

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Historic name Bunch, E.C., House

Other names/site number Perez, Manuela, House

## 2. Location

street & number 5602 W. Lamar Road

N/A not for publication

city or town Glendale

N/A vicinity

State Arizona code AZ county Maricopa code 013 zip code 85301

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James W. Garrison AZ State  
Signature of certifying official/Title

17 JANUARY 2008  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

☐ See continuation sheet

☐ determined eligible for the National Register

☐ See continuation sheet

☐ Determined not eligible for the National Register

☐ Removed from the National Register

☐ Other (explain:)

for  
Signature of the Keeper

Date of Action

Debra H. Beall 3.5.08

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

**Name of related multiple property listing:**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Functions or Use****Historic Functions**

(Enter categories from instructions)

Domestic/Single Dwelling

**Current Functions**

(Enter categories from instructions)

Domestic/Single Dwelling

**7. Description****Architectural Classification**

(Enter categories from instructions)

OTHER / Victorian Folk

**Materials**

(Enter categories from instructions)

foundation Wood

walls Wood

roof Asphalt Shingle

other

**Narrative Description**

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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Section Number 7 Page 1

Bunch, E.C., House  
Maricopa County, AZ

## NARRATIVE DESCRIPTION

### SUMMARY

The Bunch House is an isolated intact historic house in a residential neighborhood south of Glendale's historic central business district. It is a Folk Victorian style single family cottage, one story in height. Wood is the predominant construction material for both the building structure and its exterior sheathing. It retains a high degree of integrity, particularly in comparison to homes in Glendale of the same age.

### DESCRIPTION

The neighborhood in which the Bunch House was built is south of the Glendale Avenue commercial strip but still near the historic center of town. While neighborhoods to the north of Glendale Avenue, such as the National Register-listed Glendale Townsite/Catlin Court Historic District and the Floralcroft Historic District retain a high degree of integrity, the areas to the south, which were inhabited by less-affluent residents, have suffered many alterations to individual homes as well as multiple episodes of redevelopment with new homes and businesses. The Bunch House is a rare intact historic home within the context of this neighborhood.

The home occupies a parcel at the northwest corner of 56<sup>th</sup> Avenue and Lamar Road that consists of lots 10 and 11 of Block 30 of the original Glendale townsite. Together the lots make up a parcel measuring 100 feet north and south by 140 feet east and west with a property line bisecting the parcel in the east-west direction. The house straddles this interior property line and is on the half of the property nearer the intersection. A second house existed on the west half of the site that was demolished in 2006. A modern utility shed is found in the back yard. The remainder of the property is relatively barren except for a short fence at the street property lines and some grass and small shrubs. According to the amended plat, a rail spur used to run east-west just two lots north of the property. There is no obvious trace today of this feature.

The house itself is a one-story wood frame home with a steeply gabled roof. The style of the house is classified as "Victorian Folk," which indicates that it presents some Victorian era details while otherwise being more or less devoid of style. The floor plan takes the form of the Hall-and-Parlor folk house with a centered bedroom wing extending to the rear. A veranda extends across the front elevation of the house, with a shed roof supported on wood posts. Jigsaw-cut details were appended to the porch roof as a Victorian influenced elaboration. Exterior materials include painted wood siding, double hung wood windows, and an asphalt shingle roof. Additions were made to the sides of the bedroom wing behind the main body of the house for kitchen, dining, and bathroom. Both of these additions are shed-roofed and are subordinate to the taller main mass of the house. The kitchen addition, on the east side, appears to date to the 1920s. The bathroom addition dates to 1956 and has been recently remodeled. The owners report that there is a cellar under the back porch. This space was not accessible for evaluation.

The house interior presents different levels of historical integrity in the different rooms. The original interior wall finish was probably the tongue and groove bead board that is visible today only in the center room of the house. Other rooms appear to have additional coverings installed over the old finish, including Celotex board with wood batten strips and drywall. The Celotex board areas appear to be a relatively early alteration. Original floors were wood tongue and groove boards over floor joists. Most floors have been obscured by modern flooring materials such as carpeting and sheet vinyl. Several early or original doors remain inside the house. In the center room there is a 4-panel Victorian door (2 x 2) that appears original. A similar door leads to the back bedroom. Interior door and window casings are intact in a few places, such as the Living Room. The front bedroom (or Parlor) has a built-in wood cabinet. A similar cabinet in the back bedroom has an intact door, but the remaining woodwork has been plastered over.

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development**Period of Significance**1898-1957**Significant Dates**1898c. 1918**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**N/A**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**SEE CONTINUATION SHEET****9. Major Bibliographical References****Bibliography**(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) **SEE CONTINUATION SHEET****Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ Recorded by Historic American Buildings Survey  
Record # \_\_\_\_\_
- ☐ recorded by Historic American Engineering  
Record# \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

**Name of repository:**

United States Department of the Interior  
National Park Service

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Bunch, E.C., House  
Maricopa County, AZ

## NARRATIVE STATEMENT OF SIGNIFICANCE

### SUMMARY

The E. C. Bunch House takes its historic name from E. C. Bunch, an early settler, who was the original owner of the building when it was constructed in 1898. Since at least 1918, the property has been associated with the family of Manuela Perez. The E. C. Bunch House is considered significant under National Register criterion "A" for its association with early pioneer-period community development in Glendale, and for its later association with the development of a working class, predominantly Hispanic neighborhood in the city. Significance under Criterion A in the area of Community Planning and Development is described by the historic context "Early Community Development in Glendale, 1880-1906." The period of significance for the E. C. Bunch House starts with its construction in 1898 and continues until 1957 at the arbitrary 50-year cut-off for eligibility.

