

**HISTORIC CONTEXT
REPORT FOR POST WORLD
WAR II MULTI-FAMILY
RESIDENTIAL HOUSING
(1945–1980)**

**PHOENIX, MARICOPA
COUNTY, ARIZONA**

Prepared for
The City of Phoenix Historic
Preservation Office



City of Phoenix

Prepared by
North Wind Resource Consulting, LLC
October 2022

NORTHWIND
RESOURCE CONSULTING

Historic Context Report for Post World War II Multi-family Residential Housing in Phoenix, Maricopa County, Arizona (1945–1980)

Prepared for

City of Phoenix Historic Preservation Office
200 W. Washington Street, 3rd Floor
Phoenix, Arizona 85003

Prepared by



Kasey Fulwood, M.A.,
Allison Carlton, M.A., RPA,
Courtney Mooney, M.S., AICP,
and
Greta Rayle, M.A., RPA
2025 N. 3rd Street, Suite B260
Phoenix, AZ 85004

October 25, 2022

North Wind Cultural Resources Report No. 030484.005

REPORT AND MANAGEMENT SUMMARY

Report Title:	Historic Context Report for Post World War II Multi-family Residential Housing in Phoenix, Maricopa County, Arizona (1945–1980)
Agencies Involved:	City of Phoenix (COP)
North Wind Project No.:	030484.005
Report Date:	October 25, 2022
Project Description:	The COP Historic Preservation Office requested that North Wind Resource Consulting, LLC (North Wind) prepare a comprehensive historic context for multi-housing family constructed in suburban Phoenix during the post World War II (WWII) era. The context will serve as a planning tool to be used by the city’s Historic Preservation Office and Historic Preservation Commission, and the Arizona State Historic Preservation Office (SHPO) as part of their continued effort to document and evaluate the eligibility of multi-family residential housing developments within the city for inclusion in the Phoenix Historic Property Register (PHPR) and National Register of Historic Places (NRHP).
Project Location:	The incorporated limits of the COP comprise the geographical area covered by the context.
Methods:	Archival research and a windshield survey of representative historic properties

Summary:

At the request of the COP Historic Preservation Office, North Wind prepared a comprehensive historic context for multi-family residential housing constructed in suburban Phoenix during the post WWII era (1945–1980). The context builds upon previous historical summaries to provide an analytical framework for the identification and evaluation of historic resources in order to determine which aspects of geography, history, and culture significantly shaped the physical development of multi-family housing in Phoenix in the post-war era. It also identifies property types and provides a foundation for future decisions about the identification, evaluation, registration, and treatment of historic multi-family properties within the city.

Throughout the city’s history, the construction of multi-family housing has been closely tied to regional economic growth, demographic changes, and federal involvement in the local housing industry. The construction of multi-family housing in Phoenix was initially stimulated by the local tourist trade and the introduction of federal housing legislation that offered favorable terms for multi-family residential construction. During WWII, Phoenix developed into a center for defense production and the community experienced a significant population boom that taxed its existing housing stock. During the war, Phoenix property developers took advantage of liberal federal housing programs to construct large-scale

apartment housing for defense workers and their families. The construction of multi-family housing continued into the post-war period as dramatic demographic changes led to increased demand for larger and more diverse multi-family property types within the city. Phoenix's multi-family housing market reached its peak during the 1950s and 1960s, as large-scale garden apartments, condominiums, and townhouse developments gained in popularity and local and federal legislation evolved to keep pace with changes in market demand.

This document includes four historic contexts which are used to frame the development of multi-family housing within Phoenix during the post WWII era. These include: 1) An Overview of Federal Involvement in Multi-family Residential Development in Post-War America; 2) Growth of Phoenix and the Rise of Multi-family Housing in the Post WWII Period; 3) Architecture of Multi-family Housing in Phoenix after WWII; and 4) Biographies and Professional Contributions of Notable Architects, Builders, Developers, and Corporations.

In addition to a thorough history of the development of multi-family housing in the city, North Wind also performed a reconnaissance survey of ten areas within the municipal boundaries of Phoenix (herein referred to as "study areas") where high concentrations of multi-family residences are located in order to develop a preliminary list of property types. Representative examples of each property type, with photographs, are provided in this report; however, NRHP registration requirements for properties associated with these types are not included. The overview also provides a summary of identification and evaluation methods and references consulted.

Based on the reconnaissance survey of the combined study areas, North Wind categorized multi-family properties in Phoenix as either low, medium, or high density. Several different property types are included within these classifications, including duplexes, triplexes, fourplexes, and one-story courts in the low-density category; one-story apartments, low-scale apartments, and courtyard apartments in the medium density category; and high-rise apartments, designed apartment communities, and townhouses in the high-density category. While low-density properties dominated multi-family development in Phoenix in the post-war period, accounting for approximately 74 percent of the multi-family properties located in the combined study areas, large developments, such as large-scale designed apartment communities and townhouses, each account for approximately two percent of the properties surveyed by North Wind. The extensive popularity of low-density multi-family developments in Phoenix is characteristic of the small- and medium-scale builders, architects, and property developers that commanded the local housing industry in the post-war period.

TABLE OF CONTENTS

Report and Management Summary	i
Introduction.....	1
Section I: Research Methodology and Inventory.....	3
Previous Research.....	3
Archival Research.....	6
Reconnaissance Survey.....	6
Section II: Overview of Federal Involvement in Multi-family Residential Development in Post-War America.....	8
The Response of the Federal Government to the Nation’s Housing Crisis	9
The National Housing Act and Creation of the Federal Housing Administration.....	9
The Effects of Federal Housing Legislation on Multi-family Residential Construction during World War II	13
Post-War Federal Housing Policy in the U.S.....	15
Section III: Growth of Phoenix and the Rise of Multi-family Housing in the Post-WWII Period (1945-1980).....	18
Introduction to Multi-Family Residential Development in Phoenix Before WWII	18
Patterns of Residential Construction Prior to Statehood (1870–1911).....	18
A New Century of Residential Growth in Metropolitan Phoenix (1912–1940).....	25
Multi-family Residential Development in Phoenix in the Post-War Period.....	32
Impacts of World War II on Residential Construction in Phoenix (1940–1960).....	32
Multi-family Housing at Midcentury (1961–1980).....	50
Section IV: Architecture of Multi-family Housing in Phoenix after WWII.....	62
Property Types Identified in Metropolitan Phoenix	63
Low Density Multi-family Housing.....	64
Medium Density Multi-family Housing	74
High Density Multi-family Housing.....	80
Section V: Biographies and Professional Contributions of Architects, Builders, Developers, and Corporations	92
Conclusion	135
References Cited	137
Appendix A. City Directory Listings.....	157
Appendix B. Properties by Study Area.....	218

LIST OF PHOTOGRAPHS

Photograph 1. Duplex at 625 N. 5th Avenue as it appears today.	31
Photograph 2. El Encanto Apartments as they appear today.	33
Photograph 3. Country Club Apartments as they appear today.	38
Photograph 4. Park Lee Alice Apartments as they appear today.	43
Photograph 5. Overview of multi-family developments constructed by Staman and Kahnweiler along N. Fifth Avenue as they appear today.	46
Photograph 6. Whispering Sands as it appears today.	47
Photograph 7. View of the courtyard at the Villa del Coronado as it appears today.	49
Photograph 8. Current photograph of Maryland Parkway East.	51
Photograph 9. Current view of the Ardmore Co-op Apartments.	53
Photograph 10. Current view of Holiday Gardens.	54
Photograph 11. Current view of Golden Keys.	56
Photograph 12. Current view of Sutton Place.	57
Photograph 13. Current view of units within the Phoenix Townhouses development.	58
Photograph 14. Current view of Executive Towers.	60
Photograph 15. View of 2234 E. Polk Street.	65
Photograph 16. Example of a Ranch style duplex with early Transitional Ranch features and symmetrical facade at 4301 N. 27th Street.	65
Photograph 17. Example of a duplex displaying an asymmetrical façade and Contemporary Ranch style features at 3715 E. Montecito Avenue.	66
Photograph 18. Example of triplex at 1608 W. Mulberry Drive in Study Area C.	67
Photograph 19. Main (west) façade of triplex at 6233 N. 14th Street in Study Area B.	68
Photograph 20. Main (east) façade of 4402 N. 28th Street in Study Area D.	69
Photograph 21. The main (west) and north facades of the earliest fourplex within the combined study areas, located at 907 W. 22nd Street.	70
Photograph 22. Main (south) façade of 1520-1522 W. Mulberry Drive, an example of a two-story fourplex in Study Area C.	70
Photograph 23. 6202 N. 12th Place in Study Area B.	71
Photograph 24. Main (north) façade of a fourplex at 2027 W. Berridge Lane.	72
Photograph 25. View of the interior courtyard of the Contemporary Ranch style one-story court at 4202 N. 27th Street in Study Area D.	73
Photograph 26. Transitional Ranch style one-story court located at 4236 N. 12th Street.	74

Photograph 27. The Collins on 27th, an example of a one-story Southwest Modern style apartment building, located at 4135 N. 27th Street in Study Area D. 76

Photograph 28. The Dahle-Hi, an example of a low-scale apartment building, located at 4331 N. 26th Street. 77

Photograph 29. Shorewood Apartments, 3569 N. 5th Avenue. 79

Photograph 30. Current view of the U-shaped Forte Apartments, showing the courtyard. 79

Photograph 31. Main façade of Phoenix Towers, demonstrating vertical massing and Contemporary style. 81

Photograph 32. International style Arcadia Courtyard Condominiums, 4200 N. 38th Street in Study Area A. 83

Photograph 33. Typical curvilinear path network and landscaping between buildings at the Vicinity Apartments, located at 6131 N. 16th Street in Study Area B. 86

Photograph 34. Current view of Villa Seville townhouses, showing traditional row with entries fronting onto Clarendon Avenue. 88

Photograph 35. Current view of the Gold Key Racquet Club Townhomes, 655 E. Thunderbird Road, illustrating curvilinear layout of the development. 90

Photograph 36. Typical cluster at the Executive Suites Townhomes, a cluster townhouse development, constructed in 1964 at 1711 E Missouri Avenue. 92

Photograph 37. Current view of the Osborn 17, an apartment complex that was designed and built by the Schreiber brothers in 1958 in Study Area C. 97

Photograph 38. Current view of the Orchard House apartment development in Study Area B, showing the distinctive Polynesian style arabesque screen panels that decorated each building. 99

Photograph 39. Current view of the Boardwalk Apartments in Study Area A. 104

Photograph 40. Current view of the Medlock West Apartments. 110

Photograph 41. Current views of 110 Maryland West. 127

Photograph 42. Current view of the Casa Fiesta Townhouses. 133

LIST OF FIGURES

Figure 1. Diagram showing the five basic unit plans recommended by the FHA for multi-family residential construction, ca. 1938. 11

Figure 2. Diagram showing “court arrangement” of multi-family apartment housing, ca. 1940. 12

Figure 3. Photograph of the AiResearch Manufacturing Company, ca. 1945. 13

Figure 4. Diagram showing the FHA’s suggested arrangement of apartment units on a large block surrounded by exterior streets, ca. 1947. 16

Figure 5. Official plat of the Original Phoenix Townsite, ca. 1895.....	19
Figure 6. Map illustrating the outward growth of residential subdivisions surrounding the Original Phoenix Townsite.	21
Figure 7. The J. M. Evans House, ca. 1910, an example of early residential construction in the Neahr’s Addition.	22
Figure 8. Photograph showing electrified Phoenix Railway Company streetcars at the intersection of Washington Street and First Street, ca. 1890s.	23
Figure 9. Postcard showing the Commercial Hotel, ca. 1890s.	24
Figure 10. Photograph of Center Street (now Central Avenue) with Adams Hotel on the right, ca. 1890s.	26
Figure 11. Photograph of the Redewill Apartment House, ca. 1912.	27
Figure 12. Photograph of the Halcyon Apartments, ca. 1913.....	28
Figure 13. Photograph of the duplex at 625 N. 5th Avenue shortly after construction, ca. 1927.....	31
Figure 14. Photograph of the El Encanto Apartments following completion, ca. 1939.	33
Figure 15. Overview of the Alzona Park housing development, ca. 1943.	34
Figure 16. Photograph of the Country Club Apartments, ca. 1948.	38
Figure 17. Postcard for Vinton Manor, ca. 1950	39
Figure 18. Advertisement for the Phoenician Apartments, ca. 1953.....	41
Figure 19. Premature press announcement for the Park Lee Alice Apartments.....	42
Figure 20. Aerial view of the Park Lee Alice Apartments under construction, ca. 1955.	43
Figure 21. Aerial view of the Park Central project under construction, ca. 1954.	44
Figure 22. Aerial view of the Shorewood Apartments, ca. 1961.....	45
Figure 23. The Pierre Apartments constructed by Staman-Fields and Co., ca. 1962.	45
Figure 24. Advertisement for Whispering Sands fourplex apartments, showing typical fourplex design in the development, ca. 1963.	47
Figure 25. Proposed sketch of the Phoenix Towers, ca. 1955.....	48
Figure 26. View from the balcony overlooking the Villa Del Coronado, ca. 1957.....	49
Figure 27. Advertisement for Maryland Parkway East, ca. 1962.....	51
Figure 28. Advertisement for Villa Monterey, ca. 1961.....	52
Figure 29. Advertisement for Ardmore Cooperative Apartments, ca. 1961.....	53
Figure 30. Advertisement for Holiday Gardens, ca. 1963.....	54
Figure 31. Advertisement for Royale Gardens, ca. 1963.....	55
Figure 32. Advertisement for Golden Keys in Scottsdale, ca. 1964.....	55

Figure 33. Advertisement for Sutton Place in Phoenix, ca. 1964.	56
Figure 34. Typical Hallcraft townhouse design, ca. 1964.	57
Figure 35. Advertisement for Camelback Towers, ca. 1963.	61
Figure 36. Avant Garde Apartments, 2001-2007 W. Berridge Lane in Study Area F.	75
Figure 37. Contemporary style low-scale apartment with both one- and two-story sections at 2146 E. Taylor Street.	76
Figure 38. Arcadia Courtyard Condominiums, located at 4200 N. 38th Street.	82
Figure 39. Park Lee Alice Apartments, 1510 W. Highland Avenue.	84
Figure 40. Park Lee Alice Apartments, 1510 W. Highland Avenue.	85
Figure 41. The Vicinity Apartments, 6131 N. 16th Street.	85
Figure 42. The Villa Seville townhouse development, located at 3816 N 30th Street.	88
Figure 43. Aerial view of Gold Key Racquet Club Townhomes, a curvilinear townhouse development, constructed in 1975 at 655 E. Thunderbird Road.	90
Figure 44. Aerial view of Executive Suites Townhomes, a cluster townhouse development, constructed in 1964 at 1711 E Missouri Avenue.	91
Figure 45. The three Mardian brothers, Aram (left), Sam (center), and Dan (right), at the company office, ca. 1962.	94
Figure 46. Executive Towers, considered to be the tallest apartment building in Arizona at the time of its construction, ca. 1962.	95
Figure 47. Charles and Arthur Schreiber at work, ca. 1962, during their prolific apartment designing years.	96
Figure 48. Newspaper advertisement for the grand opening of Williamsburg Square townhomes in the fall of 1963.	98
Figure 49. Photograph of a Golden Keys home, ca. 1964.	99
Figure 50. Two adjacent units within The Coronado Affair, a single-family development designed by Arthur Schreiber in 1980.	100
Figure 51. Photograph of the Moroccan Apartments, showing unique trough-shaped waffle roofline, ca. 1960s.	102
Figure 52. Photograph of the Triad Apartments in 1964.	102
Figure 53. Al Beadle with his wife Nancy in one of the Beadle homes he designed for his family in 1964.	104
Figure 54. The Three Fountains apartments in 1964.	105
Figure 55. Aerial rendering of the Roman Roads apartment complex.	105
Figure 56. Architectural rendering of the Grandview Gardens.	105
Figure 57. Staman and Kahnweiler of KLS Construction Company, ca. 1958.	107

Figure 58. The architectural model of the 32-unit apartment complex now known as Hampton on Osborn, ca. 1957.	109
Figure 59. The Park Fifth Avenue apartment complex (now known as Aura at Midtown) in 1958.....	109
Figure 60. Rendering of Maryland Park West, ca. 1961.	111
Figure 61. Rendering of the Alan Scott apartment complex (now known as the Biltmore Reserve), ca. 1961.....	112
Figure 62. Rendering of the Chateau de Ville, ca. 1963.....	113
Figure 63. Rendering of one of the townhouse blocks at Estate Questa Tierra, ca. 1968. ...	113
Figure 64. Estate Antigua townhomes under construction in 1974.....	114
Figure 65. Rendering of the Las Casitas del Norte in 1981.....	115
Figure 66. Rendering of the Hibiscus Apartments, ca. 1959.....	116
Figure 67. Aerial view of the Nonpareil Apartments, ca. 1962.....	117
Figure 68. Portrait of Phoenix architect Ralph Haver, ca. 1950s.	118
Figure 69. Photograph of the Country Club Apartments circa 1950s.....	118
Figure 70. Plot plan for the Country Club Apartments, showing building layout, parking, sidewalks, and “future” pool locations.	119
Figure 71. Portrait of John F. Long, ca. 1991.....	121
Figure 72. Rendering of the Holiday Gardens townhouse community, ca. 1963.....	123
Figure 73. Advertisement for Longmark Mobile Homes, ca. 1964.....	123
Figure 74. Photograph of Charles G. Polacek (right) at work, ca. 1960.....	124
Figure 75. 110 Maryland West, ca. 1956.....	126
Figure 76. Photograph of Dell Traylor, ca. 1962.....	128
Figure 77. Rendering of Sutton Place, showing one-story dwelling, two-story dwelling, and leisure pavilion, ca. 1964.	129
Figure 78. Rendering of Beekman Place, showing the one-story dwelling and two-story dwellings that face interior courts, ca. 1965.	129
Figure 79. Portrait of John C. Hall, ca. 1961.	131
Figure 80. Advertisement for the Eastwood Townhouses, ca. 1965.	132
Figure 81. View of the Hallcraft Showcase of Homes model home display, ca. 1967.	134
Figure 82. Photograph of the Villa Northern III townhouse development, ca. 1984.	135

LIST OF TABLES

Table 1. Multi-family Properties Currently Listed or Determined Eligible for Listing in the PHPR and/or NRHP.....	4
Table 2. Phoenix Historic Districts with Post-war Period Development.....	5
Table 3. Study Areas.....	8
Table 4. Additional Plats Filed in Phoenix After the Introduction of the Streetcar.....	23
Table 5. Phoenix Apartment Complexes Receiving Section 608 Loans (Source: Arizona Republic 1954).....	39
Table 6. MPDFs that include Post-war Multi-family Housing.....	62
Table 7. Multi-family Housing Developments Built by Builder Paul Staman in Metropolitan Phoenix.	107
Table 8. Multi-family Housing Developments Designed by Architect Charles Polacek in Metropolitan Phoenix.....	125

INTRODUCTION

The City of Phoenix (COP) Historic Preservation Office requested that North Wind Resource Consulting, LLC (North Wind) prepare a comprehensive historic context for multi-family residential housing constructed in metropolitan Phoenix during the post World War II (WWII) era. The context will serve as a planning tool to be used by the city's Historic Preservation Office and Historic Preservation Commission (HPC), and the Arizona State Historic Preservation Office (SHPO) as part of their continued effort to document and evaluate the eligibility of multi-family residential housing developments within Phoenix for inclusion in the Phoenix Historic Property Register (PHPR) and the National Register of Historic Places (NRHP). Ultimately, this study will aid the COP Historic Preservation Office in the proper evaluation and preservation of a representative collection of the city's multi-family housing developments.

In Phoenix, the construction of multi-family housing was initially stimulated by the growth of the regional tourism industry and the introduction of federal housing legislation that offered beneficial terms for multi-family residential construction. Beginning in the early twentieth century, Phoenix's population rose rapidly as a result of aggressive boosterism that promoted the city's reputation as a haven for health seekers and winter tourists. As residential demand increased, local real estate developers turned to apartment houses as the solution to the city's housing shortage. At first, construction of multi-family housing was limited by the lack of satisfactory financing options and the absence of uniform design standards and city zoning regulations to guide their development. Beginning in the early 1930s, Phoenix instituted the first in a series of zoning ordinances designed to manage the city's outward growth. At the same time, legislation implemented by President Franklin D. Roosevelt provided the first federally backed financial incentives for private developers to construct new multi-family residential developments.

During WWII, Phoenix became a center for wartime production as the U.S. began ramping up the production of materials to support the war effort. Consequently, Phoenix experienced a significant population boom and associated housing shortage during the 1940s. One of the federal responses to this crisis was enactment of the Title VI amendment to the National Housing Act (NHA) in 1941, which created the Section 603 housing program for multi-family residential construction. The following year, the federal government introduced Section 608, an even more liberal multi-family housing program designed to stimulate development of large-scale apartment construction for defense workers. The Section 608 program was extended into the post-war period to encourage multi-family residential construction for returning war veterans and their families. The program eventually grew into one of the largest and most effective construction financing programs for multi-family rental properties in American history and played a vital role in popularizing multi-family housing during the post WWII period.

In the 1950s and 1960s, demographic changes in the U.S. led to increased demand for larger and more diverse multi-family property types. Phoenix's multi-family housing market reached its peak during the 1960s, as large-scale garden apartments, condominiums, and townhouse developments gained in popularity and local and federal legislation evolved to

meet increased demand. New federal mortgage programs, such as Section 213 and Section 234, were introduced that enabled the construction of more diverse cooperative and condominium developments, and mortgage limits under traditional multi-family financing programs were increased to allow for the construction of much larger multi-family properties within the city. Beginning in the early 1970s, market saturation, rising construction costs, and the nationwide financial crisis led to changes in the local construction industry that marked the end of Phoenix's post-war multi-family housing boom.

This document includes four historic contexts which are used to frame the development of multi-family housing within Phoenix during the post WWII era. These include:

- 1) An Overview of Federal Involvement in Multi-family Residential Development in Post-War America, which discusses federal legislation designed to incentivize private development of multi-family housing during the post WWII era;
- 2) Growth of Phoenix and the Rise of Multi-family Housing in the Post WWII Period, which examines the factors that led to population growth in Phoenix during WWII and the resultant response of the local government and private developers in supplying housing for the influx of new residents;
- 3) Architecture of Multi-family Housing in Phoenix after WWII, which examines the variety of property types and architectural styles that developed at the national level after WWII and how these styles manifested in post-war Phoenix;
- 4) Biographies and Professional Contributions of Architects, Builders, Developers, and Corporations, which profiles the careers of the notable architects, contractors, and firms responsible for the development of multi-family residential housing in Phoenix in the post-WWII period

In addition to a thorough history of the development of multi-family housing in the city, North Wind also performed a reconnaissance survey of ten areas within the municipal boundaries of the Phoenix (herein referred to as "study areas") where high concentrations of multi-family residences are located in order to develop a preliminary list of multi-family property types. Representative examples of each property type, with photographs, are provided in this report; however, NRHP registration requirements for properties associated with these types are not included. The overview also provides a summary of identification and evaluation methods and references consulted.

Based on the reconnaissance survey of the combined study areas, North Wind categorized multi-family properties in Phoenix as either low, medium, or high density. Several different property types are included within these classifications, including duplexes, triplexes, fourplexes, and one-story courts in the low-density category; one-story apartments, low-scale apartments, and courtyard apartments in the medium density category; and high-rise apartments, designed apartment communities, and townhouses in the high-density category. While low-density properties dominated multi-family development in Phoenix in the post-war period, accounting for approximately 74 percent of the multi-family properties located in the combined study areas, large developments, such as large-scale designed apartment communities and townhouses, each account for approximately two percent of the properties surveyed by North Wind. The extensive popularity of low-density multi-family

developments in Phoenix is characteristic of the small- and medium-scale builders, architects, and property developers that commanded the local housing industry in the post-war period.

SECTION I: RESEARCH METHODOLOGY AND INVENTORY

PREVIOUS RESEARCH

The historic contexts contained within this document were developed from primary and secondary source materials, maps, and photographs compiled by North Wind in 2021. Historic resource surveys and NRHP nominations for multi-family properties and historic districts on file at the COP Historic Preservation Office were consulted to inform on the types of multi-family residential properties located within Phoenix. Additionally, North Wind consulted reports prepared by the City of Scottsdale Historic Preservation Office, including the Scottsdale Postwar Multi-Family Housing Survey, prepared by Debbie Abele and Liz Wilson in 2005, and the Historic Context for Scottsdale's Postwar Townhouses, prepared by Linnea Caproni, Debbie Abele, and Don Meserve in 2009. These documents provided an overview of the legislative actions, demographic shifts, and market changes that contributed to the growth of multi-family residential construction during the post-war era. North Wind used these reports to develop a framework to help identify national, regional, and local trends that influenced multi-family residential construction in the Valley during the post WWII era, and to assist in the identification of property types that were common in the region during that period.

Although considered to be a type of multi-family housing, public housing developments, or those subsidized by public funds and “established to provide decent and safe rental housing for eligible low-income families, the elderly, or persons with disabilities,” are not included in this report (U. S. Department of Housing and Urban Development n.d.). A historic context for public housing in Phoenix for the years 1940 to 1970 was prepared by EcoPlan Associates, Inc. in 2012 (Dorigo and Ruter 2012). For further information on public housing developments in Phoenix, the reader is referred to this document.

A total of six multi-family properties are currently listed on the PPHR and NRHP, of which only three were built within the post-war era (Table 1). While the NRHP nominations for these properties provided building descriptions and other property-specific details considered important for assessing their current condition and determining changes in their historic integrity, to be done during later phases of the project, little contextual information on the development of multi-family housing in Phoenix was provided.

North Wind also reviewed the draft NRHP nominations for Royale Gardens II, a 44-unit townhouse community built at 26th Street and Osborn Road, and Sutton Place, a 47-unit townhouse development located at Osborn Road and 16th Street, which were prepared by Roger Brevoort and Donna Reiner in 2021 and 2022, respectively. Royale Gardens II, which was built in two phases during the years 1963 and 1967, was nominated for listing in the NRHP under Criterion A, in the area of Community Planning and Development, “as an

Table 1. Multi-family Properties Currently Listed or Determined Eligible for Listing in the PHPR and/or NRHP.

Development Name	Address	Build Date	Eligibility (Year)
Barbara Jean Apartments	212–214 E. Portland Street	1927	Listed, PHPR (9/2004)
Greystone Apartments	645–649 N. 4th Avenue	1930	Listed, PHPR (9/1986)
El Encanto Apartment Building	2214 N. Central Avenue	1939	Listed, PHPR (12/1990)
Park Lee Alice Apartments ^a	Bounded by Pierson & Hazelwood streets & 15th & 17th avenues	1955	Listed, PHPR (12/2018)
Phoenix Towers	2201 N. Central Avenue	1957	Listed, NRHP (1/2008)
Executive Towers	207 W. Clarendon Avenue	1963	Listed, PHPR (10/2018) & NRHP (1/2017)
Roman Roads	1691 E. Maryland Avenue	1964	Listed, NRHP (6/2019)
Casa del Northern	300 E. Northern Avenue	1966-1968	Pending, NRHP as of 2/2022

^a Property is listed as a residential historic district rather than an individual property.

example of the transition to cluster housing as a land use alternative to single family housing” and Criterion C (Brevoort and Reiner 2021). In addition to providing corporate histories for the two development companies responsible for its construction—Malouf Enterprises and the Dell Traylor Development Company—this nomination also included a brief overview of townhouse development in Phoenix during the post-war years (Brevoort and Reiner 2021, 2022).

Sutton Place was also developed by Dell Traylor in 1964–1965. The development was recommended eligible for inclusion in the NRHP under Criterion A, in the area of Community Planning and Development for its association with the “customized zoning regulations developed to facilitate Planned Area Developments (PAD) in Phoenix in the mid-1960s, and under Criterion C, as an example of townhouse design of the 1960s, “produced by the collaborative partnership between the Dell Traylor Development Company and Haver, Nunn, and Jensen, a prominent architecture and design firm in Phoenix” (Brevoort and Reiner 2022). Neither nomination had been forwarded to the Keeper of the National Register at the time of this document’s completion.

NRHP nominations for historic neighborhoods in Phoenix with construction extending into the post-war period were also reviewed to determine if multi-family dwellings were included in these listings as either contributing or non-contributing resources. A list of the NRHP nominations consulted is included in Table 2.

Table 2. Phoenix Historic Districts with Post-war Period Development.

Name	Location	Period of Significance	Post-war Multi-family Properties?	Citation
Ashland Place	Roughly bounded by 3rd Street, Hoover & Central Avenues	1920–1950	No	Abele et al. 1994
Brentwood	Roughly bounded by 16th to 20th streets, Culver Street & the alley north of Brill Street	1926–1956	Yes	Stokes et al. 2009
Campus Vista	Roughly bounded by Thomas & Osborn roads, 7th & 15th avenues	1939–1956	Yes	Myers et al. 2009
Encanto-Palmcroft	Roughly bounded by 7th & 15th avenues, McDowell Road, & the northern boundary of Encanto Park & Golf Course	1920–1956	Yes	Ryden & Murray 2007
Encanto Manor	Roughly bounded by Thomas Road & Windsor, 7th & 15th avenues	1945–1959	No	Myers et al. 2009a
Encanto Vista	Bounded by Thomas Road & Windsor, 7th & 15th avenues	1943–1953	No	Myers et al. 2009b
La Hacienda	Generally located along Verde Lane & Catalina Drive between 3rd & 7th streets	1926–1954	No	Ruter 2007 (update)
Medlock Place	Roughly bounded by 7th & Missouri avenues, the alley west of Central Avenue & the alley south of Pasadena Avenue	1926–1956	Yes	Graham 2002
North Encanto	Roughly bounded by 15th & 18th avenues, Thomas to Osborn roads	1939–1956	Yes	Denny 2002
Oakland (Boundary Decrease & Increase)	Roughly bounded by Grand Avenue, 19th Avenue, Van Buren Street, & the alley north of Fillmore Street	1887–1951	No	Collins 2000 (update)
Pierson Place	Roughly bounded by McDowell Road, Fillmore Street, Central & 7th avenues	1924–1956	Yes	Elsner & Wilson 2019
Willo	Roughly bounded by 1st & 7th avenues, McDowell Road, & the alley north of Edgemont Avenue	1910–1950	No	Woodward 1990
Woodlea	Generally located along Mackenzie Drive, Heatherbrae Drive, & the south side of Glenrosa Avenue between 15th Avenue & the alley west of 7th Avenue	1928–1955	Yes	Myers et al. 2009c

ARCHIVAL RESEARCH

Supplementary archival research was conducted at the city’s Planning and Development office, Arizona State University’s Hayden Library special collections, the Arizona Historical Society, and the Arizona Room at Phoenix’s Burton Barr Public Library. Previous documentation, building permits, ephemera, and newspaper articles housed at these repositories provided information on the architects, builders, and developers responsible for initial building design and construction; early building residents; and building modifications and/or additions. Primary document research on notable residents and/or builders was also conducted using online sources such as [ancestry.com](https://www.ancestry.com) and [newspapers.com](https://www.newspapers.com).

Phoenix City Directories on file at the COP Historic Preservation Office and Burton Barr Library were also reviewed by North Wind, with the assistance of COP HPO volunteer Trish Georgeff. These directories were used to develop a preliminary estimate of the types, numbers, and locations of post WWII multi-family housing built within the municipal boundaries between the years 1945 and 1980. In all, a total of 1,354 multi-family properties were identified using city directories (Appendix A).

RECONNAISSANCE SURVEY

In order to develop a preliminary list of multi-family property types, North Wind performed a reconnaissance survey of ten areas within the municipal boundaries of Phoenix (herein referred to as “study areas”) where high concentrations of multi-family residences are located (Figure 1). Descriptions of these areas are provided in Table 3. Within each of these areas, photographs of representative property types (e.g., duplexes, triplexes, apartment complexes, and townhouses) were taken, and general observations regarding the neighborhood’s streetscape characteristics were made.

Following fieldwork, North Wind prepared a spreadsheet for each of the study areas, which included information available electronically on the Maricopa County Assessor’s Office Parcel Viewer (<https://maps.mccassessor.maricopa.gov>) such as the property’s parcel number and construction date. A complete list of multi-family properties within each of these study areas is included in Appendix B.

Other notable multi-family properties outside these study areas were also photographed in order to show the best representative examples of each property type. A complete list of these properties, grouped into the category of “Representative Properties Located Outside of the Study Areas,” are also included in Appendix B. It should be noted that North Wind photographed these properties for comparative study only and no evaluations or assumptions regarding the NRHP eligibility of any of these properties were made during this phase of the project.

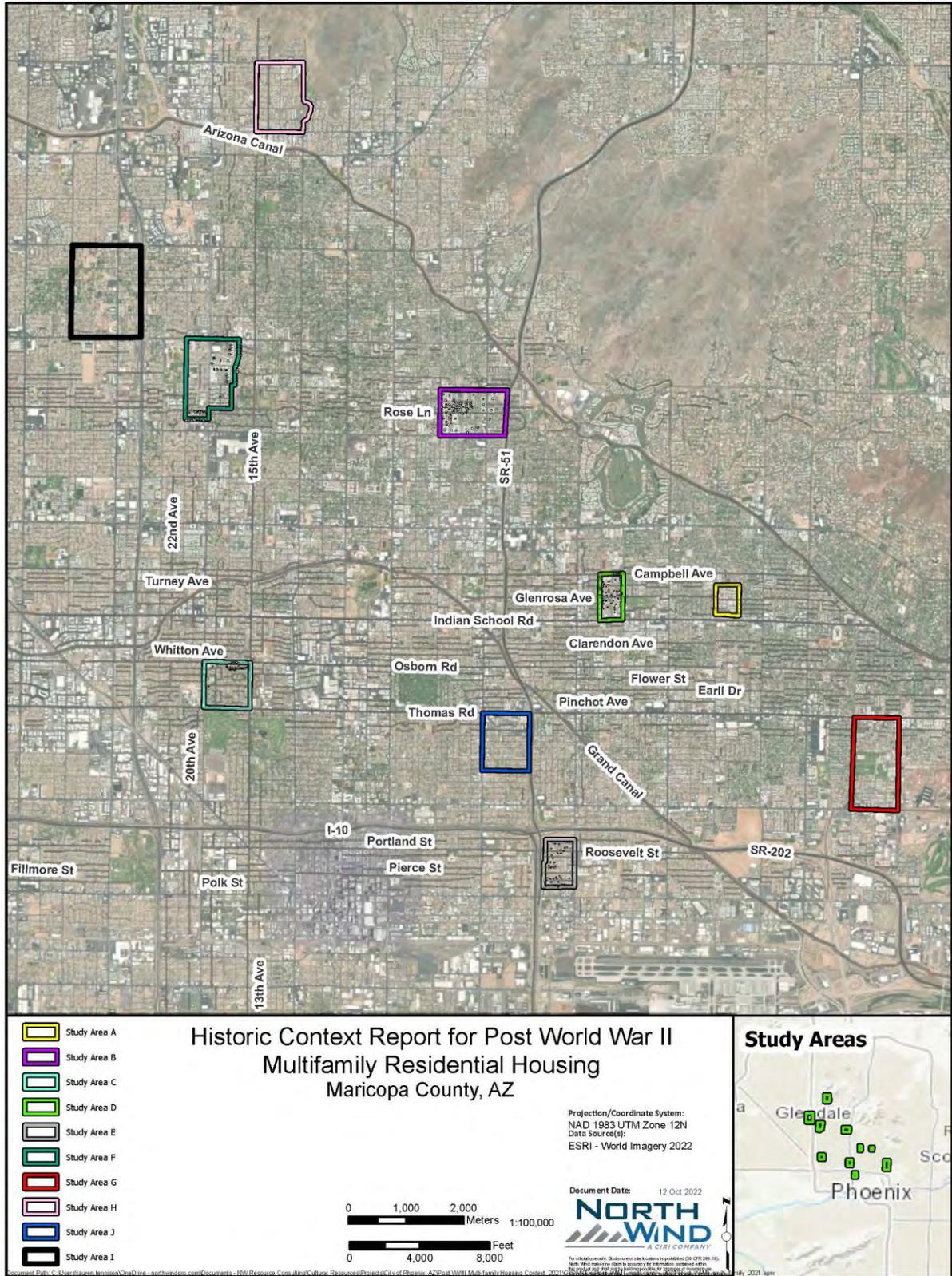


Figure 1. Map showing the study area locations.

Table 3. Study Areas.

Study Area	Description	No. of Properties
A	Bounded by the east side of N. 36th Street on the west, the west side of N. 38th Street on the east, the south side of E. Turney Avenue on the north, & the south side of E. Montecito Avenue on the south	77
B	Bounded by N. 12th Street on the west, State Route 51 on the east, E. Maryland Avenue to the north, & E. Bethany Home Road to the south	66
C	Bounded by N. 19th Avenue on the west, N. 15th Avenue on the east, W. Osborn Road on the north, & W. Thomas Road on the south	29
D	Bounded by the east side of N. 26th Street to the west, the west side of N. 28th Street to the east, the south side of E. Campbell Avenue to the north, & and the north side of E. Indian School Road to the south	54
E	Bounded by the north side of E. Portland Street to the north, the east side of N. 21st Place to the west, the north side of E. Polk Street to the south, & the west side of N. 24th Street to the east	36
F	Bounded by the east side of N. 21st Avenue to the west, the west side of N. 15th Avenue to the east, the south side of W. Glendale Avenue to the north, & the north side of Bethany Home Road to the south	42
G	Bounded by the south side of E. Thomas Road to the north, the east side of N. 52nd Street to the east, the north side of E. McDowell Road to the south, & the east side of N. 48th Street to the west	75
H	Bounded by the south side of W. Peoria Avenue to the north, the east side of N. 7th Avenue to the east, the north side of E. Hatcher Road to the south, & the east side of N. 15th Avenue to the west	61
I	Bounded by the south side of W. Northern Avenue to the north, the east side of N. 31st Avenue to the west, the southbound travel lanes of Interstate-17 (Black Canyon Freeway) to the east, & the north side of W. Glendale Avenue to the south	33
J	Bounded by the south side of E. Thomas Road to the north, the east side of N. 16th Street to the west, the north side of E. Monte Vista Road to the south, & the west side of N. 20th Street to the west	78
Total No. of Properties		551

SECTION II: OVERVIEW OF FEDERAL INVOLVEMENT IN MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN POST-WAR AMERICA

This section provides an overview of early federal legislation pertaining to multi-family residential development in the U.S., which began in earnest with the efforts of President Franklin Roosevelt during the Great Depression and evolved to meet increased demand for multi-family housing in the post WWII era.

Parts of this section are adapted from *World War II Era Residential Housing in Las Vegas, Clark County, Nevada (1940–1945)*, which was prepared by Greta Rayle and Helana Ruter (then of Logan Simpson Design, Inc.) for the City of Las Vegas in 2015.

THE RESPONSE OF THE FEDERAL GOVERNMENT TO THE NATION’S HOUSING CRISIS

In the 1920s, the American housing market lacked uniform planning or design standards, and property developers and individual homebuyers were faced with limited financing options for residential construction. As Commerce Secretary in 1920, Herbert Hoover created the Division of Building and Housing within the National Bureau of Standards in an attempt to bring uniformity to residential development (Knack et al. 1996). In 1921, the division recommended the establishment of zoning acts, which could be adopted at the local level to regulate the development of lands and buildings; however, zoning regulations initially proved unpopular with many small-scale land developers who resented the establishment of powerful local zoning boards (Knack et al. 1996; Weiss 1987). Additionally, mortgage financing in the decades leading up to the Great Depression consisted primarily of high-interest, short-term loans, with many states placing maximum first mortgage loan-to-property value ratios between 50 and 60 percent. These first mortgages had short terms—typically three years—with monthly interest-only payments and a balloon payment due at the end of the term. As most borrowers could not afford to pay the balance due at the end of this period, they relied on the opportunity to refinance their mortgages. Also, as many buyers did not have the funds to cover the additional 40 to 50 percent of the property values required for purchase, they often took on second and third mortgages with interest rates as high as 20 percent (Semer et al. 1985; White 2009). The lack of uniformity in community planning and home building practices, in addition to high interest financing, created instability in the American housing industry in the decade leading up to the Great Depression (Ames and McClelland 2002). Following the collapse of the American economy in 1929, U.S. housing stock deteriorated, and rising unemployment caused many homeowners to default on their mortgage obligations (Mason 1982).

Presidents Herbert Hoover and Franklin Roosevelt attempted to improve the U.S. housing crisis by enacting policies designed to spur individual homeownership and reduce the increasing number of home foreclosures. During his presidency (1929–1933), Hoover worked with industry experts to explore policy changes at the federal level, which would stimulate private lending. These changes, involving federal assistance and regulation of residential housing financing, were subsequently supported by President Roosevelt and incorporated into his New Deal legislation, which dramatically altered the development of American housing for the remainder of the twentieth century.

The National Housing Act and Creation of the Federal Housing Administration

The first significant piece of federal legislation guiding residential construction in the U.S. was the National Housing Act (NHA), which was signed into law by President Franklin Roosevelt in June 1934. The act was intended to stimulate private residential construction and “to encourage improvement in housing standards and conditions, to facilitate sound home financing on reasonable terms, and to exert a stabilizing influence on the mortgage market” (Jackson 1985). In order to carry out this directive, the legislation established the

Federal Housing Administration (FHA), which helped revitalize the residential construction industry by providing federal guarantees of repayment to mortgage lenders and standardizing low-interest mortgages for homeowners. Title I of the NHA provided loans for the repair, remodeling, and redecorating of existing structures, while Title II provided mortgage loans for construction of new single- and multi-family dwellings (Weintraub and Tough 1942). As established in 1934, the Title II program covered the construction of one to four family properties under Section 203, while Section 207 insured properties with five or more units that were developed and operated by federal, state, or private limited dividend corporations (Abele and Wilson 2005; Semer et.al 1985). Although the FHA did not provide direct funding for home construction, the program stimulated the housing industry by providing federal loan guarantees, increasing the willingness of mortgage lenders to extend credit to new home builders (Weintraub and Tough 1942).

In addition to mortgage insurance, the FHA also set guidelines to standardize home construction and neighborhood development to ensure the long-term stability of home values. FHA design standards for multi-family residential construction were based on principles introduced by housing reformer Catherine Bauer in her influential book *Modern Housing*, which was first published in 1934. *Modern Housing* provided a comprehensive analysis of modern apartment housing in Europe and advocated for the construction of planned multi-family developments in the U.S. (Bauer 1934). The book also introduced minimum standards for multi-family home construction including light and sun requirements, adequate ventilation, soundproof walls, and “no windows looking directly into windows of other dwellings” (Bauer 1934).

In 1934, when architect Eugene Henry Klaber was appointed as the FHA’s director of rental housing, he relied on Bauer’s design principles in the development of the FHA’s guidelines for multi-family residential construction (Johnston 2003). Under Klaber’s direction, the FHA issued *Architectural Planning and Procedure for Rental Housing*, an approximately 30-page document that established minimum design standards for low-cost apartments to be insured by the FHA (Johnston 2003). The publication included plot plans and renderings of elevations, cross-sections, and floor plans, as well as sketch drawings for garages and accessory buildings (Figure 2). Design specifications accompanying the plans also provided information on acceptable building materials, window schedules, iron and metal work, insulation, and electrical, heating, and plumbing systems (McDonald 1938).

While the headquarters of the FHA was located in Washington, D.C., the mortgage underwriting process was overseen by local field offices scattered throughout the country. Shortly after the program was established, the country was divided into 12 regions—each under the management of a regional director—and at least one underwriting office was established within each state. States of a larger size and/or population were typically assigned more than one field office. The State of New York, for example, had three field offices located in Albany, Buffalo, and New York City, while the less populated state of Arizona had only one office, located in the Heard Building in downtown Phoenix (FHA 1934).