### Historic Context

#### Early Community Development in Glendale, 1880-1906

The Glendale Historic Preservation Element, adopted by the City Council of Glendale through Resolution 4008 on November 28, 2006, outlines the historic contexts for Glendale. The two earliest context periods cover "Early Settlement" from 1880 to 1890 and "Town Site Development" from 1891 to 1906. Construction of the E. C. Bunch House in 1898 is associated with the initial development of the Glendale town site.

The Desert Land Act of 1877 paved the way for early settlement in Glendale. In December of 1882, three prominent Salt River Valley businessmen incorporated the Arizona Canal Company and began plans to bring water to the northern reaches of the Valley to serve lands available under the terms of the act. M.W. Kales, Clark Churchill, and William A. Hancock planned to take water from the north bank of the Salt River far above the diversion points for the other north-side canals. Their diversion point, on the Salt River three-quarters of a mile below the Verde River confluence, would allow the Arizona Canal Company to open approximately 100,000 acres of land stretching across the northern part of the Valley from the Salt River to the Agua Fria River, including the area now known as Glendale.

Glendale pioneer W.J. Murphy helped make these plans a reality. Murphy came to Arizona from Illinois late in 1880. As a contractor for grading the Atlantic and Pacific Railroad in northern Arizona, Murphy brought with him knowledge of the construction industry. In the spring of 1883, the Arizona Canal Company contracted with Murphy to construct the Arizona Canal. Since money was short, the canal company directors gave Murphy bonds in the company as payment for his work. Murphy traveled far outside of Arizona to market the bonds and obtain money for construction.

Construction on the Arizona Canal started on May 7, 1883. By January of 1885, Murphy's construction crews had completed the canal. This opened many thousands of acres in the northern Salt River Valley to homesteading. In order to develop these lands, Murphy, along with William Christy and Clark Churchill, organized the Arizona Improvement Company in 1887. The improvement company provided water and land to the settlers. Some of the early homesteaders in the Glendale area included Sam Stout, John Issacs, A.J. Straw, W.T. Hanna, James McMillan, William H. Bartlett and Samuel C. Bartlett. The Arizona Improvement Company owned and controlled many more thousands of acres.

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Murphy realized that the success of the Arizona Improvement Company depended on more than just a handful of large landowners. As early as 1884, Murphy encouraged Chicago temperance colonizer B.A. Hadsell to visit the Salt River Valley and investigate the possibilities for settlement. Murphy offered Hadsell generous terms to found a colony, to be called Glendale. Hadsell visited the area, but found it a bit too desolate for his liking. He went on to California instead, establishing the colony of Covina near Los Angeles.

Glendale still needed some additional amenities to make it attractive to settlers. The first of these came in 1887, when Murphy announced the construction of Grand Avenue. This eighteen-mile road, constructed at a diagonal against the grid pattern of township and range lines in the Valley, originated in downtown Phoenix and extended to the northwest. Murphy completed Grand Avenue in 1888. He planned the highway to accommodate a second amenity for Glendale, a railroad. In 1891, prominent businessman Frank Murphy (no relation) organized the Santa Fe. Prescott & Phoenix Railway (SF, P&P) to link the territorial capitol at Phoenix with northern Arizona's transcontinental railroad at Ash Fork, passing through Prescott along the way. W.J. Murphy, familiar with Frank Murphy's plans, constructed Grand Avenue with a sufficient width to accommodate the railroad right-of-way.

With the transportation improvements in place, Murphy resumed courting potential town site developers. In 1891 he renewed discussions with Hadsell. The temperance movement leader had returned to Chicago after his California colonizing expedition seven years earlier, and now felt the time was right to launch a new colony. Hadsell arrived in Phoenix in November of 1891, and this time the lure of Murphy's improvements made a lasting impression on him. Hadsell selected almost an entire section of land for the colony, with the junction of today's Northern Avenue and 67th Avenue at its northwest corner. In February of 1892, with the assistance of the Arizona Improvement Company and its associated New England Land Company, as well as wealthy Chicago investor George W. Kretzinger, Hadsell filed the plat of Hadsell's Addition to Glendale with the Maricopa County Recorder.

The official founding of Glendale is listed as 1892 because of the platting of Hadsell's Addition. Murphy had actually prepared a town site plat for Glendale earlier, but hesitated to file it without a firm market for the town lots. Hadsell's arrival with his colony of German Reformed Baptists of the River Brethren branch, eliminated the need for caution. In November of 1892, the New England Land Company, an Arizona Improvement Company affiliate, platted the Glendale Town site south and east of Hadsell's Addition.

The first families arrived in the spring of 1892 and quickly settled on the large twenty-acre lots of Hadsell's Addition. Early colonists included Newton D. Hadsell, S.B. Stoner, N.T. Franklin, M.M. and J.J. Byers, and O.A. Pennoyer. Second and third waves of colonists arrived in 1893 and 1894. These included Peter Forney, J.W. Forney, J.L. Betz, Isaac E. Thayer, A.B. Laughlin, and J.B. Doner. By 1895, approximately seventy families joined the temperance colony at Glendale. Their religious beliefs precluded the sale of intoxicating liquors in the community. These ideals attracted others desirous of a peaceful and orderly community. A small business center developed along the west side of today's Glenn Avenue and 59th Avenue (then Lincoln and 4th Ave. - later Meridian).