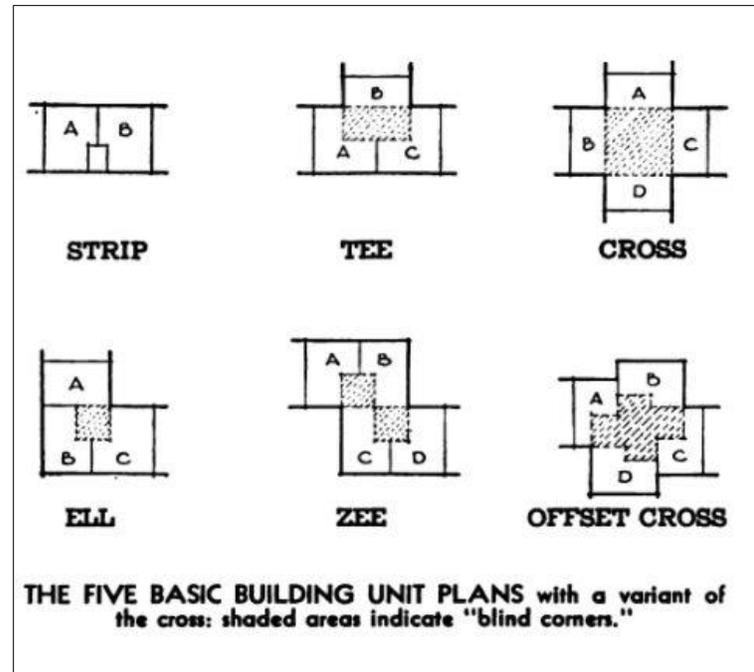


Figure 2. Diagram showing the five basic unit plans recommended by the FHA for multi-family residential construction, ca. 1938 (Figure reprinted from McDonald 1938).

Throughout its history, the FHA mortgage program tended to favor the construction of single-family residences and discouraged the construction of multi-family projects through the use of unpopular terms (Jackson 1985). For example, the FHA initially only guaranteed mortgages for multi-family construction under Section 207 if the property was developed for low-income Americans by a public entity or limited dividend corporation, excluding private developers from participating in the program. As a consequence, Section 207 rental housing initially did not represent a large portion of the FHA mortgage program (Jackson 1985). For example, in 1935, the first full year of the agency's operation, the FHA provided insurance on roughly \$319,000,000 of mortgage debt. This number was broken down into roughly \$223,000,000 in Title I loans, \$93,000,000 in Section 203 Title II loans, and only \$2,000,000 in Section 207 Title II Loans (FHA 1940).

In 1938, the NHA was amended and the terms for multi-family residential construction under Section 207 were revised to stimulate construction for middle income Americans (Abele and Wilson 2005). The revised program extended FHA mortgage guarantees under Section 207 to private corporations, associations, cooperative societies, and trusts for the construction of large-scale multi-family developments. Projects under Section 207 were owned and operated by private corporations, but were subject to FHA regulations regarding rents, charges, capital structure, rate of return, and methods of operation (McDonald 1938). Mortgages insured under Section 207 were limited to \$5 million and were not to exceed 80 percent of the value of the property. That year, the FHA published *Rental Housing as Investment*, an informational pamphlet aimed at corporate developers that outlined the new Section 207 program and the benefits of constructing moderately priced multi-family housing. According to the FHA, rental housing was considered a sound investment as, "Housing which is properly planned and maintained provides attractive living quarters which will continue

almost indefinitely to appeal to prospective tenants” (McDonald 1937). Additionally, property developers were encouraged to construct rental housing with wide landscaped areas surrounding the development to protect against “adverse encroachments” that might diminish property values (McDonald 1937).

In addition to the revised terms of Section 207, the amended NHA also introduced the Section 210 program. Section 210 provided mortgage insurance for construction of one or more multi-family dwellings or a group of not less than 10 single-family dwellings (Milgram 1993). Developments under Section 210 could be undertaken by individuals, partnerships, or public or private corporations (McDonald 1938). Mortgages were limited to \$16,000 per unit or \$1,150 per room. The program proved incredibly popular as projects constructed under Section 210 were typically smaller in scale and were not subject to the same degree of government supervision as those built under Section 207 (*Indianapolis News* 1938; McDonald 1938).

In 1940, in support of the revised legislation, the FHA published a second informational pamphlet for multi-family housing entitled “*Low-Rental Housing for Private Investment.*” The new pamphlet was targeted to “potential equity investors,” including local landowners, contractors, architects, engineers, and “all other persons who may be in a position to make real and substantial subscriptions to equity” (McDonald 1940). Again, the FHA encouraged the construction of developments that were surrounded by open space and expansive lawns so that, “rental appeal may be enhanced, and the factors of obsolescence may be minimized” (McDonald 1940). The FHA also suggested ways to minimize construction costs for new developments aimed at middle- and working-class tenants. The agency particularly encouraged the construction of grouped buildings in a “court arrangement” as it eliminated unnecessary interior circulation and allowed for more economic landscaping (Figure 3) (McDonald 1940).

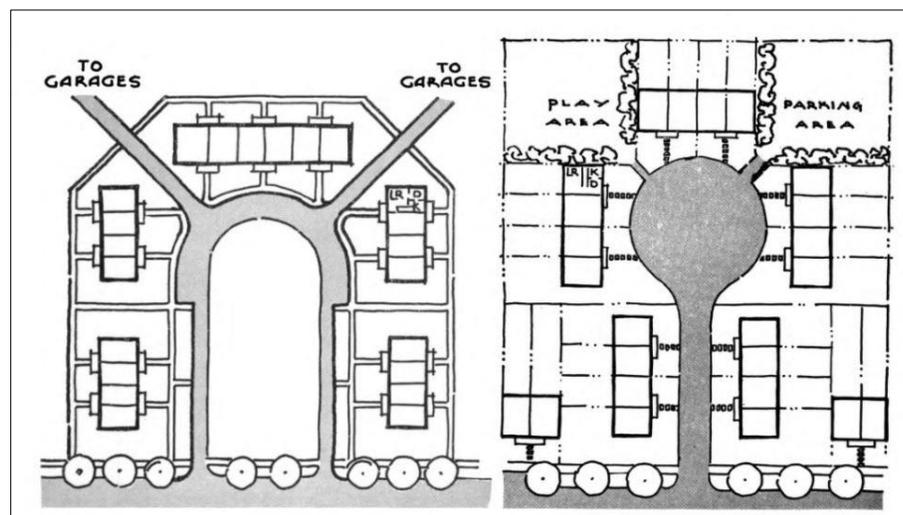


Figure 3. Diagram showing “court arrangement” of multi-family apartment housing, ca. 1940. Upscale housing is on the left and housing for middle-income families is on the right. Note the single access drive recommended for middle-income development (Figure reprinted from McDonald 1940).

The Effects of Federal Housing Legislation on Multi-family Residential Construction during World War II

While federal intervention in the U.S. housing industry helped the nation to recover from the Great Depression, more federal involvement would be needed to guide the country through the turmoil of WWII. By the time war broke out in Europe in 1939, the U.S. was already redirecting most of its resources to supply and support the war effort. Certain areas of the country, particularly in the West, became centers for military activities and supply production, drawing large numbers of workers from other regions. It is estimated that eight million Americans, largely from rural states and older industrial areas, relocated to new areas of military production during the war (Malone and Etulain 1989). For example, in Denver, the company Remington Rand employed roughly 20,000 people in its munitions factory, and in the Las Vegas area, Basic Magnesium employed 15,000 workers in the construction and operation of a magnesium processing plant (Luckingham 1989; Malone and Etulain 1989). In Phoenix, companies like Goodyear Aircraft, AiResearch, and Alcoa drew more than 13,000 workers to construct airplane parts and manufacture aluminum products to support U.S. military operations overseas (Figure 4). Military bases and military training installations also became dominant features in the southwest where the government could take advantage of the predominantly clear weather and large existing tracts of open federal land (Hirsch and Mohl 1993).



Figure 4. Photograph of the AiResearch Manufacturing Company, ca. 1945 (Figure courtesy of the Stephen C. Shadegg Collection, Arizona State University Libraries, Tempe, Arizona).

As defense production ramped up in the U.S., wartime population shifts overwhelmed the existing housing supply in many western cities. While many cities, including Phoenix,

conducted “share-your-home” campaigns, housing demand continued to outpace supply in the early years of the war (Luckingham 1989). A number of federal agencies were given funding to alleviate housing shortages in the country’s key defense areas. For example, in August 1940, the Reconstruction Finance Corporation (RFC) was authorized by President Roosevelt to provide emergency funding for the construction of defense housing. Loans issued by the RFC were to be insured by the FHA (Veenstra 1941). The Defense Plant Corporation (DPC), a subsidiary of the RFC, was chartered in August 1940 to expand the country’s defense production capabilities (White 1949). While the DPC was primarily tasked with the construction of new defense plants to increase production of aluminum, rubber, and other strategic materials needed to supply the war effort, they were also permitted to construct worker housing for plant employees and their families (White 1949). Although these projects were constructed with federal funds, they were typically operated by private industry (White 1949). In addition, in October 1940, Congress passed the Lanham Act—named for bill sponsor Representative Fritz Lanham—which authorized the expenditure of \$150,000,000 disbursed through a number of Federal agencies to alleviate the war-time housing shortage through the construction of rental housing (Veenstra 1941; Wendt 1962). Housing built under the Lanham Act was limited to enlisted men and defense industry workers and their families. As the funds for residential construction were distributed to a number of government agencies, the design, quality, and speed of construction varied greatly between different developments (Peterson 2013).

During the period between 1940 and 1941 the number of multi-family housing projects constructed by the federal government represented only 12 percent of the broader housing market (Mason 1982). Despite this small percentage, private developers were concerned that housing directly constructed by the government would negatively impact the private housing industry. In order to alleviate these fears, and in the hopes of stimulating the development of low-cost defense housing by the private market, President Roosevelt signed the Title VI amendment on March 26, 1941, creating the Section 603 housing program (Veenstra 1941). This measure stipulated that the FHA would provide mortgage insurance for the construction of one-to four family homes in locations that were classified as “critical defense areas,” which included growing western cities such as Denver, Phoenix, Oakland, and Las Vegas. In total, 146 such defense housing areas were designated in 41 states throughout the country, with the number of locations increasing to 270 by September 1941 (Bunyak, Simmons and Simmons 2011; Sies and Silver 1996). Recognizing that many war workers would need to rent homes rather than purchase them, Title VI insurance was also extended to mortgages on one- to four-family rental properties (Weintraub and Tough 1942). The maximum allowable cost for Section 603 housing was \$4,000 for a single-family dwelling, \$6,000 for a two-family dwelling, \$8,000 for a three-family dwelling, and \$10,500 for a four-unit dwelling (Milgram 1993).

In May 1942, Congress amended Title VI to increase the maximum loan amounts allowable under Section 603 and revised the legislation to create Section 608, a rental housing program designed to stimulate development of large-scale apartment construction for defense workers. The principal amount for mortgages constructed under Section 608 was limited to \$5,000,000 or \$1,350 per room (Capeheart 1955). Section 608 also stipulated that mortgages could not exceed 90 percent of the project’s cost, as distinguished from the 80 percent valuation under

Section 207 (Capeheart 1955). In response to these changes, FHA Title VI financing applications began to increase rapidly (Weintraub and Tough 1942). By the close of 1942, FHA Title VI housing represented 33 percent of the total number of new FHA mortgages and had “become the dominant vehicle for the...insurance of war housing construction” (FHA 1942).

Post-War Federal Housing Policy in the U.S.

As the war ended in the mid-1940s, the U.S. faced yet another critical housing shortage as millions of veterans returned to civilian life. In response to the housing crisis, Congress passed the Veterans’ Emergency Housing Act in May 1946. Federal housing initiatives that had proven successful during the war, including the NHA’s Title VI amendment, were continued as part of the newly established Veterans’ Emergency Housing Program (Remington 1947).

Under the new program, several changes were made to Section 608 that were designed to encourage the construction of large-scale multi-family developments. For instance, the maximum mortgage amount per room was increased to \$1,500 and the program’s administrator was given discretion to increase that amount to \$1,800 per room if cost levels required it (Capehart 1955). The basis for the administrator’s cost estimate was also changed from “reasonable replacement cost” to “necessary current cost” (Wyatt 1946). This change virtually eliminated equity requirements for multi-family projects and made it possible to construct a new multi-family family rental project without any out-of-pocket cost to the investor (Abele and Wilson 2005). As a result of the changes initiated as part of the Veterans’ Emergency Housing Program, Section 608 became the largest, most effective rental program in American history, with 400,000 new apartment units constructed during the post WWII-era (Winnick 1958). The rapid growth of Section 608 made more money for the FHA than any other program (Mason 1982). Apartments constructed under Section 608 were, for the most part, comfortable and well-equipped, and provided a good standard of living for decades after their initial construction (Mason 1982).

In support of the expanded Section 608 program, the FHA published an informational brochure entitled *Rental Housing for Veterans* promoting the benefits of multi-family residential construction in the immediate post-war period. The brochure particularly emphasized the speed and low cost incurred in the construction of multi-family housing, as well as the generous terms offered under Section 608 (Wyatt 1946). In 1947, the FHA published *Planning Rental Housing Projects*, offering additional guidance for the construction of multi-family rental housing under the Section 207 and Section 608 programs. The guide promoted a wide variety of property types including row or group houses, row flats, walk-ups, and elevator apartments (FHA 1947). The FHA also advocated for the use of large lots, with a low percentage of land coverage, where multiple apartment buildings could be arranged to “take full advantage of natural features such as favorable views, sunlight, prevailing breezes, and shade of trees in summer” (Figure 5) (FHA 1947). The guide also stated a preference for architectural unity and discouraged the use of excessive ornamentation.

On August 10, 1948, Congress passed a new national housing act that terminated the FHA's authority to insure mortgages for one-to-four family properties, while simultaneously authorizing the agency to provide FHA mortgage insurance for cooperative housing (Milgram 1993). Unfortunately, the legislation also made significant changes to Section 608 that eventually led to the downfall of the program. At that time, the maximum limitation for mortgage insurance under Section 608 was raised from \$1,800 per room to \$8,100 per family unit (Capehart 1955). Poor administrative oversight by FHA officials led to the authorization of hundreds of projects in which 70 to 90 percent of apartments were one-room efficiencies (Capehart 1955). These errors allowed unscrupulous builders and developers to obtain mortgages that far exceeded their construction costs, and to reap huge profits by pocketing the difference (Capehart 1955). In 1950, the Section 608 program was officially discontinued amid allegations of rampant fraud. Following a congressional investigation, in May 1954, the FHA implemented new laws and procedures to outlaw fleecing of homeowners and "windfall profits" for builders under FHA housing programs (Mason 1982). While the multi-family housing industry eventually recovered from the Section 608 controversy, the program's legacy as a highly productive housing initiative that effectively ended the post-war housing shortage has largely been overshadowed by the associated scandal (Mason 1982).

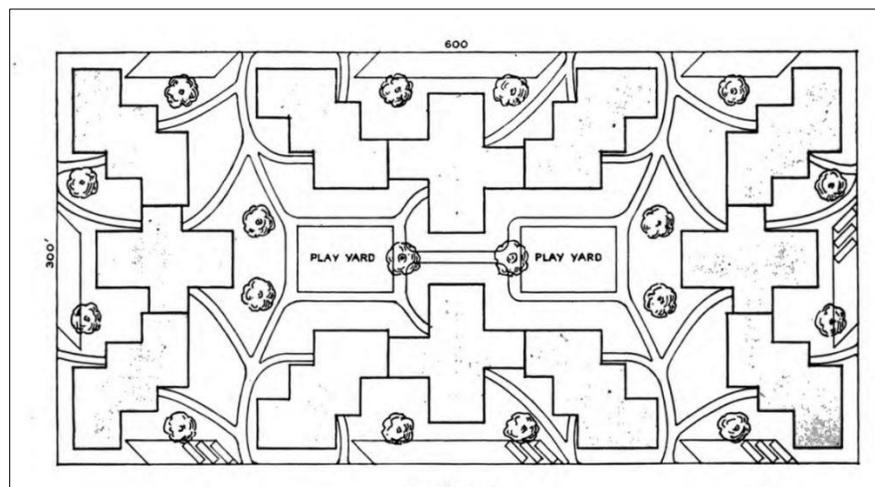


Figure 5. Diagram showing the FHA's suggested arrangement of apartment units on a large block surrounded by exterior streets, ca. 1947 (Figure reprinted from FHA 1947).

In the aftermath of the Section 608 program's failure, Congress passed the Housing Act of 1950, which raised rental housing mortgage limits under Section 207 to stimulate multi-family residential construction that was formerly covered under the Section 608 program (Milgram 1993). In addition to the improvements made to the Section 207 program, the Housing Act of 1950 also authorized a new Section 213 cooperative housing mortgage insurance program, which offered more liberal terms for the construction of cooperative housing (Milgram 1993). Throughout the 1950s, Congress continued to modify the FHA mortgage program to stimulate residential construction and keep pace with changes in the national housing market. For example, in the early 1950s, new trends in multi-family construction led to the nationwide development of larger apartment complexes, consisting of developments with 300 or more units (Winnick 1958). In 1954, 39 percent of FHA insured rental housing was of this type, compared to just 32 percent in 1949 (Winnick 1958).

In 1955, largely in response to the increased size of rental projects, a Housing Amendments Act was passed that increased the mortgage limit for multi-family housing constructed under Section 207 from the \$5 million limit set in 1938 to \$12.5 million. In 1959, the mortgage limit for Section 207 rental housing was raised again from \$12.5 million to \$20 million, allowing for the construction of even larger and more diverse multi-family properties (Milgram 1993).

As larger multi-family projects were constructed during the late 1950s, apartments began to offer increasingly lavish amenities that had previously been limited to only the most luxurious developments. During this time, swimming pools, air conditioning, dishwashers, balconies, and patios became commonplace for multi-family residential construction in the U.S. (Horowitz 1983). By the 1960s, multi-family developments had advanced to incorporate even more extravagant amenities, including golf courses, artificial lakes, and tennis courts (Horowitz 1983). Many of these new projects were constructed as condominium or townhouse developments. Condominiums allowed for individual ownership of an apartment unit, “with the common elements, such as the land, halls, stairs, heating plant, etc., being owned in common by all the single unit owners” (DePaul College of Law 1962). According to Joseph Mason, the author of *History of Housing in the U.S.: 1930–1980*, condominium and townhouse builders during the 1960s, “...contributed an improved concept of what apartment life could be by introducing bigger and better floor plans, air conditioning, noise control, window views, patios, terraces, open space, landscaping, swimming pools, clubs, parking and recreational facilities—in short, many of the advantages enjoyed by single-home occupants” (Mason 1982).

The construction of condominium and townhouse developments was stimulated by the federal government through the passage of the Housing Act of 1961, which authorized the FHA to insure mortgages for condominium developments under Section 234. Condominiums afforded several economic advantages for communities. For example, they provided a low-cost utilization of costly urban land and resulted in a reduction of city services, such as street maintenance, garbage collection, and public transportation (DePaul College of Law 1962). Under Section 234, mortgages could not exceed the \$2,500 per room or \$9,000 per family unit limits provided in Section 207 (Ramsey 1961). Notably, the Section 234 amendment provided for FHA mortgage insurance on condominiums, “where such ownership is recognized under the laws of the state where located” (Bell 1963). As a result, individual states were often required to pass enabling legislation called “Horizontal Property Regimes” to clarify their state laws regarding condominium developments and ensure that low down payment, FHA insured mortgages would be available to purchasers (Bell 1963). Horizontal property regimes provided for individual ownership in multi-family buildings and established bylaws concerning the administration of the development, including ownership and the use of common areas (DePaul College of Law 1962). In the period immediately following the FHA’s introduction of Section 234, 34 states including Arizona, passed enabling legislation for condominium developments.

Throughout the 1960s and 1970s, new housing acts, additional amendments, and other policies were passed that encouraged private multi-family construction through financial incentives that have had lasting impacts on the national housing industry. Generous federal

policies implemented during the post-war period contributed to a nationwide boom in the construction of multi-family housing that reached its peak in the 1960s. By 1965, builders began planning developments aimed at specific types of renters such as bachelors, newlyweds, and young families (Mason 1982). In 1969, multi-family housing had reached an all-time high, accounting for almost 50 percent of new housing starts nationwide (*U.S. Domestic Council* 1976). The increase in multi-family housing was centered in fast-growing suburban areas, where townhouse and condominium developments proliferated (Mason 1982). Multi-family housing maintained its popularity into the early 1970s, accounting for between 45 and 50 percent of new construction in suburbs and 70 percent in central cities in the period between 1970 and 1973 (*U.S. Domestic Council* 1976).

Unfortunately, the heyday of multi-family residential construction in the U.S ended abruptly during the financial recession of the mid-1970s. The crash in the multi-family housing market was attributed to several factors including overbuilding in some regions, an imbalance between costs and anticipated income due to rising construction prices, and a lack of confidence by builders and investors (*U.S. Domestic Council* 1976). Additionally, social changes that occurred in the 1970s had a profound impact on multi-family residential construction. For example, the revival of the “back-to-the-land” movement saw a monumental population shift to outer suburbs and rural communities outside of urban centers (Mason 1982). The mass exodus of city dwellers to outlying communities contributed to a surge in single-family home building in the 1970s as Americans sought a quieter, cleaner, and less hectic environment (Mason 1982). Another significant social change was the entry of women into the workplace. Working mothers were able to contribute additional income, which allowed families to purchase more expensive single-family homes in cities or more distant suburban areas (Mason 1982).

As a result of these changes, multi-family housing starts fell precipitously in the late 1970s. While earlier in the decade multi-family housing had been strong, accounting for just under half of all new residential construction in the country, by 1976 single-family housing starts had risen to 1,163,000, while multi-family housing lagged at just 374,000 units (Mason 1982). The lasting effects of the financial collapse, combined with changing national attitudes that underscored the stability of home ownership, led to an increase in the construction of single-family homes that continued through the rest of the decade, eventually totaling nearly 70 percent of all new construction by 1979 (Mason 1982).

SECTION III: GROWTH OF PHOENIX AND THE RISE OF MULTI-FAMILY HOUSING IN THE POST-WWII PERIOD (1945-1980)

INTRODUCTION TO MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN PHOENIX BEFORE WWII

Patterns of Residential Construction Prior to Statehood (1870–1911)

In 1870, the area surrounding present-day Phoenix consisted of a small agricultural settlement which included 1,500 acres of cultivated land tended by a population of approximately 240 people (Mawn 1979; Smith 1978). That year, residents gathered to choose the location of a permanent townsite in the Salt River Valley. On October 20, 1870, the group officially chose a 320-acre site in the northern half of Section 8, Township 1 North,

Range 3 East, approximately a mile north of the Salt River, on which to build their new community (Hackbarth 2010). As platted by Capt. William Hancock in the fall of 1870, the original Phoenix townsite consisted of 98 blocks laid out in a symmetrical grid pattern. Blocks were typically 300 feet long by 300 feet wide and were subdivided into 12 individual lots, which measured 50 feet wide by 137.5 feet long. Two blocks near the center of town—Blocks 76 and 23—were reserved for a county courthouse and city hall, respectively (Figure 6). The eight blocks surrounding Blocks 76 and 23 each contained 18 lots, 12 of which faced towards the plazas and formed the core of the city’s business district. Hancock’s design was based on the Philadelphia model, a practical community planning model that was popular for cities in the American West and allowed for expansion in all directions as the city grew (Luckingham 1989).

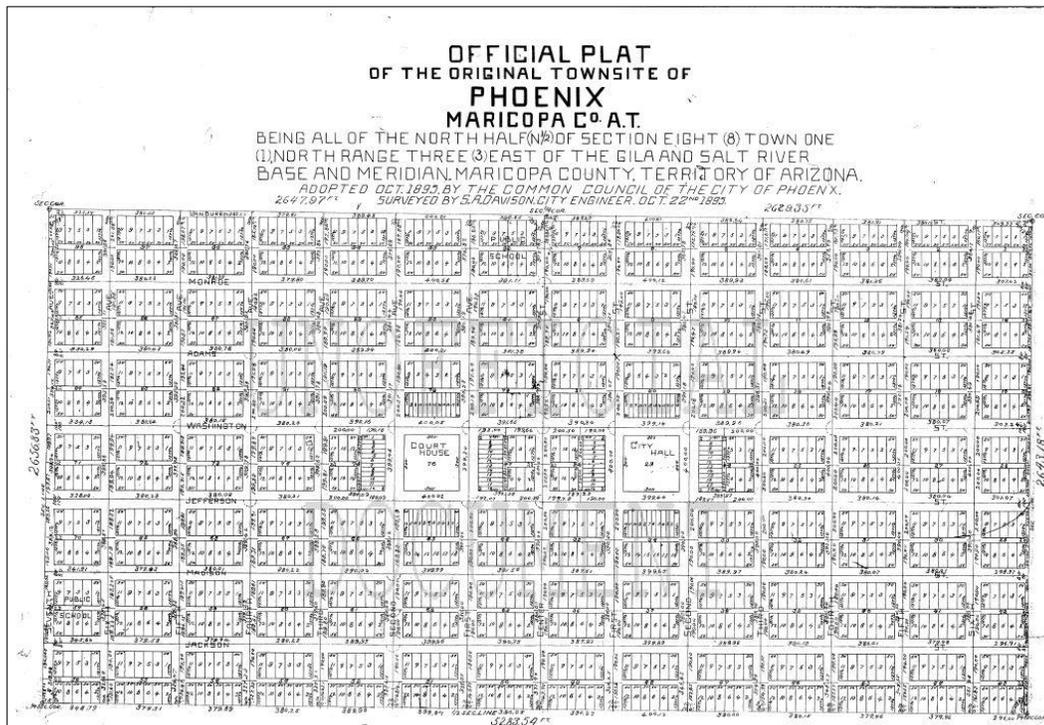


Figure 6. Official plat of the Original Phoenix Townsite, ca. 1895 (Figure courtesy of the City of Phoenix Planning and Development Department, Phoenix, Arizona).

The Phoenix townsite was officially opened for settlement in December 1870, with lots selling for between \$20 and \$140 each (VanderMeer 2010). Judge William Berry of Prescott purchased the first lot, located on the southwest corner of Washington and Montezuma (now First Street) streets for \$104. William Hancock purchased a lot on the opposite corner from Berry’s property and began constructing the town’s first permanent building in January 1871 (Myers et al. 2010). Initially, residential construction within the townsite was limited by the settlement’s remote location, the absence of a professional class of architects and builders, and the lack of a reliable railroad network which restricted access to certain building materials, such as dimensional lumber. For this reason, most of the earliest residences constructed in the Phoenix townsite were built of adobe mud brick, a building material that was abundant, inexpensive, and appropriate for the hot, arid climate of the Sonoran Desert (VanderMeer 2010).

In 1877, settlement of the Salt River Valley received an additional boost with the passage of the Desert Land Act, which increased the amount of land allowable under the Homestead Act from 160 to 640 acres to promote the development and irrigation of western desert lands (VanderMeer 2010). The incentive provided by this legislation attracted even more hopeful farmers to the Phoenix area. While the Valley's population steadily increased during the late 1870s, its economic growth was constrained by the rudimentary network of wagon roads that linked Phoenix with other established communities like Prescott, Tucson, and Yuma. When the Southern Pacific Railroad announced that it was planning to construct a rail line through Tucson in 1879, local Phoenix boosters raised funds to construct a wagon road to the nearby town of Maricopa, which was proposed as a potential depot site on the Southern Pacific line (Luckingham 1989). The proximity of the Southern Pacific Railroad made building materials such as lumber and glass more affordable and transformed the architectural character of the city.

Residential construction during this period was primarily focused on single family residences that could best be characterized as a Mass Vernacular architectural style (Woodward and Osmon 1993). In contrast, multi-family residential construction was nearly nonexistent in Phoenix in the first decade of the city's development. Most newcomers were forced to find accommodations in the city's few modest lodging or boarding houses, or in private homes where furnished rooms were sometimes offered for rent. From the beginning, these meager accommodations were considered inadequate by many residents in the community. An 1879 editorial in the *Weekly Republican* newspaper complained that Phoenix's lodging houses were small and perpetually "stuffed full to overflowing" (*Weekly Republican* 1879). In the late 1870s, the demand for multi-family housing in the city was alleviated somewhat by the construction of several small hotels that offered temporary accommodations for visitors and new residents. For example, the American Hotel was opened at the northwest corner of Washington Street and Central Avenue in 1878. The hotel was described as "centrally located, beautifully shaded, and comfortably arranged" (*Weekly Republican* 1878). Prospective guests apparently needed little persuasion to stay there, however, as the hotel was also advertised as, "the only hotel in town" (*Weekly Republican* 1878).

By 1880, Phoenix had grown into a vital center of commerce in central Arizona. It had an established business district concentrated around the intersection of Washington and First streets, and a professional class that included merchants, bankers, lawyers, blacksmiths, teachers, and saloonkeepers. While most of the city's residents still lived near their place of business, some of its more affluent citizens had begun to construct large houses to the north along Center Street (now Central Avenue) (Luckingham 1989). As residential construction began to expand beyond the city limits, new suburban additions were annexed to accommodate the expanding population (Figure 7).

In 1880, David Neahr recorded the first formal addition to Phoenix, called Neahr's Addition (Myers et al. 2010). The success of Neahr's Addition encouraged other local farmers to subdivide their agricultural land for residential development. The developments that followed adhered to the grid pattern established by the Phoenix townsite; however, the lots in the early

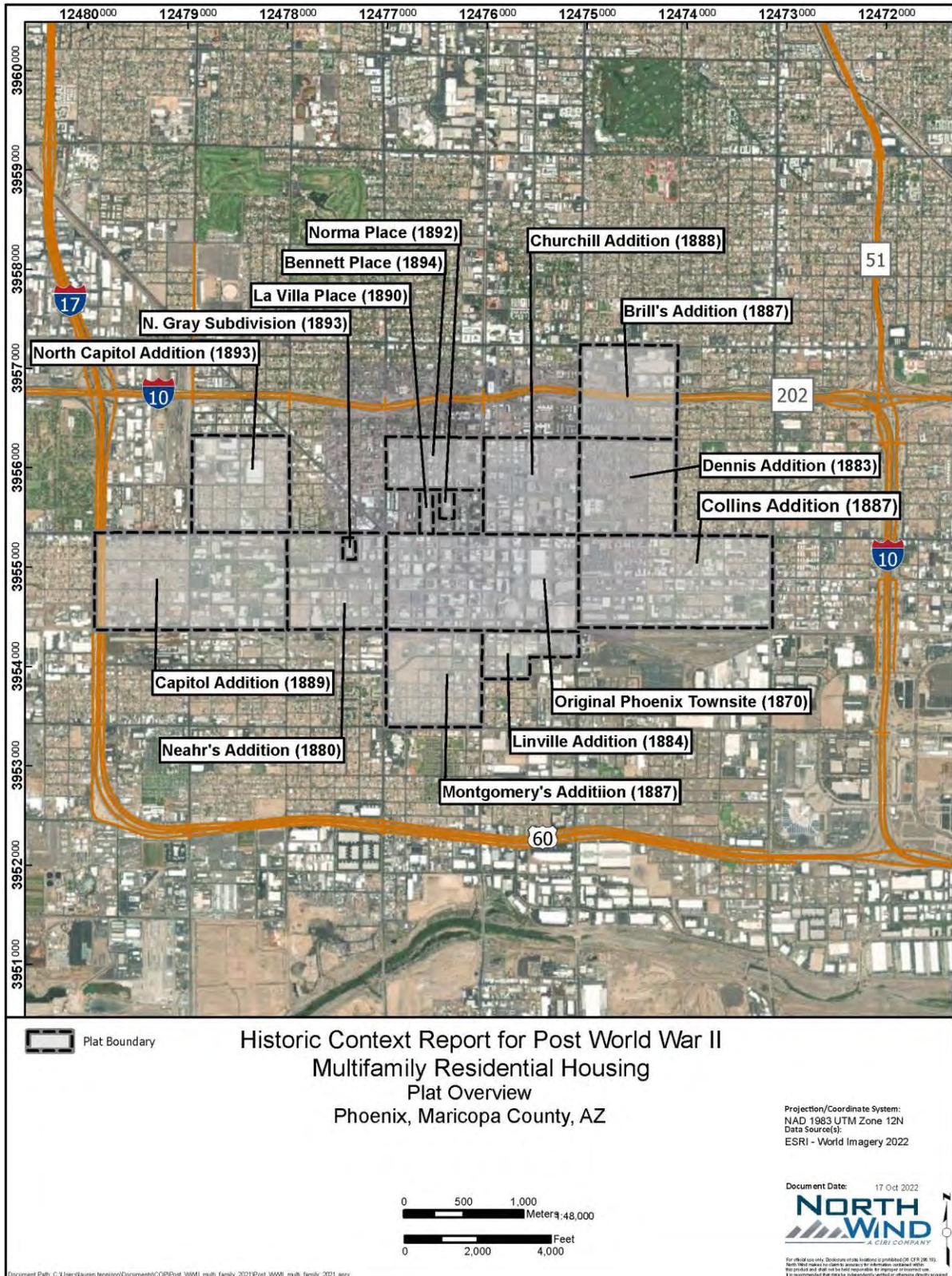


Figure 7. Map illustrating the outward growth of residential subdivisions surrounding the Original Phoenix Townsite.

additions were much larger, with some measuring approximately 5 acres in size (Myers et al. 2010). Developers anticipated that large lots would be developed as family farms or would be purchased by investors looking to create a smaller-lot subdivision at a future date. Notably, large lot sizes were also ideally suited to the construction of large, fashionable residences for the city's emerging upper class (Figure 8).



Figure 8. The J. M. Evans House, ca. 1910, an example of early residential construction in the Neahr's Addition (Photograph courtesy of Brad Hall; on file at the City of Phoenix Historic Preservation Office, Phoenix).

By the late 1880s, the urban form of Phoenix had become more complex. These changes were influenced largely by the growth of inter-city transportation, such as the streetcar line (Figure 9) (VanderMeer 2010). Streetcars allowed residential growth to become decentralized and created a clearer separation between the city's business district and its residential areas. The earliest residential suburbs of Phoenix had been developed within walking distance of the Original Phoenix Townsite between 1880 and 1886 (VanderMeer 2010). However, the development of the streetcar line in 1887, as well as subsequent extensions, allowed for the opening of more distant subdivisions beginning in the 1890s. Local developers platted eight new residential subdivisions to the north, east, and west of the original townsite in an effort to meet the city's growing housing demands (Table 4). Following the electrification of the Phoenix streetcar system in 1893, streetcar suburbs developed north of Washington Street and land developers paid subsidies to the owners of the Phoenix Street Railway Company to have the streetcar line extended to new outlying developments (Luckingham 1989). Due largely to the influence of the city's streetcar system, by 1892, there were more than 20 residential subdivisions in urban Phoenix (Woodward and Osmon 1991).



Figure 9. Photograph showing electrified Phoenix Railway Company streetcars at the intersection of Washington Street and First Street, ca. 1890s (Photograph courtesy of RG 99 Arizona State Library, Archives and Public Records).

Table 4. Additional Plats Filed in Phoenix After the Introduction of the Streetcar.

Plat name	Date filed	Owner	Source ^a
Central Place	2/23/1887	James T. Simms	Book 1: pg. 3
University Addition	5/28/1887	M.H. Sherman	Book 1: pg. 7
Grand Avenue Addition	5/28/1887	S.C. Symonds	Book 1: pg. 7
Irvine's Addition	11/8/1887	Edward Irvine	Book 1: pg. 29
Alhambra Tract	3/1888	Josiah Harbert	Book 1: pg. 56
Montezuma Place	3/30/1889	Herbert Patrick	Book 1: pg. 60
Simm's Addition	6/27/1893	James T. Simms	Book 1: pg. 60
Orangewood	7/18/1895	William J. Murphy	Book 2: pg. 50

^a Map books on file at the Maricopa County Assessor's Office, Phoenix.

Since the accessibility of streetcar lines attracted more homebuyers to the area, the majority of the city's new subdivisions were designed to maximize residential density (VanderMeer 2010). In the 1890s, Phoenix's streetcar suburbs consisted almost entirely of "city-sized" lots that were relatively narrow and small. In addition, many of the large, multi-acre lots located in older residential subdivisions were replatted for denser residential use (Myers et al. 2009). For example, by 1894, several large lots in the Dennis Addition, which had originally been platted in 1883, were re-subdivided into smaller lots in the Mount Pleasant, Highland, and Sunnyside tracts. Despite the emphasis on density within these new developments, residential construction in the city remained primarily focused on detached single-family housing. As a result, new homes in Phoenix's streetcar suburbs were typically small and affordable, and primarily consisted of modest pyramidal cottages constructed in the Colonial Revival or Queen Anne styles (Woodward and Osmon 1993). The supply of multi-family housing in the city remained extremely limited during this period and consisted almost entirely of hotels and lodging houses that offered only temporary accommodations to the community's growing population. Hotels usually offered room and board and could be rented on a daily, weekly, or monthly basis. By 1892, Phoenix boasted 17 hotel and lodging houses, including the Commercial Hotel (Figure 10), which was located at the corner of Central Avenue and Jefferson Street (*Arizona Republic* 1892). Additionally, there were several tenements, particularly in near downtown, which catered to Mexican and Chinese immigrants.



Figure 10. Postcard showing the Commercial Hotel, ca. 1890s (Image reprinted from the *Rogue Columnist* 2016).

During the late nineteenth century, the economy of Phoenix continued to diversify as institutional development and advances in transportation increased the city's standing as a major southwestern metropolis. In the 1890s, a period of severe drought gripped the Salt River Valley that prompted local boosters to shift their attention to other sectors of the local

economy. During this period, the health benefits of the region's arid climate were used to attract seasonal tourists and the chronically ill to visit Phoenix (Woodward and Osmon 1991). In particular, Valley boosters advertised the city's climate as a "healing sanitarium" for people suffering from pulmonary diseases (VanderMeer 2010). For example, in 1892, the *Arizona Republic* boasted that, "The Salt River Valley is peculiarly adapted to the cure of tuberculosis. There is no oppression in the atmosphere...and notable instances of almost miraculous cures in and near Phoenix have become matters of record in medical journals" (*Arizona Republic* 1892a).

The city's growing reputation as a haven for the critically ill attracted a surge of seasonal health seekers, as well as an influx of new permanent residents. Unfortunately, the city's existing housing stock was dominated by single-family residences that were ill-suited to accommodate the throngs of seasonal visitors. As a solution, several resort facilities were constructed to accommodate upper-class patients, such as the Desert Inn Sanatorium, which was located approximately 5 miles east of the city on the Crosscut Canal. The Desert Inn was founded in 1895 by local rancher, George H. Clayson (*Arizona Republic* 1922). Initially, Clayson erected tents for convalescents near his many fruit orchards; however, in 1901, he expanded the property by constructing a more substantial 25-room brick structure, known as the Homeside Park Hotel. By 1905, Clayson's ranch had "proven itself to be one of the most popular winter resorts for visitors in Phoenix" (*Metz Times* 1905). In 1908, Clayson's ranch was sold to Dr. Frederick A. Stafford and the property's name was changed to the "Desert Inn" (*Arizona Republic* 1908). Stafford offered accommodations for patients in the hotel and surrounding tents and advertised the property as "just the place for rest and recuperation" (*Arizona Republic* 1922). As more and more health seekers were drawn to the Salt River Valley those who could not afford to stay in the area's upscale resort facilities continued to rely on downtown hotels or lodging houses, such as the Hotel Adams, constructed at the corner of Central Avenue and Adams Street in 1896 (Figure 11).

Phoenix remained an attractive destination for health seekers into the early twentieth century. However, by the 1910s, local boosters had begun to fear that the Valley's national image would be tarnished by its association with tuberculosis (VanderMeer 2010). As a result, city boosters attempted to expand Phoenix's tourism potential by appealing to other segments of the population. Promotional literature produced during this period no longer focused solely on the city's health benefits, but instead emphasized its local amenities and tourist sites, and the region's mild winter climate (VanderMeer 2010).

A New Century of Residential Growth in Metropolitan Phoenix (1912–1940)

In many ways, the impetus for multi-family residential construction in Phoenix was driven by the tourism industry that developed in city during the late nineteenth century. While the completion of the Roosevelt Dam in 1911 and Arizona's admission to the Union in 1912 brought increased stability to the regional economy and ignited a significant building boom within Phoenix, it was the continued growth of the regional tourism industry that attracted hundreds of new arrivals to the city each year. During the 1910s, an increasing number of seasonal tourists chose to become permanent residents, causing the city's population to explode from 11,134 citizens in 1910 to more than 29,000 by 1920 (Luckingham 1989).



Figure 11. Photograph of Center Street (now Central Avenue) with Adams Hotel on the right, ca. 1890s. Note that the unidentified commercial building on the far left also offered “furnished rooms” for rent (Photograph courtesy of RG 99 Arizona State Library, Archives and Public Records).

Unfortunately, single-family housing continued to dominate new construction within the city’s residential districts, and hotels and resorts struggled to keep pace with the surge in seasonal residents. By 1913, it was estimated that as many as 3,000 winter tourists were visiting the Valley each year, further straining the city’s existing housing stock (Luckingham 1989). As a result, homeowners began offering housekeeping rooms or private home rentals to meet the demand for temporary accommodations (*Arizona Republic* 1912); however, the proliferation of these accommodations were “...but a drop in the bucket toward supplying the demand as any real estate agent would testify” (*Arizona Republic* 1912).

Increasingly, local boosters and real estate developers turned to apartment houses as the solution to the city’s housing crisis. In 1912, local real estate agent C. J. McElroy noted that, “[w]ith our long tourist season and the large influx of eastern people who are seeking new homes and have come to our city to stay, there is no reason why several apartment houses would not be a big paying investment” (*Arizona Republic* 1912). That summer, the *Arizona Republic* reported that several “modern” apartment buildings were being constructed in the heart of the Original Phoenix Townsite on First, Adams, Washington, and Jefferson streets (*Arizona Republic* 1912a).

Initially, the city lacked zoning restrictions to regulate land use within its subdivisions. As a consequence, apartment buildings were often interspersed with single-family residences throughout the city. With no formal regulation in place, standards for residential construction

within each neighborhood were typically set by property developers or individual builders using deed restrictions and housing design recommendations intended to protect property values (Murray and Morse 2010). Consequently, most of the early multi-family housing constructed in Phoenix was designed in architectural styles common for single-family housing at the time of construction. The buildings were also relatively small in scale so they could be more easily integrated into existing single-family neighborhoods (Fowler et al. 2018).

The first apartment house constructed in the city was the Redewill Apartments, opened by E. R. (Eugene) Redewill in 1912. Notably, Redewill was the younger brother of Dr. Francis H. Redewill, a local physician who specialized in lung disorders and later owned the Desert Inn Sanatorium (*Arizona Republic* 1917). The Redewill Apartments consisted of a three-story Mission Revival style building located on W. Washington Street in the Capitol Addition (Figure 12). The building contained six three-room apartments that cost between \$25 and \$30 per month to rent (*Arizona Republic* 1912b). Furnished units were also provided to cater to seasonal tenants. Following the construction of the Redewill Apartments, other developers built similar properties throughout the city. In 1913, it was reported that, "...because of the success of the Redewill apartment house, many apartment houses have been completed, each to be at once filled with highly satisfied tenants" (*Arizona Republic* 1913).