The completion of the SF, P&P railroad through Glendale opened up the colony to the larger community of the Salt River Valley. The railroad constructed an icehouse and depot in Glendale. The completion of the railroad necessitated some changes in the original town site plat, and in February of 1895 Chicago investor and large Glendale landowner George W. Kretzinger re-platted a portion of the original town site. The Amended Plat of Glendale included a central park with small business lots surrounding it and a Market Street to accommodate businesses associated with the railroad.

The completion of the railroad and the associated re-platting of the central portion of the town led to new development in the community. The focus of the business community shifted to Washington Street in the vicinity of the park. By 1895 the population of Glendale reached 300. Its residents opened the Glendale elementary school in

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that year, giving the community a sense of stability and permanence. In 1896, the New England Land Company platted the Woodford Addition to Glendale, further evidence of the need to provide housing for new residents.

Natural forces soon tested the staying power of Glendale residents. A flood in 1895 washed out the headgates of the Arizona Canal, sending a wave of water down the canal. This flood inundated the small town of Glendale. In 1897 a three-year drought began, leaving farmers with insufficient water to irrigate their crops. The drought spurred area farmers to organize the Salt River Valley Water Users Association in 1903, which lobbied for the construction of a dam on the Salt River to store floodwater so that it could be saved and released gradually during dry periods for irrigation. The lack of a stable water supply hampered Glendale development efforts during the first few years of the twentieth century.

During the drought from 1897 to 1900, a number of residents left Glendale and the Salt River Valley. By the time the drought broke, only the most hardy and tenacious still remained in the dry and desolate area that central Arizona had become. The drought brought the first period of Glendale's community development to a close. But the early settlers had planned well. The seeds they planted in the form of water development projects that would soon see fruit.

In 1905, the Federal government began construction of Roosevelt Dam on the Salt River, the first step in returning agricultural prosperity to the Salt River Valley. This massive government investment convinced others that the Glendale area would grow and prosper in the future. In 1903, Murphy and others had organized the Arizona Sugar Company with backing from Michigan investors. They planned to plant sugar beets, which would then be processed in a Glendale factory. Construction of the factory began in 1903, but financial difficulties forced a delay. Reorganized as the Southwestern Sugar and Land Company, the firm completed the factory in 1906.

The completion of the beet sugar factory in 1906 marks the end of the early period of community development. After that time, the community experienced an influx of labor to work in the sugar factory and in the surrounding fields. Investors platted several subdivisions during this period to accommodate the demand for additional residential housing in the growing community. These new subdivisions ushered in a new era of community development as the small town of Glendale expanded beyond its original boundaries. As one of the few properties remaining from this period, the E. C. Bunch House is significant for its association with early town site development. It is a rare surviving example of a nineteenth century residential structure in Glendale.

### Construction of the E. C. Bunch House

Elias Conway Bunch was born March 18, 1856, in Berryville, Carroll County, Arkansas. Elias was the son of Bradley Bunch and Jane Boswell. He came west as a young man, and soon settled in Utah. There he married Lucy Celestia Bigelow on May 1, 1881. Lucy, born in Provo on November 1, 1861, was the daughter of Hiram Bigelow and Martha Meham. Lucy died May 4, 1885.

Elias subsequently married Lydia Ellen Weatherford. Lydia was born in Missouri on October 7, 1868, the daughter of Jasper Weatherford and Melissa Dennis. The couple had at least three children. One (name unknown) was born in Apache County on June 7, 1893. Two other children were born in Maricopa County: Harry Bunch (January 15, 1899 - April 2, 1922) and Le Roy Bunch (February 14, 1905 - August 16, 1951).

E. C. and Lydia Ellen Bunch purchased Lots 10 and 11 of Block 30 in the Glendale town site on July 19, 1898. Shortly after, on August 6, 1898, the couple recorded a mortgage in the amount of \$450.00 with Phoenix Building and Loan to construct a house on Lot 11. A newspaper article in the Arizona Republic on August 7 noted that the couple's "new residence is rapidly assuming shape" and that "J. B. Doner has the contract for its erection."

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Bunch, E.C., House  
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John B. Doner was a prominent early builder and contractor in Glendale. He arrived in the town in 1896 from Kansas and soon became the principal builder in the area. Notable projects included the original Glendale grammar school constructed in 1897. In addition to commercial projects, Doner designed and built a number of houses in and around Glendale. He left the community in 1900 during the drought years and moved to California where he continued to be active in real estate development. Doner died in Glendale, California, in 1936.

Doner's reputation as an expert carpenter and builder was made, in part, by the beauty and grace of his large two-story residence he constructed in 1896 on his own lot. Doner constructed a smaller residence located immediately to the west of his large home for Jonas McNair in 1897. Of these two homes on Myrtle Avenue, only the Jonas McNair House remains. It was listed on the National Register of Historic Places September 6, 2006.

E. C. Bunch worked as an educator and teacher. While in Glendale he ran for Justice of the Peace in 1904 as a write in candidate during a hotly contested election. Demonstrating his popularity, he received forty-one votes while the next closest candidate received seventeen. In 1907, Bunch left Glendale to become principal of the Seventh Street School in Phoenix. He sold his house and relocated. In his later years Bunch retired to the town of Duncan in Greenlee County, Arizona. It was there that he died in 1924.