Figure 12. Photograph of the Redewill Apartment House following its completion, ca. 1912. Note the building's Mission Revival architectural style (Image reprinted from the *Arizona Republic* 1912).

In addition to multi-story apartment houses, several low-rise, courtyard apartments were also constructed to meet increased demand for multi-family housing in Phoenix. So-called “bungalow courts” typically consisted of small, single-unit bungalows clustered around a landscaped courtyard, or arranged in a linear plan with multiple units joined by a common wall (Fowler et.al. 2018). The Halcyon Apartments were perhaps the first bungalow court apartments built in the city (Figure 13). Constructed by Waldo E. Lyons in 1913, the Halcyon Apartments consisted of six three-room apartments which were “divided into three sections by courts” (*Arizona Republic* 1913a). There were two apartments contained within each section, “thus making each room an outside room” (*Arizona Republic* 1913). The courtyards were planted with grass and landscaped around the entire complex (*Arizona Republic* 1913a). The Halcyon Apartments were constructed in the Spanish Revival architectural style and were located at the corner of 13th Avenue and Washington Street in the Neahr’s Addition. Similar to the Redewill Apartments, some units in the Halcyon Apartments were furnished to appeal to a seasonal clientele.

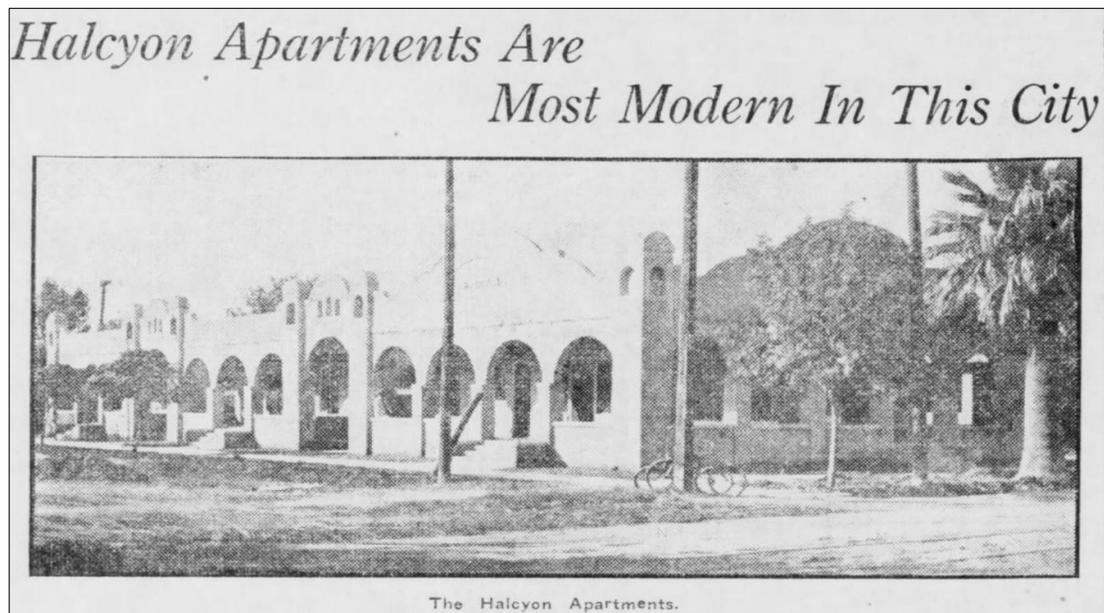


Figure 13. Photograph of the Halcyon Apartments, ca. 1913 (Image reprinted from the *Arizona Republic* 1913a).

Following World War I (WWI), Phoenix experienced yet another period of explosive economic growth (Luckingham 1989). The prosperity that the city experienced in the 1920s was due largely to economic diversification, as well as improvements in air and rail transportation (VanderMeer 2010). The rise in automobile ownership made commuting easier than ever before and led to extensive infilling in the neighborhoods north of Van Buren between 12th and 19th streets, as well as the development of ever more distant automobile suburbs (Luckingham 1989). While the city’s physical expansion continued unabated during this period, with the value of building permits rising each year during the 1920s, local boosters increasingly felt that the available housing stock was insufficient to keep pace with the community’s growth (Luckingham 1989). A series of articles were published in the *Arizona Republic* that expressed dismay at the housing crisis facing the city and encouraged developers to “build now” (*Arizona Republic* 1919). One article remarked

that, “Phoenix for the last three years has been restricted by a lack of housing facilities. It would be interesting to know how many strangers in that time have moved on because they could not buy or rent suitable houses” (*Arizona Republic* 1919a).

In response to the concerns of city leaders who felt that a lack of adequate housing would impede the city’s progress, a rapid suburban expansion occurred in the 1920s. Phoenix underwent a major building boom that involved the construction of roughly 7,500 new single-family homes (VanderMeer 2010). In addition to single-family construction, property developers also explored new multi-family housing options. The interest in multi-family housing was inspired, in part, by national trends regarding home ownership. Government studies found that since 1921 there had been a steady increase in the number of families who chose to live in multi-family apartments. In fact, between 1921 and 1928, the number of families living in multi-family apartment houses had increased from 24.4 percent to 63.7 percent (*Arizona Republic* 1929). This shift in home ownership was largely attributed to a period of rapid urbanization that occurred throughout the country during the 1920s. For the first time, the 1920 U.S. Census indicated that the country’s urban population had surpassed the number of people residing in rural areas. Other factors that increased the demand for multi-family housing included the changing roles of women outside of the home, as well as increases in traffic congestion that favored construction of apartment houses within walking distance to business centers over long commutes from distant automobile suburbs (*Arizona Republic* 1929).

As early as 1920, the *Arizona Republic* ran an article about the rise of cooperative apartment houses, a form of collective property ownership in which individual tenants form a corporation to communally manage a multi-family property (*Arizona Republic* 1920). The tenants do not own their apartment outright but instead are considered shareholders in the property as a whole, with rent allocated for upkeep and maintenance of the building and used to pay the taxes and the mortgage on the property. After the mortgage is paid off, the corporation, of which the tenants are majority shareholders, becomes the sole owner. Demand for cooperative apartments increased in response to high inflation during and after WWI (Lasner 2012). Inflation caused rents to rise and services to decline, making the predictability of ownership more appealing (Lasner 2012). The article in the *Arizona Republic* referred to this type of collective property ownership as a “new form of the ‘own your own home’ movement” (*Arizona Republic* 1920). In May 1925, Phoenix real estate developer E. J. Bennett proposed the first cooperative apartment building in the city. Bennett’s building was to be located on W. Moreland Street between Central and 3rd Avenue and planned to include six apartments built in a Spanish Revival style, with management of the property “placed in the hands of a committee of tenant-owners or a reputable real estate firm” (*Arizona Republic* 1925). Unfortunately, it is not clear if Bennett’s project was ever constructed as planned. The small scale of apartment developments in the years prior to the passage of the city’s first zoning ordinance makes it difficult to differentiate multi-family residences from single-family construction in historic aerial photographs. Additionally, the residential area along W. Moreland between 3rd and Central avenues was leveled in the late 1980s to make way for the Deck Park Tunnel, which opened in 1990.

While apartment houses and bungalow courts gained in popularity in Phoenix, duplex housing dominated multi-family residential construction in the city during the 1920s. In 1925, it was reported that 28 duplexes had been constructed that year, and that "...this type of home has progressed to a point of perfection in Phoenix not surpassed anywhere in the country" (*Arizona Republic* 1925a). Duplexes proved popular because they offered many of the advantages of apartment and single residence life (*Arizona Republic* 1925a). Additionally, they could be easily incorporated into single-family residential neighborhoods, a valuable trait prior to the establishment of a city zoning ordinance (Figure 14; Photograph 1) (*Arizona Republic* 1925a). An article, published in the *Arizona Republic* in 1926, described how duplexes could be seamlessly integrated into single-family developments, declaring that, "...a duplex is often disguised so that to all casual examiners it is a single home dwelling" (*Arizona Republic* 1926). Finally, duplexes were often constructed as investment properties with the owner residing in one half of the house and the other half available to renters (*Arizona Republic* 1926). This arrangement was preferable as it offered more privacy than renting rooms in a private home.

As Phoenix continued to expand in the 1920s, city leaders began to pass legislation to regulate the city's rampant residential growth. Legislation passed between 1925 and 1927 allowed city officials to create zoning overlays and form a city planning commission; however, it wasn't until 1930 that Phoenix passed its first zoning regulation ordinance (Murray and Morse 2010). The 1930 ordinance designated single-family residence districts as "Residence A" and duplexes or two-family residences as "Residence B." "Residence C" included all uses in the first two classifications, as well as residences for three or more families, dormitories, lodging houses, apartment houses, apartment hotels, and bungalow courts (*Arizona Republic* 1930). Residence A districts were generally located in the northernmost part of the city, north of McDowell Road. Buildings classified as Residence B were predominantly located between McDowell Road and Roosevelt Street, while Residence C districts were typically confined to less desirable areas in the central and southern parts of the city (*Arizona Republic* 1930). The 1930 ordinance also included a process by which the Phoenix City Commission could amend any regulations, restrictions, or boundaries established by the ordinance following a public hearing (City of Phoenix Zoning Ordinance 1935). The amendment process allowed property owners and developers to request re-zoning of various properties throughout the city so that they could be developed for another purpose unless 20 percent of adjacent property owners objected to the change (City of Phoenix Zoning Ordinance 1935).

Although Phoenix, along with other major cities in the Southwest, suffered less than those in other areas of the country during the Great Depression, the city grappled with an influx of new residents as those affected by declines in the state's mining and agricultural industries moved to Phoenix in search of work or aid (Luckingham 1989). As a result, unemployment proved to be the most significant problem for the city during the early years of the 1930s, as the economy shifted to reflect the conditions of the state. In the years between 1931 and 1933, two of the city's six banks failed, businesses closed, and wages plummeted. The city's construction industry was devastated by the effects of the Great Depression as residential construction came to a sudden halt. The lull in new construction was so acute that only 40 building permits were processed by the city between 1932 and 1934 (VanderMeer 2010).



The modern duplex being erected at 625 North Fifth avenue by the A. F. Wasielewski Construction company for Mr. and Mrs. S. C. Colachis contains many innovations in duplex construction. The building is of English type and was designed to be free from the ordinary appearance of a duplex building.

Figure 14. Photograph of the duplex at 625 N. 5th Avenue shortly after construction, ca. 1927. Note how duplex design imitated single-family construction (Image reprinted from the *Arizona Republic* 1927).



Photograph 1. Duplex at 625 N. 5th Avenue as it appears today, facing northeast (K. Fulwood, 2021).

Beginning in 1933, construction in Phoenix was revitalized by New Deal-era work relief programs such as the Public Works Administration (PWA), Civilian Conservation Corps (CCC), and the Works Progress Administration (WPA). These programs permanently altered the appearance of the city through large-scale construction projects, including South Mountain Park, Phoenix Junior College, and the Arizona State Fairgrounds. Additional New Deal-era programs, such as the NHA and FHA, revolutionized home ownership and revived the country's residential construction industry. In Phoenix, multi-family construction was financed under Section 203, 207, and 210 of the NHA. Section 210, in particular, proved incredibly popular for the development of multi-family housing in the city. In November 1938, construction began on the first apartment building in Phoenix financed under the new Section 210 program (*Arizona Republic* 1938). The El Encanto Apartments were built by the William Peper Construction Company and designed by architect Orville A. Bell (Figure 15; Photograph 2). The 21-unit apartment building opened at the corner of N. Central Avenue and W. Encanto Boulevard in April 1939 (*Arizona Republic* 1939). Unfortunately, while the FHA was successful in revitalizing residential construction in Phoenix, administration of the program tended to favor single-family over multi-family housing (Abele and Wilson 2005). As a result, single-family home construction dominated the city's residential development in the pre-war period, accounting for more than 60 percent of new construction between 1935 and 1940 (VanderMeer 2010).

MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN PHOENIX IN THE POST-WAR PERIOD

Impacts of World War II on Residential Construction in Phoenix (1940–1960)

Phoenix, like many other cities in the west, became a center for military activity and manufacturing during WWII, drawing large numbers of workers from other regions of the country. At the outbreak of the war, Arizona Senator Carl Hayden persuaded the War Department to locate four air training centers on undeveloped desert lands to the east, west, and north of Phoenix. These included Luke Field and the smaller Thunderbird Field near Glendale, Williams Field near Chandler, and Falcon Field near Mesa, all of which were built by the U.S. Army in 1941. Also in the 1940s, several large-scale manufacturing plants were established, including Goodyear Aircraft at Litchfield Park in 1941, which produced airplane parts and balloons, the AiResearch plant at Phoenix Sky Harbor Airport in 1942, and the Aluminum Company of America (Alcoa), which opened an aluminum extrusion plant near 35th Avenue and W. Van Buren Street in 1943 (Luckingham 1989; Koenig 1982). At its peak, the Goodyear plant boasted 7,500 employees, while AiResearch and Alcoa employed 2,700 and 3,500 workers, respectively (Luckingham 1989). The influx of defense industry workers created a demand for housing that far surpassed existing housing facilities within the city (Koenig 1982). By 1942, the housing shortage was so severe that the Phoenix War Housing Committee began urging “all patriotic citizens of the community who have a spare bedroom to make it available to those working for victory on the war production lines here” (Luckingham 1989).

During the early 1940s, a defense housing area was established for Phoenix that stretched from Litchfield Park to the Higley-Williams Field district in Chandler. In 1943, the Phoenix defense housing area was subdivided into six separate districts, and regulations were



Figure 15. Photograph of the El Encanto Apartments following completion, ca. 1939 (Image reprinted from the *Arizona Republic* 1939).



Photograph 2. El Encanto Apartments as they appear today, facing southwest. The building has been converted into office space and is now occupied by the Inter-Tribal Council of Arizona (K. Fulwood, 2021).

implemented requiring that all housing built within each district be occupied solely by workers of the same plant (*Arizona Republic* 1943). For example, a defense housing contractor could only construct housing for Goodyear Aircraft employees in Litchfield Park, and construction for Goodyear employees in Phoenix and other areas was prohibited (*Arizona Republic* 1943). Thus, the Phoenix defense area was reduced to cover housing only for employees of the AiResearch and Alcoa plants (*Arizona Republic* 1943).

Beginning in 1943, the Defense Plants Corporation (DPC), a federal subsidiary of the Reconstruction Finance Corporation (RFC), financed the construction of an 80-acre housing development for workers of the Alcoa plant on W. Van Buren Street (Figure 16). The development, called Alzona Park, was constructed by the Del E. Webb Construction Company of Phoenix (*Arizona Republic* 1943a). At its height, the Alzona Park development consisted of more than 100 buildings that contained between six and nine apartments each (*Arizona Republic* 1954). After the war, Alzona Park was operated as a federal low-income housing project. It was purchased by the Maricopa County Housing Authority in 1953 and closed in June 1954 (*Arizona Republic* 1956). Beginning in December 1954, the large multi-family apartment buildings from Alzona Park were sold at public auction. The buildings were broken up into single-family or duplex units and were moved to various locations throughout the Valley (*Arizona Republic* 1954).



Figure 16. Overview of the Alzona Park housing development, ca. 1943 (Image reprinted from the *Arizona Builder and Contractor* 1943 on file at the Arizona State Library, Phoenix).

In 1943, another multi-family defense housing development called Duppa Villa was opened for employees of the AiResearch plant at 20th and Roosevelt streets in east Phoenix (Luckingham 1989). The Duppa Villa development was also constructed by the Del E. Webb Construction Company, and adjoined the Luke Housing Project, a public housing project

operated by the City of Phoenix. Designed by Lescher and Mahoney, a prominent Phoenix architecture firm, the development consisted of 50 buildings containing a total of 200 family units (*Arizona Republic* 1943b; Dean and Reynolds 2006). Like Alzona Park, Duppa Villa was also operated as public housing for low-income Anglo families after the war (Dean and Reynolds 2006). By the late 1950s, the development was in poor condition with the *Arizona Republic* noting that, “Workmen are nailing more tarpaper over the original roofs as spring rains disclosed how leaky they are” (*Arizona Republic* 1958). In 1962, the Duppa Villa buildings were sold at auction, with some buildings selling for as low as \$1 each (*Arizona Republic* 1962). A new 202-unit multi-story public housing project was constructed on the former site of the Duppa Villa development in the early 1960s.

Despite the termination of government defense contracts in August 1945 following the end of the war, Phoenix’s growth continued, in part due to the permanent relocation of servicemen who had trained at the nearby air bases (Koenig 1982). Sustained population growth was also attributed to a surge in the overall expansion of the city’s post-war economy, which capitalized on the manufacturing and aircraft industries that had been established to support the war effort (VanderMeer 2010). Industrial growth led to a period of greater employment and economic prosperity as the state’s economy tripled in size between 1947 and 1960 (VanderMeer 2010). Like other Sunbelt cities, Phoenix’s growth was also the result of an aggressive annexation campaign that sought to incorporate existing satellite communities into the city limits. As a result, Phoenix’s population grew from 65,000 in 1940 to more than 156,000 in 1955, while its footprint expanded from 9.6 miles to more than 29 miles during the same period (Luckingham 1989).

In addition to defense housing constructed during the war, private residential construction throughout the city rose to meet the demands of the growing population. In the war’s immediate aftermath, construction of single-family houses increased exponentially, while multi-family construction initially faltered. One possible explanation for the lull in multi-family residential development was the continuation of wartime rent controls by Office of Price Administration (OPA). OPA was a federal agency created in August 1941 to control the price of commodities and rents in the outbreak of WWII. Rent control policies allowed the federal government to establish rent ceilings for houses, apartments, hotels, and boarding houses in areas designated as “defense-rental areas” (*Arizona Republic* 1942). The policy was unpopular with the business community and discouraged the construction of multi-family properties as developers felt they would not receive a fair return on their investment if rents were artificially suppressed. In September 1946, Phoenix landlords organized to oppose rent control policies in the city. The group was led by Marvin E. Smith, owner of the Arizona Apartments at the northeast corner of 3rd and Roosevelt streets (*Arizona Republic* 1946). According to Smith, he was forced to rent the Arizona Apartments at “starvation rents” and if he could not receive permission from OPA to increase his prices, he would be forced to tear the building down (*Arizona Republic* 1946).

Beginning in the late 1940s, changes were made both locally and nationally that reinvigorated multi-family residential construction in Phoenix. First, in 1947, the city implemented a new zoning ordinance that utilized density districts, or “D” districts, to allow for more precise planning and greater flexibility in residential construction (*Arizona*

Republic 1946a). The new ordinance doubled the minimum required lot size for multi-family developments to 1,000 square feet per family, which the planning commission felt “would encourage the development of more varied and modern types of rental properties” for which there was considered to be a “great need in Phoenix at the present time” (*Arizona Republic* 1946a). Specifically, the larger lot sizes were intended to promote the development of courtyard, or “garden-style” apartments. This apartment type typically consisted of walk-up buildings that were one- to two-stories in height and were arranged to provide open space for walkways, landscaping, and recreation (Abele and Wilson 2005). The *Arizona Republic* praised the city’s decision to expand the minimum lot requirements, exclaiming that, “Arizona’s new apartments shall arise, not with brownstone façade and space-starved lightwells, but in huge courts planted in landscaped elegance, with sunshine pouring into a playground that would be the envy of any large city district” (*Arizona Republic* 1947). Additionally, the 1947 zoning ordinance expanded on the amendment process and instituted a \$10 amendment application fee. It also required the City Planning Commission to submit a report and recommendation to the City Commission prior to the public hearing required for zoning changes (City of Phoenix Zoning Ordinance 1947).

Next, the federal government passed the Housing Act of 1948, an otherwise weak bill that would have a lasting impact on multi-family residential construction in the U.S. The bill liberalized the terms of FHA mortgages under Section 608 and raised the maximum allowable mortgage amount for multi-family construction under the Section 608 program (Abele and Wilson 2005). Additionally, the Housing Act of 1948 also authorized FHA mortgage insurance for cooperative housing. Finally, in 1949, acting on the recommendation of the Phoenix rent advisory board, federal Housing Expediter Tighe Woods removed rent controls from metropolitan Phoenix (*Santa Cruz Sentinel* 1949). Woods was an active proponent of multi-family construction as a solution to the nation’s ongoing housing shortage because he believed that these types of dwellings were both cheaper and faster to construct than single-family homes (*Arizona Republic* 1949). As a result of these policy changes, the construction of multi-family housing rose from just 12 percent of total home construction in 1947 to more than 23 percent by 1949 (*Arizona Republic* 1950). The boom in multi-family construction resulted in a huge increase in the number of building permits issued in the city, with five permits for apartment construction granted in just one week in April of 1948 (*Arizona Republic* 1948).

The construction of large-scale multi-family housing was not welcomed by all Phoenix residents, however. On July 13, 1947, the construction of a 350-unit “apartment house complex,” heralded as the “largest of its kind in Arizona,” was announced on the front page of the *Arizona Republic* (*Arizona Republic* 1947a). The complex was to be built by the Del E. Webb Construction Company, a local corporation, under provisions of Section 608 of the FHA for the cost of \$3,000,000 (*Arizona Republic* 1947a). As proposed, the development would consist of multiple masonry buildings, each two stories in height and containing three, four, or four-and-a-half rooms (*Arizona Republic* 1947a). The units were to be “ultra-modern in every respect,” with concrete floors in the ground-floor apartments and oak floors on the second story and “individually controlled” heat and “mechanically refrigerated cooling” (*Arizona Republic* 1947a). Additionally, all of the apartments were to have garage and storage space. The development was to be situated on a 20-acre site located on the northeast corner of 19th Avenue and Thomas Road (*Arizona Republic* 1947a).

Although beyond the planning stage at the time of the article's publication, construction of the complex was noted as "being up in the air," as the company's workforce was currently being affected by labor strikes (*Arizona Republic* 1947a). Additionally, the development faced vigorous opposition from nearby property owners, who petitioned the city council to rezone the area for Class A residential construction and eliminate the possibility of multi-family developments in the neighborhood. Local resident, Harold Scoville, described the proposed development, as a "'conglomerate mess,' and a 'firetrap,'" saying it would lower residential values in the area (*Arizona Republic* 1949a). The Del E. Webb Construction Company ultimately withdrew from the deal when they failed to obtain financial approval from the FHA in time to take advantage of its loan application date, and the development as proposed was not constructed (Fuller 1950). The parcel was later acquired by Max Matzman and M. H. Starkweather, a pair of architects from Los Angeles and Tucson, respectively, who oversaw the construction of a much smaller 128-unit apartment complex, known as Park Manor Terrace, in the summer of 1950 (*Arizona Republic* 1950a; Fuller 1950).

The new density controls implemented by the city's 1947 zoning ordinance ensured that multi-family residential developments would continue to grow in size over the next decade. As a consequence of the new density requirements, by the late 1940s, larger courtyard apartments emerged as the dominant multi-family housing type in the city. Among the large courtyard apartment complexes built in Phoenix during the late 1940s was the Country Club Apartments, located at 3030 N. 7th Street across from the Phoenix Country Club. This 94-unit complex was designed by Phoenix architect Ralph Haver and constructed by the Mardian Construction Company (*Arizona Republic* 1947b; 1948a). Prior to the construction of the Country Club Apartments, the city commission approved a request to re-zone the southwest corner of Earll Drive and 7th Street from a single-family to a multi-family residential district and to increase the area's density requirements (*Arizona Republic* 1947b).

When the Country Club Apartments opened in early 1949, they catered to seasonal as well as long-term tenants, with both furnished and unfurnished units available for rent on a monthly or yearly basis (Figure 17; Photograph 3). Interestingly, the development was also advertised as the "Country Club Apartment-Hotel," an indication of the influence that the city's tourism industry still exercised over the development of multi-family housing into the post WWII era (*Arizona Republic* 1949b).

While the Country Club Apartments were still under construction, the *Arizona Republic* reported that, "Several other apartment units of similar size are also racing to completion to meet the winter tourist demand" (*Arizona Republic* 1948a). One of these developments was the Vinton Manor Apartments which was heralded in the spring of 1948 as "the largest single apartment project so far undertaken in Arizona" (*Arizona Republic* 1948b). The Vinton Manor Apartments were owned by Mr. and Mrs. Vinton Hammels and were also constructed by the Mardian Construction Company (Figure 18). The development consisted of two buildings, containing 48 five-room apartments and three penthouses, located at 3312 N. Central Avenue (*Arizona Republic* 1948b). The development was designed by architect H. H. Green and built at a cost of more than \$500,000 (*Arizona Republic* 1948b). Like the Country Club Apartments, Vinton Manor was also marketed to temporary and permanent residents.



Figure 17. Photograph of the Country Club Apartments, ca. 1948 (Image reprinted from the *Arizona Republic* 1948a).



Photograph 3. Country Club Apartments as they appear today, facing southeast. The complex has been renamed and is now called The Wexler Apartments (K. Fulwood, 2021).



Figure 18. Postcard for Vinton Manor, ca. 1950. Note the development’s use as an “apartment hotel” (Figure courtesy of the Tichnor Brothers Collection, Boston Public Library, Boston, Massachusetts)

Beginning in 1950, the Section 608 housing program was embroiled in a series of scandals that ultimately led to the closure of the program. Lax federal oversight by program administrators had allowed builders to exaggerate construction costs and reap “windfall profits” by obtaining FHA mortgage loans that far exceeded their expenditures (Abele and Wilson 2005). As a result, in 1952, the “no equity” terms of the Section 608 program were discontinued, and a congressional investigation was conducted of the alleged abuses within the FHA (Abele and Wilson 2005). During the investigation, it was found that 21 FHA loans had been granted to 16 apartment developments in Phoenix under the Section 608 program, totaling more than \$2,405,061 (Table 5). Some developments had received more than one loan, such as the Country Club Apartments, which had received five separate loans

Table 5. Phoenix Apartment Complexes Receiving Section 608 Loans (Source: Arizona Republic 1954).		
Development Name	Amount of Loan	No. of Rental Units
Hopps	\$65,500	12
Kiyler	\$55,000	12
Latham	\$50,000	8
Walkers	\$40,200	8
Tedricks	\$84,000	16

continued

**Table 5. Phoenix Apartment Complexes Receiving Section 608 Loans
(Source: Arizona Republic 1954).**

Development Name	Amount of Loan	No. of Rental Units
McFee	\$68,000	12
Hilma	\$50,000	11
Sandy	\$99,000	16
Luke	\$107,000	14
Turney Square Apartments	Four loans of \$49,900 each	32
Country Club Apartments	Three loans of \$151,800 each	60
	One loan for \$127,800	16
	One loan for \$133,200	18
Belle Aire	\$67,161	19
Reel and Rodgers	\$85,000	14
Park Manor Terrace	\$717,300	128

amounting to more than \$715,000 (*Arizona Republic* 1954a). An additional \$1,273,151 was awarded for the construction of nine apartment complexes in Tucson, allowing for the construction of 565 rental units between the two Arizona cities (*Arizona Republic* 1954a). The projects ranged from “modest 8-unit” apartment complexes to some of the swankiest developments” in the two cities (*Arizona Republic* 1954a). The investigation also revealed that projects constructed under Section 608 had a foreclosure rate far above the national average, and that the Vinton Manor Apartments in Phoenix had been foreclosed on for failure to meet FHA loan payments in 1950 (*Arizona Republic* 1954b). While not technically illegal, the legal loophole that allowed developers to reap windfall profits spawned an investigation into the FHA’s lending practices that tainted the agency’s reputation and resulted in the discontinuation of the Section 608 program in the early 1950s.

Following the Section 608 scandals, mortgage lenders reinstated the equity requirement for all multi-family residential construction and instituted a new prerequisite requiring builders to certify all construction costs following the completion of a multi-family project. If the construction estimate was higher than the actual cost of the project, the FHA could then reduce the mortgage to cover only the actual cost of construction (*Arizona Republic* 1954c). The demise of the Section 608 program and the introduction of more stringent financing requirements led to a nationwide decline in apartment construction during the early 1950s (*Arizona Republic* 1954c).

Still, despite these setbacks, Phoenix continued to expand. By 1950, the Phoenix metropolitan area had grown to 17 square miles and was home to 106,818 residents. Over the next decade, the Phoenix Chamber of Commerce resumed its aggressive annexation program, resulting in the acquisition of an additional 43 square miles of land along its northern border, which included Sunnyslope, in the spring of 1959, as well as other areas immediately to the

southeast and southwest of the city’s boundaries. In December of that year, an additional 75 square mile area, which included Maryvale, South Phoenix, and South Mountain, was added, boosting the population of Phoenix from 369,690 to 429,690 (Koenig 1982). The annexation program was so extensive that by 1960, more than 75 percent of the city’s residents had formerly lived in areas that had been annexed during the previous decade (Koenig 1982).

Following the controversy surrounding the development of the Country Club and Vinton Manor Apartments, Phoenix experienced a brief lull in multi-family residential construction (*Arizona Republic* 1957); however, the industry rebounded by the mid-1950s as massive population growth and aggressive annexation led to the construction of even more sizeable developments. The first multi-family project built in the city following the building slump were the Phoenician Apartments. Built in 1953, the Phoenician Apartments were located at 4239 N. 7th Street and consisted of 125 rental units, making them the largest multi-family development in the city at the time of their construction (Figure 19) (*Arizona Republic* 1957).

SMALL EDITIONS!

Congratulations!

to the people of Phoenix!

The contractors and builders of Phoenix' newest and largest apartment construction now being completed at 4239 N. 7th Street take this opportunity to thank the owners of "The Phoenician" for being given a part in the building of this outstanding structure.

It is an honor to the City of Phoenix and the citizens who live here... a satisfaction in the growth of this community into the great metropolis it is destined to be.

It is most commendable on the part of the "Phoenician" owners that, from the start of construction they insisted only on top-quality materials and workmanship. No shortcuts in craftsmanship were ever considered.

For the sake of speed or earlier completion time.

To have been associated with its sound and permanent construction we consider it a tribute to every firm and individual selected to work on the building of "The Phoenician" apartments.

The Phoenician!

4239 North 7th Street

Farmer & Godfrey Construction Co.
GENERAL CONTRACTORS

Bulfinch Supply 412 E. Central AM 1-4714	Bus Central Hhd & Tls 2123 W. Van Ness AL 1-2121	Business Contracting Co. 3128 Central Ave. PR 1-2227
Expedito Brick	Yeston Brick	Parsons-Rovey HBI 115 East Belmonte AL 4-8711
Arthur C. Bahr 1217 N. 17th Avenue AM 1-2228	Bryce Electric 2121 E. Indian School Road CR 4-2227	Phoenix-Rovey HBI 115 East Belmonte AL 4-8711
C. H. Marlow Tile 4412 N. 7th Ave. AM 1-2227	L. W. McKenna Glass Co. 3241 W. 21st Drive AM 1-4212	Thomas Air Conditioning 1411 E. Greenback Road AM 6-2229
Ray Lumber Co. 1420 W. Galena AL 1-2228	Arizona Home Improvement Co. 1411 N. Willow Ave. AL 1-2228	Alexander Painting & Decorating 2217 W. Van Ness AL 1-4221
Franklin-McCullough Lumber 1420 W. Galena AL 1-4221	Phoenix Steel & Manufacturing Co. 32 East Pioneer St. SR 1-2221	Phoenix Floor Finishers 2121 East Ave. AM 1-7229
Walton J. Boushous Masonry 2228 N. 12th St. AL 1-2221	Central Floor Covering Co. 612 South Central Ave. AL 1-2227	Joseph Winkler 4127 N. 21st Ave. AL 1-2228
W. A. 1882 Riggs Concrete Works 1220 W. Greenback SR 1-2228	Arizona Framing & Roofing Co. 1212 South Central Ave. AL 1-2228	Arctic Circle Coatings International Wood Products Co. 222 E. 12th Street AL 1-2228
Colverson Paint & Ink Corp. 221 E. Belmonte AL 1-4229	Reynolds Masonry 2228 N. 12th St. SR 1-2221	Robert Thomas Lins & Conant Co. 222 E. 12th Street AL 1-2228

"GOOD CONSTRUCTION IS AN EVERLASTING MONUMENT TO ITS CREATORS"

Figure 19. Advertisement for the Phoenician Apartments, ca. 1953 (Image reprinted from the *Arizona Republic* 1953).

By the mid-1950s, several large-scale multi-family developments were constructed in Phoenix in response to the increased mortgage limits for multi-family construction provided under Section 207 of the NHA. The Phoenician was soon followed by even more ambitious

projects, including the Park Lee Alice Apartments, which were originally planned to consist of a huge mixed-use development with 1,500 apartment units, a large shopping center, and a five-acre recreation park located at Thomas Road and 32nd Street (Figure 20). Park Lee Alice was designed by architect Ralph Haver for property developers, Jerry and Sam Bialac (*Arizona Republic* 1953a). While the Park Lee Alice Apartments were supposed to be constructed in 1953, financing problems caused the project to be postponed for more than two years. The project was finally completed in 1955 at 17th Avenue and Camelback Road (Figure 21; Photograph 4). Funding for Park Lee Alice was provided under the Section 207 mortgage insurance program. Although the completed development had been reduced to just 34 buildings, containing a total of 523 apartments, it was still substantially larger than any other development in the state at that time (*Arizona Republic* 1955).

In 1954, construction of an equally ambitious mixed-use development was underway on Central Avenue, in what was then considered a suburban area of north Phoenix (Figure 22). As proposed, the Park Central project was a business and residential development, costing \$15,000,000 and covering more than 200 acres (*Arizona Republic* 1950b). The project called for the construction of a hospital, suburban shopping center, 700 single-family homes, and 300 apartment units (*Arizona Republic* 1950b). The first apartments, called Park Central Terrace, opened in the spring of 1954 at 7th Avenue and Earll Drive. The apartment buildings were two stories high and built of masonry, with private balconies offered on the front and rear facades of each unit (*Arizona Republic* 1954d).



Figure 20. Premature press announcement for the Park Lee Alice Apartments (Image reprinted from the *Arizona Republic* 1953a).



Figure 21. Aerial view of the Park Lee Alice Apartments under construction, ca. 1955 (Image reprinted from the *Arizona Republic* 1955).



Photograph 4. Park Lee Alice Apartments as they appear today, facing northeast (K. Fulwood, 2021).



Figure 22. Aerial view of the Park Central project under construction, ca. 1954. Park Terrace Apartments are denoted by the letter “B” (Image reprinted from the *Arizona Republic* 1954e).

As large mixed-use properties like Park Central were completed, contractors rushed to construct new multi-family housing in proximity to the new developments. For example, in the mid-1950s, local contractors Paul Staman and Gilmore Kahnweiler began construction on several large courtyard apartments on N. 5th Avenue in Phoenix. The site, which had formerly been the location of the Sportsmen’s Park Racetrack, was located half a mile from the new shopping center at the Park Central development (*Arizona Republic* 1958a). Staman and Kahnweiler first constructed the Park Fifth Avenue Apartments in 1958 and later the Shorewood and Pierre apartments in 1961 (Figure 23 and Figure 24). All the developments were located along N. 5th Avenue and were designed by local architect Charles G. Polacek (Photograph 5) (*Arizona Republic* 1958b).

By the mid-1950s, city planners were struggling to control Phoenix’s rapid outward growth as large-scale multi-family developments became more commonplace. In 1955, the city’s zoning ordinance was revised again to reflect population changes and control rampant expansion caused by annexation. The city’s three residential classifications were expanded to five, so that a more refined scale of restrictions could be applied to residential construction. Single-family residential housing was allowed in all districts under the new ordinance, while multi-family construction was confined to R-3, R-4, and R-5 areas (*Arizona Republic* 1954f). The amendment process was also revised, and the application fee was increased to \$25. The new process was much more stringent, requiring that zoning changes be heard before the

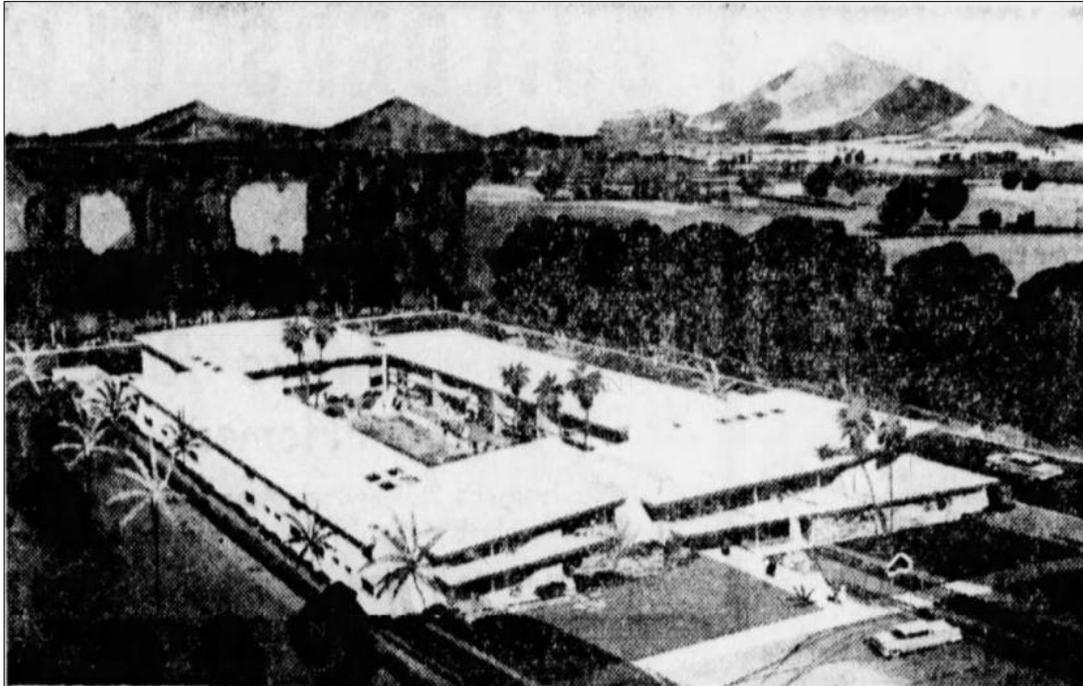


Figure 23. Aerial view of the Shorewood Apartments, ca. 1961 (Image reprinted from the *Arizona Republic* 1961).



Figure 24. The Pierre Apartments constructed by Staman-Fields and Co., ca. 1962 (Image reprinted from the *Arizona Republic* 1962a).



Photograph 5. Overview of multi-family developments constructed by Staman and Kahnweiler along N. Fifth Avenue as they appear today, facing north (K. Fulwood, 2021).

City Planning Commission prior to the public hearing and the decision of the City Commission. It also required that if the re-zoning application included property other than that owned by the applicant, a petition be submitted in which at least 75 percent of the property owners in the affected area expressed approval for the zoning change (City of Phoenix Zoning Ordinance 1955).

Construction of multi-family housing was boosted with the passage of the Federal Housing Act of 1956, which further liberalized terms for FHA-insured multi-family construction under Section 203 and 207. Mortgage ceilings under Section 207 were raised from 80 percent to 90 percent of the project's value, and loan limits under Section 203 were raised for duplex, triplex, and fourplex apartments under the new terms (Abele and Wilson 2005). A number of substantial triplex and fourplex developments were constructed in Phoenix after the passage of the Housing Act of 1956. One of the largest developments was the Whispering Sands subdivision, located at N. 40th and E. Belleview streets in east Phoenix. The development originally consisted of 16 fourplex apartments constructed by Chanen Construction on behalf of local real estate investor Arnold Becker (*Arizona Republic* 1959). The plat for Whispering Sands was filed in 1958 and the first units were available for occupancy in early 1960 (*Arizona Republic* 1960). Becker's development coincided with the construction of the Motorola semiconductor plant in the East Valley, which began in 1956 and expanded fivefold by 1960 (VanderMeer 2010). Early advertisements for Whispering Sands boasted that the development was only 10 minutes from the plant (*Arizona Republic* 1960). By the time the Whispering Sands subdivision was completely built out in 1963, the development contained approximately 56 fourplex apartment buildings (Figure 25; Photograph 6).



Figure 25. Advertisement for Whispering Sands fourplex apartments, showing typical fourplex design in the development, ca. 1963 (Image reprinted from the *Arizona Republic* 1963).



Photograph 6. Whispering Sands as it appears today, facing southeast (K. Fulwood, 2021).

Propelled by these policy changes, multi-family residential construction continued to soar in the late 1950s. By 1957, *Arizona Republic* real estate editor Henry Fuller reported that between January and July of that year, 20 new multi-family apartments had been constructed in the city (*Arizona Republic* 1957). Fuller also reported that in addition to large, low-rise apartment developments consisting of several buildings spread over multiple acres, Phoenix developers had begun the construction of several high-rise apartment towers (*Arizona Republic* 1957). He specifically referred to the Phoenix Towers, a 14-story luxury apartment building designed by Chicago architect Ralph C. Harris and built by the Del E. Webb Construction Company in 1956 (Figure 26) (*Arizona Republic* 1961a). The building contained 60 air-conditioned units, which were advertised as “ranch houses in the sky” (*Arizona Republic* 1957a).



Figure 26. Proposed sketch of the Phoenix Towers, ca. 1955 (Image reprinted from the *Arizona Republic* 1955a).

Increasingly, new multi-family developments were constructed as cooperative apartments (*Arizona Republic* 1957b). This was true of the Phoenix Towers, as well as the Villa del Coronado, a \$2 million development located at 3rd Street and Coronado Road (Figure 27; Photograph 7). Completed in 1956, the Villa Del Coronado consisted of 14 individual buildings constructed by Lionel V. Mayall, who was dubbed “the West’s Pioneer Builder of Cooperatively Owned Apartment Homes” (*Arizona Republic* 1955b). The benefits of cooperative ownership were described in a February 1957 edition of the *Arizona Republic* as “combining the living advantages of home ownership with the conveniences of an apartment, while eliminating problems of commuting long distances, often in heavy traffic” (*Arizona Republic* 1957b). Additionally, cooperative apartments could require high down payments that, “create a high degree of security for apartment owners” (*Arizona Republic* 1957b).

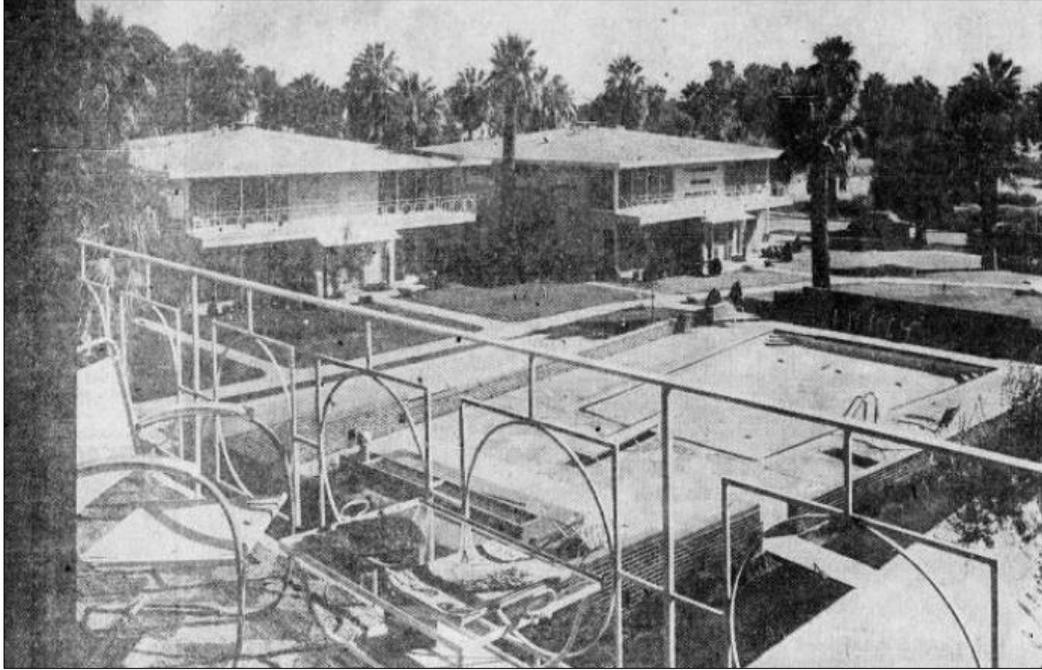


Figure 27. View from the third-floor balcony overlooking the Villa Del Coronado, ca. 1957 (Image reprinted from the *Arizona Republic* 1957c).



Photograph 7. View of the courtyard at the Villa del Coronado as it appears today, facing northeast (K. Fulwood, 2021).

In the late 1950s, apartment construction continued to gain momentum in Phoenix. In 1959 alone, 17,000 permits for residential construction were issued by the city, with multi-family housing accounting for roughly 25 percent of new construction (Koenig 1982). Apartment construction also accounted for \$26 million in building valuations that year (Koenig 1982). There were several reasons suggested for the continued popularity of multi-family housing, including the influx of new residents from the east coast, failure of the city and county to construct high-speed automobile freeways to ease commute times, and the convenience and lack of maintenance involved in communal living (*Arizona Republic* 1957). Another suggestion, offered by Morris Karp of the Realty Equities Corporation, proposed that single-family home building was faltering due to demographic changes in the U.S. According to Karp, the population was “growing fast at both ends with fewer new households being formed in the middle because of the low birthrates of the 1930s” (*Arizona Republic* 1961b). Karp suggested the reason for the sustained popularity of apartment living was that it catered to younger and older age groups, which represented the largest segment of the U.S. population during the 1950s.

Multi-family Housing at Midcentury (1961–1980)

Like other metropolitan areas across the country, the 1960s marked the peak of multi-family residential construction in Phoenix. Beginning in 1961, Section 234 of the federal Housing Act introduced FHA mortgage insurance for condominiums, a relatively unknown property type in the city at that time. In November 1961, *Arizona Republic* real estate editor Henry Fuller explained that condominium developments were similar to cooperative apartments, except that, “Each apartment is conveyed by deed to an individual and his legal title is just as complete and absolute as though it were an individual house” (*Arizona Republic* 1961c). The disadvantage of cooperative ownership was that individual shareholders in the corporation stood to lose their investment if the building was foreclosed on because other tenants defaulted on their payments. Therefore, condominiums offered greater investment protection to individual homeowners since the building was not covered under a blanket mortgage agreement. According to Fuller, “The one claim of condominium over cooperative is the individual ownership feature” (*Arizona Republic* 1962b).

Also, in 1961, Phoenix adopted a new zoning ordinance in anticipation of new residential developments in the city. The new ordinance established seven new residential and residential-estate zoning categories, as well as new suburban designations to better control development in recently annexed communities on the outskirts of the city. It also established a new district designation—called the High-Rise or H-R district—to allow buildings with greater building heights and density to be constructed in R-5 (multi-family residence) and commercial districts throughout the city (City of Phoenix Zoning Ordinance 1961). In 1962, the first condominium complex in Phoenix was constructed at 1227 E. Maryland Avenue (Figure 28; Photograph 8). The development, called Maryland Parkway East, was built by Richard Beery and Russell Riggs of Phoenix. Prior to the project’s construction, the State of Arizona adopted enabling legislation under Chapter 89 in the Arizona Revised Statutes governing “Horizontal Property Regimes” in March of 1962 (Brevoort and Reiner 2021). Maryland Parkway East consisted of 64 deluxe 2-bedroom apartments in the \$20,000 price range. Just two years after the construction of Maryland Parkway East, 15 to



Figure 28. Advertisement for Maryland Parkway East, ca. 1962 (Image reprinted from the *Arizona Republic* 1962d).



Photograph 8. Current photograph of Maryland Parkway East, facing southeast (K. Fulwood, 2021).

20 condominium developments were estimated to have been constructed in metropolitan Phoenix.

In addition to condominiums, townhouses were also introduced to the Phoenix area in the 1960s. The first townhouse development in the Valley—Villa Monterey—was constructed in 1961 in Scottsdale, near 76th Street and Camelback Road, by David Friedman of Butler Homes (Figure 29) (*Arizona Republic* 1967). Friedman claimed to have developed the townhouse concept after witnessing winter residents “suffering in those mom-and-pop apartments with thin walls and no privacy” (*Arizona Republic* 1967). Similar to the “apartment-hotels” of the 1940s, in Phoenix there were a number of early transitional properties that were advertised as both townhouses and apartments. The first multi-family residential development in Phoenix to be advertised as “townhouses” were the Ardmore Cooperative Apartments, which were constructed by property developer John F. Long in 1962 (Figure 30). The Ardmore Co-op Apartments were located at 500 W. Clarendon Avenue and offered both 3 bedroom “townhouse” units with enclosed patios and private balconies, as well as 2-bedroom apartments (Photograph 9) (*Arizona Republic* 1962c). Financing for the development was provided under Section 213.

In April 1963, Long constructed perhaps the first complete townhouse development in the City of Phoenix. Holiday Gardens was developed by Long at West Camelback Road and 72nd Avenue, which at the time of its construction was located outside of the City’s boundaries. The development offered one- and two-story plans, and included a swimming pool, putting green, private patios, and fenced rear yards for privacy (Figure 31; Photograph 10). The single-story units were reserved exclusively for adults (*Arizona Republic* 1963a). Long’s development was soon joined by Royale Gardens, another early

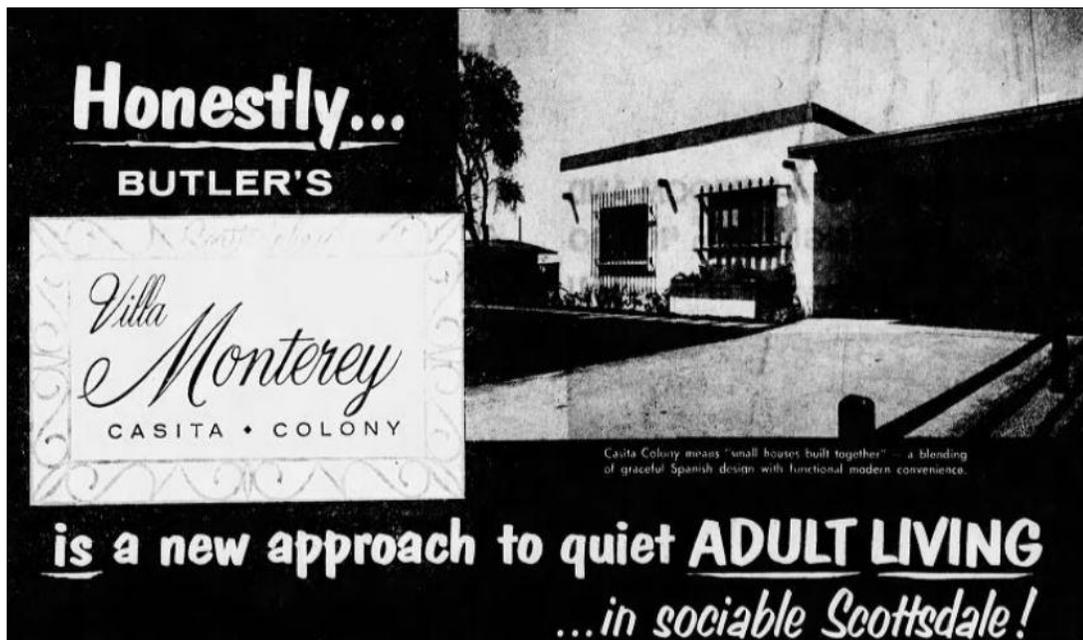


Figure 29. Advertisement for Villa Monterey, ca. 1961 (Image reprinted from the *Arizona Republic* 1961d).



Figure 30. Advertisement for Ardmore Cooperative Apartments, ca. 1961 (Image reprinted from the *Arizona Republic* 1961e).



Photograph 9. Current view of the Ardmore Co-op Apartments, facing northeast (K. Fulwood, 2022).



Figure 31. Advertisement for Holiday Gardens, ca. 1963 (Image reprinted from the *Arizona Republic* 1963a).



Photograph 10. Current view of Holiday Gardens, facing northeast (K. Fulwood, 2022).

townhouse development in Phoenix which was partially developed by Malouf Enterprises in 1963 (Figure 32). However, construction of Royale Gardens was interrupted by financial difficulties, and completion of the development was delayed until the late 1960s.

In 1964, Dell Traylor successfully introduced the townhouse concept to the Valley with his Golden Keys and, later, Sutton Place developments (Figure 33 and Figure 34). Traylor's target demographic for his townhouse developments were people without children who were, "tired of taking care of big houses but are appalled with the idea of apartment living" (*Arizona Republic* 1964). Golden Keys, located in Scottsdale, was designed by the Schreiber Brothers and featured 188 units designed in a Spanish-Mediterranean style (Photograph 11). Sutton Place, located at N. 26th Street and E. Osborn Road in Phoenix, was the first in a series of Dell Traylor townhouse developments designed by architects Ralph Haver, Jimmie



Figure 32. Advertisement for Royale Gardens, ca. 1963 (Image reprinted from the *Arizona Republic* 1963b).



Figure 33. Advertisement for Golden Keys in Scottsdale, ca. 1964 (Image reprinted from the *Arizona Republic* 1964b).



Figure 34. Advertisement for Sutton Place in Phoenix, ca. 1964 (Image reprinted from the *Arizona Republic* 1964c).



Photograph 11. Current view of Golden Keys, facing northeast (K. Fulwood, 2021).

Nunn, and Ross Jensen (*Arizona Republic* 1964a). When it opened, the houses within Sutton Place were described as “situated irregularly in groupings of no more than six residences which share either one or two common walls” (*Arizona Republic* 1964a) (Photograph 12).

John Hall of Hallcraft Homes also ventured into townhouse construction in June of 1964 (*Arizona Republic* 1967). Hallcraft’s first Phoenix townhouse development was located near the intersection of N. 17th and Campbell avenues (Figure 35; Photograph 13). The townhouse community was named the “Phoenix Townhouses,” and was situated immediately south of the Park Lee Alice development (*Arizona Republic* 1964d). According to Garrett Scott, a Hallcraft salesman, the appeal of townhouses was a combination of being close to town, requiring no exterior maintenance by owners, and offering attractive tax write-off benefits (*Arizonian Real Estate Review* 1968).



Photograph 12. Current view of Sutton Place, facing northeast (G. Rayle, 2021).

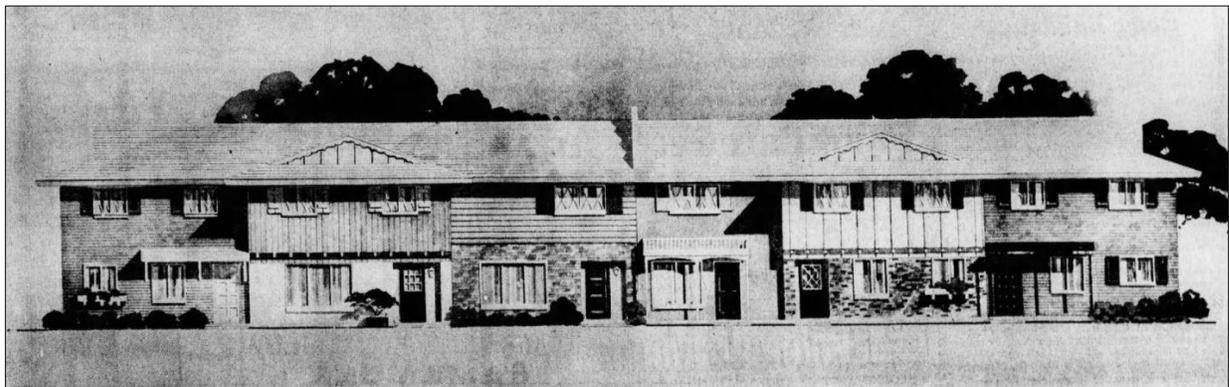


Figure 35. Typical Hallcraft townhouse design, ca. 1964 (Image reprinted from the *Arizona Republic* 1964d).



Photograph 13. Current view of several units within the Phoenix Townhouses development, facing southeast. Note its distinctive Hallcraft design (K. Fulwood, 2021).

The construction of the first townhouse developments in Phoenix coincided with a change in the city's zoning ordinance that would permit the construction of "cluster developments" in all residential zoning areas, as long as the development retained the density required in that particular zone. The zoning change was designed to foster the development of vacant lots in the interior of the city (*Arizona Republic* 1964e). The so-called PAD amendment, which permitted "cluster-type development" in Phoenix was passed by the city council in January 1965. The amendment was considered advantageous to builders as it would allow for a wide range of flexibility in residential development and would not require the construction of as many streets and alleys as a typical subdivision (*Arizona Republic* 1965). Townhouse construction also allowed developers to build several residences on each tract which, in turn, lowered costs for potential homebuyers (*Arizona Republic* 1964f). The townhouse concept proved so popular that by 1967 roughly 4,000 units had been built in the Valley, and the property type had firmly cemented itself as an "architecture indigenous" to the Phoenix area (*Arizona Republic* 1967).

The introduction of more diverse multi-family housing options, such as condominiums and townhouses, can be attributed to changes in the demographic makeup of the U.S. during the 1960s. While baby boomers were more financially stable than previous generations, Vietnam-era inflation increasingly led them to choose multi-family housing options over typical homeownership (Lasner 2012). Additionally, unlike earlier generations, baby boomers established a wide variety of household types, including divorced families, single-parent families, and dual-commute families, who were attracted to the convenience of multi-family living (Lasner 2012). Finally, multi-family housing was appealing to families with

working mothers, a distinction that by 1960 applied to 50 percent of all American households (Lasner 2012).

Transportation developments also affected the continued popularity of multi-family housing in Phoenix in the 1960s. In many cities, the construction of large multi-lane freeways increased suburban sprawl and encouraged families to purchase single-family residences in subdivisions far from the city center. In Phoenix, however, multi-family residential construction remained popular due to the city's delay in constructing a modern transportation network. According to Gary Driggs, president of the Western Savings and Loan, the only substantial increase in development in the city in 1962 was confined to an 8-mile area around the center of town (*Arizona Republic* 1963c). Driggs noted that, "It's the transportation problem that is causing people to turn back toward the city and to move to apartment living (*Arizona Republic* 1963c).

In an effort to remedy its transportation problems, the city produced an updated highway plan in 1960 proposing a modest grid of freeways that included Interstate 10 (I-10), an existing 7-mile segment of the Black Canyon Highway (Interstate 17 [I-17]), and a new east-west route to the north of downtown (VanderMeer 2010). While federal funding to institute an interstate highway system had been provided by the passage of the Interstate Highway Act of 1956, the project stalled in Phoenix due to cost and resistance from local merchants who worried that new highways would divert customers away from their businesses (VanderMeer 2010). As a result, freeway construction progressed slowly in the 1960s. In 1969, additional controversy arose over the construction of an extension of the I-10 freeway, also known as the Papago Freeway, through the historic Roosevelt neighborhood. A complex political battle ensued that further postponed almost all highway construction in the city. Consequently, by 1980, the Valley boasted only 35 miles of freeway (VanderMeer 2010). In comparison, San Diego, a city comparable in size, possessed more than 70 miles of freeway as early as 1965 (*Arizona Republic* 1965a). In 1964, *Arizona Republic* real estate editor Henry Fuller summarized the effects that sluggish freeway construction had on the city's outward growth, writing, "Apparently until we get a few freeways built, the time is here for compacting the city's population" (*Arizona Republic* 1964f).

Delays in freeway construction and demographic changes ensured that multi-family residential housing remained popular in Phoenix well into the twentieth century. By the mid-1960s, more than 20 percent of the housing units in metropolitan Phoenix were multi-family developments (Abele and Wilson 2005). The majority of these projects, or 75 percent, had between five and 49 units, while large developments or those with 50 or more units, comprised about 10 percent. The remaining 15 percent were small projects with less than five units per development (Abele and Wilson 2005). Of the post-war apartment buildings built within the Valley during the 1960s, almost half had two bedrooms while 40 percent of the complexes had one. Only three percent had three bedrooms and less than 10 percent were efficiency studios (Abele and Wilson 2005). Virtually all of the apartment complexes provided air conditioning or coolers, and many had swimming pools, carports, and garages due to the hot summertime temperatures (Abele and Wilson 2005).

While duplexes, triplexes, and fourplexes had maintained their popularity in Phoenix for several decades, these property types began to fall out of favor by the mid-1960s. *Arizona Republic* real estate editor Henry Fuller reported in 1963 that, “For sound economic reasons we are seeing the duplex, triplex, and fourplex buildings giving way to structures with 40 or more units” (*Arizona Republic* 1963d). Fuller also predicted that the city would see an increase in the construction of high-rise apartments in the next decade as, “...nothing will stop the continued growth of Phoenix” (*Arizona Republic* 1963d). According to Abele and Wilson (2005), during the 1960s, “multi-family developments in the Phoenix area were almost equally split between one- and two-story structures, with a very small percentage of three or more level structures.” However, several significant high-rise developments had also been built in the early 1960s including Camelback Towers, a 17-story high-rise development located on the southwest corner of Central Avenue and W. Pierson Street, and Executive Towers, a monumental 22-story high-rise building located at the intersection of W. Clarendon and N. 2nd avenues. Executive Towers was an early project of architect Al Beadle when he was still employed as a designer in the firm of Alan A. Dailey and Associates. The building was constructed by Mardian Construction and completed in early 1963 (*Arizona Republic* 1963e) (Photograph 14). Camelback Towers was officially opened a year later, in 1964 (Figure 36). Plans for the project were started by the architect Charles G. Polacek and completed by John Schotanus, Jr. following Polacek’s untimely death in 1961 (Ruter 2021).



Photograph 14. Current view of Executive Towers (at center), facing east (K. Fulwood, 2021).



Figure 36. Advertisement for Camelback Towers, ca. 1963 (Image reprinted from the *Arizona Republic* 1963f).

After decades of increases in multi-family residential construction, by 1965, the multi-family housing market in Phoenix had become saturated. That year, it was determined that Maricopa County had 7,000 more apartment units than it needed based on its population size (*Arizona Republic* 1965b). The overbuilding of multi-family housing led to a vacancy level of 27 to 30 percent as the rate of employment and population growth of Phoenix slowed in the late 1960s (*Arizona Republic* 1965b). The city entered a lull in multi-family residential construction while the demand for new units struggled to catch up with the existing supply. While the market briefly recovered, the construction of multi-family housing continued to fluctuate into the next decade (*Arizona Republic* 1966). By the mid-1970s, multi-family residential construction declined once again due to the overbuilding of apartments by out-of-state investors, as well as the national financial recession of 1974–1975. In 1975, multi-family construction in Phoenix dropped 88 percent, compared with the same period the previous year (*Arizona Republic* 1975).

The financial recession of the 1970s marked the end of Phoenix’s transformational post-war building era. Following the recession, the city’s housing market shifted from a local industry that was dominated by small- and medium-scale builders with little capital to a system that was controlled by national corporations with far greater financial assets (VanderMeer 2010). While some national companies, like Lenar, Kaiser Aetna, and Grant opened offices in Phoenix, others entered the market by buying out local builders. For example, in 1974, Mardian Construction became a subsidiary of Perini Construction, a national firm based in Framingham, Massachusetts, and, in 1978, John Hall of Hallcraft Homes sold his business to the Nu-West Development Corp. of Alberta, Canada (VanderMeer 2010).

Despite industry changes in the 1970s, multi-family housing has become a staple of the Valley’s real estate market, offering a variety of property types and housing options to all levels of consumers. Since its introduction in the early twentieth century, the role of Phoenix’s multi-family housing industry has evolved from a temporary accommodation for tourists and seasonal residents to become an established year-round housing option for all the city’s inhabitants.

SECTION IV: ARCHITECTURE OF MULTI-FAMILY HOUSING IN PHOENIX AFTER WWII

A single source on the various types of multi-family developments constructed during the post-war period was not found. Instead, regional variations have been developed for multi-family developments, with most of these studies focusing on early apartment complexes in large urban centers. For example, a search of the NRHP database maintained by the National Park Service (NPS) revealed that only ten MPDFs including post-war multi-family dwellings have been listed in the NRHP (Table 6). A total of eight states are represented, only two of which—California and New Mexico—are in the west. The period of significance for almost all of the documents begin with the construction of the first multi-family development and continues through the post-war period, typically ending with whatever the 50-year cut-off is at the time of the nomination’s writing. Only one of the MPDFs—*Mid-Century Modern Non-Single Family Residential Architecture in Topeka, Kansas, 1945–1975* (author unknown), deals exclusively with multi-family properties constructed during the post-war period. North Wind attempted to locate a copy of this MPDF with no success.

Table 6. MPDFs that include Post-war Multi-family Housing.

State	Name	Citation	Date Listed
California	Garden Apartment Complexes in the City of Los Angeles, 1939–1955	Paluszek and Grimes 2017	12/31/2018
Illinois	Multiple Family Dwellings in Springfield, Illinois	Schukai 2004	9/15/2004
Kansas	Mid-Century Modern Non-Single Family Residential Architecture in Topeka, Kansas, 1945–1975	Unknown	Unknown
Michigan	Apartment Buildings in Detroit, 1892–1970	Mills 2016	Unknown
Nebraska	Apartments, Flats, & Tenements in Omaha, Nebraska from 1880–1962	Honeybrink et. al 2014	3/10/2014
New Mexico	Multi-Unit Dwellings in Albuquerque, New Mexico	Kammer 1999	1/27/2000
Ohio	Apartment Buildings in Ohio Urban Centers, 1870–1970	Gordon 2011	4/28/2011
Virginia	Apartment Bungalow & California-Type Houses of Arlington County, Virginia	Trieschmann 2011	5/25/2012

continued

Table 6. MPDFs that include Post-war Multi-family Housing.

State	Name	Citation	Date Listed
Virginia	Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950	Green 2007	3/16/2007
Virginia	Garden Apartments, Apartment Houses, & Apartment Complexes in Arlington County, Virginia	Moffett 2002	5/22/2003

A broader search of historic context statements yielded similar results; however, one document—a citywide historic context for multi-family residential development in Los Angeles, California (Fowler et al. 2018)—was particularly useful for defining property types for apartment complexes. Prepared by Historic Resources Group (HRS) as part of the broader SurveyLA project, the document lists five multi-family property types constructed in the city between 1895 and 1970 (Fowler et al. 2018). These include apartment houses (1895–1970), the bungalow court (1910–1939), courtyard apartments (1910–1969), the dingbat/stucco box (1954–1968), and multi-family residential historic districts (1910–1970). All of the property types are applicable to apartment complexes built in Phoenix during the post-war period with two exceptions. The bungalow court, which are defined as small, single-unit bungalows clustered on large lots around a shared open space, was popular in Los Angeles and other west coast cities in the early half of the twentieth century. Within the Phoenix, this property type was not found within the combined study areas to have been constructed in the post-WWII period. The second exception is the dingbat/stucco box type. Although many unadorned multi-family stucco buildings were documented within the combined study areas, developers within the City did not seem to embrace the “dingbat,” or whimsical applied decorations. The following discussion pertaining to this particular property type draws heavily from the historic context statement provided in the Los Angeles (Fowler et al. 2018) multi-family report.

The classification of townhouses included below loosely follows that developed by Don Meserve (Meserve 2008) in association with the City of Scottsdale townhouse/attached housing survey (Caproni et al. 2009); however, where the Meserve analysis focuses on townhouse construction types (connected via one or two party walls, etc.), this document provides additional analysis based on property layout, circulation networks, and location within the urban fabric.

PROPERTY TYPES IDENTIFIED IN METROPOLITAN PHOENIX

Based on the windshield survey of the ten study areas, North Wind identified three main categories of multi-family properties, including low, medium, and high density. Within these are included sub-categories, including duplexes, triplexes, fourplexes, and one-story courts in the low-density category; one-story apartments, low-scale apartments, and courtyard apartments in the medium density category; and high-rise apartments, designed apartment communities, which further includes small- and large-scale communities, and townhouses, which is further broken down into traditional rows, attached homes in curvilinear or staggered layouts, and cluster layouts. Below is a description of each sub-category with

examples accompanied by photographs and, where layout is a distinctive feature, aerial views.

Low Density Multi-family Housing

Duplexes

Duplex housing, typically described as one- or two-story connected living units with separate entrances, began to develop within the city as a whole in the 1920s. Within the combined study areas, the duplex's most popular era was between the mid-1950s to late-1960s. Beginning in the 1970s, the popularity of the duplex began to decline, falling by approximately 50 percent by 1975.

Duplexes are the second most common building type, following triplexes, in the combined study areas. The late-1950s peak may be a result of builders taking advantage of the Federal Housing Act of 1956, which raised loan limits for duplex, triplex, and fourplex construction. This building type was appreciated by builders and renters for affordability, semi-autonomy, and design and construction compatibility with single-family neighborhoods. Compatibility was, by design, used to facilitate housing diversity while maintaining property values of surrounding single-family homes.

The earliest duplexes in the city appear to be mostly two-story buildings constructed in the popular architectural styles of the early twentieth century, however, one-story duplexes, such as 2234 E. Polk Street, constructed in 1936, were becoming more common. 2234 E. Polk Street is oriented perpendicular to the street with west-facing entrances and appears to have been constructed in a Transitional Ranch style, although it has been significantly altered (Photograph 15).

By the 1950s, the one-story duplex was predominant, and the then-popular Ranch style was the most common architectural style. The homes are either oriented parallel to the street with both entrances facing the street, or perpendicular to the street with both entrances on the main façade facing a small, landscaped area or the neighboring property (Photograph 16). Because these buildings are meant to blend with single-family homes, duplexes tend to have corresponding setbacks with landscaped areas and paved walkways in the front and a large shared rear yard or a subdivided rear yard. Duplexes constructed to face each other, even if on separate parcels, will typically share a landscaped courtyard space with a network of paths connecting the duplex buildings to each other or to the street or rear parking area. Parking on the street is more common for this building type. Some duplex properties within the combined study areas have replaced the landscaping with paving to provide more space for on-site parking.

Facades are most often symmetrical with entrances on the ends, or at least separated by some distance as opposed to being adjacent to each other in the center. 3715 E. Montecito Avenue is an example of a duplex constructed in 1968 exhibiting more Contemporary Ranch features with an asymmetrical façade and Prairie style eave brackets (Photograph 17). As with typical single-family Ranch style homes, windows are mostly steel divided-lite casement in the earlier homes, and steel two- and three-lite casement or aluminum sliding type in the later



Photograph 15. View of 2234 E. Polk Street, facing northeast. The property is the earliest duplex in the combined study areas. It is located in Study Area E and was constructed in 1936 (K. Fulwood, 2021).



Photograph 16. Example of a Ranch style duplex with early Transitional Ranch features and symmetrical facade at 4301 N. 27th Street, facing east (G. Rayle, 2021). This property is in Study Area D and, according to the Maricopa County Assessor, was constructed in 1959.



Photograph 17. Example of a duplex displaying an asymmetrical façade and Contemporary Ranch style features at 3715 E. Montecito Avenue, facing south (G. Rayle, 2021). This property is in Study Area A and, according to the Maricopa County Assessor, was constructed in 1968.

homes. Roofs are typically side-gabled, hipped, or gable-on-hip with low slopes and moderate to wide overhanging eaves. Common exterior materials are brick or concrete block followed by a combination of masonry and stucco, masonry and wood, or stucco only.

Triplexes

Unlike duplexes, triplexes saw an increase in development within the combined study areas beginning in the late 1940s, potentially as a response to the severe wartime housing shortage. Their popularity increased steadily until the early 1960s, most likely due to the passage of the Federal Housing Act of 1956 and began to decline significantly through the early 1980s. The triplex development was seen as affordable, semi-private, and compatible with surrounding single-family housing. The main difference being that triplexes are more often built in pairs, sometimes on separate parcels, than duplexes. Often there are multiple individual parcels containing triplexes constructed as part of the same development. The paired configuration allows for two mirrored buildings to be constructed facing each other across an open space often containing landscaping, shared amenities, and/or parking. Triplexes are typically constructed with an L-shaped plan oriented perpendicular to the street. Triplexes are the most common property type within the combined study areas, followed by duplexes.

The oldest triplexes in the combined study areas were constructed in 1948 and are concentrated along W. Mulberry Drive between N. 15th and N. 17th avenues within the

NRHP-listed North Encanto Historic District. These early triplexes were constructed in the Transitional Ranch style and have L-shaped plans, Flemish bond masonry, brick wainscoting, multi-lite casement windows, and gable-and-hip roofs with exposed rafter ends. The one-story homes are oriented perpendicular to the street and most face a mirrored unit across a courtyard and network of concrete paths, as is common. Two entrances are located on the rear ell, while a third is located on the front ell (Photograph 18).



Photograph 18. Example of triplex at 1608 W. Mulberry Drive in Study Area C, facing northeast (G. Rayle, 2021). This multi-family dwelling, which dates to 1948 and is considered a contributing property to the NRHP-listed North Encanto Historic District, is one of the earliest triplexes documented by North Wind within the combined study areas.

The basic shape and architectural styles of the triplex did not seem to progress significantly into the 1960s. It appears that a certain massing (one-story with an L-shaped plan), material (brick or concrete block), and style (Traditional Ranch or Ranch), were the most efficient as they represent nearly all of the triplex buildings in the combined study areas. Despite the near uniformity of this property type within the survey areas, there were a few variations on the typical triplex design (e.g., hipped vs. gable vs. hip-on-gable roof, and Spanish tile vs. composition tile) that were also noted within the survey areas. As with duplexes, the homes are compatible with their surrounding neighborhoods by design, mimicking setbacks, architectural style, materials, and massing. Parking areas for triplexes within the combined study areas are different than duplexes in that they are more often integrated into the parcel as opposed to relegated to the street or alley. Additionally, storage areas for each unit are more prevalent.

In 1962, 14 triplexes were constructed by the same builder on N. 14th Street between E. Rose Lane on the south and E. Marlette Avenue on the north, in Area B. The triplexes vary slightly from the standard in that two units face the street and a third faces a driveway or courtyard (Photograph 19). Additionally, these units typically had multi-lite windows with diamond-shaped panes on the street-facing facades, and orthogonal multi-lite windows on the side and rear elevations. The main façade also had board-and-batten siding above the wainscoting, while the remaining facades are concrete block. The unit's nod to Mid-century Modern is displayed via a concrete wainscoting with a repeating diamond-shaped pattern.



Photograph 19. Main (west) façade of triplex at 6233 N. 14th Street in Study Area B, facing southeast (G. Rayle, 2021).

The stark exception to almost all of these commonalities is the International style triplex at 4402 N. 28th Street (Photograph 20). This building was constructed in 1962 on a large corner lot at the intersection of E. Turney Avenue and N. 28th Street. The concrete block and steel frame building is situated in the center of the parcel, matching the consistent setback for the surrounding single- and multi-family properties. The triplex actually consists of two buildings connected by a covered courtyard. The property contains storage units and covered parking.



Photograph 20. Main (east) façade of 4402 N. 28th Street in Study Area D, facing southwest (G. Rayle, 2021).

Fourplexes

Although there are three early fourplexes in the combined study areas, one from 1946 and two from 1949, fourplexes didn't become popular until the late-1950s, similar to its smaller cousins, the duplex and triplex, due to the Federal Housing Act of 1956. Within the combined study areas, fourplex construction peaked between 1958 and 1963 with approximately 65 buildings. The years 1962 to 1974 show an average of ten fourplexes being constructed, and only one constructed in 1975. Fourplexes follow duplexes and triplexes in popularity within the combined study areas.

The earliest fourplex in the combined study areas was constructed in 1946 at 907 N. 22nd Place. This Transitional Ranch style building is similar to duplexes and triplexes with its single story, rectangular plan, concrete block, and minimal traditional style (Photograph 21). Only one two-story example exists in the combined study areas, constructed in 1950 at 1520 W. Mulberry Drive. This building, which is a contributor to the NRHP-listed North Encanto Historic District, is symmetrical in plan and façade and contains a pair of units on each of the two floors (Photograph 22).

Later fourplexes often display entrances clustered within a large front porch or entry portal, creating the impression of a large single-family dwelling. Again, this, and the practice of designing the fourplexes in the prevailing architectural styles of the day, allowed them to be integrated into existing single-family neighborhoods with greater success than larger



Photograph 21. The main (west) and north facades of the earliest fourplex within the combined study areas, located at 907 W. 22nd Street, facing southeast (G. Rayle, 2021). This property is located in Study Area E and was constructed in 1946.



Photograph 22. Main (south) façade of 1520-1522 W. Mulberry Drive, an example of a two-story fourplex in Study Area C, facing northeast (G. Rayle, 2021). Per the Maricopa County Assessor, this multi-family dwelling was built in 1950.

buildings typically found in more urban, higher density areas. An example of a fourplex with clustered entrances accessed from a central breezeway is 3624 E. Montecito Avenue (Photograph 23). This particular type with a central breezeway is common within the study areas and can be either L-shaped or U-shaped in plan. The least common type consists of one unit in the front of the lot and a separate triplex building in the rear of the lot. Typically, the roof is gable-on-hip with a small front-facing gable over the breezeway entrance. The buildings are almost universally constructed of concrete block with breeze block accents appearing as the decades progress. Private patio spaces are less common, and parking is often provided at the rear of the properties, accessed by alleys, and not relegated to the street, although a combination of both is also extant within the combined study areas.



Photograph 23. 6202 N. 12th Place in Study Area B, facing west (G. Rayle, 2021). This is an example of a Ranch style fourplex with an L-shaped plan and central breezeway providing access to individual unit entrances.

Architectural styles of the fourplexes tended to favor the common Ranch style and Ranch sub-styles, such as Spanish Ranch, or Storybook Ranch. The fourplexes at 2023 and 2027 W. Berridge Lane, constructed in 1962, are Storybook Ranch style (Photograph 24). These two fourplexes are L-shaped and mirror each other across a large green space with parking in the rear. Like the W. Berridge Lane examples, fourplex roofs throughout the combined study areas are typically low-pitched hipped or gable-on-hip roofs with wide eave overhangs.



Photograph 24. Main (north) façade of a fourplex at 2027 W. Berridge Lane, facing southwest (G. Rayle, 2021). This property was constructed in 1962 and is located in Study Area F. Note the carved wood brackets supporting the window awnings, typical of Storybook Ranch style buildings, and the Contemporary style extended eave/planter feature.

One-story Courts

The one-story court property type developed in Phoenix in the early 1920s and gained popularity in the 1930s. They typically took the form of small clusters of buildings, usually with one to three units each, surrounding a central open space or drive. As mentioned earlier in this document, the FHA began to encourage development of this property type for its efficient layout by the 1940s (McDonald 1940). Beginning in the late 1940s, the City adopted a new zoning ordinance that allowed for increased density, such as more units per acre and taller building heights. As a result of these changes, the popularity of one-story courts began to wane by the early 1960s. Construction of this type in the combined study areas peaked with 25 built between 1957 and 1964, falling to less than five by the early 1980s. One-story courts are the fourth most common multi-family building type within the combined study areas.

In the city, the one-story court property type is commonly developed as a pair of standalone residential units with five or more units on each side facing each other across a common open space, such as with 4202 N. 27th Street (Photograph 25). The paired buildings usually have rectangular or L-shaped plans. Less common are U-and O-shaped plans. The open space is usually landscaped and contains a network of paths leading to each unit, the street, and parking. Occasionally the common space is paved to accommodate a drive leading to detached garages at the rear of the property.



Photograph 25. View of the interior courtyard of the Contemporary Ranch style one-story court at 4202 N. 27th Street in Study Area D, facing west (G. Rayle, 2021). This complex, originally known as the Fleur de Lis Apartments, was constructed in 1962.

This property type is similar to the “motor court” style motel popular in the same era for its ability to accommodate vehicle parking in front of each unit, and later pools, in the central courtyard area. One example of this is located at 4236 N. 12th Street. This Transitional Ranch style property was constructed in 1950 and consists of two rectangular shaped buildings with approximately eight studio and one-story units each facing each other across a minimally landscaped open space with a pool. Parking is in the front and rear, and a separate one-story building at the front, southeast corner, of the property serves as the office. Like a typical motor court motel of the same age, a shed-style porch roof extends the length of each façade (Photograph 26).

Like other post-war, low-density, multi-family housing within the combined study areas, each one-story court unit typically has direct access to the outdoors in an attempt to replicate the relationship of the single-family house to its private yard. Rare is the private patio with some sort of privacy screen. The common architectural styles for this property type, such as Ranch (and Ranch substyles) replicated the popular surrounding single-family residential housing styles. Building materials are primarily concrete block and roofs are hipped or gable-on-hip. However, the higher density one-story courts sometimes maximized lot space at the expense of compatible setbacks and front yards.



Photograph 26. Transitional Ranch style one-story court located at 4236 N. 12th Street, facing west (G. Rayle, 2021).

Medium Density Multi-family Housing

One-story Apartment Buildings

The one-story apartment type consists of five or more units in a single one-story building. Often these buildings are constructed facing an identical building across a courtyard. The buildings are usually constructed in a row, perpendicular to the street, with all entrances facing a courtyard or parking. Private patio spaces become more common with this building type. Parking can be accommodated at the rear of the property or on the street. Despite their increase in density, one-story apartments still manage compatibility with single-family residential and low-density multi-family residential by orienting the building perpendicular to the street with a landscaped area between the building and the street, or through the use of an L-shaped plan, setback from the street behind a landscaped area. Approximately 39 one-story apartments were documented within the combined study areas. The earliest was constructed in 1944, one of approximately six constructed between this year and 1952. Twelve were built between 1952 and 1960, and 18 were constructed between 1960 and 1968. The one-story apartment saw a steep decline in construction with only seven built between 1968 and 1984.

By far the most common architectural style for this property type is the Ranch style; however, one-story apartments also embraced more Modern architectural styles such as International and Contemporary, as well as Ranch derivatives such as the Storybook Ranch. A good example of the Storybook Ranch subtype is the Avant Garde Apartments, located at 2001-2007 W. Berridge Lane (Figure 37). The Avant Garde is an example of two one-story apartments with L-shaped plans that share an open space. Parking is relegated to the street.



Figure 37. Avant Garde Apartments, 2001-2007 W. Berridge Lane in Study Area F, facing southeast. The Avant Garde is an example of a Storybook Ranch style with an L-shaped plan. Per the Maricopa County Assessor, the complex was constructed in 1960 (Image courtesy of Google Earth, 2022).

A particular regional style, given the name “Southwest Modern,” also began to appear. This particular style, as seen at The Collins on 27th, located at 4135 N. 27th Street, typically manifests with a tall wall at the street face of the building and an arch motif (Photograph 27). The arch can be incorporated into the unit entrance patios, within the street-side wall, or around window openings. The Southwest Modern style also incorporates Spanish Revival elements, such as the high parapet walls, textured brick, and arches, with Modern elements such as flat roofs, ribbon windows, wide overhanging eaves, and asymmetrical facades.

Low-Scale Apartment Buildings

Low-scale apartment buildings within the combined study areas are between two and six stories in height and typically consist of one or two buildings on a lot. Buildings are usually rectangular or L-shaped in plan, oriented perpendicular to the street, with a courtyard and shared amenities such as a pool and laundry facilities on one side of the lot if one building, or in between two buildings. Entrances most often face the courtyard. Parking can be on the side of the lot or at the rear of the lot. One example, located at 2146 E. Taylor Street, consists of an L-shaped building with a one-story portion at the front of the building, and a two-story building at the rear (Figure 38). This massing was an effective solution for reducing the impact of a two-story building on a block with mostly one-story buildings.



Photograph 27. The Collins on 27th, an example of a one-story Southwest Modern style apartment building, located at 4135 N. 27th Street in Study Area D, facing northeast (G. Rayle, 2021). Per the Maricopa County Assessor, the complex was constructed in 1973.



Figure 38. Contemporary style low-scale apartment with both one- and two-story sections at 2146 E. Taylor Street, facing northwest (Image courtesy of Google Earth, 2022).

There are only ten low-scale apartments within the combined study areas. Of these, four were constructed between 1951 and 1964, and six were constructed between 1965 and 1976. Most are constructed with no discernible style, while three display the Contemporary style. One example of the Contemporary style is the Dahle Hi, located at 4331 N. 26th Street (Photograph 28). The Dahle Hi is two stories with an L-shaped plan oriented perpendicular to N. 26th Street. The building is set back from the street behind a landscaped open space and breezeblock screen wall. Parking is located at the rear of the property. The building is the only two-story facing N. 26th Street on this block; however, the generous setback visually reduces the scale and helps the building blend with the single-family residential across the street.



Photograph 28. The Dahle-Hi, an example of a low-scale apartment building, located at 4331 N. 26th Street, facing northeast (G. Rayle, 2021). This property is located in Study Area D and, according to the Maricopa County Assessor, the complex was constructed in 1961.

Courtyard Apartments

Courtyard apartments, sometimes referred to as garden apartments, typically are two stories with multiple units constructed in a O-, U-, or paired L-shaped plans, oriented around a central common area that is either landscaped or containing a pool and other shared amenities. The buildings often have a centralized, dramatic entry to the complex facing the street with concrete paths leading from the sidewalk to the entry. Windows and entrances of individual units tend to face the courtyard to maximize the views through the use of window walls, sliding glass doors, balconies, and/or landscaped terraces; however, some units will face a landscaped area and the street in the front of the building. Other features might include decorative terraces, stairways, and balconies. Due to their size, courtyard apartments will

often span multiple lots. Courtyard apartments differ from the low-scale apartment as they can have more than one building and are constructed around a courtyard or shared open space. Additionally, the courtyard apartment was often found as a development buffer for single-family residential, meaning, they were often grouped with multi-family buildings with similar density and massing along a corridor separating single-family or low-density multi-family homes from a higher density mix of commercial and residential uses.

There are approximately 59 courtyard apartments within the combined study areas. Of these, 27 were constructed between 1958 and 1964. After 1964 the construction of this building type declines to less than half this number between 1965 and 1984, and one constructed in 1985. Most of the courtyard apartments were not designed with a specific style, instead, they might exhibit some stylistic elements as trim, often in an eclectic manner or with little thought, such as a mansard roof on an otherwise non-descript building, or full-height brick pilasters to appear Contemporary. The second-most common architectural style seen on this building type within the combined study areas is Contemporary. Less common are Spanish variations, and International style. The Contemporary style is exhibited through the use of ribbon windows or sliding glass doors with large single-lite sidelites and transoms to create a window wall; very low-sloped roofs with wide balcony overhangs; breezeblock privacy walls between units, a privacy screen surrounding the property, or as landscape features; and variations in materials on the facades. An excellent example of a Contemporary style courtyard apartment with an O-shaped plan is the Shorewood Apartments on 3569 N. 5th Avenue (Photograph 29). The Shorewood, designed by Charles G. Polacek and constructed in 1959, incorporates a grand entrance, a stone and stucco facade, decorative railings, and private patio spaces with sliding glass doors.

The Forte Apartments at 6730 N. 17th Avenue are an example of a courtyard apartment constructed in a U-shaped configuration with access to, and view of, the central courtyard directly from N. 17th Avenue (Photograph 30). Constructed in 1979, the building displays elements of both the Mission style with shaped parapets on walls and fencing separating the courtyard from the landscaped front setback, and Contemporary style elements such as the flat roof with generous overhang, large single-lite windows, and asymmetrical placement of entrances to individual units. All windows and units face the courtyard with a pool and minimal landscaping. Parking is located at the rear of the property; however, on-street parking is also utilized.



Photograph 29. Shorewood Apartments, 3569 N. 5th Avenue, facing east The Shorewood Apartments is a courtyard apartment constructed in 1959 (K. Fulwood, 2022).