### Later Community Development: Changing Patterns and Activities, 1907-1957

After 1906, Glendale experienced an influx of labor to work in the beet sugar factory and in the surrounding fields. Investors platted several subdivisions during this period to accommodate the demand for additional residential housing in the growing community. These new subdivisions ushered in a new era of community development as the small town of Glendale expanded beyond its original boundaries. The Glendale Historic Preservation Element identified several periods of change after 1906. The period through 1929 was one of prosperity and growth. This growth was curtailed during the depression and New Deal era from 1930 to 1940. World War Two ushered in a new era of growth, which continued in the post-war period to 1957.

Many of the new residents of Glendale after 1906 were of Hispanic descent. They came for the same reasons many others did to the growing community: to create a better life for themselves and their families. This included the new owner of the Bunch House, Manuela Perez.

After E. C. and Lydia Bunch sold the Bunch House property in 1907, it passed through a number of owners over the next decade or so. The longest it remained in any one ownership during this period was five years. On July 23, 1918, Manuela C. Perez acquired lots 10 and 11 from Emil and Rebecca Erhart. This included the Bunch House on lot 11. Although ownership of the property passed to Manuela Perez in 1918, family tradition and historical accounts indicated that Perez may have lived in the house as early as 1912 -- perhaps as a renter. Manuela Perez continued to own the property until her death in 1955. Since then, it has been owned by her nephew, Jose M. Perez and his wife Sally Y. Perez.

Manuela C. Perez was born on December 1, 1894, the daughter of Jose Perez and Angelina Castro. Family tradition states that Manuela Perez was born in the Harquahala Valley area of Arizona. Other children of the union between Jose Perez and Angelina Castro included brother Arthur C. Perez (b. 1896 - May 20, 1958), and sisters Eva Perez Imperial (March 28, 1909 - August 29, 1966) and Arsenia Perez Gomez (dates unknown).

It is known that Mrs. Perez was married at one time because she is listed as a widow on her death certificate and in her will. The name of her husband is not known at this time. She did not have any children.

Manuela Perez remained close to her brother and sisters throughout her lifetime. She helped her sister Eva operate a restaurant in Blythe and may have been part-owner of the enterprise. Perez spent considerable time in

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Blythe. Brother Arthur and his wife, Octaviana Martinez Perez (b. 1900 - July 18, 1956), constructed a house immediately west of the Bunch House.

Hispanic families settled in large numbers in and around Glendale because of the demand for their labor. Canal construction, mining, ranching, and agriculture created heavy demand for workers. These activities pulled migrants toward jobs in the area. The construction of the Beet Sugar Factory, completed in 1906, also brought many Hispanics to town. The expansion of cotton agriculture during World War One and in the twenties resulted in additional demands for Hispanic workers. This pattern repeated itself during World War Two.

Push factors also led Hispanics to migrate from Mexico. The Mexican Revolution against Porfirio Diaz began in 1910 and continued throughout the decade. The violence and uncertainty associated with the revolution led many to migrate north to the United States. Because the revolution coincided with a period of economic growth for Glendale, many Hispanics - both those born in the United States as well as those born in Mexico - came to the west valley community for the many opportunities it afforded.

Once in Glendale, Hispanics settled in two neighborhoods. One, located near the Beet Sugar Factory, became known as the "Gunnysack" barrio. The second, located nearer to the railroad tracks and Grand Avenue, was known as "Sonorita." These barrios were the center of Hispanic life in Glendale. The Bunch House, located south of where the Beet Sugar Factory was constructed in 1906, became part of the Gunnysack barrio as more and more Hispanics families moved into the area.

A few specifics are available regarding daily life at the Bunch House property during this period. The barrios were the center of Hispanic activities in Glendale. Each September 16, the community celebrated the Fiestas Patrias. Known as Mexican Independence Day, this holiday commemorates the start of Mexico's independence from Spain. The Fiestas Patrias was a large community celebration, particularly in the 1930s when Glendale had a comparatively large Hispanic population. Religion played a large part in the community. The old rock church, Our Lady of Perpetual Help Catholic Church, was the local place of worship.

Hispanic men frequently worked as laborers in agriculture or construction. Arthur Perez, Manuela's brother, is listed as a laborer in Glendale city directories. Women followed domestic pursuits, working in the home. Many brought in extra income by preparing and selling specialty foods, particularly during holidays. Family tradition explains the "root cellar" under the floor of the house was used as a hiding place for home brewed beer that was sold out of the house during Prohibition. Mrs. Perez, known by the nickname "Nellie" to family and friends, raised tomatoes in her garden and sold them through her kitchen window to neighbors.

Extra income from activities like home food sales apparently allowed Manuela Perez to put an addition on the house in 1937. It was at this time that the house was expanded with a kitchen and dining area. This portion of the house may have originally started out as a small porch that was then expanded for the kitchen and dining area during the thirties. While this change does modify the original "T" shaped plan of the house, this modification took place at an early date and is not considered to detract from the historic integrity of the property.

Another early change to the building prior to World War Two included removal of the original wood-burning stove in the front room. The chimney was removed above the roof line. Also, the original house had individual doors to the outside in for each room. Some of these are no longer in use. While these changes have reduced the historic character of the home, the changes have not had a negative impact on the overall integrity of the property.

Manuela Perez took ill with cancer in 1955. She wrote her last will and testament while in St. Joseph's Hospital on July 21, 1955. She died on September 6, 1955. Our Lady of Perpetual Help Catholic Church held a requiem mass for her. In her will, Perez left the house to her nephew Jose M. Perez and his wife Sally Y. Perez. Jose Perez had been born in the front room of the Bunch House on January 30, 1922. The couple continues to live in the house today.

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Bunch, E.C., House  
Maricopa County, AZ

### INTEGRITY

There have been very few changes to the property since Jose and Sally Perez acquired it. One major change was the addition of a bathroom in 1956. This last major change to the house, coming as it did just after the death of Manuela Perez, is considered to mark the end of the historic period for the property. More recently, the original porch was replaced on a concrete slab. This took place in approximately 1980. However, the new porch appropriately reused much of the original porch material. This later change is not considered to have had a negative impact on integrity.

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Bunch, E.C., House  
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## BIBLIOGRAPHY

### Primary Sources and Archival Collections

Arizona State Library, Archives and Public Records  
Birth Certificates.  
Death Certificates.

Glendale Historical Society, Glendale, Arizona  
Glendale Annexation Map.  
Glendale City Directories, 1930-1968.  
Glendale Historic Building Survey Inventory file:  
GL-162, E. C. Bunch House  
Sanborn Fire Insurance maps of Glendale.

### Interviews:

Rachel Perez, August 5, 2006  
Sally Perez, August 5, 2006

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Assessor's parcel maps.  
Property assessment records.

Maricopa County Recorder, Phoenix  
Book of Deeds:  
47, p. 45 (July 19, 1898).  
74, p. 351 (January 11, 1907).  
140, p. 69 (July 23, 1918).

Book of Maps:  
10, p. 10, Glendale.

Book of Mortgages:  
30, p. 107 (August 6, 1898).

Maricopa County Superior Court, Phoenix  
Probate Case No. 35543, in the matter of the estate of Manuela Perez.

### Newspaper Articles:

Arizona Republic  
August 7, 1898.  
November 27, 1904.  
January 18, 1907.

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### Glendale News

May 7, 1924 (E. C. Bunch obit.).  
April 10, 1936 (John B. Doner obit.).  
September 15, 1955 (Manuela C. Perez obit.).  
May 22, 1958 (Arthur C. Perez obit.).  
July 12, 1960 (Octaviana M. Perez obit.).

### Websites

<http://genealogy.az.gov> (Arizona Genealogy Birth and Death Certificates)  
<http://mesarfhc.org> (Mesa Arizona Regional Family History Center)  
[www.familysearch.org](http://www.familysearch.org) (International Genealogical Index)  
[www.lib.ci.glendale.az.us/planning/historicpreservation.cfm](http://www.lib.ci.glendale.az.us/planning/historicpreservation.cfm)  
(Historic Preservation Element and Action Plan Document)

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#### Alliance Architects

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\_\_\_\_\_  
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#### Booth, Peter MacMillan

"Plain Folk and Christian Virtue: The Dunkard Colony in Glendale," Journal of Arizona History 31: 1 (Spring 1990): 43-60.

#### Dudley, Shelly C.

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#### Janus Associates

"Glendale Town site / Catlin Court National Register of Historic Places Nomination." On file, Arizona SHPO, 1991.

\_\_\_\_\_  
Glendale Town site / Catlin Court Historic District Survey Report. Phoenix: Janus Associates, 1990.

\_\_\_\_\_  
Grand Avenue Corridor Cultural Resource Survey. Phoenix: Janus Associates, 1986.

\_\_\_\_\_  
Glendale Historic Building Survey. Phoenix: Janus Associates, 1980.

#### Johnson, Wesley

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 9 Page 10

Bunch, E.C., House  
Maricopa County, AZ

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McClintock, James H.

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Metropolis Design Group

A Building Condition Assessment Report for the Historic Bunch House. Phoenix: Metropolis Design Group, 2006.

Murphy, Merwin

W.J. and the Valley. Alhambra, California: privately printed, 1975.

Smith, Dean

Glendale: Century of Diversity. Glendale: City of Glendale, 1992.

Trimble, Marshall

Arizona: A Cavalcade of History. Tucson: Treasure Chest Publications, 1989.

Wilson, Marjorie

"Beet Sugar Factory National Register of Historic Places Nomination." On file, Arizona SHPO, 1977.

Woodward Architectural Group

Grand Avenue Alignment Historic Building Survey. Phoenix: Woodward Architectural Group, 1993.

Woodward, James and Thomas S. Rothweiler

"Sahuaro Ranch National Register of Historic Places Nomination." On file, Arizona SHPO, 1980.

## 10. Geographical Data

**Acreage of Property** *Less than one acre*

## UTM References

(Place additional UTM References on a continuation sheet.)

1	<div>12</div> <div>Zone</div>	<div>390465</div> <div>Easting</div>	<div>3711248</div> <div>Northing</div>	3	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>
2	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>	4	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>

### Verbal Boundary Description

(Describe the boundaries of the property.)

SEE CONTINUATION SHEET

## Boundary Justification

(Explain why the boundaries were selected.)