Photograph 30. Current view of the U-shaped Forte Apartments, showing the courtyard, facing west (K. Fulwood, 2021). This property is located at 6730 N. 17th Avenue in Study Area F.

High Density Multi-family Housing

High-Rise Apartment Towers

The high-rise apartment tower is described as anything seven or more stories in height. Per a 1961 city zoning ordinance that established the High-Rise or H-R district, allowing these building types to be constructed in higher density multi-family and commercial neighborhoods, high-rise apartment towers were typically developed along major transportation corridors, primarily in the downtown area. North Wind documented three high-rise apartment towers within the combined study areas. These include Phoenix Towers, located at 2201 N. Central Avenue (see Figure 26), Landmark Towers (formerly the Camelback Towers) at 4750 N. Central Avenue (see Figure 36), and Executive Towers at 207 W. Clarendon Avenue (see Figure 47). The three high-rise apartment towers were built in 1957, 1963, and 1964, respectively. Each consist of one tower, either with a rectangular footprint, or, in the case of the Phoenix Towers, a winged footprint with a central connecting hyphen. Most often there is one common building entrance with a hardscape connection to an access drive or the street. Entrances to units are accessed via a central hallway on all three towers; however, all properties feature private balconies on the exterior facades. With this building type, the amount and quality of amenities begins to increase with the addition of private fitness facilities, clubhouses, rooftop patios (in the case of the Phoenix Towers, a community garden space is provided), and outdoor cooking facilities. All three properties have parking garages in addition to surface parking.

Each of the towers is fairly uniform in design with few, if any, stylistic features adorning the tower facades; however, the ground floor and main entrances of the Phoenix and Executive Towers display Contemporary style features (the Landmark Towers entrance is accessed via a rear parking area and is not visible from the street). The Executive Towers has an entrance porte cochere designed in a minimalistic New Formalism style leading to a recessed ground floor sheathed in a glass storefront with mosaic details. The same New Formalism motif is employed at the top of the tower. The Phoenix Towers incorporates a flat-roofed entrance canopy supported by hairpin columns (Photograph 31). This building is the oldest of the three and exhibits the Contemporary style in its horizontal bands broken only by a smooth vertical panel, decorative patio handrails, and stacked block handrails in the center facade. The building's landscaped entrance, recessed between the tower wings, is inviting and brings a human scale to the otherwise non-descript tower.



Photograph 31. Main façade of Phoenix Towers, demonstrating vertical massing and Contemporary style, facing east The property is located at 2201 N. Central Avenue and was constructed in 1957 (K. Fulwood, 2021).

Designed Apartment Communities

Designed apartment communities include small- and large-scale developments that are defined by size and density. These communities differ from other multi-family developments as they tend to be large, enclosed units with limited access from adjacent streets. Small-scale communities within the combined study areas average 1.7 acres in size with an average 25 units, while large-scale communities average 6.7 acres in size with an average of 116 units, with two developments at 9 and 10 acres. If the units are individually owned, the properties can have multiple parcels. These one- and two-story developments often have a park-like setting with units placed seemingly organically amongst interstitial open space with common amenities, landscaping, and connecting pathways. Parking can be scattered throughout or relegated to the property edges. Typically, the street edges of the properties will be set back and landscaped if located within a lower-density neighborhood; however, these properties are difficult to camouflage due to their overall size and are usually found near the boundaries of low-density residential neighborhoods to act as a buffer for higher-density residential and/or commercial uses.

Small-Scale Communities

There are 18 small-scale communities within the combined study areas. These communities were at their peak between 1958 and 1964 with 12 units constructed during this time period. Between 1965 and 1977, only six were constructed. The Ranch style was the most popular,

even into the 1970s, followed by the International style (5), Contemporary (2), Southwest Modern (1), and New Formalism (1). As mentioned above, these designed developments lent themselves to more interesting layouts than a typical row; however, the small-scale communities tended to have more formal, or orthogonal, layouts than the large-scale type. This is most likely a factor of the limited lot size, requiring units to be placed closer together and in alignment to maximize living space.

One example of this is the Arcadia Courtyard Condominiums located at 4200 N. 38th Street and constructed in 1962 (Figure 39). This community has 36 International style units in nine buildings on approximately 1.9 acres (Photograph 32). The units are organized into a row of “pods” containing two U-shaped buildings with four units each, facing each other across a courtyard; there is one exception where one U-shaped building faces N. 38th Street. Each “pod” has its own parking and courtyard; however, the pool and other amenities are shared by the entire community. The units are arranged in row along the length of the rectangular lot and accessed via one entrance on N. 38th Street. Parking is located along the access drive that extends the length of the north boundary of the lot until turning south to accommodate the westernmost pod. The community is located within a large swath of multi-family housing flanked by single-family housing.



Figure 39. Arcadia Courtyard Condominiums, located at 4200 N. 38th Street (Image courtesy of Google Earth, 2022).



Photograph 32. International style Arcadia Courtyard Condominiums, 4200 N. 38th Street in Study Area A, facing northwest (K. Fulwood, 2022).

Large-Scale Communities

The combined study areas contain 15 large-scale communities constructed between 1954 and 1980, with the most units, ten, constructed between 1966 and 1978. It would seem that these larger communities became more popular as the interest in the small-scale communities began to wane. The large-scale communities within the combined study areas tend to have no discernible style, followed by two Contemporary style communities, and one each of the Shed, Neoclassical, Transitional Ranch, and International styles. Like their smaller cousins, the large-scale communities are contained within one parcel (although some may have multiple individually owned parcels within), with limited site access. Parking is usually relegated to the perimeter of the development and is either covered, uncovered, or a combination of both with some reserved and some guest parking. As mentioned above, the large-scale communities were afforded more design options for layout; however, there are examples of both formal and informal layouts of units and open space, as well as combinations of both where units are formal, and landscaping and path network is informal.

A good example of a large-scale community with a formal, or orthogonal, layout is the Park Lee Alice Apartments at 1510 W. Highland Avenue, designed by Ralph Haver and developed in 1955 (see Photograph 4 and Figure 20 and 20; Figure 40). The Park Lee Alice Apartments are listed in the City's PHPR. This development consists of multiple two-story brick buildings on 31.6 acres. At the time it was built in 1955, it was the largest apartment complex in the state, with 523 one- and two-bedroom apartments in 34 one and two-story buildings.



Figure 40. Park Lee Alice Apartments, 1510 W. Highland Avenue (Image courtesy of Google Earth, 2022).

The community is also one of the first developments in the state to plan its conversion from apartments to condominiums in 1966 following a new FHA-backed program. Ultimately, the planned conversion was not completed, and the units remained in use as rentals. The buildings display a combination of architectural styles, with Mansard and Neoclassical elements (Figure 41). North of W. Highland Avenue, the community is divided into west and east halves with a 3.4-acre park with a community center, laundry building and child-care center, and recreational amenities, including three pools, tennis courts, a basketball court, shaded picnic areas, and a playground, in the center. Access is limited to two main streets, N. 16th and W. Highland Avenues, and a series of alleys that provide access to parking. Parking, relegated to rear alleys and in between groups of buildings, is isolated from the perimeter streets. The central amenity island has adopted an informal network of concrete paths leading to each amenity whereas the remainder of the property has a formal orthogonal network of paths and buildings. Perimeter landscaping and healthy setbacks provide compatibility with adjacent single-family residential development to the east and west.

An example of a large-scale community with an informal layout of buildings and network of paths is the Vicinity Apartments complex, formerly known as the Mission Palms Condominiums, at 6131 N. 16th Street. As constructed in 1975, the complex consists of both two- and three-story buildings of varying sizes situated on 3.3 acres (Figure 42). The buildings and amenities are placed in a seemingly random manner throughout the complex, connected via a series of curvilinear paths that wind through landscaped spaces (Photograph 33). Vehicle access is located at the perimeter and largely leads to parking areas. The complex is located within a multi-family and commercial use cluster at the intersection of N. 16th Street and E. Rose Lane, surrounded by single-family residential. The heavily landscaped site is an appropriate buffer for lower density uses.



Figure 41. Park Lee Alice Apartments, 1510 W. Highland Avenue, facing southwest. The development was designed in 1955 by Ralph Haver and is listed in the City’s PHPR (Image courtesy of Google Earth, 2022).

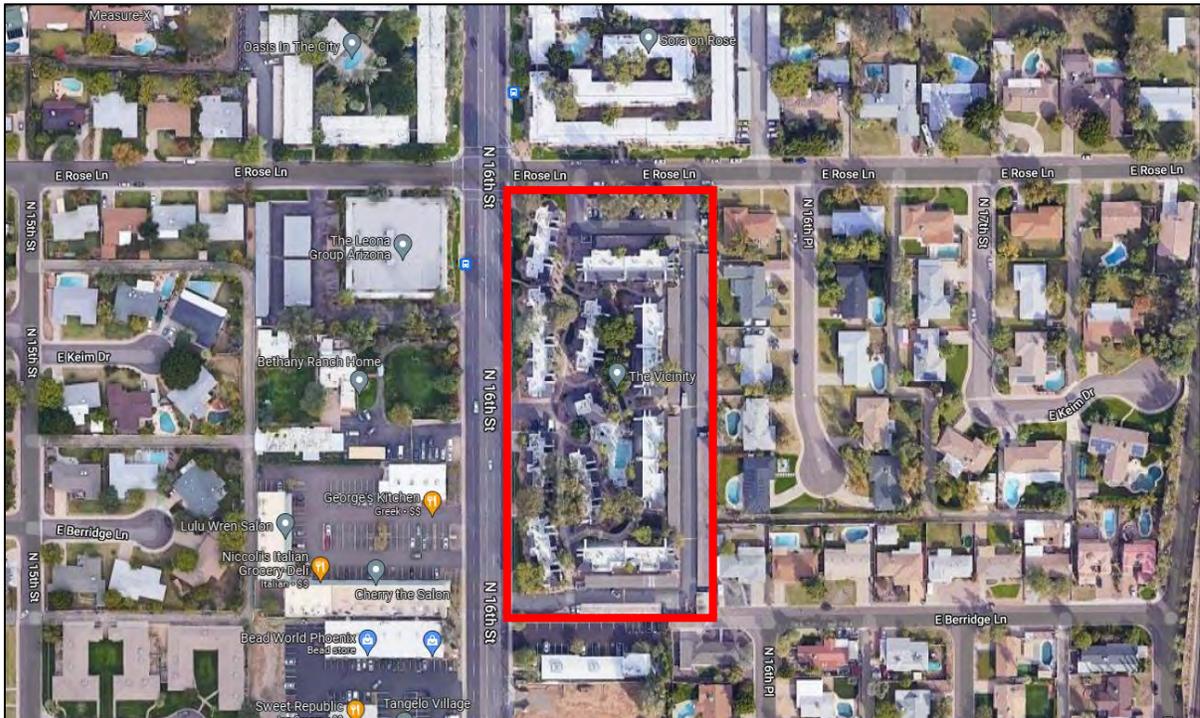


Figure 42. The Vicinity Apartments, 6131 N. 16th Street (Image courtesy of Google Earth, 2022).



Photograph 33. Typical curvilinear path network and landscaping between buildings at the Vicinity Apartments, located at 6131 N. 16th Street in Study Area B (K. Fulwood, 2022).

Townhouses

According to the *Dictionary of Architecture and Construction*, a townhouse is “one of a series of houses constructed in an unbroken row, separated by party walls, often with a relatively flat roof” (Harris 2006). This type of multi-family housing (also referred to as single family attached [SFA] housing) became popular in the early 1960s, when, along with planned towns, builders discovered that they could quickly and cheaply build master planned residential developments by simply attaching the walls of single-family dwellings and situating them in high-density complexes (Caproni et al. 2009). The SFA housing form was beneficial for both developers and buyers due to their shared walls, roofs, parking areas, and utilities, the homes cost less per unit, making them a more affordable alternative for buyers. As an added economic incentive to lower-income buyers, in the late 1960s and early 1970s, townhouse developments began to offer FHA and VA financing, thereby attracting specific groups such as newly married couples and retirees (Caproni et al. 2009).

North Wind identified three types of townhouse developments, loosely based on the Meserve (2008) context and refined to describe the types of developments seen in the combined study areas. The three types include traditional rows, attached homes in curvilinear or staggered layout, and the cluster layout. Below are descriptions of each of the three types as well as photographs and aerial images.

Traditional Rows

The classification of townhouse/attached housing site layouts for the City of Scottsdale, Caproni et al. (2009) identifies five types of Traditional Rows, all of which can be found in Phoenix: a) those along streets or private drives; b) those along streets with open space in the rear; c) those with front entries facing the streets and parking in the rear; d) those with front entries facing common areas and parking in the rear; and, e) those with front entries facing common areas and separate parking. For the purposes of this context, all townhouses exhibiting these characteristics will be considered under the Traditional Row property type.

The most common types of Traditional Rows are those that face major streets or private drives. The units are organized in rows, often in multiple buildings, with small variations in setback between either the buildings or units themselves. The lots in these developments are often larger than the footprint of the homes to accommodate both a front and rear yard or patio. Front yards typically function as common space with sidewalks, lighting, fountains, planters, and other landscaping features present. Rear yards, in comparison, are often enclosed or screened by concrete block walls to provide both security and privacy. In some cases, a shared open space with common amenities such as a clubhouse or pool for the private use of residents is present to the rear of the units. Covered parking is typically provided for at least one car along the lot line on one side of the unit. Parking is accessed from the rear by either a drive or alley and can be either a garage or carport, although carports are more common.

The Villa Seville townhouse development, located at 3816 N 30th Street, is a good example of a traditional row type. The development consumes one whole block (7 acres) and contains 33 individual rows of four to eight units each. There are several entrances into the property from three of the bordering streets. The entrances service access drives that lead to shared covered parking. All units' main entrances face greenspace, whether it be the exterior property boundary or internal greenspaces. A network of paths contained within the greenspaces connects each of the buildings to the access drives as well as each other and to common areas. The development is located adjacent to single-family residential and low-density multi-family residential but serves as a buffer between these lower-density uses and multi-family and higher-density commercial uses (Figure 43). The monotony of an unbroken row of units is cleverly broken through the use of alternating receding facades and varying façade treatments. The buildings have Spanish Revival style elements with varying window, patio, and roof treatments (Photograph 34).

Also present within the city, although less common in frequency, are townhouses that are built in rows with entries facing common areas rather than the street. In these complexes, parking is provided to the rear of the units or in an area that is separated from the homes. Similar to the other Traditional Rows, the common open space has sidewalks and landscaping and may also contain amenities for the residents. Parking is either garage or carport and is accessed from a driveway, alley, or adjacent street. In developments where parking is separated from the units, a network of sidewalks is provided as residents must walk to their homes.



Figure 43. The Villa Seville townhouse development, located at 3816 N 30th Street, is a good example of a traditional row type with all main facades facing either the street or greenspaces.



Photograph 34. Current view of Villa Seville townhouses, showing traditional row with entries fronting onto Clarendon Avenue, facing northwest (G. Rayle, 2021).

Attached Homes in Curvilinear or Staggered Layouts

Another type of townhouse identified by Meserve (2008) are those with either curvilinear or staggered layouts. Those with curvilinear layouts have both front entries and on-site parking that face the street. The streets within these developments are often curvilinear, resulting in a setback between the front facades of adjacent units. Cul-de-sacs are also common. Additionally, the lots are often larger to accommodate on-site parking, which is accessed by a driveway that extends to the home from the street.

In the staggered unit layout, the front facades of the townhouses face a common open space area rather than the street. The facade of each home is set forward or back from its adjacent attached home, with individual dwellings often exhibiting a similar type of setback. Parking areas are often for more than one unit and may be covered, uncovered, or in rows of garages. Rather than on-site, the parking is often separate from each group of homes and accessed by a shared rear driveway. A series of sidewalks cross the open space and provide access to the homes, which often fill the majority of the lot.

The Gold Key Racquet Club Townhomes are an example of the curvilinear type of townhouse development (Figure 44; Photograph 35). The townhomes within this development, constructed by Dell Traylor Construction, are grouped in threes and located around four loop roads. Entrances primarily face the main road. Curvilinear pathways connect the buildings to each other and to amenities. Each group of three townhomes contains a shared covered parking area accessed via the loop road. Additional uncovered parking is located in the center of each loop. Loop roads branch from a single entrance on main road, E. Pershing Avenue, that extends east from N. 3rd Street. The layout of the townhomes allows for more privacy for each unit and generous landscaping between each group of townhomes. The development is located in the buffer zone between single-family residential on the north and west, and commercial uses at the intersection of E. Thunderbird Road and N. 7th Street.

Clusters

And finally, Meserve (2008) identifies the cluster type of townhouse development. In this type, townhouses are often clustered together within a larger development of like clusters. Often front entries face different directions; however, townhouses can be clustered in a row, facing common areas with parking in the rear. Clustering is an efficient way to maximize open space and provide a variety of amenities, while also reducing cost through the sharing of common walls. Clustering is also an effective way of providing some privacy to residents, especially if entrances are staggered or facing different directions. Like other designed developments, access to the property is typically limited to one or two entrances. One entrance may lead to parking areas, while another entrance, or a branch from the main entrance, may lead to visitor parking and/or pick-up and drop-off of residents.



Figure 44. Aerial view of Gold Key Racquet Club Townhomes, a curvilinear townhouse development, constructed in 1975 at 655 E. Thunderbird Road (Image courtesy of Google Earth, 2022).



Photograph 35. Current view of the Gold Key Racquet Club Townhomes, 655 E. Thunderbird Road, illustrating curvilinear layout of the development, facing east (K. Fulwood, 2021).

An excellent example of a clustered townhouse development is the Executive Suites Townhomes, constructed in 1964 at 1711 E. Missouri Avenue. This property, only slightly over one acre in size, contains three clusters of four townhomes, each facing a different direction. One access drive extends the length of the western boundary, leading to private parking (Figure 45).

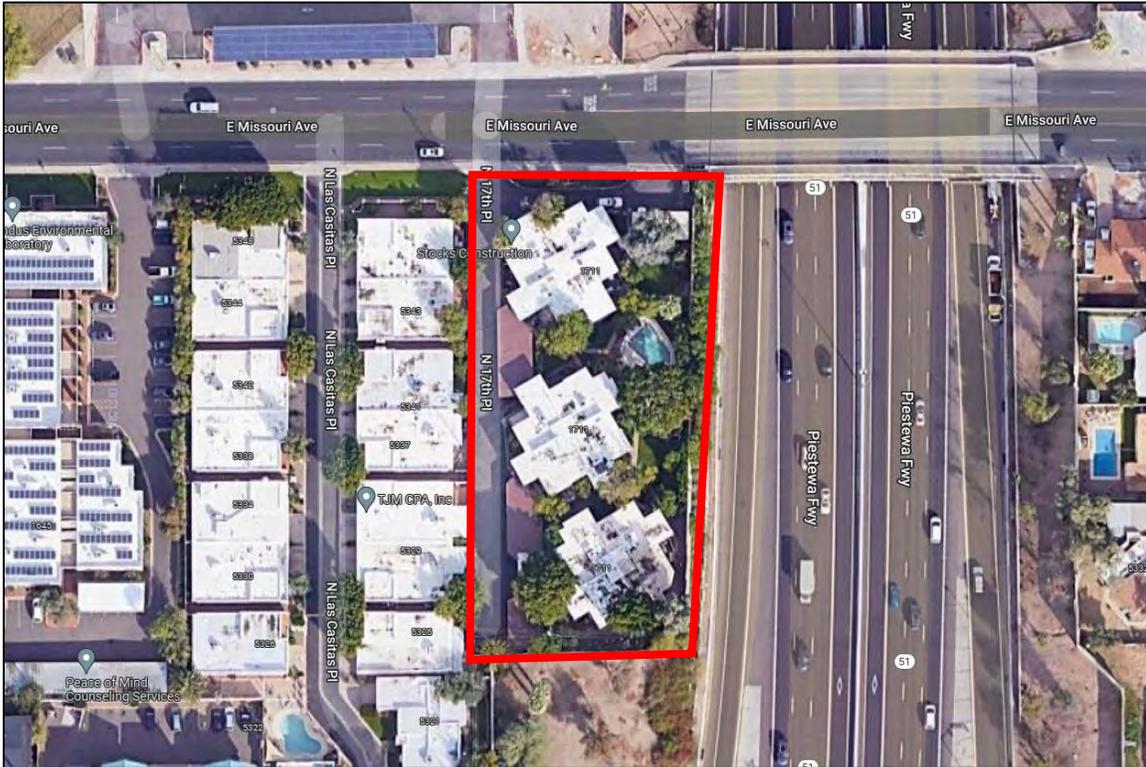


Figure 45. Aerial view of Executive Suites Townhomes, a cluster townhouse development, constructed in 1964 at 1711 E Missouri Avenue (Image courtesy of Google Earth, 2022).

Although the clusters themselves are all oriented the same direction, they are placed seemingly randomly on the property, allowing open spaces, pathways, and amenities to be woven throughout (Photograph 36). The units themselves are Contemporary style with asymmetrical facades, flat roofs with wide overhanging eaves, a mix of horizontal and vertical elements, and the use of concrete brick and wood on the exterior. Each unit has at least two private patio spaces, one on the ground floor and one at the second floor.



Photograph 36. Typical cluster at the Executive Suites Townhomes, a cluster townhouse development, constructed in 1964 at 1711 E Missouri Avenue (G. Rayle, 2022).

SECTION V: BIOGRAPHIES AND PROFESSIONAL CONTRIBUTIONS OF ARCHITECTS, BUILDERS, DEVELOPERS, AND CORPORATIONS

Biographical and historical information on selected architects, developers, builders, and corporations who worked in Phoenix between 1945 and 1980 is provided below. Background research suggests that the majority of the developers and architects were American born and several were veterans of WWII. In general, the developers and architects discussed below were not native Arizonans and most had relocated to Phoenix from other parts of the country to take advantage of the city's post-war building boom. Builders primarily consisted of small-scale, family-owned businesses that initially focused on single-family residential construction before transitioning to multi-family properties. Many of the developers and architects became well known and powerfully connected through organizations, business opportunities, and participation in local politics.

Mardian Construction Company

The Mardian Construction Company was one of Phoenix's most important construction firms during the post-war era. The company was founded by Aram Mardian, an Armenian immigrant who relocated to the American West in the early twentieth century. Born in Armenia in 1904, Aram migrated with his parents, Acabe and Samuel Mardian Sr., to Pasadena, California, in 1914. The family soon welcomed another son, named Dan, in 1917, and younger brother, Sam Jr., in 1919. In California, Samuel Mardian Sr. owned a

construction business—called S. Mardian & Sons— which he operated along with his two oldest sons, Aram and Dan (*Arizona Republic* 1984).

In 1940, 36-year-old Aram Mardian moved to Phoenix and set up the Mardian Construction Company. The first project credited to the company was Mehagian’s Furniture Galleries, located at the corner of Central Avenue and Garfield Street, which was completed in 1940 (Weight 2018). Later that year, the firm was hired to construct a brick store building for the International Business Machines Corporation on the northeast corner of Central Avenue and E. Willetta Street. The building was designed by Architects H. H. Green and Martin H. Young and was estimated to cost \$18,000 (*Arizona Republic* 1945). In 1946, Aram’s brother Dan joined his brother in Phoenix and became a partner in the construction business. Sam Jr., an accountant by trade and WWII veteran, joined the family business the following year (*Arizona Republic* 1962e).

Mardian Construction was officially incorporated in 1947 with Aram serving as the company president, Dan as vice president, and Sam Jr. as secretary (*Arizona Republic* 1949c; Weight 2018). Following its incorporation, Mardian Construction was heavily engaged in the city’s booming residential construction industry. They built several single-family residential developments including the Creighton Square subdivision, which was constructed at 32nd Street and Moreland Avenue in 1947, and the North Central Heights subdivision, which was built at 5th Avenue and Hatcher Road in 1948. The Creighton Square subdivision consisted of 18 two- and three-bedroom brick homes, while the North Central Heights development was planned to consist of 100 masonry residences. Advertisements for the developments boasted that, “They’re Mardian Built, that means quality built” (*Arizona Republic* 1947d).

In the late 1940s, the company also began to venture into multi-family residential construction. That year they initiated construction on several large multi-family developments, including the Country Club Apartments, located at 7th Street and Earll Drive, opposite the Phoenix Country Club (*Arizona Republic* 1948) (see Figure 17 and Photograph 3); the Turney Square Apartments, located at 3rd Avenue and Turney Avenue; and the Bel Air Apartments, at 7th Avenue and Almeria Road (*Arizona Republic* 1949c). The Turney Square Apartments consisted of 32 one- and two-bedroom units, while the Bel Air Apartments included just ten two-bedroom units. In late 1948, Mardian Construction was also responsible for the construction of the Vinton Manor Apartments at 3312 N. Central Avenue (*Arizona Republic* 1948c) (see Figure 18). In 1950, the company partnered with the W. E. Robertson Company of Los Angeles in the construction the Park Manor Terrace development at 19th Avenue and Thomas Road. The \$1.2 million Park Manor Terrace project included 128 apartment units.

Although Mardian Construction continued their work in the residential construction business, they also built numerous commercial properties throughout the city and ventured into other construction-related industries. For example, in 1950, Mardian partnered with engineer W. L. Glenn to incorporate the Glen Mar Door Construction Company after seeing a need for “flush type doors,” which they believed were better suited for the dry Arizona climate (*Arizona Republic* 1957d). By the mid-1950s, the Glen Mar Door Construction Company had grown into the largest manufacturer of residential doors in Arizona (*Arizona*

Republic 1957d). In 1955, the Mardian brothers founded a third business—the Marco Equipment Company, which specialized in the rental of heavy construction equipment (*Arizona Republic* 1955c). Later that year, Sam Jr. joined with former Arizona Governor Howard Pyle and Martin Wist to incorporate an industrial development firm known as Mardian-Pyle-Wist Industrial Developers. The company’s goal was to acquire land to subdivide into industrial and commercial sites (*Tucson Citizen* 1955).

By the 1960s, in addition to their work in construction, manufacturing, and property development, the Mardian brothers were also well known for their civic engagement (Figure 46) (*Arizona Republic* 1962e). In 1960, Sam Jr. was elected as the 48th mayor of Phoenix, a position he held until 1964 (Mitchell 2015). Aram, the oldest of the three brothers, was a member of the YMCA building committee, Rotary International, and the Phoenix Chamber of Commerce’s inter-city relations committee (*Arizona Republic* 1962e). Dan was described as “a powerhouse for betterment of construction within the industry,” serving on numerous industry committees including the Carpenter Apprenticeship Committee, the Labor Committee, the Construction Practices Board, and the Safety Committee (*Arizona Republic* 1962e). He also served as president of the Arizona Building Contractors Association and was a member of the advisory board of the National Association of Contractors (*Arizona Republic* 1962e).



Figure 46. The three Mardian brothers, Aram (left), Sam (center), and Dan (right), at the company office, ca. 1962. A photograph of Samuel Mardian Sr. hangs on the wall in the background (Image reprinted from the *Arizona Republic* 1962e).

As the Mardian brothers became more politically engaged, they leveraged their connections to expand the company’s reputation and construct more ambitious projects. For example, in 1960, Mardian Construction was tasked with the construction of the legislative wings of the

Arizona State Capitol, a \$3 million project. In 1962, the company began work on, perhaps, its most notable multi-family development—the 22-story Executive Towers project (see Photograph 14; Figure 47). Executive Towers was a \$6 million luxury high-rise apartment building that, at the time of its construction was considered the city’s tallest building. The building, which is located on Clarendon Street between 2nd and 3rd Avenues, was a collaboration between the Dru-Colachis Development Company and Robert F. Bensinger and Joseph J. Stefan (*Arizona Republic* 1962f). According to Brevoort and Reiner (2016), “Mardian was the only firm in town at the time with the capacity to build a structure of this magnitude, using progressive construction techniques to build as quickly as possible.” To complete such a large project, the company employed a revolutionary computer-based concept called the “Critical Path Method,” to coordinate construction costs and scheduling (Brevoort and Reiner 2016). They also utilized a moving construction crane system, a new technology which increased the speed of the construction and lowered overall costs (Brevoort and Reiner 2016).



Figure 47. Executive Towers, considered to be the tallest apartment building in Arizona at the time of its construction, ca. 1962 (Image reprinted from the *Arizona Republic* 1962f).

The Mardian Construction Company remained a leading construction firm in Phoenix into the 1970s. In 1974, following the retirement of Aram Maridian, the company became a subsidiary of Perini Construction, a national construction firm based in Framingham,

Massachusetts. Under the Perini organization, Mardian's principal business shifted to areas outside of Arizona. By 1989, 70 percent of the company's projects were located in Nevada, and the company had offices in Las Vegas, San Francisco, and Los Angeles. Mardian Construction continued to operate as a subsidiary of Perini until 1992 when a restructuring resulted in the company's name being changed to Perini Building Co., Western U.S. Division (*Arizona Republic* 1992).

Schreiber Brothers

Twin brothers Charles Henry and Arthur Henry Schreiber were born in Chicago in 1914 (Figure 48). The brothers studied architecture at the Armour Institute, which is now known as the Illinois Institute of Technology. Two years after graduating, in 1938, they formed their own architectural design firm in Chicago. Following his service in WWII, Arthur Schreiber moved to Arizona in 1946. Three years later, Charles followed, and they reestablished their firm, Charles & Arthur Schreiber Architects, in an office on Camelback Road. Besides high quality and affordable single-family homes, the pair also designed some of the first townhomes and condominiums in Phoenix (Lockley 2008). The Schreiber brothers' partnership emphasized each brother's strengths, with Arthur focused on the architectural design and Charles spearheading the construction.



Figure 48. Charles and Arthur Schreiber at work, ca. 1962, during their prolific apartment designing years (Image reprinted from the *Arizona Republic* 1962g).

In 1958, Schreiber brothers designed the Palo Verde Apartments, the firm's first multi-family apartment development in Phoenix. The development consisted of a two-story building with 14 units, which offered one-, two-, and three-bedroom floorplans (*Arizona Republic* 1958c). The masonry complex, which surrounds a patio and pool, is located on the corner of 15th Avenue and Osborn and is known today as the Osborn 17. The following year the

foundations for a 24-unit apartment building designed by the brothers was poured on the south side of Campbell Avenue in the Biltmore neighborhood (*Arizona Republic* 1959a). The units were available in 1960 and were located in a two-story building designed around a patio and pool, similar to the Palo Verde Apartments. Today, this development is known as The C at 24th Street.



Photograph 37. Current view of the Osborn 17, an apartment complex that was designed and built by the Schreiber brothers in 1958 in Study Area C, facing west (G. Rayle, 2021).

In 1960, the Schreiber brothers were chosen to design the buildings and homes for the Del Webb retirement community of Sun City, located 12 miles northwest of Phoenix. Additionally, Charles Schreiber developed a professional relationship with industrialist Henry J. Kaiser and moved to Hawaii to plan developments for the Hawaii-Kai Development Company. Inspired by his time on the islands, Charles introduced Polynesian-inspired architectural designs to Phoenix following his return to the city a few years later (*Arizona Republic* 1962g; Lockley 2008). In 1962, the brothers designed an apartment complex called Montebello Gardens that they hoped would bring “Polynesia to Phoenix” (*Arizona Republic* 1962g). Montebello Gardens consisted of four apartment buildings planned for 68 units at E. Montebello Avenue east of N. 7th Street. Similar to other Schreiber brothers designs, the masonry two-story buildings were grouped in pairs, with each pair surrounding a central green space and pool (*Arizona Republic* 1962h).

The Schreiber brothers entered their most prolific period for multi-family construction in the early 1960s. During this time, the brothers garnered nearly 40 national and international awards for their work. In 1963, they designed the rowhouse-style Williamsburg Square townhomes near the corner of 40th Street and Campbell Avenue in the Arcadia District (Figure 49). That same year, the Bethany Crown Apartments opened on Bethany Home Road just east of 10th Street. The development cost more than \$350,000 to construct and consisted of 20 units with two bedrooms and two bathrooms (*Arizona Republic* 1963g). They also designed the Park Imperial Apartment Homes development—now known as Orangewood Terrace—which offered apartment homes and condominiums at 24th Avenue and Orangewood adjacent to the I-17.



Figure 49. Newspaper advertisement for the grand opening of Williamsburg Square townhomes in the fall of 1963 (Image reprinted from the *Arizona Republic* 1963h).

While the Park Imperial condominium complex was still under construction, the pair made plans to design, build, and operate another multi-family complex on 5.5 acres at the southeast corner of Rose Lane and 12th Street in the north central area of the city (*Arizona Republic* 1963i, 1963j). Known as the Orchard House, the development consisted of six two-story buildings, each containing ten one- or two-bedroom units (Photograph 38). Each unit was 1,530 square feet and featured a 470-square foot “indoor-outdoor living room” which resembled a lanai (*Arizona Republic* 1964g). The property had a central common area with a swimming pool and each building was decorated with a tall Polynesian style arabesque screen panel (Lockley 2008). Construction of the Orchard House was completed in early January 1964, with 34 units already sold before its grand opening (*Arizona Republic* 1964h).

That spring, the Schreiber Brothers teamed up with architects Chopas and Starkovich to design the plans for a \$3.5 million townhouse development known as the Golden Keys (see Figure 33). The development was constructed by the Dell Traylor Construction Co. and is located at 61st Street and Earll Drive (*Arizona Republic* 1964i). The 188 townhomes were located on 32 acres that adjoined the Arizona Country Club, located at the northeast corner of 56th Street and Thomas Road, and were of Spanish-Mediterranean style (Figure 50). By 1965, the twins had also developed another apartment complex in the North Mountain area of Phoenix, known as 8000 North (*Arizona Republic* 1964j).



Photograph 38. Current view of the Orchard House apartment development in Study Area B, showing the distinctive Polynesian style arabesque screen panels that decorated each building, facing southwest (K. Fulwood, 2021).

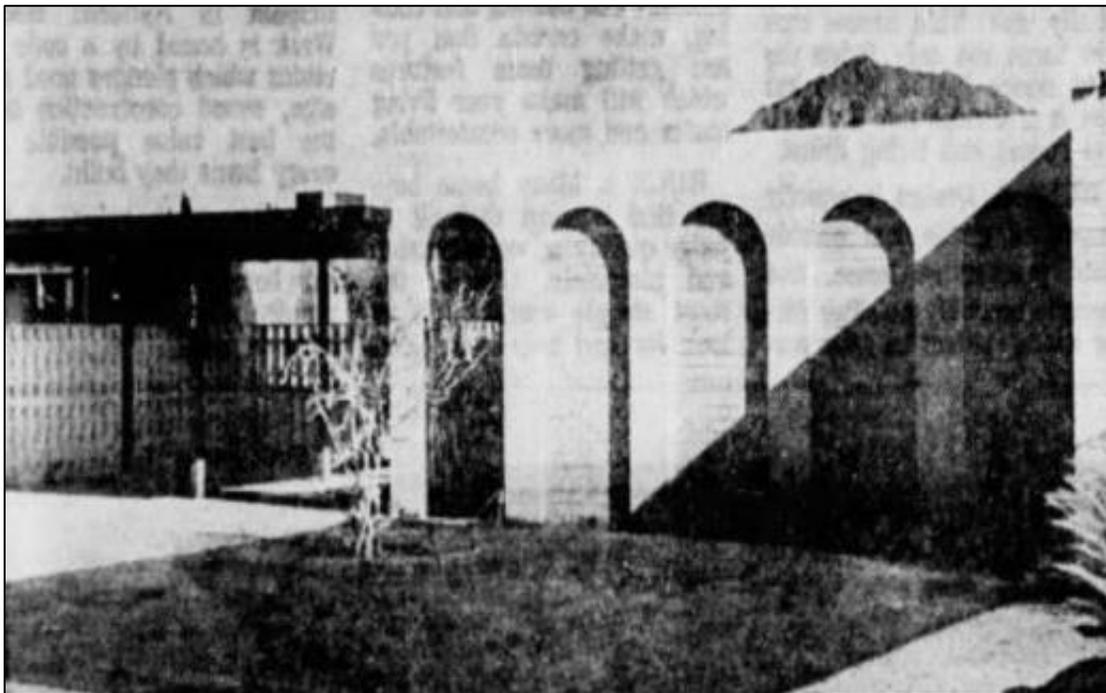


Figure 50. Photograph of a Golden Keys home, ca. 1964 (Image reprinted from the *Arizona Republic* 1964k).

In the early 1970s, Charles left the family business to pursue his longstanding interest in philosophy. He went on to open up his own business in 1971 conducting workshops and lectures and co-authored a book on psycho-cybernetics with Dr. Maxwell Maltz in 1975 (*Arizona Republic* 1994). Arthur continued his architectural pursuits and went on to design numerous successful condominium properties and single-family homes throughout the valley. Among Arthur's later works was The Coronado Affair, a nine-unit, single-family development designed in 1980 that were advertised as "two-story brick Victorian mini mansions" (*Arizona Republic* 1980) (Figure 51). The following year, a second development known as Spencer Court opened next door to The Coronado Affair at 385 E. Coronado Road. Spencer Court consisted of a luxury ten-unit townhouse development, constructed in a Spanish-Mediterranean style. Both Charles and Arthur continued to live and work in Phoenix until their deaths in July 1994 and September 1999, respectively.

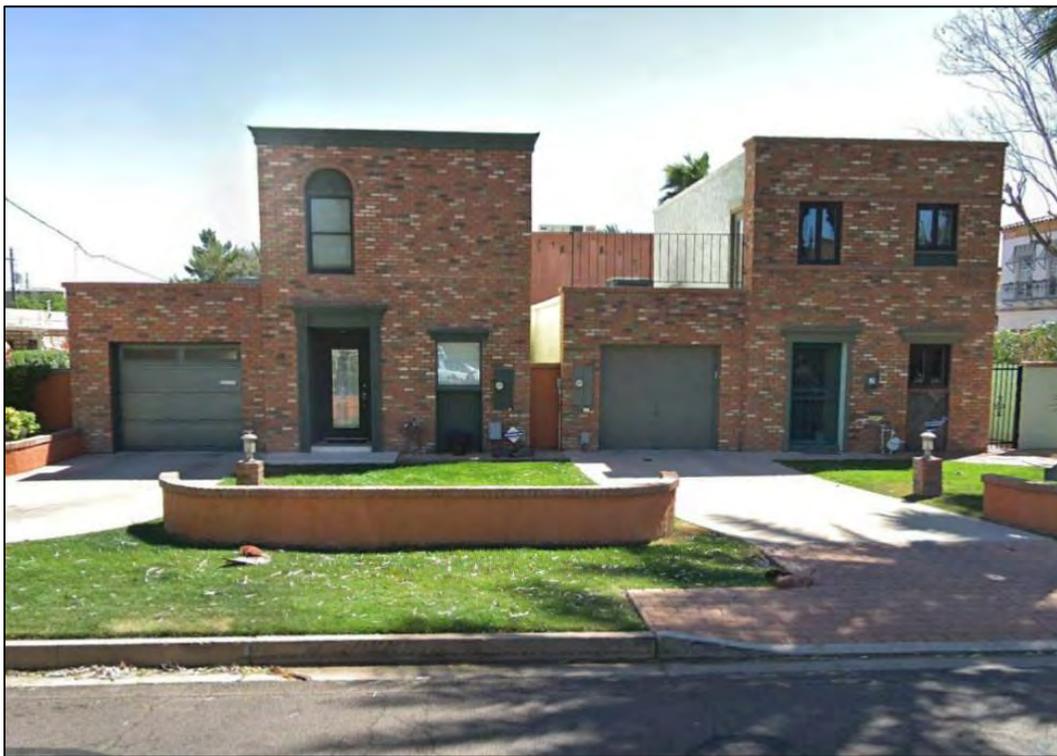


Figure 51. Two adjacent units within The Coronado Affair, a single-family development designed by Arthur Schreiber in 1980 (Image courtesy of Google Earth, 2022).

Al Beadle

Alfred "Al" N. Beadle V was born in St. Paul, Minnesota, in 1927. Beadle gained his initial design and construction experience in the South Pacific during WWII where he was assigned to the United States Naval Construction Battalions (known as the Seabees). Following the war, he returned to Minnesota, where he honed his design skills in his father's commercial kitchen design company. In 1951, Beadle's father relocated the family business to Phoenix where it was known as Beadle of Arizona. Al, then age 24, accompanied his father to Arizona and soon found the opportunity to develop his own designs during the post-war building boom. Although, at the time, Beadle was not a formally trained or licensed architect,

he started his own design practice—Alfred Beadle & Associates—which provided financing, design, building, and sales.

One of Beadle’s earliest modern home designs was featured in the *American Home* magazine, and a photograph appeared in the *Arizona Republic* in 1954, attributing the design to a “former Minneapolis architect” (*Arizona Republic* 1954g). In 1956, he was accused of “practicing architecture and practicing engineering” without certificates from the state board of technical registration during the construction of a Scottsdale motel (*Arizona Republic* 1956a). As a result, the local chapter of the American Institute of Architects banned Beadle from conducting any more design builds. However, Beadle continued to practice architecture and enlisted Hungarian-born architect Laszlo Sandor to discreetly sign off on his designs.

In 1956, Alan Dailey, a recently retired architect from New York with a degree from Harvard, heard about Beadle and reached out to him with an apprenticeship offer so he could earn the hours needed to take the licensing exam. The two men formed the firm known as Alan A. Dailey & Associates later that year. Under Dailey’s tutelage, Beadle was able to continue working in the architectural design industry as a partner-in-charge at the firm while studying at night for the licensing exam. Like Sandor, Dailey also signed off on Beadle’s designs.

Among Beadle’s earliest multi-family projects was the Moroccan Apartments, which he designed in 1958 with a trough-shaped waffle roofline (Figure 52). The complex, which was demolished between 2004 and 2007, originally consisted of 21 units in a one-story building on a 2.5-acre lot in the north central part of Phoenix. The development opened in early 1959 and featured a unique swimming pool that was designed in the shape of a Moorish star (*Arizona Republic* 1959b). That same year, another Beadle-designed apartment complex opened on the corner of 12th Street and Medlock Drive (*Arizona Republic* 1959c). The complex—known as The Ramasees—consisted of a two-story apartment building with 12 units. The development is currently known as the 12th Street Apartments and has been remodeled several times, most recently in 2012.

Beadle entered his most prolific period in the early 1960s. In 1961, he was responsible for the design of Executive Towers, a 22-story apartment complex that was recognized as the tallest building in the city upon its completion (*Arizona Republic* 1962f) (see Photograph 14 and Figure 47). It housed 160 apartments when it opened in 1963 in the Uptown neighborhood at the corner of Second Avenue and Clarendon Avenue. Unfortunately, Beadle’s partner, Alan Dailey died in 1962 before the project was fully completed (*Democrat and Chronicle* 1962).

Next, in 1962, Beadle designed the Case Study Apartments #1, located at 28th Street and Turney Avenue in Phoenix, for the *Arts and Architecture* magazine’s Case Study House Program (*Arts & Architecture* 1964). Beadle’s design was the only Case Study project outside of California and the only multi-family design. Following its completion in 1964, the development was known as the Triad Apartments. The apartments consist of three glass-enclosed units that adjoin a common courtyard (Figure 53). Beadle designed the property as a residence for his in-laws with the other two units planned as rentals. The three units were



Figure 52. Photograph of the Moroccan Apartments, showing unique trough-shaped waffle roofline, ca. 1960s (Image courtesy of Modern Phoenix Archive).



Figure 53. Photograph of the Triad Apartments in 1964 (Image reprinted from *Arts & Architecture* 1964).

supposed to be the first phase of a much larger 80-unit complex; however, it was never fully realized. Beadle decided to use one unit as his office while he designed his next project, known as the Boardwalk Apartments. The 34 units were constructed around the same time as the Triad on 36th Street just north of Indian School Road. The complex consisted of seven buildings connected by a wood trellis with patios off a central common area (Photograph 39).

In 1964, Alfred Beadle also purchased an overlooked pie-shaped plot of land on East Macdonald Drive. He designed a home for his wife, Nancy, and their five children (Figure 54). The 2,500 square foot house was designed in an L-shape with 16 grid units (Arizona Republic 1964l). Most striking besides its glass walls, the home was raised between three feet and seven feet above the ground surface on steel beams and posts due to a wash that meanders across the lot that flooded with any rainfall. Decks of two-by-fours provide access to the front door and back door over the wash.

Beadle's next project was the Three Fountain Apartments complex, which had two-story units constructed in phases between 1963 and 1964 on 40th Street near E. Roma Avenue. The 59-unit development was planned in a modular grid system and named for the three fountains located along the entryway (Arizona Republic 1964m) (Figure 55). Beadle's vision was for an affordable, but upscale design. The Three Fountains was subsequently featured in the *Arts and Architecture* magazine, earning Beadle an American Institute of Architects and Valley Beautiful honors. Following this project, Beadle designed the Roman Roads Apartment complex east of 16th Street on Maryland Avenue. It was planned for 48 two-story units divided equally among 12 buildings with each unit having its own cocktail pool (Arizona Republic 1963k) (Figure 56). The development opened in 1964 on the former site of a 7-acre citrus grove, however, only six buildings were constructed. It took multiple years to complete the project, with the sixth and final building completed in 1970. The Roman Roads property was listed in the NRHP in November 2018 under Criterion C for its association with architect Al Beadle and as a distinctive example of Desert Modernism, a regional variation of the Bauhaus/International style that was applied to luxury multi-family residential developments.

Also designed by Beadle, the Grandview Gardens Apartment complex consists of five buildings at the southwest corner of 11th Avenue and Highland Avenue (Figure 57). The development was constructed between 1963 and 1964. Each unit has two bedrooms and two bathrooms. The design was touted as award winning, and the development was eventually converted into condominiums in late 2005 (Arizona Republic 2005).

In the late 1960s, Beadle finally took the licensing exam and passed, despite having already established a reputation for himself in the valley as a qualified and accomplished architect. Following his accreditation, Beadle established his own architecture firm in 1967. That same year, he designed what is referred to as the Meier Triplex, which consists of a three-bedroom home and a triplex joined by two separate patios with a shared common space (Arizona Republic 1966a). The unusual property is located between 35th and 36th Streets on Montecito Avenue in the Camelback East neighborhood of Phoenix.



Photograph 39. Current view of the Boardwalk Apartments in Study Area A, facing northeast (G. Rayle, 2021).



Figure 54. Al Beadle with his wife Nancy in one of the Beadle homes he designed for his family in 1964 (Image reprinted from the *Arizona Republic* 1964).

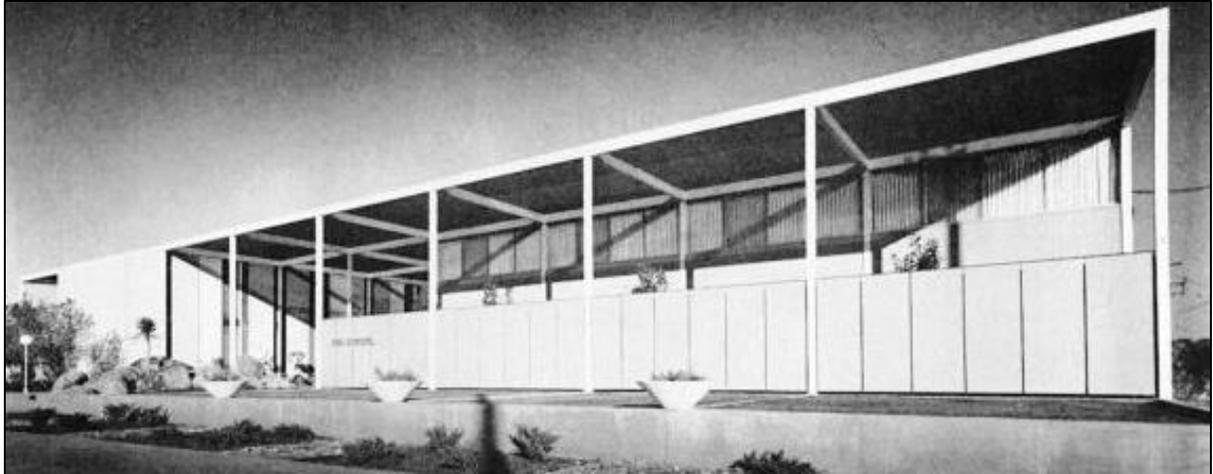


Figure 55. The Three Fountains apartments in 1964 (Image reprinted from *Arts & Architecture* 1964a).

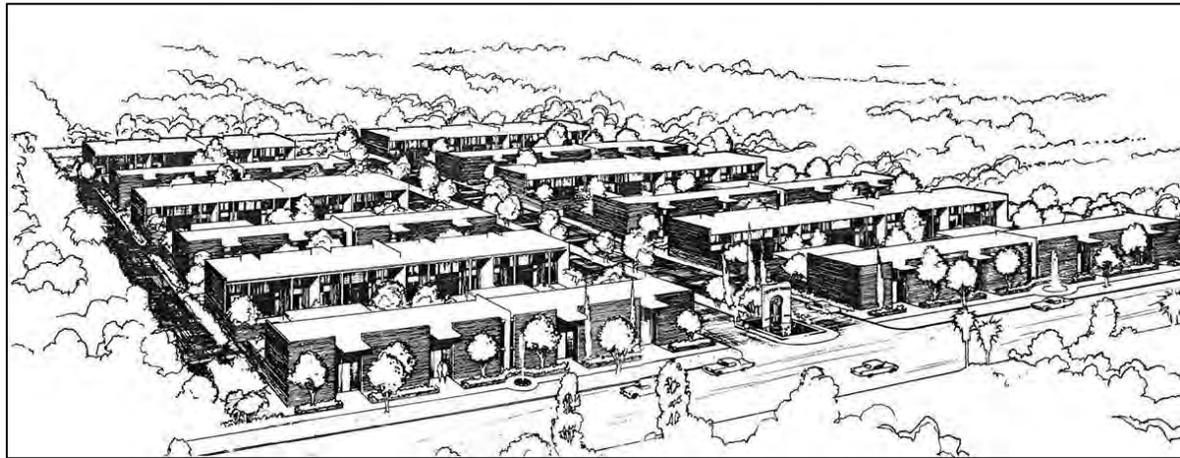


Figure 56. Aerial rendering of the Roman Roads apartment complex, which opened in 1964 (Photo courtesy of Modern Phoenix).

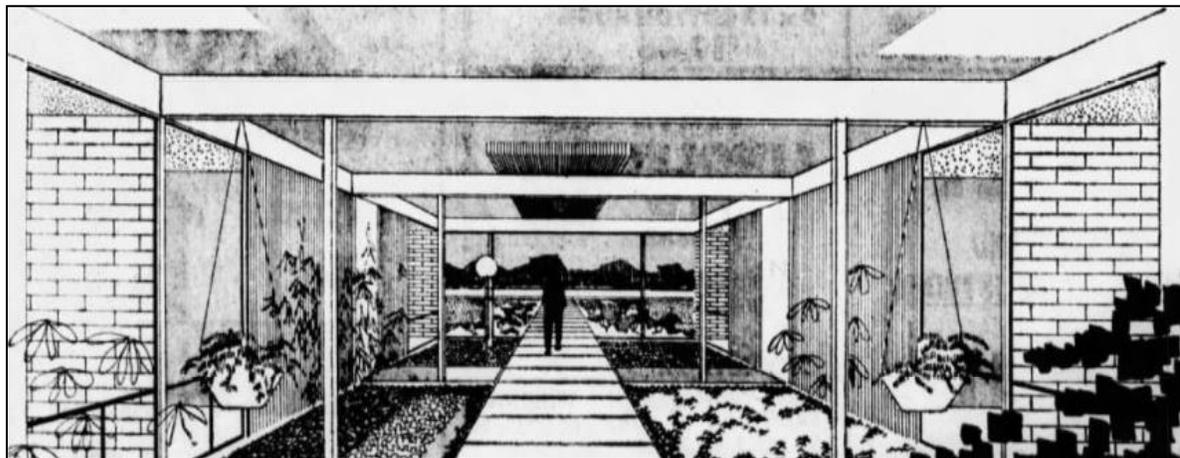


Figure 57. Architectural rendering of the Grandview Gardens, which opened in 1964 (Image reprinted from the *Arizona Republic* 1964n).

Beadle continued to experiment with multi-family property types throughout his career. In 1973, he designed Camelback 32, which consisted of 14 townhouses on 2.5 acres in the Arcadia area of northeast Phoenix (*Arizona Republic* 1973). Later that year, he designed Bridgewood North, a complex of 32 two-story townhomes, which are accessed via a drive over a wooden bridge off 40th Street in Arcadia. Both townhome communities provided two- and three-bedroom options and were described as “daring architecture” when they were initially constructed in the early 1970s (*Arizona Republic* 1972).

By the mid-1980s, Beadle was semi-retired and living in Carefree, Arizona. He was a visiting lecturer in design at Arizona State University and his works were exhibited in contemporary and modern art museums all over the country (*Arizona Republic* 1992a). In 1993, the College of Architecture and Environmental Design at Arizona State University presented Beadle with an award for his architectural achievements. Beadle died, just five years later, at the age of 71.

Paul Staman: KLS Construction; Staman, Fields and Co.; and the Staman, Thomas, Co.

Albert “Paul” Staman was born in Pennsylvania in 1919. He relocated to Phoenix in 1946 after serving as a company officer in the Quartermaster Section of the U.S. Army during World War II (*The Courier-Journal* 1944). In 1950, Paul married his wife, Pauline, and the couple settled in Phoenix permanently. By 1951, Staman had begun building custom single-family homes. In 1953, he planned his first subdivision, a small 17 lot single-family development which he called Greenbrier. The Greenbrier subdivision is located at the southwest corner of W. Northern and N. Central avenues and is divided by an east-west street known as Linger Lane. As part of the project, he enlisted local architect Charles Polacek to design some of the 17 homes in the subdivision. Staman was impressed by Polacek’s work and the two men formed a professional relationship that would last until Polacek’s untimely death, at age 55, in 1961.

In the spring of 1956, Paul Staman teamed up with Chicago manufacturers Milton Levy and Gilmore Kahnweiler to establish the firm known as the KLS Construction Company (*Arizona Republic* 1956b) (Figure 58). The company focused on the development of multi-family apartments, which were in dire need during the post-war housing boom. Staman’s partnership with Levy and Kahnweiler marked the beginning of a long career in multifamily residential construction in Phoenix, in which he was directly responsible for the construction of more than a dozen multi-family properties in the city (Table 7). In 1956, the new firm announced the construction of their first multi-family property in Phoenix.

The development, known as 110 Maryland West (now The Brentwood), was located off Central Avenue on Maryland Avenue. It was planned to have three separate two-story apartment buildings, each with 16 units. The project, which was designed by Charles Polacek, was expected to cost \$600,000 (*Arizona Republic* 1956c; *Arizona Republic* 1956d). Unfortunately, Milton Levy passed away in April, a month after the project’s announcement, and before its completion. His partners dedicated the complex known as 110 Maryland West to his memory when they opened its doors in December 1956 (*Arizona Republic* 1956e).



Figure 58. Staman and Kahnweiler of KLS Construction Company, ca. 1958 (Image reprinted from the *Arizona Republic* 1958b).

Table 7. Multi-family Housing Developments Built by Builder Paul Staman in Metropolitan Phoenix.				
Historic Name	Current Name	Address	Construction Date	Developer
110 Maryland West	Brentwood Apartments	110 W. Maryland Avenue	1956	KLS Construction
445 Osborn West	The Hampton on Osborn	445 W. Osborn Road	1957	KLS Construction
Park Fifth Avenue Apartments	Aura at Midtown	3626 N. Fifth Avenue	1958	Staman & Kahnweiler
102 Maryland West	Mary Condominiums	102 W. Maryland Avenue	1958	KLS Construction
Medlock West Apartments	Medlock West	320 W. Medlock Drive	1959	Staman & Kahnweiler
Grosvenor Apartments	SPACE on 6th Ave	601 N. 6th Avenue	1958	Staman & Kahnweiler
Sundale Studio Apartments	The Deme on Fillmore	617 N. 3rd Avenue	1959	Staman & Kahnweiler
Maryland Park West	Maryland Park West	330 W. Maryland Avenue	1959-1963	Staman, Fields & Co.
Saxony Apartments	Saxony Apartments	301 W. Medlock Drive	1959	Staman & Kahnweiler

continued

Table 7. Multi-family Housing Developments Built by Builder Paul Staman in Metropolitan Phoenix.

Historic Name	Current Name	Address	Construction Date	Developer
Martinque Apartments	Martinque Apartments	3242 E. Camelback Road	1960	Staman, Fields & Co.
Chantclare Apartments	300M	1217 N. 3rd Street	1961	Staman, Fields & Co.
Pierre Apartments	The Pierre on 5th	3600 N. Fifth Avenue	1961	Staman, Fields & Co.
Alan Scott Apartments	Biltmore Reserve	5150 N. 20 th Street	1961	Staman, Fields & Co.
Chateau de Ville	Chateau De Ville	129 E. Palm Lane	1962-1963	Staman, Fields & Co.
Estate Questa Tierra	Estate Questa Tierra	N. Questa Tierra Drive	1968	Staman, Thomas & Co.
Villa Chatelaine	Villa Chatelaine	800 E. Octillo	1969	Staman, Thomas & Co.
Estate Antigua	Estate Antigua	3800 E. Lincoln Drive	1973	Staman, Thomas & Co.
Village at Camelback Mountain	Village at Camelback Mountain	44th Street and Camelback	1974	Staman, Thomas & Co.
Villa del Este	Villa del Este	35th Place and Camelback Road	1978	Paul Staman Construction Co.
Las Casitas Del Norte	Las Casitas Del Norte	3 rd Avenue and Maryland Ave	1981	Paul Staman Construction Co.
Estate Monterra	Estate Monterra	1901 E. Maryland Ave	1982	Paul Staman Construction Co.

Following Levy's sudden death, Paul Staman and Gilmore Kahnweiler continued to operate KLS Construction for the next several years. Staman's partnership with Kahnweiler entered its most productive period during the late 1950s, as the duo increasingly focused their attention on the development of multi-family housing in the area surrounding the new Park Central Shopping Center in Midtown Phoenix. In 1957, the company announced their first multi-family development in the area, which consisted of a 32-unit apartment development located south of Osborn Road between 7th and 3rd avenues (Figure 59). The complex, now known as the Hampton on Osborn, was also designed by Charles Polacek and included 17 one-story deluxe units, as well as an additional 14 one-bedroom units, one two-bedroom unit, and two efficiency apartments that surrounded a V-shaped patio with a pool located at the north end. (*Arizona Republic* 1957e). The following year, Staman and Kahnweiler were in the process of developing another large multi-family project in the vicinity of Park Central. The 48-unit project—known as the Park Fifth Avenue Apartments—would consist of 12 two story buildings arranged in U-shaped groups of three, located on 5th Avenue just north of Osborn Road (*Arizona Republic* 1958d) (Figure 60). Today, the complex is known as Aura at Midtown.

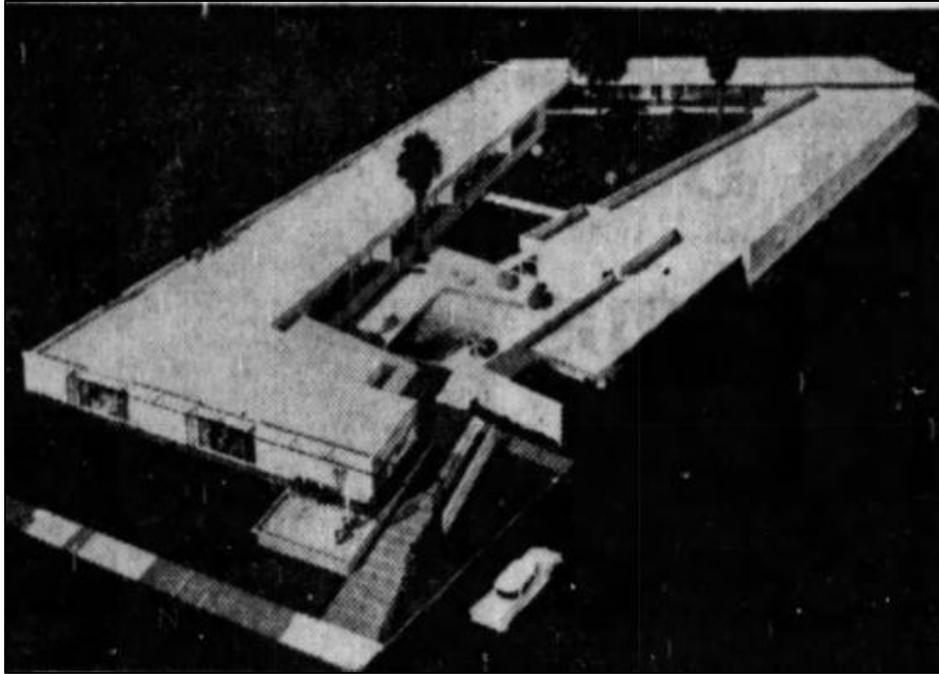


Figure 59. The architectural model of the 32-unit apartment complex now known as Hampton on Osborn, ca. 1957 (Image reprinted from the *Arizona Republic* 1957e).

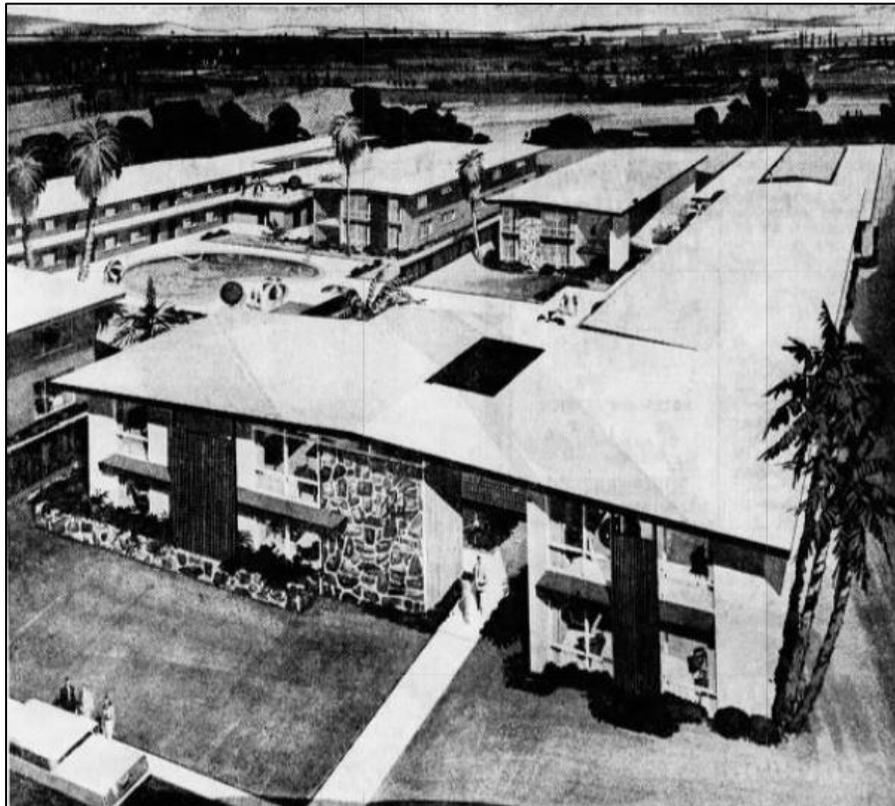


Figure 60. The Park Fifth Avenue apartment complex (now known as Aura at Midtown) in 1958 (Image reprinted from the *Arizona Republic* 1958e).

During this time, Staman and Kahnweiler were also involved in the construction of several other multi-family developments scattered throughout the city. In 1958, they completed the construction of an apartment complex known as 102 Maryland West – now referred to as the Mary Condominiums. The project was also designed by Charles Polacek and consisted of 12 units in three buildings planned in a U-shape, located at 102 Maryland Avenue (*Arizona Republic* 1958f). The team was also busy on the construction of the Medlock West Apartments, which were located two blocks north of Camelback Road and south of Colter Street (*Arizona Republic* 1958g) (Photograph 40). They took out a \$190,000 building permit for the project, which was also designed by Polacek in a U-shaped plan (*Arizona Republic* 1958g). It offered 20 apartments that were either one, two, or three bedrooms. Additionally, Staman and Kahnweiler constructed the 21-unit apartment complex known as Grosvenor Apartments, located on the northeast corner of Fillmore Street and 6th Avenue, in October 1958 (*Arizona Republic* 1958h). The \$200,000 initial investment is known today as Space on 6th Avenue. The pair also erected a 34-unit efficiency apartment building known as Sundale Studio Apartments three blocks east from the Grosvenor property at 617 N. 3rd Avenue in 1959 (*Arizona Republic* 1959d). The building is known today as The Deme on Fillmore. The two-story complex has an O-shaped plan and a central common area with a pool. Staman and Kahnweiler also constructed the Saxony Apartments, a 20-unit complex located at 301 W. Medlock Drive in 1959 (*Arizona Republic* 1959e).

By 1960, the partnership between Paul Staman and Gilmore Kahnweiler had been dissolved. In February of that year, Paul Staman founded a new construction company known as the Paul Staman Building and Development Co. He initiated a project for a cooperative apartment group known as Maryland Park West in the North Central part of the city for more



Photograph 40. Current view of the Medlock West Apartments, facing north (K. Fulwood, 2021).

than \$1 million (*Arizona Republic* 1959f). The group consists of nine individual buildings—one and two stories high—on five acres of land, which were constructed in phases. In total, the complex offers 43 apartment units (Figure 61). A few months later in July, Staman announced a new partnership with Edward S. Fields for a construction company to be known as Staman, Fields and Co. (*Arizona Republic* 1959g). The firm was involved in planning, financing, construction, and management of various property types. The new company took over the construction for the Maryland Park West project, which began in the fall of 1959 around the same time that Paul Staman became a new member of the Phoenix Real Estate Board (*Arizona Republic* 1959h). That same year, the new company announced their plans to construct a \$750,000 luxury one and two-story apartment complex called the Martinque that would house 39 units north of Camelback Road and east of 32nd Street (*Arizona Republic* 1959i). Staman continued his professional relationship with Charles Polacek who designed the plans for the Martinque. The foundations for the Martinque were poured in early January 1960, with plans for the building’s completion that summer (*Arizona Republic* 1960a).



Figure 61. Rendering of Maryland Park West, ca. 1961 (Image reprinted from the *Arizona Republic* 1961f).

In 1961, the company completed construction on the Chanticleare Apartments on N. 3rd Street across from the Phoenix Center for the Arts. The property had 8 one bedroom and 11 studio units and was advertised specifically for “young moderns” (*Arizona Republic* 1961g). The complex was redeveloped between 2008 and 2010 and is today known as 300M. The company also broke ground on the three-story apartment complex known as the Pierre in 1961 along the north 5th Avenue corrido where the Park Fifth Avenue apartments were located. The Pierre was planned for 25 apartments including 3 one-bedroom, 18 two-bedroom, 2 three-bedroom, and 2 four-bedroom units (*Arizona Republic* 1961h) (see Figure 24). The Staman, Fields and Co. began the construction on the Alan Scott Apartments

that same year. The development—now known as the Biltmore Reserve—consisted of 28 units—12 one bedroom, 12 two bedroom, and 4 three bedroom—among seven buildings located at 5150 N. 20th Street (Figure 62) (*Arizona Republic* 1961).

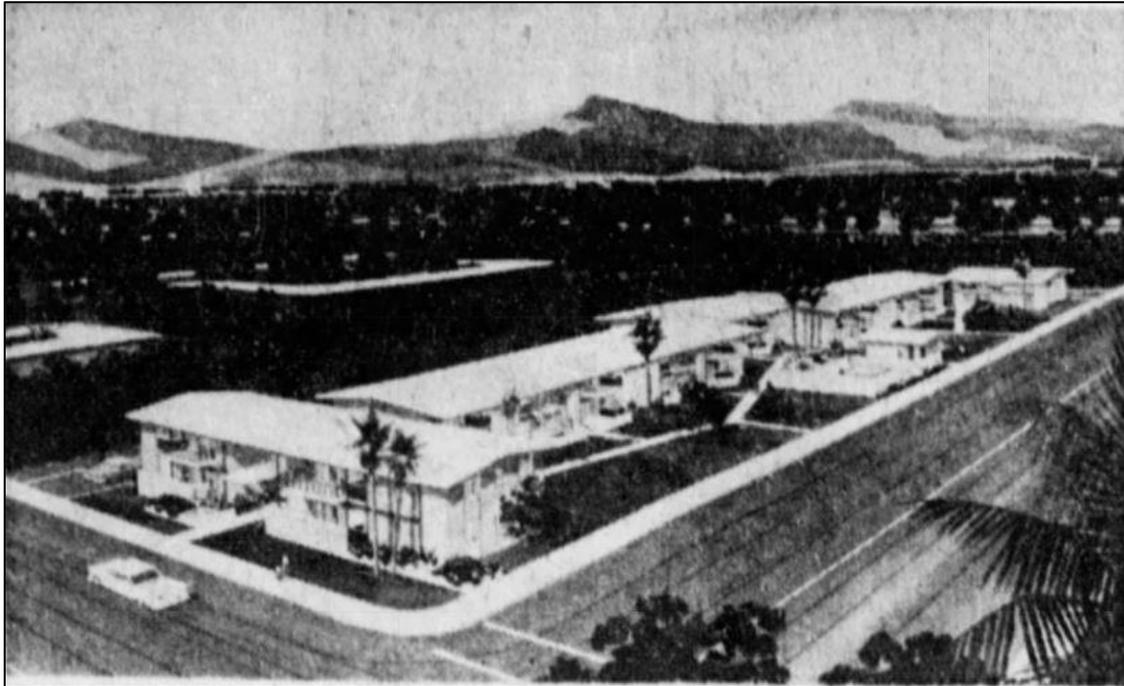


Figure 62. Rendering of the Alan Scott apartment complex (now known as the Biltmore Reserve), ca. 1961 (Image reprinted from the *Arizona Republic* 1961i).

In 1962 the Maryland Park West complex, which was still under construction, was featured in *House and Home Magazine* in a story about developments in apartment housing (*Arizona Republic* 1962i). New sections of the complex were still being opened at the time of the issue's publication. By January 1963, the final units were ready for new residents (*Arizona Republic* 1963i). As constructed, the complex offered 37 apartments (*Arizona Republic* 1963m). Staman, Fields, and Company constructed a 16-unit condominium complex called Chateau de Ville at 129 E. Palm Lane in 1963 (Figure 63). The units were located among four two-story buildings. The Chateau de Ville held its grand opening in 1964, showing two bedroom and two bedroom with den options that ranged between 1,800 and 2,100 square feet (*Arizona Republic* 1964o). The next year it was sold to a real estate development firm (*Arizona Republic* 1965c). The complex was converted to offer six townhouses on the first floor and six on the second floor.

In 1967, Paul Staman partnered with Dick Thomas to form Staman, Thomas and Company, a new construction firm that specialized in the construction of townhouse projects. In 1968, the company broke ground on their first townhouse-type development called Estate Questa Tierra, which consisted of 22 townhouses (also described as patio town village homes) on the south side of Missouri Avenue and Third Street (*Arizona Republic* 1968) (Figure 64). The property was designed by architect Ronald Craik with three to four townhomes grouped around a Spanish court and was completed by 1970. The townhomes ranged in size from 1,950 to 2,475 square feet.



Figure 63. Rendering of the Chateau de Ville, ca. 1963 (Image reprinted from the *Arizona Republic* 1963n).

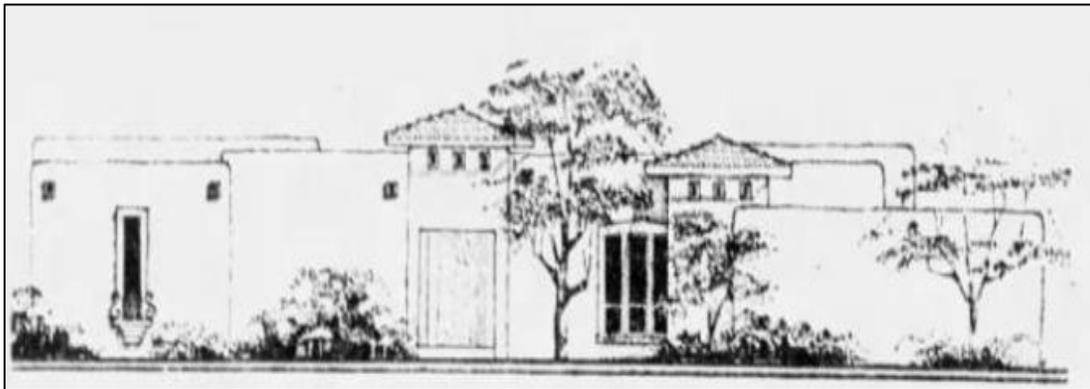


Figure 64. Rendering of one of the townhouse blocks at Estate Questa Tierra, ca. 1968 (Image reprinted from the *Arizona Republic* 1968).

Shortly thereafter, the firm opened the models for a new Country French townhouse development called Villa Chatelaine situated south of Ocotillo Road between 7th and 10th Streets. The subdivision consisted of 14 units with French country exteriors of stucco and shingle siding (*Arizona Republic* 1970). The following year, the Phoenix City Council agreed to allow Staman, Thomas, and Company to develop a 57-unit community, known as Estate Antigua, on 65 acres on the north side of Lincoln Drive east of 37th Street (*Arizona Republic* 1971) (Figure 65). The Estate Antigua townhouse community was also designed by architect Ronald Craik. A portion of it opened in March 1974 and offered two- and three-bedroom models grouped around landscaped courtyards featuring fountains, covered seating areas, and landscaped walks (*Arizona Republic* 1974). The firm advertised the development as being



Figure 65. Estate Antigua townhomes under construction in 1974 (Image reprinted from the *Arizona Republic* 1974a).

“for persons of wealth and for the very few who are able to indulge in the ultimates” (*Arizona Republic* 1973a). Additionally, the development earned Staman, Thomas and Co. a Golden Nugget Award from the National Association of Home Builders for their innovative use of land, or what is referred to as “density transfer,” with the project (*Arizona Republic* 1974a). That same year, Staman was named vice president of the Home Builders Association of Arizona and the firm constructed their own \$1.2 million office park on a two-acre lot (*Arizona Republic* 1974b, 1974c).

The firm’s next development was called the Village at Camelback Mountain on the northeast corner of 44th Street and Camelback Road. The \$15 million project is spread over 58 acres and consists of 45 single-family patio homes and 69 townhouses (*Arizona Republic* 1974d). The developed was opened to the public in 1975. Later that year, Paul Staman was elected president of the Home Builders Association of Central Arizona.

Staman once again stepped out on his own in early 1976 when he relinquished his role as president of the Association, and sold his interest in the firm Staman, Thomas and Company in order to establish Paul Staman Construction Company, Inc. (*Arizona Republic* 1976). His direction shifted to custom residential and light commercial construction, as well as remodeling. However, Staman also continued to build condominiums, including the Villa del Este located at 35th Place and Camelback Road. The 19 units opened in late 1979 and were designed by Ronald Craik (*Arizona Republic* 1979). Additionally, he built Las Casitas Del Norte, consisting of 16 luxury townhomes, in 1981 on 3rd Avenue and north of Maryland Avenue in 1981 (Figure 66), as well as the 36 single-story condominium development of

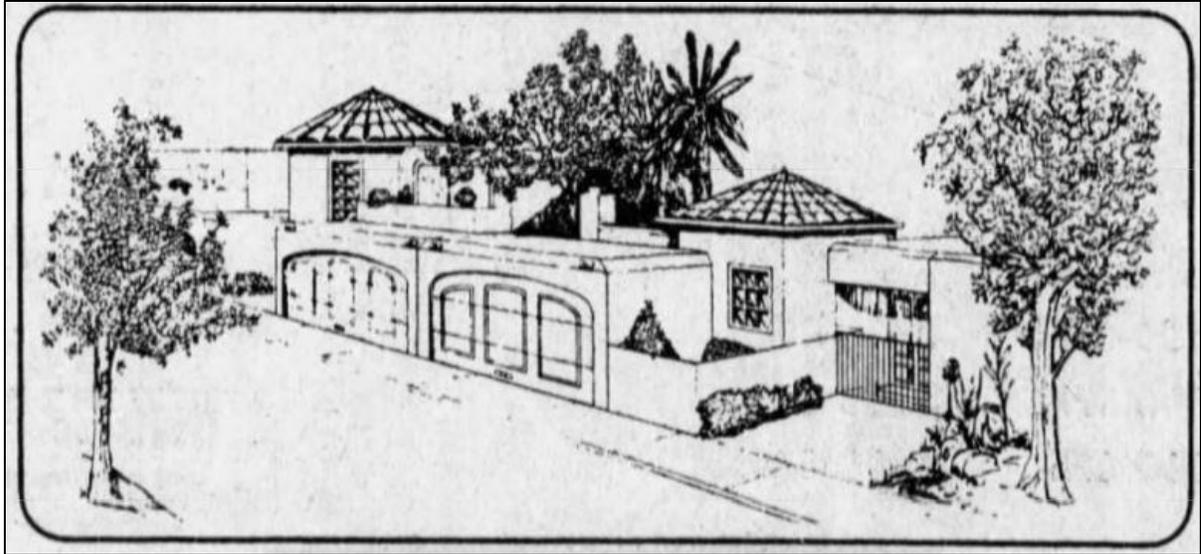


Figure 66. Rendering of the Las Casitas del Norte in 1981 (Image reprinted from the *Arizona Republic* 1981).

Estate Monterra east of State Route 51 and south of Maryland Avenue, in 1982 (*Arizona Republic* 1981; 1983). Staman worked in the residential construction industry in Phoenix until his retirement in the late 1980s. He continues to live in Phoenix with his wife Pauline, his spouse of more than 70 years.

Gilmore Kahnweiler: KLS Construction; Kahnweiler-Simons Construction Company

Gilmore Kahnweiler, a garment manufacturer, moved to Arizona from Illinois around 1956. Shortly after his arrival Kahnweiler teamed up with Paul Staman, an established home builder in Phoenix, and Milton Levy, another Chicago manufacturer, to establish the firm known as the KLS Construction Company (*Arizona Republic* 1956b). The company's focus was on the development of apartments, which were in great demand during the post-war housing boom occurring in the city at that time.

In 1959 after leaving his partnership with Paul Staman at the KLS Construction Company, Kahnweiler joined with the Hays-Kel Corporation to develop several multi-family residential developments in the Phoenix area (*Arizona Republic* 1959j). In September 1959, he served as the general contractor for a two-story apartment building on the northwest corner of Second and Portland streets. The development, known as the Edgewater Apartments, had 22 studio and 3 one-bedroom apartments (*Arizona Republic* 1959j). The design for the Edgewater Apartments was completed by Charles Polacek. The development opened in February 1960 (*Arizona Republic* 1960b). Later that fall, Kahnweiler began construction on a 37-unit apartment building located east of State Route 51 and north of Colter Street. The complex, which was called the Hibiscus Apartments, was erected on 2.5 acres of land and was constructed of concrete block and native stone trim for a total cost of \$600,000 (*Arizona Republic* 1959k) (Figure 67). The Hibiscus Apartments were designed by architect Fred Guirey.

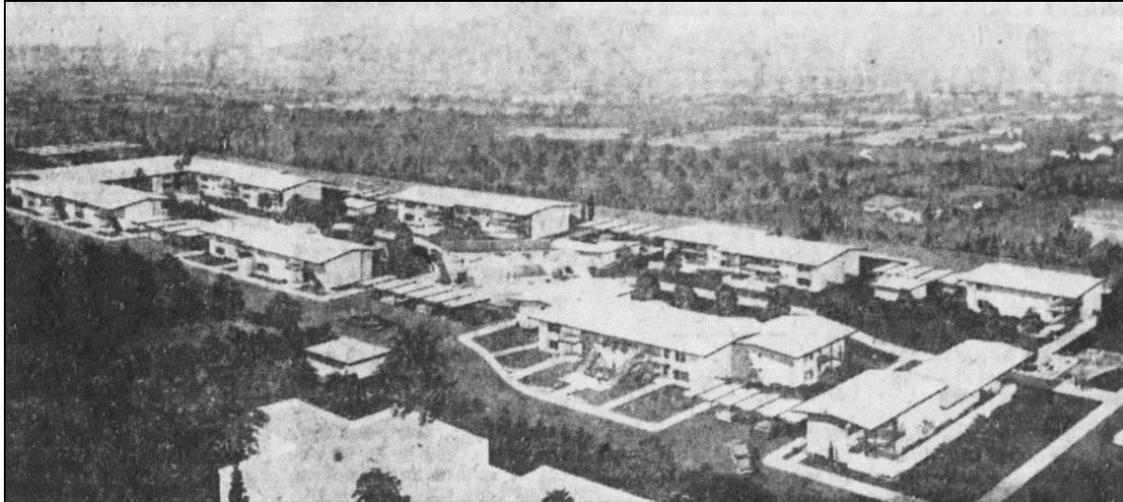


Figure 67. Rendering of the Hibiscus Apartments, ca. 1959 (Image reprinted from the *Arizona Republic* 1959k).

In January 1961, Kahnweiler began construction on the Shorewood Apartments within the Park Fifth Avenue area where he previously worked with Paul Staman. The Shorewood was the seventh apartment building constructed along Fifth and Sixth Avenues north of Osborn Road (*Arizona Republic* 1961j). The Shorewood, which was also designed by Polacek was planned for 12 two-bedroom and 7 one-bedroom units within its two-story walls (see Figure 23 and Photograph 29).

By the spring of 1961, Kahnweiler had a well-established reputation as a developer of multi-family residential housing. An article discussing his work described him as having probably “erected as many apartment buildings as any contractor in Phoenix” (*Arizona Republic* 1961k). His next project involved the construction of a 39-unit apartment building known as the Nonpareil Apartments, which are located at 1107 W. Osborn Road (Figure 68). As part of the project, the property owner’s existing residence was converted into a clubhouse for use by the complex’s tenants (*Arizona Republic* 1961l). The complex consists of six individual two-story buildings arranged around a patio and pool. Since its construction, the Nonpareil Apartments have been converted into condominiums. In the fall of 1961, the Hays-Kel Corporation held a grand opening for the Arrowhead Apartments, known today as Bristol Courts, located on the northwest corner of Portland and 9th Streets, approximately one half-mile east of the Edgewater Apartments (*Arizona Republic* 1961m). The 20-unit complex was two-stories and surrounded a landscaped court and pool.

In the spring of 1962, Kahnweiler established the Kahnweiler-Simons Construction Company with Yale Simons, a former used car dealer and housing contractor from Detroit (*Arizona Republic* 1962k). Later that year, the firm purchased Valcon Builders and shifted its focus to commercial construction in Phoenix and throughout the state. Kahnweiler-Simons constructed several high-profile projects during the 1960s, including Sahuaro High School, Apache Junction High School, and the Bethany Presbyterian Church. The Kahnweiler-Simons Construction Company dissolved in 1968 when Yale Simons became president of Phoenix Land Marketing, Inc. (*Arizona Republic* 1970a). Gilmore Kahnweiler subsequently relocated to San Diego, California, where he died in 1991.

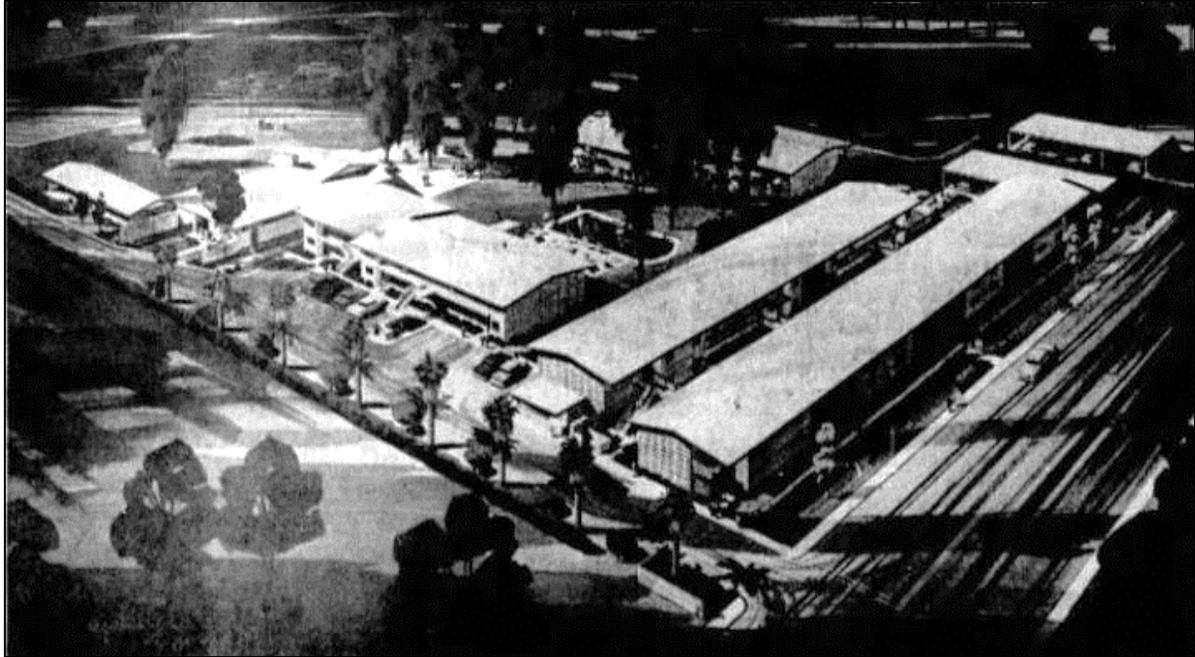


Figure 68. Aerial view of the Nonpareil Apartments, ca. 1962 (Image reprinted from the *Arizona Republic* 1962j).

Ralph Haver

Ralph Haver obtained a Bachelor of Architecture degree from the University of Southern California in Pasadena in 1941 (Figure 69). The following year, he enlisted in the Army Corps of Engineers, and served in the South Pacific during World War II. After the war, Haver joined his brother and father in Phoenix. At the time, Haver's brother was working as a building contractor, and his father was employed as a brick mason for Del Webb. In Phoenix, Haver designed a two-bedroom house for his wife Mildred and first-born son that his father helped to construct in the Canal North neighborhood of Uptown Phoenix (King 2011). During his early years in Phoenix, he worked under the mentorship of Edward Varney, an American Modernist architect whose mentor was Frank Lloyd Wright.

Among his early designs was the Country Club Apartments near 7th Street and Osborn, which were built in 1949 (King 2011) (see Photograph 3 and Figure 17). The sprawling, but affordable housing complex, now known as The Wexler, was located across the street from the Phoenix Country Club and was distinguishable by its concrete breezeblock walls that provided air and light (Figure 70). Haver was honored for his design for the Country Club Apartments in the national magazine, *Progressive Architecture*, in its May 1950 issue (*Progressive Architecture* 1950). The development was one of five apartment buildings in the U.S. chosen, all of which were built under Section 608 of the FHA Title IV insurance loans. The magazine featured the plot plan, floor plans, and photographs spread across four pages, which also included criticism solicited from the architects of the other four winning designs (Figure 71). The principal criticism of Haver's design was that "some of the construction cut off too much light," which Haver noted was due to the other architects' lack of knowledge of, "the amount of sunshine in an average Phoenix day" (*Arizona Republic* 1950c).