SEE CONTINUATION SHEET

## 11. Form Prepared By

name/title	<u>Robert G. Graham, AIA/Douglas Kupel, Ph.D.</u>		
organization	<u>Motley Design Group LLC</u>	date	<u>February, 2007</u>
street & number	<u>351 W. Portland St.</u>	telephone	<u>(602) 254-8343</u>
city or town	<u>Phoenix</u>	state	<u>AZ</u>
		zip code	<u>85003</u>

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

## Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

## Photographs

Representative **black and white** photographs of the property.

### Additional items

(Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine the eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form the the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018) Washington, D.C. 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 10 Page 11

Bunch, E.C., House  
Maricopa County, AZ

## VERBAL BOUNDARY DESCRIPTION

All of lots 10 and 11, Lot 30, Glendale Townsite as amended, Book 10 of Maps page 10, Maricopa County Recorder's Office.

## BOUNDARY JUSTIFICATION

Boundary coincides with current and historical ownership of the property.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

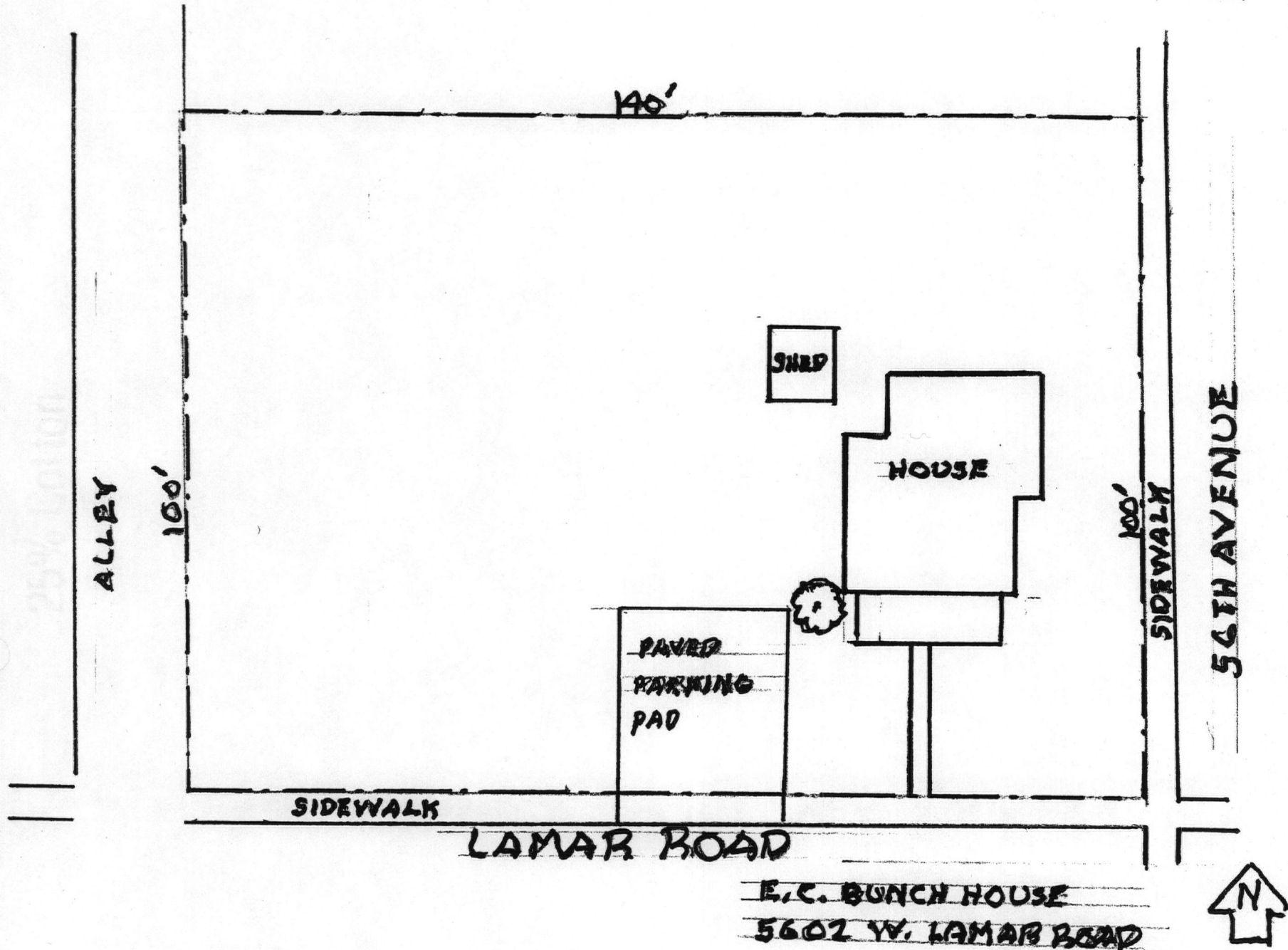
Section Number PHOTOGRAPHS Page 12

Bunch, E.C., House  
Maricopa County, AZ

Photographer: Roberta Graham  
Date: August 5, 2006

Photographs were taken in digital format conforming to NRHP expanded photo policy dated March, 2005. A digital compact disk with the original digital photograph files has been submitted as a part of this nomination.