Figure 69. Portrait of Phoenix architect Ralph Haver, ca. 1950s, included in his firm's portfolio (Image courtesy of Modern Phoenix).

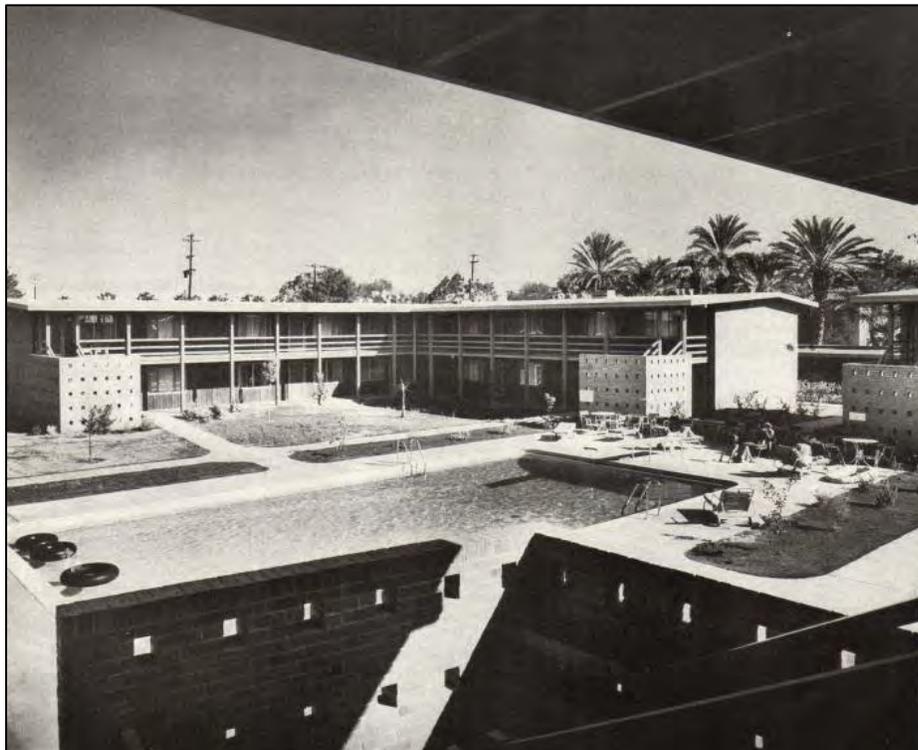


Figure 70. Photograph of the Country Club Apartments circa 1950s (Image reprinted from *Progressive Architecture* 1950).

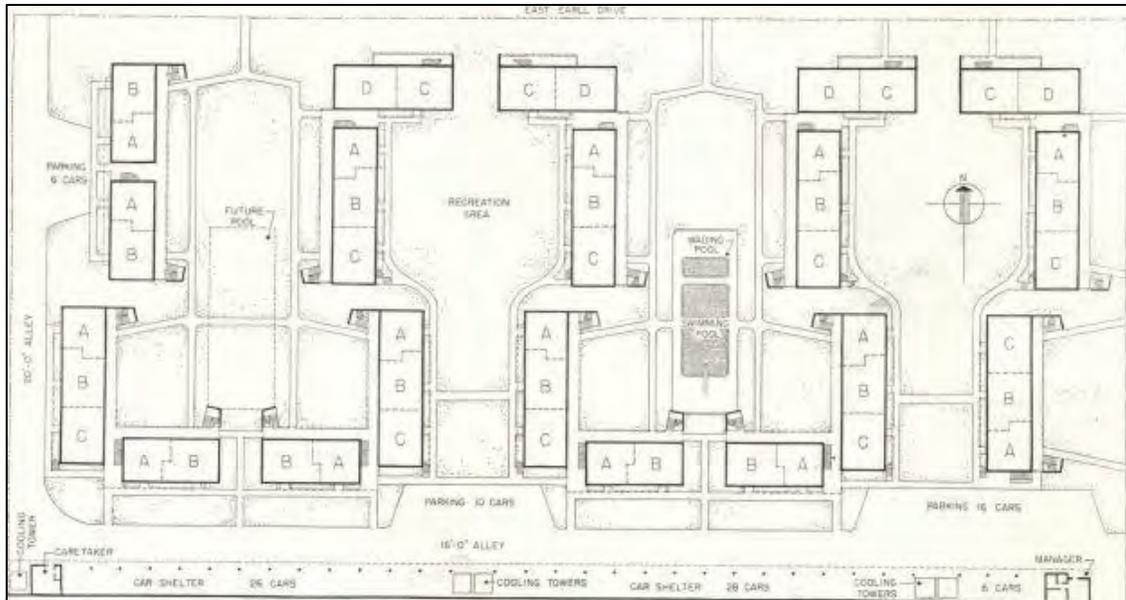


Figure 71. Plot plan for the Country Club Apartments, showing building layout, parking, sidewalks, and “future” pool locations (Image reprinted from *Progressive Architecture* 1950).

By the early 1950s, Haver opened his own firm on Camelback Road and Central Avenue. A couple years later, he developed a partnership with the young architect Jimmie Ray Nunn who had recently received his degree in Architectural Engineering from the University of Colorado-Boulder (King 2011). The two worked together under the name Haver, Nunn & Associates, pursuing multi-family housing contracts during the post-war housing boom among their other commercial, civic, and military building projects. Mid-century architects like Mies van der Rohe and Frank Lloyd Wright inspired many of their residential designs (Christmann 2019).

The construction of the Park Lee Alice Apartment Complex was completed in the summer of 1955 at 17th Avenue and Camelback Road (King 2011). Haver designed the complex years earlier but construction on the project had been stalled for financial reasons (see Figure 20 and 20). The garden apartment complex consisted of 34 one and two-story multi-family brick structures (see Photograph 4). Four years later, in 1959, the Mayflower Village Apartments (known today as Paradise Palms), also designed by Haver, were constructed on the south side of Colter Avenue near State Route 51. The development offered one and two-bedroom units contained within eight two-story masonry buildings (*Arizona Republic* 1959). The buildings had the defining deep eaves and breezeblock walls of a Haver-designed structure.

By the 1960s, Haver’s firm was among the largest in the state, and the company was required to move into two buildings – one for office space and one for their drawing studio – on Missouri Avenue (King 2011). The firm incorporated in 1963 as Haver, Nunn & Jensen Architects Inc. after the addition of Ross Jensen, James Harris, and Jim Salter to the team. The firm provided services in design, construction documentation, and supervision. Among their award-winning designs was the Country Club Townhomes on Country Club Drive within the private gated Phoenix Country Club community. The firm won a Valley

Beautification award for Excellence in Design for the 1966 development—now known as Country Club Place—that they designed for Dell Trailor (King 2011). The townhomes had below-grade garages and mansard-styled roofs. Three years later, the firm began offering engineering services, in addition to its design and construction services, and was renamed Haver, Nunn and Nelson (King 2011).

In 1969, the firm designed another townhome development for Dell Trailor known as Hillcrest in Moon Valley near the golf course and country club four blocks west of 7th Street. The one and two-story townhomes were planned around a pavilion within a community boasting numerous amenities such as a heated swimming pool and driving range that were accessible via curved drives. Its architecture incorporated offsets, arches, grand walls, and garden entries (King 2011). Many of the firm's designs began to demonstrate elements of Mediterranean style architecture during this time. However, by 1971, when the 38-unit development known as Avenida Hermosa was constructed on North 12th Street, their style had transitioned to incorporate a refined Spanish-inspired design. The homes in Avenida Hermosa were marketed as townhomes and condominiums. Another Spanish-styled townhome community designed by Haver's firm, known as Casa Hermosa, opened in 1972 on North Central Avenue. The firm designed the 21-unit planned community for Hugh Knoell.

Eventually, the firm reorganized itself a final time as Haver, Nunn and Collamer in 1975 when the architect George Collamer came aboard. The firm designed the multi-family triplexes known as La Pueblo Bonita and Pasadena Heights along Glenrosa Avenue between 36th and 38th Streets in 1979 (King 2011). The owners, who were often retirees or winter visitors, would purchase the entire house, reside in one unit and rent out the others. The triplexes were known for their quartz rock roofs, breezeblock elements, window walls, protruding eaves, and unique porch lights.

By 1980, Ralph Haver entered partial retirement, although he continued to periodically design his characteristic single-family custom homes across the valley. His long-time partner, Jimmie Nunn, moved to Flagstaff in the early 1980s, and the firm closed its doors for good soon thereafter. Haver passed away in Scottsdale in 1987, leaving behind designs that are known for their red brick or concrete masonry construction, low-pitched rooflines with deep angled gable beams, floor-to-ceiling windows and clerestory windows, breezeblock walls, unconventional front door placement, and carports (Christmann 2019).

John F. Long

John Frederick Long was born to German immigrants in Phoenix, Arizona, in 1920. In September 1941, Long was drafted into the military where he maintained B-17 and B-24 bombers in Italy. He returned to Phoenix in 1945 after his service and joined his father and brother in the H.B. Long & Sons Construction Company (*Arizona Republic* 2008). In 1947, he married his wife Mary, and decided to build a house with a GI loan. He spent \$4,000 on materials and worked on the house himself. Due to the serious housing shortage that was occurring in the city at the time, the couple was able to sell the home for more than double their investment. Long, sensing that home construction would become a profitable business

venture in post-war Phoenix, decided to pursue a career in the residential construction industry (Figure 72).

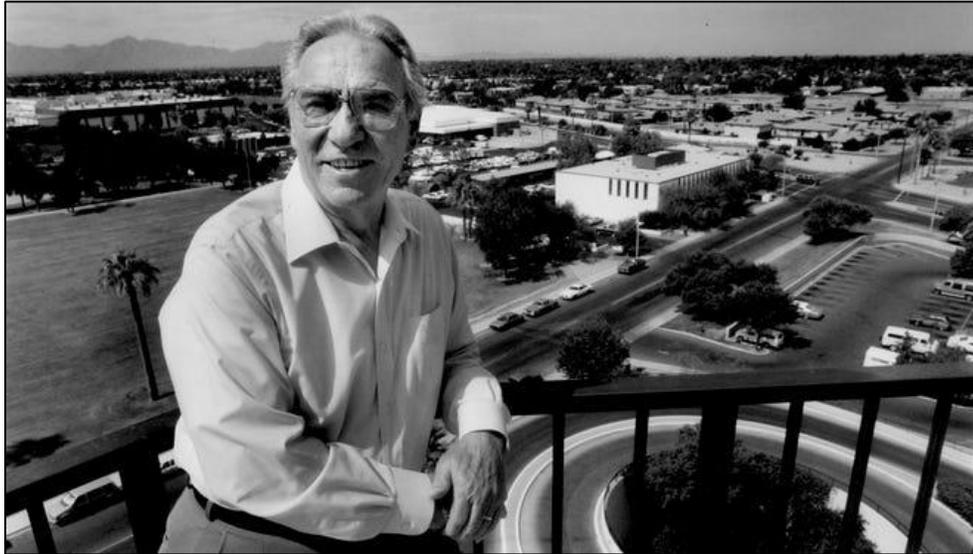


Figure 72. Portrait of John F. Long, ca. 1991 (Image reprinted from the *Arizona Republic* 1991).

By the early 1950s, Haver opened his own firm on Camelback Road and Central Avenue. A couple years later, he developed a partnership with the young architect Jimmie Ray Nunn who had recently received his degree in Architectural Engineering from the University of Colorado-Boulder (King 2011). The two worked together under the name Haver, Nunn & Associates, pursuing multi-family housing contracts during the post-war housing boom among their other commercial, civic, and military building projects. Mid-century architects like Mies van der Rohe and Frank Lloyd Wright inspired many of their residential designs (Christmann 2019).

The construction of the Park Lee Alice Apartment Complex was completed in the summer of 1955 at 17th Avenue and Camelback Road (King 2011). Haver designed the complex years earlier but construction on the project had been stalled for financial reasons (see Figure 20 and 20). The garden apartment complex consisted of 34 one and two-story multi-family brick structures (see Photograph 4). Four years later, in 1959, the Mayflower Village Apartments (known today as Paradise Palms), also designed by Haver, were constructed on the south side of Colter Avenue near State Route 51. The development offered one and two-bedroom units contained within eight two-story masonry buildings (*Arizona Republic* 1959). The buildings had the defining deep eaves and breezeblock walls of a Haver-designed structure.

were advertised as easy to care for and easy to own for “less than it costs to rent an apartment” (*Arizona Republic* 1961n). By the early 1960s, Long had cemented a reputation, not only in Arizona, but also across the United States. In 1960, TIME magazine interviewed housing experts who said John F. Long offered “the best housing buy” in the country (*Arizona Republic* 1960c). He also won numerous accolades, such as the Hall of Fame House from *House & Home* magazine in 1957, as well as the Community Development Award and

the Home Design Award from the National Association of Home Builders in 1959 (*Arizona Republic* 1959l).

As the single-family housing market was starting to decline in the early 1960s, John F. Long switched from single-family development to large scale multi-family construction. In July 1962, he submitted a request to the city planning commission for a single-family residential zone to be rezoned for a proposed \$1.5 million garden-style apartment complex in his Maryvale community. The plan was to erect 170 single-story apartment units for senior citizens along the northern border of the Maryvale Golf Course (*Arizona Republic* 1962l). That November, John F. Long Homes, Inc. started the construction for the second section of the \$1.8 million Ardmore cooperative apartments – now known as the Park North Ardmore Condos – on the north side of Clarendon Avenue and West Fifth Avenue (*Arizona Republic* 1962m) (see Figure 30 and Photograph 9). A different construction company started the first section, which consisted of three two-story units with 36 apartments on the east side of Fifth Avenue. The Ardmore apartments were considered the first cooperative apartments financed under FHA Section 213 in Arizona and were designed by R. C. Lesser, a Los Angeles architect (*Arizona Republic* 1962n). John F. Long Home Builder, Inc. completed the additional 40 units by June 1963 (*Arizona Republic* 1963o).

Long continued to build apartments in the nearby cities of Tempe and Scottsdale while advertising single-family homes in his Maryvale community. In the spring of 1963, he opened his first models for a planned 700-unit townhouse development called Holiday Gardens near North 72nd Avenue and West Camelback Road (*Arizona Republic* 1963p) (Figure 73). The townhomes, which are still extant, provided one-, two-, and three-bedroom options with soundproof walls in one or two-story units that had fenced backyards and patios, and faced a common court (*Arizona Republic* 1963q) (see Photograph 10). In the midst of the housing collapse, Long also ventured into the mobile home industry – establishing the Longmark Manufacturing Corporation and its “Longmark Mobile Homes” brand, while also constructing at least three single-family homes a week (*Arizona Republic* 1965d) (Figure 74). Long specialized in constructing double-wide units that required larger-than-average lots for the 20-foot and 24-foot-wide homes (*House and Home Magazine* 1968). By 1965, the Phoenix homebuilder was known for his mass-manufacture techniques and had an established sales organization across seven states.

By 1967, John F. Long had constructed 20,000 residences. That year, he wrote an article that was published in the *Arizona Republic* in which he explained that home construction slowed in the previous year due to the “shortage and high cost of mortgage money” (*Arizona Republic* 1967a). He added that he was continuing to focus on new designs for his Maryvale community as well as his manufactured homes. By 1969, the housing market rebounded and John Long returned to single-family construction. In 1975, Long’s company managed to construct four single-family residences per day in Maryvale and Paradise Valley while other firms struggled through the financial recession (*Arizona Republic* 1975a, 1975b).



Figure 73. Rendering of the Holiday Gardens townhouse community, ca. 1963 (Image reprinted from the *Arizona Republic* 1963r).

Do You Know?

LONGMARK MOBILE HOMES ARE CONSTRUCTED ON THE SAME PROVEN BUILDING PRINCIPLES AS CONVENTIONAL HOMES! Start the new year with a beautiful LONGMARK Mobile Home in the neighborhood of your choice.

2 bedroom homes, completely furnished and draped for only \$41 per month

SEND THE ATTACHED COUPON, CALL 273-1633, OR VISIT OUR HOME SHOW FOR YOUR FREE BROCHURE ON MOBILE HOME LIVING

Ph. 273-1633
JOHN F. LONG'S

Longmark
MOBILE HOMES

3939 EAST VAN BUREN

PLEASE SEND ME YOUR FREE BROCHURE "A NEW WAY OF LIFE" FACTS AND FIGURES ON MODERN MOBILE HOME LIVING.

NAME _____

ADDRESS _____

CITY _____ STATE _____

Figure 74. Advertisement for Longmark Mobile Homes, ca. 1964 (Image reprinted from the *Arizona Republic* 1964p).

Long's focus continued to be on single-family homes throughout the early 1980s with an emphasis on energy efficiency. In 1981, Jerry Miller, the director of marketing and sales for John F. Long Homes Inc. addressed the lack of sales for units within the multi-family complexes constructed by Long on the west side of Maryvale. Miller said, "most people who moved to the Maryvale area wanted to buy single-family units" (*Arizona Republic* 1981a). In 1983, John F. Long Home Builder, Inc. made a brief return to multi-family construction with the grand opening of Raintree Gardens, a complex offering townhomes with front courtyards and fenced backyards near 63rd Avenue and Indian School Road (*Arizona Republic* 1983a). The next year, John F. Long was inducted in the National Housing Hall of Fame (*Arizona Republic* 1984a). During his decades-long career, Long worked out of the same office on Camelback Road that he moved into in 1954, donated land for public use, and prided himself on providing families affordable housing options since the post-war era (*Arizona Republic* 1991). Long passed away in 2008 at the age of 87.

Charles G. Polacek

Charles G. Polacek was a prominent Phoenix architect in the post-war period (Figure 75). Born in Chicago in 1905, Polacek moved to Phoenix in 1947 and opened an office on 7th Avenue in 1952 (*Arizona Republic* 1952). While in Phoenix, Polacek had a brief, but prolific, career, designing some of the most iconic commercial properties in the City during the post-war period (Table 8). Beginning in the early 1950s, he worked closely with real estate developer David H. Murdock in the design of several office buildings, including the Central Plaza Building, located at 3424 N. Central Avenue (*Arizona Republic* 1956f). The building, which was constructed in 1955, later housed Polacek's architecture office.



Figure 75. Photograph of Charles G. Polacek (right) at work, ca. 1960 (Image reprinted from the *Arizona Republic* 1960d).

Table 8. Multi-family Housing Developments Designed by Architect Charles Polacek in Metropolitan Phoenix.					
Historic Name	Current Name	Address	Construction Date	Developer	Extant?
110 Maryland West	Brentwood Apartments	110 W. Maryland Avenue	1956	KLS Construction	Yes
Beverly-Phoenix Apartments	Fountains in the Green	1400 E. Thomas Road	1957	Riskas Construction	Yes
Mayan Apartments	Fountains in the Green	1416 E. Thomas Road	1957	Commercial Property Investments	Yes
445 Osborn West	The Hampton on Osborn	445 W. Osborn Road	1957	KLS Construction	Yes
102 Maryland West	Mary Condominiums	102 W. Maryland Avenue	1958	KLS Construction	Yes
Park Fifth Avenue Apartments	Aura at Midtown	3626 N. Fifth Avenue	1958	Staman & Kahnweiler	Yes
Grosvenor Apartments	SPACE on 6th Ave	601 N. 6th Avenue	1958	Staman & Kahnweiler	Yes
Medlock West Apartments	Medlock West	320 W. Medlock Drive	1959	Staman & Kahnweiler	Yes
Saxony Apartments	Saxony Apartments	301 W. Medlock Drive	1959	Staman & Kahnweiler	Yes
Martinque Apartments	Martinque Apartments	3242 E. Camelback Road	1960	Staman, Fields & Co.	Yes
Edgewater Apartments	N/A	114 E. Portland Street	1960	Gilmore Kahnweiler	No
Pierre Apartments	The Pierre on 5th	3600 N. Fifth Avenue	1961	Staman, Fields & Co	Yes
The Shorewood Apartments	The Shorewood Apartments	3569 N. Fifth Avenue	1961	Gilmore Kahnweiler	Yes

In 1956, Polacek began working with the KLS Construction Co. on the design of several apartment developments in Phoenix. The first apartment complex that Polacek designed for the company was 110 Maryland West, located at 110-118 Maryland Avenue (Figure 76). The development, which opened in December 1956, consisted of two U-shaped buildings arranged around a central courtyard. 110 Maryland West contained 48 one- and two-bedroom apartments, covered carports, and a heated swimming pool (Photograph 41) (*Arizona Republic* 1956e). In 1958, Polacek again worked with Staman and Kahnweiler (formerly of KLS Construction) on another complex on Maryland Avenue, known as 102 Maryland West. That complex, located at 102 Maryland Avenue, was owned by Mrs. I.C. Todd and was located next door to 110 Maryland West (*Arizona Republic* 1958f). Charles Polacek

continued to collaborate with Staman and Kahnweiler on the construction of courtyard apartments in metropolitan Phoenix throughout the 1950s. In 1958, the three men worked together on the construction of the Park Fifth Avenue Apartments, located along N. 5th Avenue, and the next year, they collaborated on the Saxony Apartments, a 20-unit complex located at 301 W. Medlock Drive (*Arizona Republic* 1958b; *Arizona Republic* 1959e).

The late 1950s were the most productive years of Charles Polacek's career. In addition to his work with Staman and Kahnweiler, he also designed two very large apartment complexes near the intersection of Thomas Road and N. 14th Street for the Riskas Construction Co. and Commercial Property Investments, a local company headed by Richard Henes. The Riskas development had 32 rental units, while the Henes property boasted 36 apartments. Both complexes were completed in 1957. Although Polacek used different architectural treatments for the two developments, each development was designed to "harmonize with its neighbor" (*Arizona Republic* 1957f).

In 1960, Charles Polacek renewed his partnership with David H. Murdock. Polacek and Murdock collaborated on the construction of the Guaranty Bank Building, a 20-story office building located at 3550 N. Central Avenue. Following the construction of the Guaranty Bank, the *Arizona Republic* referred to Polacek as, "an experienced architect with vision and imagination" (*Arizona Republic* 1960d). Tragically, just as his career was beginning to reach its peak, Charles Polacek died suddenly in January 1961, at the age of 55. Among his last projects were the Pierre Apartments, located at 3600 N. 5th Avenue, and the Shorewood Apartments, located at 3569 N. 5th Avenue. Opened in 1961, the Pierre (Staman, Fields, and Co.) and Shorewood (Kahnweiler) apartments were Polacek's last collaboration with Paul Staman and Gilmore Kahnweiler. At the time of his death, Polacek was also working on plans for Camelback Towers (now Landmark Towers), one of the first high-rise multi-family developments in central Phoenix.

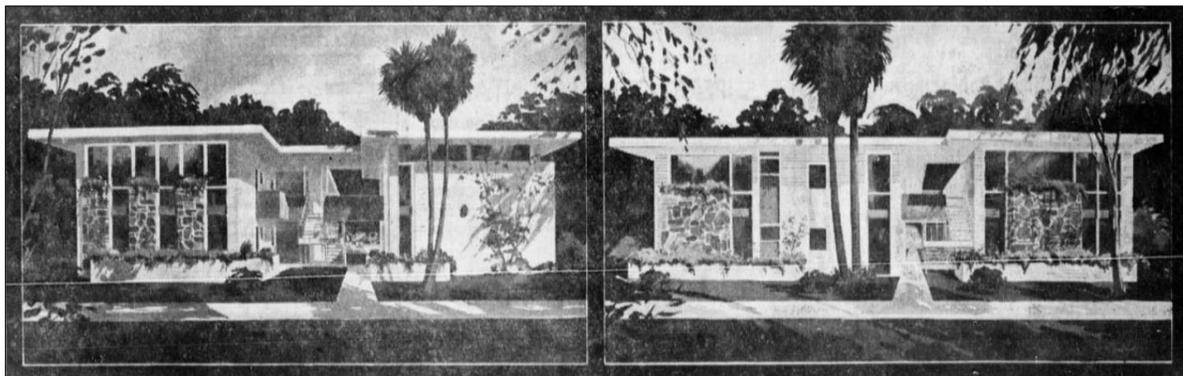


Figure 76. 110 Maryland West, ca. 1956 (Image reprinted from the *Arizona Republic* 1956e).



Photograph 41. Current views of 110 Maryland West, facing north (K. Fulwood, 2021).

Dell Traylor Construction Co.

Dell Traylor was born in Canon City, Colorado, in 1926, and moved to Arizona with his parents when he was ten years old (Figure 77) (*Arizona Republic* 1999). Traylor attended Kemper Military School in Boonville, Missouri, and enlisted in the U.S. Navy during WWII. He served as a Signaller Third Class (SM3c) until his discharge in July 1946 (*Arizona Republic* 1946b). Traylor enrolled in the University of Arizona in 1947. In 1950, Traylor formed the Allied Construction Co. with his stepfather, C.F. Robbins, and business partner Ray M. Chase (*Arizona Republic* 1952a). Robbins, a veteran of the city's construction industry, had purchased a 120-acre dairy farm in northeast Phoenix in 1944 (*Arizona Republic* 1952a). The three men organized the Allied Construction Co. to develop the former farmland as the Rancho Ventura subdivision, a massive residential development that eventually covered 350 acres and included more than 1,000 single-family houses (*Arizona Republic* 1954h). Robbins served as the president of Allied Construction, while Chase acted as vice-president, and Traylor served as secretary-treasurer. The company specialized in single-family construction and became especially well-known for its upscale residential developments, including the Royal Palms Estates, located at Northern Avenue and 11th Avenue, and the Del Ray Estates, located south of Camelback Road between 46th and 54th streets (*Arizona Republic* 1955d).

In 1961, Dell Traylor left Allied Construction to form the Traylor-Murdock Construction Co. (*Arizona Republic* 1961o). Traylor's partner in the venture was long-time Phoenix property developer David Murdock. The company's offices were located in the Central Plaza Building at 3424 N. Central Avenue (*Arizona Republic* 1961o). According to Traylor, the goal of the Traylor-Murdock Construction Co. was, "to range in operation from complete community development in low-priced homes to development of selected subdivisions in upper-middle price ranges" (*Arizona Republic* 1961o). The company opened their first residential development—the Moon Valley Country Club subdivision—in 1962 (*Arizona Republic* 1962o). Later that year, they opened the Equestrian Trails subdivision in Paradise Valley. Both tracts consisted of luxury single-family homes. Equestrian Trails was, "designed particularly for those who want to keep horses in connection with their family living program" (*Arizona Republic* 1962p). Traylor-Murdock Construction continued to specialize in the construction of luxury residential developments throughout the early 1960s. As the



Figure 77. Photograph of Dell Trailor, ca. 1962 (Image reprinted from the *Arizona Republic* 1962q).

Arizona Republic reported in 1962, “Trailor-Murdock is in the business of building for the middle to high income man” (*Arizona Republic* 1962q). Trailor explained his decision to target upper middle-class homebuyers, stating that, “There’s stability in the man who is in these income brackets” (*Arizona Republic* 1962q). In 1963, Trailor purchased David Murdock’s interest in the company, becoming the sole owner of Trailor-Murdock Construction (*Arizona Republic* 1963s). The company was subsequently renamed the Dell Trailor Construction Company.

In 1964, Dell Trailor began venturing into multi-family residential construction. Trailor’s foray into the multi-family housing market was largely motivated by rising land prices in the Valley that made large subdivision developments too costly (*Arizona Republic* 1964). Trailor’s first townhouse development was Golden Keys in Scottsdale. Golden Keys was soon followed by the Sutton Place development, which was opened later that year along E. Osborn Road in Phoenix (Figure 78). Following the construction of the two developments, Trailor explained the townhouse concept, stating that the project was not, “a condominium or cooperative. Each owner receives a deed to his property despite the shared walls. Each resident is responsible only for the care and maintenance of his own property” (*Arizona Republic* 1964c). Similar to other Dell Trailor developments, townhouses in Sutton Place and Golden Keys were marketed as luxury properties. Townhouses in Sutton Place ranged between \$25,900 and \$29,900 per unit, while houses in Golden Keys were slightly more affordable at \$20,900 (*Arizona Republic* 1964q). Trailor followed Golden Keys and Sutton Place with several other townhouse developments, which he marketed as “Gold Key”

townhomes. By 1966, Traylor's company had constructed the Phoenix Country Club Townhouses, Beekman Place (Figure 79), and the Villa d'Este townhouse developments.

For the next several decades, the Dell Traylor Construction Co. continued to solidify its reputation as a leading developer of luxury townhouses in the Salt River Valley (Table 9). The company's success was largely attributed to Traylor's shrewd marketing skills and ability to pick up on new trends in housing design and construction. In 1980, Dell Traylor's son, Mike, was appointed as the company's vice-president (*Arizona Republic* 1980a). He took over control of the organization in 1985, following his father's retirement. In 1990, a slump occurred in the national housing market, and Mike Traylor decided to sell the company to Centex Homes, a national homebuilding corporation headquartered in Dallas, Texas (*Arizona Republic* 1993). Mike was placed in charge of Centex's metro Phoenix operations. Following his retirement in 1985, Dell Traylor served as a board member of Castle and Cooke, an agricultural company based in Hawaii that was operated by his old business partner David Murdock. Traylor died in 1999 at the age of 73 (*Arizona Republic* 1999).

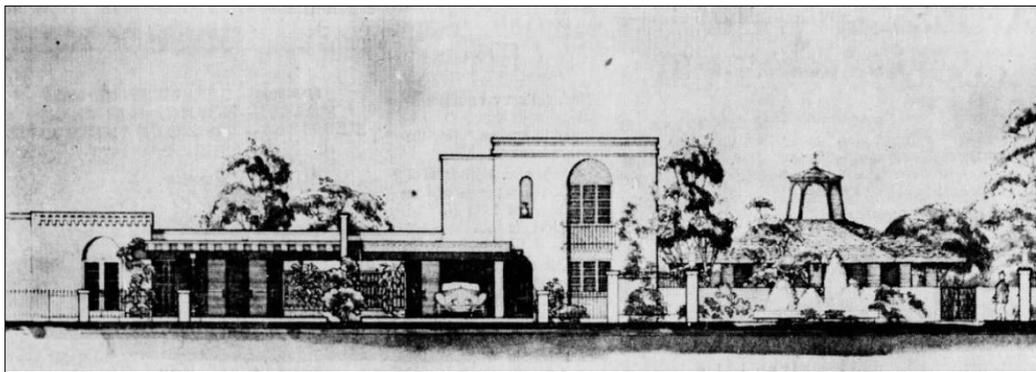


Figure 78. Rendering of Sutton Place, showing one-story dwelling, two-story dwelling, and leisure pavilion, ca. 1964 (Image reprinted from the *Arizona Republic* 1964c).

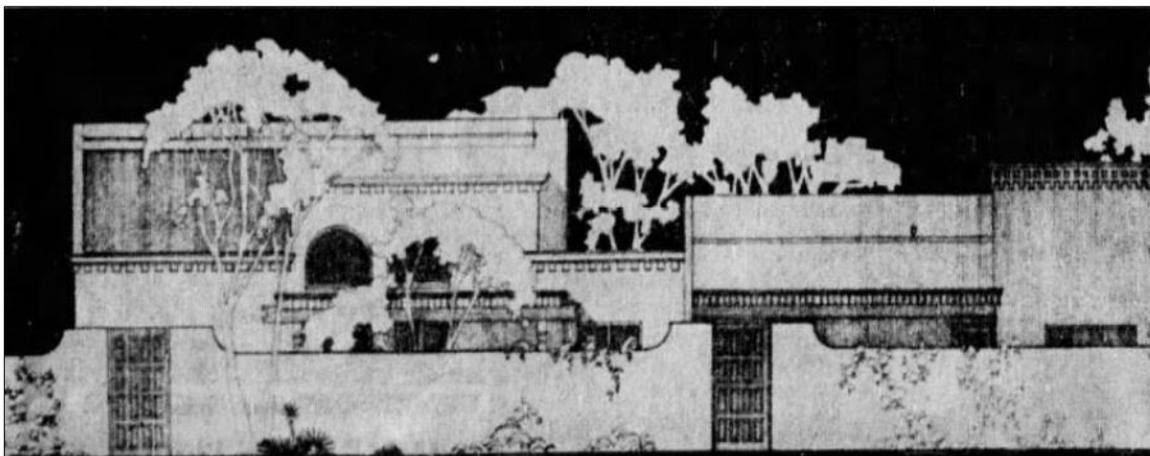


Figure 79. Rendering of Beekman Place, showing the one-story dwelling and two-story dwellings that face interior courts, ca. 1965 (Image reprinted from the *Arizona Republic* 1965e).

Table 9. Townhouse Developments Constructed by Dell Traylor in Metropolitan Phoenix.

Name	Construction Date	Description	Still extant?
Sutton Place	1964–1965	47 Mediterranean Revival style townhouses grouped side-by-side in units of six set in a park-like environment with a pool and recreation center.	Yes
Beekman Place	1964–1965	Located on 5½ acres at 26th Street and Osborn Road, across from Sutton Place. Beekman Place was comprised of 27 townhouses designed by Haver, Nunn, and Jensen in a “Spanish-Moorish” style. All homes faced an interior court and were either one or two stories in height.	Yes
Country Club Townhouses	1965	Consisted of seven custom townhomes designed by Haver, Nunn, and Jensen in a “country French and Spanish Mediterranean” style. Three of the townhouses were located on the northeast corner of 7 th Street and Country Club Drive and the other four were located on the southeast corner. Prices started at \$50,000 per unit.	Yes
Royale Gardens II	1967	Development was initiated in 1963 by Malouf Enterprises but never completed; Malouf dwellings consist of two duplexes and two four-unit townhouses, all built in the Modern style, at the west end of the block; Dell Traylor dwellings consists of eight Mediterranean Revival style fourplexes lining both sides of the eastern portion of the block.	Yes
De Ville Place	1967	De Ville Place was located between 12th and 14th avenues at Glendale Avenue The development consists of 12 townhouses constructed in a Mediterranean style.	Yes
Gold Key Townhomes	1975-1977	Gold Key Townhomes is comprised of 90 units, covering 15 acres at 3rd Street and Thunderbird Road There are three units in each building. Townhouses in the development are designed in a “Spanish territorial style.”	Yes

Hallcraft Homes, Inc.

Hallcraft Homes, Inc. was founded by John C. Hall in the early 1950s (Figure 80). Hall formed the company with the help of his father, Marvin D. Hall, a former building contractor from Missouri (*Arizona Republic* 1961p). John Hall learned about the construction industry while working with his father remodeling and repairing houses, barns, and other farm buildings during his youth. During WWII, he dropped out of college and moved to Arizona to work in the defense plants located in Phoenix. Hall worked for AirResearch for two years, assembling aircraft components (*Arizona Republic* 1961p). After the war, Phoenix faced a massive housing shortage, and Hall's construction skills were in great demand. He entered the home construction industry as a carpenter in 1945 (*Arizona Republic* 1961p).

Over the next four years, Hall continued his work in the home building industry and was eventually promoted to construction foreman. In 1950, he decided to form his own residential construction company, which he called the John C. Hall Construction Company. In 1951, Hall's father, Marvin, joined the company, which was incorporated as Hallcraft Homes, Inc. in 1952 (*Arizona Republic* 1961q). Initially, Hallcraft Homes specialized in the construction of single-family residences. They were among the first companies to pioneer mass home building techniques in the Salt River Valley (*Arizona Republic* 1987). John C. Hall's first development, prior to the organization of Hallcraft Homes, was the Eastwood Park neighborhood, which was completed in 1950 (*Arizona Republic* 1961q). The development consisted of 44 detached, single-family houses located near N. 29th Street and E. Earll Drive.



Figure 80. Portrait of John C. Hall, ca. 1961 (Image reprinted from the *Arizona Republic* 1961p).

In 1951, the year Hall joined with his father to form Hallcraft Homes, he constructed the Hopi Vista development, which consisted of 36 homes located on 14th Place between Glendale Avenue and Patio del Sol (*Arizona Republic* 1961q). Following Hallcraft's incorporation in 1952, the company developed the Wrigley Terrace subdivision, a neighborhood of 150 houses located at 18th Street and E. Bethany Home Road. In 1953, they followed the Wrigley Terrace development with the 180-unit Suncrest Estates subdivision, located at 38th Street and Indian School Road. The company's single-family developments expanded in size throughout the 1950s. In 1956, they constructed their largest projects to date, known as the West Plaza and Scottsdale Estates developments. The two projects included several different tracts and totaled nearly 2,500 homes each (*Arizona Republic* 1961q). By 1961, Hallcraft Homes had constructed almost 7,000 single-family residences in Phoenix and Scottsdale and had grown into one of the largest residential construction firms in the Southwest (*Arizona Republic* 1961p).

In 1964, Hallcraft Homes entered the multi-family housing market with the construction of their first townhouse development. Known as the Phoenix Townhouses, the development consisted of 251 units located near the intersection of N. 17th and Campbell avenues in Phoenix (*Arizona Republic* 1964d) (see Photograph 13). By 1965, the company had completed five townhouse projects in the Valley, including the Eastwood Townhouses, located at N 44th Street and Willetta Street (Figure 81). Their other developments were located in Scottsdale, Glendale, and Tempe (*Arizona Republic* 1965f). All the Hallcraft townhouses were designed by Henry F. Kaestner, who served as the vice-president of planning and design for Hallcraft Homes throughout the 1950s and 1960s. Hallcraft's townhouse developments offered a wide variety of amenities including landscaping, swimming pools, playgrounds, clubhouses, and a day nursery, which was advertised as "a blessing for working mothers" (*Arizona Republic* 1964r). The townhouses were sold as condominiums and included two-, three-, and four-bedroom plans.



Figure 81. Advertisement for the Eastwood Townhouses, showing a floorplan, ca. 1965 (Image reprinted from the *Arizona Republic* 1965g).

In 1965, Hallcraft Homes received praise for their extensive market research that had anticipated the growth of the townhouse market. The company earned \$21.6 million during the 1964-1965 fiscal year (*Arizona Republic* 1965h). In 1965, Hallcraft proposed to construct an additional \$8.5 million worth of townhouses in several Valley locations. By 1966, the company had opened the Villa Seville Townhouses, at 28th Street and Osborn Road, and the Casa Fiesta Townhouses, at 19th Avenue and Hazelwood in Phoenix (Photograph 42). Both developments were constructed in a “Spanish-style” (*Arizona Republic* 1966b). A third Spanish-style development—called the Casa Granada Townhouses—was opened at 70th Street and Osborn Road in Scottsdale. The company’s other townhouse projects were proving incredibly successful, as evidenced by the fact that eight Hallcraft townhouse developments were completely sold out by July 1966 (*Arizona Republic* 1966c). By the mid-1960s, it was estimated that Hallcraft had marketed 1,130 townhouses in the Phoenix area.

In 1966, Hallcraft introduced its townhouse concept in Texas through Data Core, a franchised operation comprised of Houston developers (*Arizona Republic* 1966d). The next year, Hallcraft constructed its Showcase of Homes at East Camelback Road and 22nd Street in Phoenix. The Hallcraft Showcase of Homes was a new concept Hall created to display his firm’s model homes that were available for purchase among their single-family subdivisions.



Photograph 42. Current view of the Casa Fiesta Townhouses, facing west (K. Fulwood, 2021).

The Showcase included 10 models arranged in a horseshoe around a landscaped setting (*Arizona Republic* 1967b) (Figure 82). The entrance to the models was through a two-story information center that was constructed at a higher elevation in order to provide an overview



Figure 82. Aerial view of the Hallcraft Showcase of Homes model home display, ca. 1967 (Image reprinted from the *Arizona Republic* 1967b).

of the model home area through its glass windows, and also featured advertising material for all of the Hallcraft developments in the Valley (*Arizona Republic* 1967b). By 1968, Hallcraft's annual gross income was between \$30 and \$40 million. The company continued to construct townhome and single-family developments throughout the 1960s.

By 1970, the company had more than 1,800 employees (*Arizona Republic* 1970b). Its home office was based in Phoenix, but the company had division offices in Denver, San Diego, and San Jose. It also operated several subsidiary companies, including the Monarch Mortgage Co., Consolidated Concrete and Supply Ltd., Hallcraft Management, and Hallcraft Realty (*Arizona Republic* 1970b). At that time, it was estimated that one in every fifteen homeowners in Phoenix and one in every three homeowners in Scottsdale lived in a Hallcraft house or townhouse (*Arizona Republic* 1970b). The company's best fiscal year was 1972, when it reached \$114 million in sales (*Arizona Republic* 1987). That year, Hallcraft was ranked as the 7th largest homebuilder in the nation for residential single-family and townhouse construction.

During the nationwide financial recession of 1974-1975, Hallcraft Homes, Inc. began to suffer financial difficulties. In March 1974, trading in Hallcraft stock was halted at the company's request (*Arizona Republic* 1974e). According to John Hall, the company was experiencing unanticipated cash flow problems due to construction delays and recurring interim financial arrangements that had created a negative cash flow and resulted in deficit bank balances (*Arizona Republic* 1974e). By the end of the year, Hallcraft reported losses totaling \$7.5 million. John Hall reported that the company was not expected to show a profit for at least another eight months due to, "continuing operating losses and lack of marketability for its product" (*Arizona Republic* 1974f). Hallcraft was restructured following the recession but continued to struggle financially throughout the 1970s. By 1976, the company was dormant. Two years later, in 1978, Hallcraft was acquired by the Nu-West Development Corporation, a construction firm based in Canada (*Arizona Republic* 1978).

Under the terms of the acquisition, Nu-West controlled 80 percent of the company. The stock held by prior Hallcraft stockholders accounted for the remaining 20 percent (*Arizona Republic* 1978). Hallcraft continued to operate under its own name for the next four years and maintained its Phoenix headquarters. However, Nu-West Development eventually dropped the Hallcraft name in 1981 and divested itself of its Arizona holdings the following year (*Arizona Republic* 1987).

In the early 1980s, John C. Hall returned to the residential housing industry with a new company called the Hallcraft Homes Company (*Arizona Republic* 1984b). The company built the Villa Northern III townhouse development at 3220 W. Northern Avenue in 1984 (Figure 83). The new company was much smaller and never achieved the same level of success as Hallcraft Homes Inc. John C. Hall died in 1987, at the age of 62. During his long career, it was estimated that Hall had constructed more than 30,000 homes in the Salt River Valley, with an estimated value of more than \$750 million (*Arizona Republic* 1987).



Figure 83. Photograph of the Villa Northern III townhouse development, ca. 1984 (Image reprinted from the *Arizona Republic* 1984c).

CONCLUSION

At the request of the COP Historic Preservation Office, North Wind prepared a comprehensive historic context for multi-family residential housing constructed in suburban Phoenix during the post WWII era (1945–1980). The context builds upon previous historical summaries to provide an analytical framework for the identification and evaluation of historic resources in order to determine which aspects of geography, history, and culture significantly shaped the physical development of multi-family housing in Phoenix in the post-war era. It also identifies property types and provides a foundation for future decisions about the identification, evaluation, registration, and treatment of historic multi-family properties within the city.

Throughout the city's history, the construction of multi-family housing has been closely tied to regional economic growth, demographic changes, and federal involvement in the local

housing industry. The construction of multi-family housing in Phoenix was initially stimulated by the local tourist trade and the introduction of federal housing legislation that offered favorable terms for multi-family residential construction. During WWII, Phoenix developed into a center for defense production and the community experienced a significant population boom that taxed its existing housing stock. During the war, Phoenix property developers took advantage of liberal federal housing programs to construct large-scale apartment housing for defense workers and their families. The construction of multi-family housing continued into the post-war period as dramatic demographic changes led to increased demand for larger and more diverse multi-family property types within the city. Phoenix's multi-family housing market reached its peak during the 1950s and 1960s, as large-scale garden apartments, condominiums, and townhouse developments gained in popularity and local and federal legislation evolved to keep pace with changes in market demand.