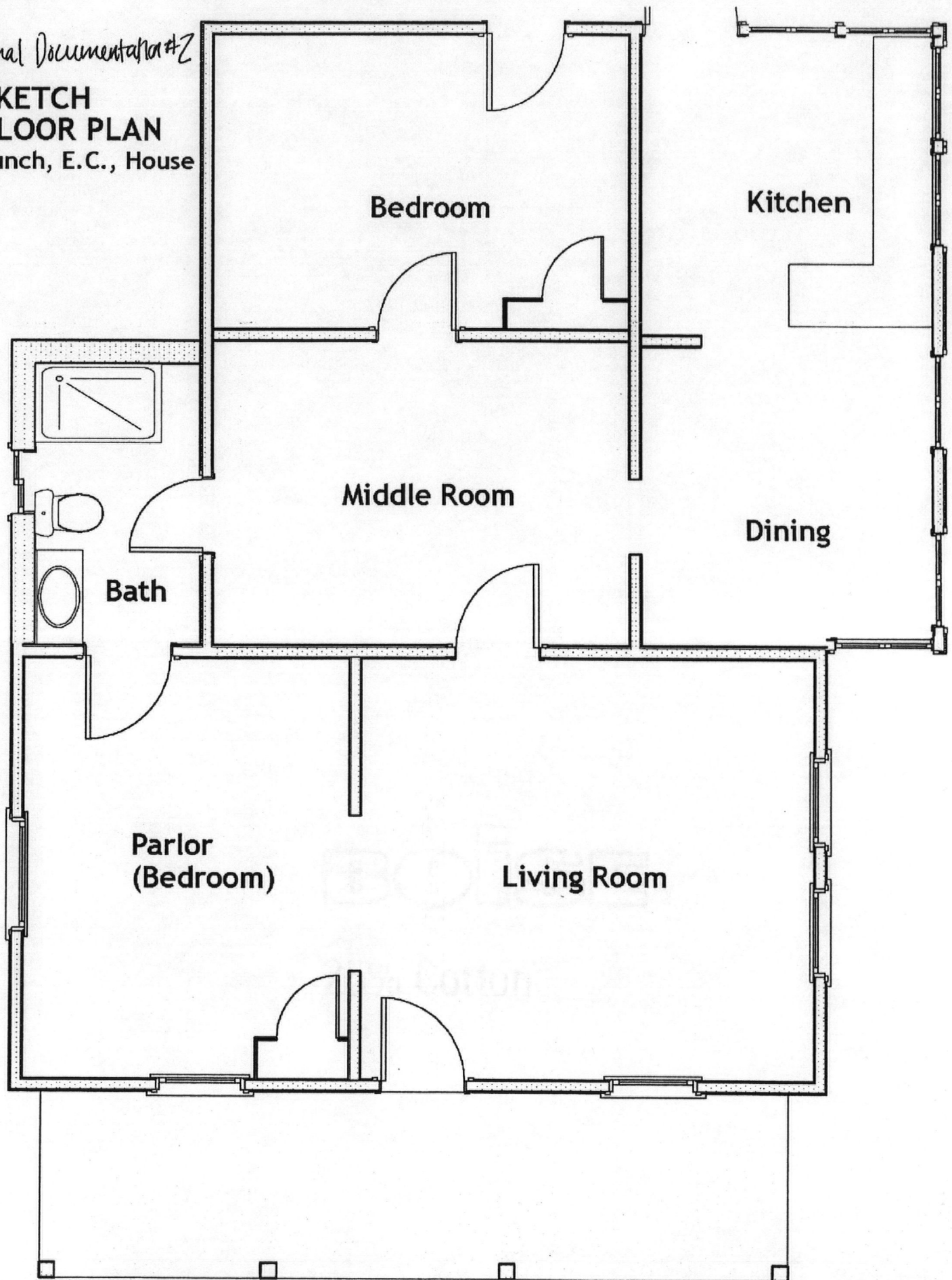
Photo #	View to	
1	NW	Overview of Bunch House and surrounding parcels
2	NE	Bunch House $\frac{3}{4}$ view of front and west side
3	SW	Bunch House $\frac{3}{4}$ view of east and back side
4	SE	Bunch House back and west side
5	NW	Interior of middle room
6	SE	Original cabinetry in parlor (front bedroom)



Additional Documentation #2

**SKETCH  
FLOOR PLAN**

Bunch, E.C., House





BUNCH, E.C., HOUSE

GLENDALE, AZ

PHOTO # 1



BUNCH, E.C., HOUSE

GLENDAL, AZ

PHOTO #2



BUNCH, E.C., HOUSE  
GLENDALE, AZ  
PHOTO #3



BUNCH, E.C., HOUSE  
GLENDALE, AZ

PHOTO # 4



BUNCH, E.C., HOUSE

GLENDALE, AZ

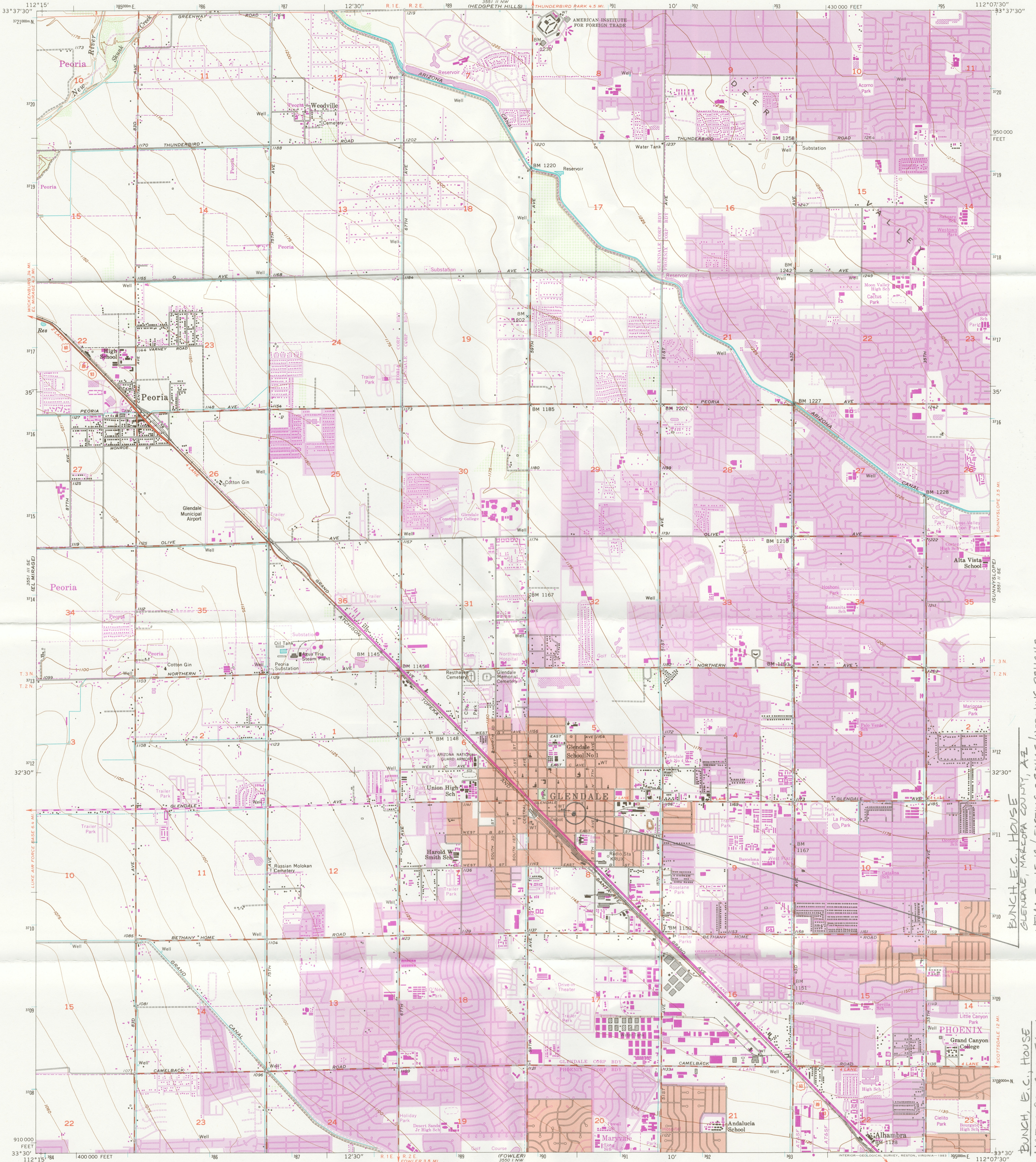
PHOTO # 5



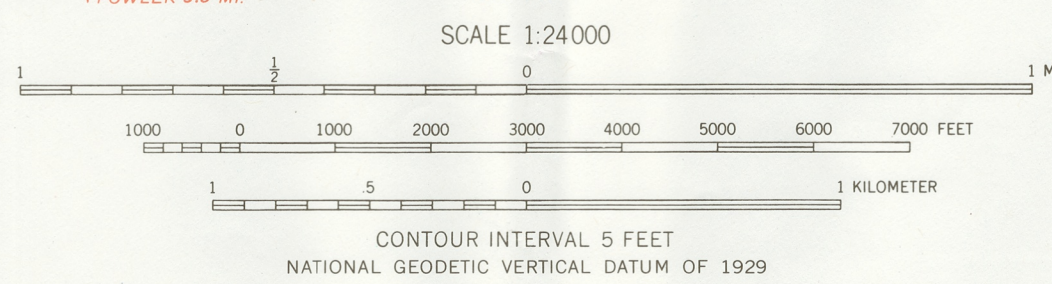
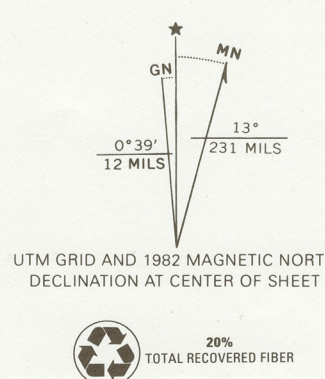
BUNCH, E.C., House

GLENDAL, AZ

Photo # 6



Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Culture and drainage compiled from aerial photographs taken 1954. Topography by planetable surveys 1957  
Polyconic projection, 10,000-foot grid ticks based on Arizona coordinate system, central zone 12, shown in blue. 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 65 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1982  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**ROAD CLASSIFICATION**  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

GLENDAL E.C. HOUSE  
N3330-W11207.5/7.5  
1957  
PHOTOREVISED 1982  
DMA 3551 II SW-SERIES V898



BUNCH E.C. HOUSE  
GLENDAL E.C. HOUSE  
UTM: ZONE 12/EASTING 390465/NORTHING 3711240