This document includes four historic contexts which are used to frame the development of multi-family housing within Phoenix during the post WWII era. These include: 1) An Overview of Federal Involvement in Multi-family Residential Development in Post-War America; 2) Growth of Phoenix and the Rise of Multi-family Housing in the Post WWII Period; 3) Architecture of Multi-family Housing in Phoenix after WWII; and 4) Biographies and Professional Contributions of Notable Architects, Builders, Developers, and Corporations.

In addition to a thorough history of the development of multi-family housing in the city, North Wind also performed a reconnaissance survey of ten areas within the municipal boundaries of Phoenix (herein referred to as "study areas") where high concentrations of multi-family residences are located in order to develop a preliminary list of property types. Representative examples of each property type, with photographs, are provided in this report; however, NRHP registration requirements for properties associated with these types are not included. The overview also provides a summary of identification and evaluation methods and references consulted.

Based on the reconnaissance survey of the combined study areas, North Wind categorized multi-family properties in Phoenix as either low, medium, or high density. Several different property types are included within these classifications, including duplexes, triplexes, fourplexes, and one-story courts in the low-density category; one-story apartments, low-scale apartments, and courtyard apartments in the medium density category; and high-rise apartments, designed apartment communities, and townhouses in the high-density category. While low-density properties dominated multi-family development in Phoenix in the post-war period, accounting for approximately 74 percent of the multi-family properties located in the combined study areas, large developments, such as large-scale designed apartment communities and townhouses, each account for approximately two percent of the properties surveyed by North Wind. The extensive popularity of low-density multi-family developments in Phoenix is characteristic of the small- and medium-scale builders, architects, and property developers who commanded the local housing industry in the post-war period.

REFERENCES CITED

Abele, Debbie and Liz Wilson

2005 Scottsdale Postwar Multi-family Housing Survey. City of Scottsdale Historic Preservation Office, Scottsdale.

Abele, Deborah Edge, Roger Brevoort, Bill Jacobson, and Vicki Vanhoy

1994 National Register of Historic Places Registration Form: Ashland Place Historic District. Phoenix, Arizona. City of Phoenix Historic Preservation Office, Phoenix.

Ames, David L. and Linda Flint McClelland

2002 *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Park Service, Washington, D.C.

Arizona Building and Contractor

1943 Alonza Park War Housing Project by Del E. Webb Construction Company. *Arizona Building Contractor* 5(12):22-23.

Arizona Historymakers

2000 John F. Long: Oral History Transcript. Arizona Historymakers. Electronic document at <https://www.historicalleague.org/userfiles/file/Long-OH-20181d567513-82aa-41f6-8804-aed4e562e1e0.pdf>, accessed October 8, 2021.

Arizona Republic

1892 "The City Directory." *Arizona Republic*, March 19, pg. 1.

1892a "Life-Giving. The Wonderful Curative Properties of the Salt River Valley Climate." *Arizona Republic*, July 12, pg.1.

1908 "Desert Inn." *Arizona Republic*, September 25, pg. 12.

1912 "More Apartments Wanted in Phoenix." *Arizona Republic*, February 11, pg. 19.

1912a "Many Houses Are Going Up." *Arizona Republic*, July 28, pg. 11.

1912b "Improvements in Capitol Addition." *Arizona Republic*, February 4, pg. 17.

1913 "New Apartments Will Be Thrown Open Tomorrow." *Arizona Republic*, October 22, pg. 3.

1913a "Halcyon Apartments Are Most Modern in This City." *Arizona Republic*, October 28, pg. 8.

1917 "Desert Inn is Purchased by F.H. Redewill." *Arizona Republic*, October 8, pg. 4.

1919 "Build Now." *Arizona Republic*, May 4, pg. 4.

1919a "The Housing Problem." *Arizona Republic*, June 3, pg. 4.

1920 "No Room for Profiteering Landlord in Co-operative Apartment House." *Arizona Republic*, February 19, pg. 9.

1922 "Desert Inn Season Opens." *Arizona Republic*, October 1, pg. 4.

- 1925 “First Phoenix Co-operative Apartment Building on West Moreland Street Proposed.” *Arizona Republic*, May 10, pg. 11.
- 1925a “New Duplex Residences Started in Phoenix During 1925 Total \$122,725 in Actual Valuation.” *Arizona Republic*, July 31, pg. 24.
- 1926 “Affords Owner Both Home and Investment.” *Arizona Republic*, October 13, pg. 53.
- 1927 “Attractive English Type of Duplex.” *Arizona Republic*, August 7, pg. 9.
- 1929 “Become Cliff Dwellers.” *Arizona Republic*, June 16, pg. 37.
- 1930 “Map Shows Proposed Zoning Program for Phoenix.” *Arizona Republic*, March 23, pg. 10.
- 1938 “Work Begun on Large Central Avenue Apartment Building.” *Arizona Republic*, November 6, pg. 18.
- 1939 “El Encanto Apartment Building Completed and Furnished.” *Arizona Republic*, April 9, pg. 17.
- 1942 “Power is Limited.” *Arizona Republic*, January 20, pg. 3.
- 1943 “Phoenix Housing Defense Area Now Divided into Six Units.” *Arizona Republic*, January 31, pg. 15.
- 1943a “Alcoa Housing Work Pushed.” *Arizona Republic*, July 11, pg. 15.
- 1943b “Forty-four Housing Units to Be Occupied by Tuesday.” *Arizona Republic*, August 8, pg. 15.
- 1945 “Building Unit Is Undertaken.” *Arizona Republic*, October 14, pg. 16.
- 1946 “Phoenix Landlords Organize to Combat OPA Rent Controls.” *Arizona Republic*, September 19, pg. 1.
- 1946a “Proposed New Zoning Ordinance Discussed.” *Arizona Republic*, September 7, pg. 3.
- 1946b “Pacific Veteran Gets Navy Discharge.” *Arizona Republic*, July 1, pg. 8.
- 1947 “Unfettered Architecture.” *Arizona Republic*, May 25, pg. 6.
- 1947a “350-Unit Project Set Here.” *Arizona Republic*, July 13, pg. 1.
- 1947b “Zones Fixed For Building Apartments.” *Arizona Republic*, October 15, pg. 1.
- 1948 “Permits Top Old Building Records.” *Arizona Republic*, April 11, pg. 1.
- 1948a “New Apartments Near Completion.” *Arizona Republic*, October 10, pg. 43.
- 1948b “Construction Gets Under Way on New Quarters.” *Arizona Republic*, March 21, pg. 36.
- 1948c “Showing due for modern housing unit.” *Arizona Republic*, December 5, pg. 47.
- 1949 “Curb is Urged on Single-Unit Home Building.” *Arizona Republic*, February 13, pg. 22.
- 1949a “City Overrides Protests, Okays Apartment Plans.” *Arizona Republic*, March 24, pg. 9.
- 1949b “Apartments for Rent.” *Arizona Republic*, February 13, pg. 52.

- 1949c “Mardian Firm Sells Three New Buildings.” *Arizona Republic*, January 16, pg. 8.
- 1950 “March Home Building Tops All Records.” *Arizona Republic*, April 15, pg. 14.
- 1950a “Ceremonies Launch Work on Project.” *Arizona Republic*, July 28, pg. 5.
- 1950b “Huge Block to be Built on Central.” *Arizona Republic*, May 7, pg. 1.
- 1950c “Ralph Haver Honored by Magazine.” *Arizona Republic*, May 15, pg. 3.
- 1952 “Invitation for Bids.” *Arizona Republic*, October 9, pg. 6.
- 1952a “Former Dairy Ranch is Developed into Fast-Growing Housing Area.” *Arizona Republic*, November 9, pg. 38.
- 1953 “Congratulations!” *Arizona Republic*, May 20, pg. 14.
- 1953a “Huge New Subdivision Planned for Phoenix.” *Arizona Republic*, May 23, pg. 9.
- 1954 “Abandoned Alzona Park Units Set Up as Valley Dwellings.” *Arizona Republic*, December 12, pg. 64.
- 1954a “\$4 Million Loaned by FHA in Arizona.” *Arizona Republic*, April 17, pg. 4.
- 1954b “Five Arizona Housing Jobs Taken Over.” *Arizona Republic*, April 30, pg. 43.
- 1954c “Construction Statistics Reflect Lower Trend in Apartment Living Across Nation.” *Arizona Republic*, November 14, pg. 32.
- 1954d “Park Central Terrace to be Ready by April 1.” *Arizona Republic*, February 7, pg. 46.
- 1954e “Park Central—A New Frontier.” *Arizona Republic*, March 28, pg. 69.
- 1954f “New City Zoning Ordinance to be Ready Soon for Public Hearing.” *Arizona Republic*, March 7, pg. 51.
- 1954g “Featured Home.” *Arizona Republic*, December 26, pg. 30.
- 1954h “Addition is Made to Subdivision.” *Arizona Republic*, November 21, pg. 33.
- 1955 “First Apartment House Project Units to be Ready Next Month.” *Arizona Republic*, May 15, pg. 35.
- 1955a “Phoenix Towers.” *Arizona Republic*, October 23, pg. 70.
- 1955b “You Don’t Rent It or Lease It.” *Arizona Republic*, November 20, pg. 10.
- 1955c “Marco Firm Opens Doors.” *Arizona Republic*, September 17, pg. 9.
- 1955d “Tract Work to Continue All Summer.” *Arizona Republic*, July 3, pg. 27.
- 1956 “County Closes Alzona Park Books With \$737,436 Profit.” *Arizona Republic*, May 18, pg. 3.
- 1956a “Motor Hotel Charges Field.” *Arizona Republic*, March 28, pg. 20.
- 1956b “Building Firm to Specialize in Apartment.” *Arizona Republic*, March 17, pg. 2.
- 1956c “Firm Plans Apartments on Maryland.” *Arizona Republic*, April 1, pg. 47.
- 1956d “Work Under Way on Apartments.” *Arizona Republic*, June 3, pg. 69.

- 1956e “An address of distinction.” *Arizona Republic*, December 9, pg. 70.
- 1956f “Frame is Up for Building.” *Arizona Republic*, January 29, pg. 14.
- 1957 “20 New Multi-Story Structures Boom Large Apartment Projects.” *Arizona Republic*, July 21, pg. 62.
- 1957a “Phoenix Towers Luxury Cooperative Apartments.” *Arizona Republic*, April 7, pg. 59.
- 1957b “Financially Speaking.” *Arizona Republic*, February 24, pg. 116.
- 1957c “Home Upkeep Simplified by Apartment Owners.” *Arizona Republic*, November 3, pg. 60.
- 1957d “Door’s Door to Door Firm’s Door Success.” *Arizona Republic*, January 20, pg. 12.
- 1957e “W. Osborn Apartments Soon Ready.” *Arizona Republic*, July 21, pg. 62.
- 1957f “2 Apartment Buildings Going Up on Thomas.” *Arizona Republic*, November 3, pg. 71.
- 1958 “Phoenix Holds Bear by Tail in Duppa Villa Rental Project.” *Arizona Republic*, April 13, pg. 74.
- 1958a “3 Permits Issued for Apartments.” *Arizona Republic*, February 23, pg. 70.
- 1958b “Create Fashionable Fifth Avenue Living in Phoenix.” *Arizona Republic*, August 24, pg. 59.
- 1958c “Apartments’ Roof Poised.” *Arizona Republic*, July 13, pg. 74.
- 1958d “Park Fifth Apartments Open Soon.” *Arizona Republic*, August 17, pg. 81.
- 1958e “Create Fashionable Fifth Avenue Living in Phoenix.” *Arizona Republic*, August 24, pg. 59.
- 1958f “W. Maryland Units Ready.” *Arizona Republic*, February 16, pg. 81.
- 1958g “Apartment Walls Up.” *Arizona Republic*, April 27, pg. 104.
- 1958h “Apartment Completed.” *Arizona Republic*, October 19, pg. 74.
- 1959 “Apartments Under Roof.” *Arizona Republic*, February 8, pg. 90.
- 1959a “24 Rentals Under Way.” *Arizona Republic*, November 15, pg. 9
- 1959b “Moroccan Apartments.” *Arizona Republic*, February 8, pg. 87.
- 1959c “Best Apt. Buy in Phoenix.” *Arizona Republic*, April 5, pg. 60.
- 1959d “Trade Deal Reported.” *Arizona Republic*, August 25, pg. 79.
- 1959e “Saxony Apartments to Be Completed Next Week.” *Arizona Republic*, January 18, pg. 23.
- 1959f “43-Unit Apartments Group Planned on West Maryland.” *Arizona Republic*, February 8, pg. 88.
- 1959g “Partnership Organized.” *Arizona Republic*, July 19, pg. 101.
- 1959h “Real Estate Board Names New Members.” *Arizona Republic*, October 18, pg. 95.

- 1959i “Job to Cost \$750,000.” *Arizona Republic*, July 26, pg. 106.
- 1959j “Foundations in for Apartments.” *Arizona Republic*, September 20, pg. 118.
- 1959k “Apartments Started on N. 20th Street” *Arizona Republic*, October 4, pg. 97
- 1959l “John F. Long Homes Win Another Series of Awards!” *Arizona Republic*, May 3, pg. 94.
- 1960 “Investment Opportunity.” *Arizona Republic*, January 24, pg. 97.
- 1960a “39 Rentals Under Way.” *Arizona Republic*, January 17, pg. 105.
- 1960b “Edgewater Apartments Completed.” *Arizona Republic*, February 21, pg. 98.
- 1960c “Advertisement.” *Arizona Republic*, February 28, pg. 109.
- 1960d “Architect Offers Vision, Imagination.” *Arizona Republic*, March 4, pg. 27.
- 1961 “Apartments to Be Built on 5th Avenue” *Arizona Republic*, January 8, pg. 101.
- 1961a “Towers Residents Live High.” *Arizona Republic*, July 30, pg. 75.
- 1961b “Home Buyer’s Market Bank Officer Says.” *Arizona Republic*, January 29, pg. 74.
- 1961c “Co-ops are Beginning to Flourish.” *Arizona Republic*, November 19, pg. 111.
- 1961d “Honestly...Butler’s.” *Arizona Republic*, April 23, pg. 99.
- 1961e “Ardmore Cooperative Apartments.” *Arizona Republic*, January 2, pg. 5.
- 1961f “Maryland Park West.” *Arizona Republic*, January 8, pg. 80.
- 1961g “Grand Opening! Chanticleare Apartments.” *Arizona Republic*, January 15, pg. 122.
- 1961h “Ground Broken For Three-Story Apartment.” *Arizona Republic*, January 1, pg. 72.
- 1961i “Construction Starts.” *Arizona Republic*, August 13, pg. 106.
- 1961j “Apartments to Be Built on 5th Avenue” *Arizona Republic*, January 8, pg. 101.
- 1961k “Land Developed In 11-Year Span.” *Arizona Republic*, December 3, pg. 119.
- 1961l “Construction to Start on Osborn Apartments.” *Arizona Republic*, March 19, pg. 107.
- 1961m “Grand Opening Today!” *Arizona Republic*, November 12, pg. 89.
- 1961n “Advertisement.” *Arizona Republic*, March 18, pg. 6.
- 1961o “Two Builders Join Forces.” *Arizona Republic*, October 20, pg. 12.
- 1961p “Executive Team Directs Progress of Hallcraft.” *Arizona Republic*, April 30, pg. 124.
- 1961q “Hallcraft Construction Means Lasting Beauty.” *Arizona Republic*, April 30, pg. 122.
- 1962 “Duppa Villa Auction Set.” *Arizona Republic*, February 15, pg. 14.
- 1962a “Pictorial Highlights of the Week in Phoenix Business. *Arizona Republic*, July 8, pg. 144.
- 1962b “New Kind of Co-Op Apartments Here.” *Arizona Republic*, September 30, pg. 102.
- 1962c “Elegant Adult Living.” *Arizona Republic*, August 5, pg. 51.

- 1962d “Maryland Parkway East.” *Arizona Republic*, September 16, pg. 14.
- 1962e “The Busy Brothers.” *Arizona Republic*, April 29, pg. 133.
- 1962f “Sky-Scraping Apartments Going Up.” *Arizona Republic*, April 8, pg. 1.
- 1962g “Arizona Architecture and the ‘Hawaii Influence.’” *Arizona Republic*, October 28, pg. 150.
- 1962h “Apartments Under Roof.” *Arizona Republic*, November 4, pg. 84.
- 1962i “They Cooperate.” *Arizona Republic*, March 11, pg. 86.
- 1962j “Nonpareil.” *Arizona Republic*, January 7, pg. 82.
- 1962k “New Firm Purchases Valcon Company.” *Arizona Republic*, April 8, pg. 39.
- 1962l “Long Asks Rezoning for Apartments.” *Arizona Republic*, July 25, pg. 8.
- 1962m “Work Started.” *Arizona Republic*, November 4, pg. 83.
- 1962n “Apartments Stress Soundproofing.” *Arizona Republic*, April 1, pg. 111.
- 1962o “Traylor-Murdock Opens First of Subdivisions.” *Arizona Republic*, January 21, pg. 114.
- 1962p “Home, Horse Subdivision Open.” *Arizona Republic*, March 4, pg. 116.
- 1962q “He Predicts Breakthrough.” *Arizona Republic*, April 1, pg. 103.
- 1963 “Whispering Sands Apartments.” *Arizona Republic*, May 5, pg. 141.
- 1963a “Now Adult Living with a Difference!” *Arizona Republic*, June 16, pg. 90.
- 1963b “New Kind of Home.” *Arizona Republic*, December 8, pg. 95.
- 1963c “Problem of Transportation Causes Move to Apartments.” *Arizona Republic*, March 17, pg. 84.
- 1963d “A Fund for Protection.” *Arizona Republic*, March 17, pg. 84.
- 1963e “Topping Out.” *Arizona Republic*, January 18, pg. 5.
- 1963f “Modern Apartments Open This Weekend for Inspection.” *Arizona Republic*, April 7, pg. 26.
- 1963g “Apartments Soon Ready.” *Arizona Republic*, January 20, pg. 71.
- 1963h “Williamsburg Square.” *Arizona Republic*, September 22, pg. 146.
- 1963i “Apartments to be Started Under Special FHA Rules.” *Arizona Republic*, May 19, pg. 93.
- 1963j “Phoenix Architects Plan 60-Unit Apartment Group.” *Arizona Republic*, August 11, pg. 79.
- 1963k “Apartment Units Planned at 16th Street and Maryland.” *Arizona Republic*, November 24, pg. 79.
- 1963l “Final Units Now Ready.” *Arizona Republic*, January 27, pg. 97.
- 1963m “Maryland Apartments Completed.” *Arizona Republic*, January 13, pg. 81.

- 1963n “East Palm Lane.” *Arizona Republic*, August 11, pg. 83.
- 1963o “Ardmore Apartments Completed.” *Arizona Republic*, June 23, pg. 86.
- 1963p “Long Opens New Model Development.” *Arizona Republic*, March 31, pg. 88.
- 1963q “Carefree Townhouse Living.” *Arizona Republic*, March 30, pg. 34.
- 1963r “Now So Easy to Enjoy Carefree Townhouse Living.” *Arizona Republic*, May 5, pg. 125.
- 1963s “Partner Bought Out.” *Arizona Republic*, May 10, pg. 59.
- 1964 “Phoenix Builder Believes Housing Market PaStreet” *Arizona Republic*, March 1, pg. 92
- 1964a “Home Units in Unusual Groupings.” *Arizona Republic*, September 20, pg. 130.
- 1964b “Golden Keys.” *Arizona Republic*, April 12, pg. 108.
- 1964c “Planned Area Development Utilized.” *Arizona Republic*, August 23, pg. 83.
- 1964d “Hallcraft Townhouse Family Living Comes to Phoenix.” *Arizona Republic*, June 28, pg. 97
- 1964e “New Zoning to Spur Use of Idle Lots.” *Arizona Republic*, September 2, pg. 5.
- 1964f “Rows Save Land CoStreet.” *Arizona Republic*, February 16, pg. 90.
- 1964g “Orchard House.” *Arizona Republic*, March 15, pg. 98.
- 1964h “Orchard House Apartments Now Complete.” *Arizona Republic*, January 26, pg. 90.
- 1964i “Golden Keys Opening Set Today.” *Arizona Republic*, March 22, pg. 90.
- 1964j “8000 North.” *Arizona Republic*, April 25, pg. 120.
- 1964k “Golden Keys Introduces New Concept In Design.” *Arizona Republic*, September 20, pg. 130.
- 1964l “Reject Lot Prized Site. *Arizona Republic*, March 29, pg. 79.
- 1964m “3 Fountain Apartments Completed.” *Arizona Republic*, March 15, pg. 101.
- 1964n “Grandview Gardens.” *Arizona Republic*, February 22, pg. 48.
- 1964o “Entranceway.” *Arizona Republic*, November 8, pg. 98.
- 1964p “Longmark Mobile Homes.” *Arizona Republic*, December 27, pg. 74.
- 1964q “Golden Keys Opening Set Today.” *Arizona Republic*, March 22, pg. 90.
- 1964r “Townhouse Livin’.” *Arizona Republic*, April 19, pg. 107.
- 1965 “City Opens Zoning to ‘Clusters’.” *Arizona Republic*, January 6, pg. 7
- 1965a “Arizona Works Feverishly on Vital Freeway System.” *Arizona Republic*, February 21, pg. 24.
- 1965b “Maricopa Termed Overbuilt.” *Arizona Republic*, August 18, pg. 17.
- 1965c “Apartments Sold.” *Arizona Republic*, March 7, pg. 92.

- 1965d “House, Trailer Destined to be Wed.” *Arizona Republic*, July 18, pg. 89.
- 1965e “East Osborn.” *Arizona Republic*, September 19, pg. 102.
- 1965f “Hallcraft’s Eastwood to Open.” *Arizona Republic*, May 2, pg. 101.
- 1965g “Maintenance-Free Townhouse Living.” *Arizona Republic*, October 17, pg. 106.
- 1965h “Hallcraft Reports 1964 a Success Despite Sluggish Housing Market.” *Arizona Republic*, January 10, pg. 27.
- 1966 “Vacant Apartment Units Getting Scarce.” *Arizona Republic*, September 25, pg. 29.
- 1966a “45-Lots For Sale.” *Arizona Republic*, February 20, pg. 75.
- 1966b “Complex Plans Opening Today.” *Arizona Republic*, October 23, pg. 34.
- 1966c “Townhouses Sold Out at 3 Locations.” *Arizona Republic*, July 24, pg. 96.
- 1966d “Builders’ Merger Announced.” *Arizona Republic*, June 29, pg. 5.
- 1967 “Townhouses unlikely success in the wide-open spaces.” *Arizona Republic*, January 1, pg. 93.
- 1967a “Tight Money a Blessing, Says Phoenix Builder.” *Arizona Republic*, January 1, pg. 21.
- 1967b “A New Way to Choose a Home.” *Arizona Republic*, January 15, pg. 81.
- 1968 “22-home site to be built.” *Arizona Republic*, December 22, pg. 92.
- 1970 “Villa Chatelaine will have 14 townhomes.” *Arizona Republic*, January 25, pg. 128.
- 1970a “2 ex-cons, ‘Squarejohn’ ramrod group.” *Arizona Republic*, June 1, pg. 1.
- 1970b “19 Years of Hallcraft Homes.” *Arizona Republic*, January 11, pg. 153.
- 1971 “City rejects plans to build in mountains.” *Arizona Republic*, August 11, pg. 1.
- 1972 “First Time Offered.” *Arizona Republic*, December 14, pg. 59.
- 1973 “Bridgewood opens new townhouses.” *Arizona Republic*, August 12, pg. 133.
- 1973a “Under the line on the Phoenix Mountains’ side.” *Arizona Republic*, December 16, pg. 129.
- 1974 “Staman, Thomas open Estate Antigua, villas on a hillside.” *Arizona Republic*, March 31, pg. 127.
- 1974a “Novel estate a ‘density transfer’ example.” *Arizona Republic*, September 8, pg. 12.
- 1974b “Home builders name chief.” *Arizona Republic*, February 3, pg. 98.
- 1974c “Firm fills needs with office park.” *Arizona Republic*, May 5, pg. 39.
- 1974d “58 acres being developed.” *Arizona Republic*, June 23, pg. 48.
- 1974e “Hallcraft Trading is Still Suspended.” *Arizona Republic*, March 29, pg. 32.
- 1974f “Hallcraft Homes loses \$7.5 million.” *Arizona Republic*, October 23, pg. 45.
- 1975 “Apartment Construction dips 88 pct.” *Arizona Republic*, August 31, pg. 59.
- 1975a “Building is optimistic about own firm.” *Arizona Republic*, January 19, pg. 85.

- 1975b “Builder to cut prices \$500 on all homes.” *Arizona Republic*, January 28, pg. 1.
- 1976 “Construction firm is formed.” *Arizona Republic*, January 18, pg. 85.
- 1978 “Largest home-builder in Canada is acquiring ailing Hallcraft firm.” *Arizona Republic*, January 5, pg. 1.
- 1979 “Western American Realty the Gallery of Homes.” *Arizona Republic*, October 28, pg. 130.
- 1980 “The Coronado Affair.” *Arizona Republic*, January 26, pg. 65.
- 1980a “Appointments and Promotions.” *Arizona Republic*, October 5, pg. 35.
- 1981 “Las Casitas Del Norte.” *Arizona Republic*, August 9, pg. 37.
- 1981a “Continued growth likely after mall opens doors.” *Arizona Republic*, January 21, pg. 162.
- 1983 “Development includes 36 patio villas.” *Arizona Republic*, October 9, pg. 188.
- 1983a “Grand Opening of Raintree Gardens.” *Arizona Republic*, April 24, pg. 176.
- 1984 “Aram Mardian, 80, dies; co-founded building firm.” *Arizona Republic*, May 18, pg. 67.
- 1984a “Del Webb, John Long slated for installation in Housing Hall of Fame.” *Arizona Republic*, May 18, pg. 67.
- 1984b “Back in Town.” *Arizona Republic*, September 21, pg.43.
- 1984c “Homes project signals developer’s return.” *Arizona Republic*, August 10, pg. 63.
- 1987 “Home Builder John Hall dies in Phoenix at 62.” *Arizona Republic*, October 24, pg. 26.
- 1991 “John F. Long: ‘Visionary’ built Maryvale and affordable homes.” *Arizona Republic*, April 18, pg. 69.
- 1992 “Flagstaff May Be Going on Offensive for Jobs.” *Arizona Republic*, January 9, pg. 57.
- 1992a “Independent jury to review town hall designs.” *Arizona Republic*, February 26, pg. 112.
- 1993 “Builder mixes best of small, large companies.” *Arizona Republic*, November 27, pg. 182.
- 1994 “Charles H. Schreiber.” *Arizona Republic*, July 7, pg. 53.
- 1999 “In Memory of Dell Trailor.” *Arizona Republic*, May 6, pg. 78.
- 2005 “Development of the Week: Right Place Properties, Grandview Gardens.” *Arizona Republic*, December 31, pg. 92.
- 2008 “Maryvale founder devoted to W. Valley.” *Arizona Republic*, March 1, pg. 16.

Arizonian Real Estate Review

- 1968 “Close-in Leisure Living, Tax Write-off Benefits Lure Townhouse Buyers.” *Arizonian Real Estate Review*, February 15, pg. 19.

Arts & Architecture

1964 “Arts & Architecture’s Case Study Apartments No. 1 By Dailey Associates.” *Arts & Architecture*. Published September 1964, pgs. 14-17.

1964a Townhouses in Phoenix By Alan A. Dailey Associates.” *Arts & Architecture*. Published March 1964, pgs. 28-29.

Bauer, Catherine

1934 *Modern Housing*. Houghton Mifflin Company, New York. Electronic document at <https://archive.org/details/ModernHousing/page/n1/mode/2up>, accessed September 8, 2021.

Bell, O.

1963 “Condominium-A Comparative Analysis of Condominium Statutes.” *DePaul Law Review*, Vol. 13, Issue 1, Fall-Winter. Electronic document at <https://via.library.depaul.edu/cgi/viewcontent.cgi?article=3364&context=law-review>, accessed September 8, 2021.

Brevoort, Roger and Donna Reiner

2016 Draft National Register of Historic Places Registration Form: Executive Towers, 207 W. Clarendon Avenue, Phoenix, Arizona. Brevoort Preservation Strategies, Phoenix.

2021 Draft National Register of Historic Places Registration Form: Royale Gardens II, 1901–1944 E. Medlock Drive, Phoenix, Arizona. Brevoort Preservation Strategies, Phoenix.

2022 Draft National Register of Historic Places Registration Form: Sutton Place, Osborn Road and 26th Street, Phoenix, Arizona. Phoenix, Arizona. Brevoort Preservation Strategies, Phoenix.

Bunyak, Dawn, Thomas Simmons, and R. Laurie Simmons

2011 Denver Area Post-World War II Suburbs National Register of Historic Places Multiple Property Documentation Form. Electronic document at <https://www.codot.gov/programs/research/pdfs/2011/suburbs.pdf>, accessed September 8, 2021.

Capehart, Homer E.

1955 *FHA Investigation Report of the Senate Committee on Banking and Currency: Eighty Fourth Congress, First Session Pursuant to S. Res.229*. Electronic document at <https://www.washingtonpost.com/wp-stat/graphics/politics/trump-archive/docs/fha-investigation-report-by-senate-banking-comm.pdf>, accessed September 8, 2021.

Caproni, Linnea, Debbie Abele, and Don Meserve

2009 Historic Context for Scottsdale’s Postwar Townhouses. City of Scottsdale Historic Preservation Office, Scottsdale.

Christmann, Amanda

2019 “Building Dreams How Ralph Haver Helped Change the Face of Phoenix.” Images Arizona. Published on 29 April 2019. Electronic document at <https://imagesarizona.com/building-dreams-how-ralph-haver-helped-change-the-face-of-phoenix/>, accessed on 2 September 2021.

City of Phoenix Zoning Ordinance

1935 Building Code and Zoning Ordinance of the City of Phoenix. Planning Commission City of Phoenix. On file at the COP HPO, Phoenix.

1947 Building Zone Ordinance for Phoenix, Arizona. Ordinance No. 4455. Planning Commission City of Phoenix. On file at the COP HPO, Phoenix.

1955 Zoning Ordinance of the City of Phoenix. Planning Commission City of Phoenix. On file at the COP HPO, Phoenix.

1961 Zoning Ordinance of the City of Phoenix. Planning Commission City of Phoenix. On file at the COP HPO, Phoenix.

Collins, William S.

2000 National Register of Historic Places Registration Form: Oakland Historic District Amendment (boundary change and reclassification of resources). Phoenix, Arizona. Arizona State Historic Preservation Office, Phoenix.

Dean, David R., and Jean A. Reynolds

2006 Hispanic Historic Property Survey. Athenaeum Public History Group, Phoenix.

Democrat and Chronicle

1962 “Alan A. Dailey Dies in Arizona; Former Area Architect”. *Democrat and Chronicle*, August 11, pg. 25.

Denny, Thomas

2002 Draft National Register of Historic Places Registration Form: North Encanto Historic District. Phoenix, Arizona. North Encanto Neighborhood Association. Phoenix, Arizona.

DePaul College of Law

1962 “Condominium: An Introduction to the Horizontal Property System.” *DePaul Law Review*, Vol. 11, Issue 2, Spring-Summer. Electronic document at <https://via.library.depaul.edu/cgi/viewcontent.cgi?article=3464&context=law-review>, accessed September 8, 2021.

Dorigo, Gabriela and Helana Ruter

2012 Public Housing in Phoenix: 1940-1970. Historic Context and Documentation. Report prepared for the City of Phoenix Housing Department, Phoenix, Arizona. Report prepared by EcoPlan Associates, Inc., Mesa, Arizona.

Elsner, Jodey and Elizabeth Wilson with contributions by Ray and JoAnn Muench, and Elissa Kelly, edited by William Collins
2019 Draft National Register of Historic Places Registration Form: Pierson Place Historic District. Phoenix, Arizona. City of Phoenix Historic Preservation Office. Phoenix, Arizona.

Federal Housing Administration (FHA)

1934 *First Annual Report of the Federal Housing Administration*. Government Printing Office, Washington, D.C. Electronic document at <https://www.huduser.gov/portal/sites/default/files/pdf/First-Annual-Report-of-the-Federal-Housing-Administration.pdf>, accessed September 8, 2021.

1940 *Seventh Annual Report of the Federal Housing Administration*. Government Printing Office, Washington, D.C. Electronic document at <https://www.huduser.gov/portal/sites/default/files/pdf/Seventh-Annual-Report-of-the-Federal-Housing-Administration.pdf>, accessed September 8, 2021.

1942 *Eighth Annual Report of the Federal Housing Administration*. Government Printing Office, Washington. Electronic document at <https://www.huduser.gov/portal/sites/default/files/pdf/Eighth-Annual-Report-of-the-Federal-Housing-Administration.pdf>, accessed September 8, 2021.

1947 *Planning Rental Housing Projects*. Government Printing Office, Washington. Electronic document at <https://babel.hathitruStreetorg/cgi/pt?id=uiug.30112104107971&view=1up&seq=3&skin=2021>, accessed September 8, 2021.

Fowler, Kari, Heather Goers, and Christine Lazzaretto

2018 *Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization/Multi-family Residential Development, 1895–1970*. Historic Resources Group, Los Angeles.

Fuller, Henry

1950 “Immediate Construction of Apartment Units Set.” *Arizona Republic*, May 4, pg. 1.

Gordon, Stephen C.

2011 *National Register of Historic Places Multiple Property Documentation Form: Apartment Buildings in Ohio Urban Centers, 1870-1970*. Historic Preservation Specialists. Oxford, Ohio. Electronic document at https://www.dot.state.oh.us/Divisions/Planning/Environment/manuals_guidance/Documents/Cultural%20Resources/Context_Studies/Apartment_Buildings_in%20Ohio_Urban_CentersMPD.pdf, accessed March 8, 2022.

Graham, Robert G., AIA

2002 *National Register of Historic Places Registration Form: Medlock Place Historic District*. Phoenix, Arizona. Metropolis Design Group, LLC. Phoenix, Arizona.

Green, Brian Clark

2007 National Register of Historic Places Multiple Property Documentation Form: Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950, MPD. Commonwealth Architects. Richmond, Virginia. Electronic document at https://www.dhr.virginia.gov/wp-content/uploads/2018/04/127-6191_FHA_GardenApts_MPD_2007_NRfinal.pdf, accessed March 8, 2022.

Hackbarth, Mark (editor)

2010 Phoenix Convention Center Investigations: Volume 2: Archaeological Investigations and History of Block 11, 12, 17, and 18 of the Original Phoenix Townsite, Phoenix, Arizona. City of Phoenix Anthropological Papers No. 16, Pueblo Grande Museum. Technical Report No. 5, Logan Simpson Design, Tempe.

Harris, Cyril M. (editor)

2006 *Dictionary of Architecture and Construction*. Fourth Edition. McGraw Hill, New York.

Hirsch Arnold R. and Raymond A. Mohl

1993 *Urban Policy in Twentieth Century America*. Rutgers University Press, New Brunswick.

Honeybrink, Jennifer, Timothy Smith, and Chad Moffett

2014 National Register of Historic Places Multiple Property Documentation Form: Apartments, Flats, and Tenements in Omaha, Nebraska from 1880-1962. Mead & Hunt, Inc. Omaha, Nebraska. Electronic document at https://landmark.cityofomaha.org/images/pdf/National_Register/Apartments-Flats-and-Tenements-in-Omaha-Nebraska-from-1880-1962.pdf, accessed March 8, 2022.

Horowitz, Carl F.

1983 *The New Garden Apartment: Current Market Realities of an American Housing Form*. Center for Urban Policy Research, New Brunswick, New Jersey.

House & Home Magazine

1968 A production-line builder tries his hand at mobile homes. *House & Home Magazine*. Published January 1968, pgs. 60-67.

Indianapolis News

1938 "FHA Provisions Benefit Renters." *Indianapolis News*, February 18, pg. 14.

Jackson, Kenneth T.

1985 *Crabgrass Frontier: The Suburbanization of the United States*. Oxford University Press, New York.

Johnston, Sidney

2003 *Modern Apartment Complexes in Georgia, 1936-1954*. Georgia Department of Natural Resources (GADNR) and Georgia Department of Transportation (GDOT), Atlanta. Electronic document at https://gadnr.org/sites/default/files/hpd/pdf/Ga_Modern_Apartments_Context_0.pdf, accessed September 8, 2021.

Kammer, David

1999 National Register of Historic Places Multiple Property Documentation Form: Multi-unit Dwellings in Albuquerque, New Mexico.

King, Allison

2011 The Ralph Haver Archive. Modern Phoenix LLC. Electronic document at <https://modernphoenix.net/haver/index.htm>, accessed on September 2, 2021.

Knack, Ruth, Stuart Meck, and Israel Stollman

1996 “The Real Story Behind the Standard Planning and Zoning Acts of the 1920s.” *Land Use Law and Zoning Digest*, February. Electronic document at <https://planning-org-uploaded-media.s3.amazonaws.com/document/real-story-behind-enabling-acts.pdf>, accessed September 8, 2021.

Koenig, Michael

1982 Phoenix in the 1950s: Urban Growth in the “Sunbelt.” *Arizona and the West*, Vol. 24, No. 1, pgs. 19–38.

Lasner, Matthew Gordon

2012 *High Life: Condo Living in the Suburban Century*. Yale University Press, New Haven.

Lockley, Walt

2008 “Charles and Arthur Schreiber, Modern for the Market.” Modern Phoenix. Electronic document at <https://modernphoenix.net/schreiber/schreiber.htm>, accessed on September 8, 2021.

Luckingham, Bradford

1989 *Phoenix: The History of a Southwestern Metropolis*. University of Arizona Press, Tucson.

Malone, Michael and Richard Etulain

1989 *The American West: A Twentieth-century History*. University of Nebraska Press, Lincoln.

Mason, Joseph

1982 *History of Housing in the U.S.: 1930–1980*. Gulf Publishing, Houston.

Mawn, Geoffrey

1979 Phoenix, Arizona: Central City of the Southwest Unpublished Ph.D. dissertation, Department of History. Arizona State University, Tempe.

McDonald, Stewart

1937 Rental Housing as Investment. Federal Housing Administration. Government Printing Office, Washington D.C. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=umn.31951d03595265p&view=1up&seq=3&skin=2021>, accessed September 8, 2021.

1938 Architectural Planning and Procedure for Rental Housing: Architectural Presentation and Desirable Characteristics of Projects Submitted to the Rental Housing Division under Section 207 and 210 of the National Housing Act. Federal Housing Administration. Government Printing Office, Washington D.C. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=mdp.39015050994691&view=1up&seq=5&skin=2021>, accessed September 8, 2021.

1940 Low-Rental Housing for Private Investment. Federal Housing Administration. Government Printing Office, Washington D.C. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=nnc1.ar53637747&view=1up&seq=5&skin=2021>, accessed September 8, 2021.

Meserve, Don

2008 Classification of Townhouse/Attached Housing Site Layouts.

Milgram, Grace

1993 *Chronology of Housing Legislation and Selected Committee Actions, 1892-1992*. Draft Committee Print prepared for the House Committee on Banking, Finance, and Urban Affairs and the House Subcommittee on Housing and Community Development. Electronic document at https://www.huduser.gov/portal/publications/commdev/Chronology_1892_1992.html, accessed September 8, 2021.

Mills, Ruth

2016 National Register of Historic Places Multiple Property Documentation Form: Apartment Buildings in Detroit, 1892-1970, Detroit, Michigan. Electronic document at https://www.michigan.gov/documents/leo/leo_shpo_20200102_Wayne_County_Great_Lakes_Manor_NRHP_675121_7.pdf, accessed March 8, 2022.

Mitchell, Garrett

2015 “Former Phoenix Mayor Sam Mardian Dies at 96.” Electronic document at <https://www.azcentral.com/story/news/local/phoenix/2015/11/25/former-phoenix-mayor-sam-mardian-dies-96/76319792>, accessed August 19, 2021.

Moffett, Simone Monteleone

2002 National Register of Historic Places Multiple Property Documentation Form: Garden Apartments, Apartment Houses, and Apartment Complexes in Arlington, County, Virginia: 1934-1954. EHT Traceries. Washington, D.C. Electronic document at https://www.dhr.virginia.gov/wp-content/uploads/2018/04/000-8825_Garden_Apts_Arlington_MPD_2003_FINAL_nomination.pdf, accessed March 8, 2022.

Murray, Vince and Sam Morse

2010 Phoenix Streetscape Conservation Report and Guide. Arizona Historical Research, Phoenix. Electronic document at https://www.phoenix.gov/pddsite/Documents/HP/pdd_hp_pdf_00081.pdf, accessed March 3, 2022.

Myers, Terri, Kristen Brown, and Karen Thompson

2009 National Register of Historic Places Registration Form: Campus Vista. Phoenix, Arizona. Preservation Central, Inc. Austin, Texas.

2009a National Register of Historic Places Registration Form: Encanto Manor. Phoenix, Arizona. Preservation Central, Inc. Austin, Texas.

2009b National Register of Historic Places Registration Form: Encanto Vista. Phoenix, Arizona. Preservation Central, Inc. Austin, Texas.

2009c National Register of Historic Places Registration Form: Woodlea. Phoenix, Arizona. Preservation Central, Inc. Austin, Texas.

Myers, Terri, Kristen Brown, Kevin Weight, and William Collins

2010 National Register of Historic Places Multiple Property Documentation Form: Residential Subdivisions and Architecture in Central Phoenix, 1870-1963, Phoenix, Arizona. NRIS ID: 64501071. Preservation Central, Inc., Phoenix.

Paluszek, Elysha and Teresa Grimes

2017 Draft National Register of Historic Places Multiple Property Documentation Form: Garden Apartment Complexes in Los Angeles, 1939-1955, Los Angeles, California. GPA Consulting, Los Angeles.

Peterson, Sarah Jo

2013 *Planning the Home Front: Building Bombers and Communities at Willow Run*. University of Chicago Press, Chicago.

Progressive Architecture

1950 Country Club Apartments: Phoenix, Arizona. *Progressive Architecture*. Published May 1950, pgs. 64–67.

Ramsey, Charles E.

1961 “Condominium: The New Look in Co-ops.” Chicago Title and Trust Company, Chicago. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=uiug.30112021871840&view=1up&seq=2&skin=2021>, accessed September 8, 2021.

Rayle, Greta and Helana Ruter

2015 World War II Era Residential Housing in Las Vegas, Clark County, Nevada (1940-1945). Report prepared for the City of Las Vegas Development Services Center and Historic Preservation Commission, Las Vegas, Nevada. Report prepared by Logan Simpson, Las Vegas, Nevada.

Remington, William

1947 “The Veterans Emergency Housing Program.” *Law and Contemporary Problems*, Vol. 12, No. 1. Electronic document at <https://scholarship.law.duke.edu/cgi/viewcontent.cgi?article=2295&context=lcp>, accessed September 8, 2021.

Rogue Columnist

2016 “Phoenix 101: The Great Hotels.” Electronic document at https://www.roguecolumnist.com/rogue_columnist/2016/03/phoenix-101-the-great-hotels.html, accessed March 2, 2022.

Ruter, Helana

2007 National Register of Historic Places Registration Form: La Hacienda Historic District. Phoenix, Arizona. ACS, Ltd., GADA, Inc., and Mesa Historical Museum. Tempe, Arizona.

2021 Staff Report Z-7-21-4. Electronic document at <https://www.phoenix.gov/pddsite/Documents/PZ/Z-007-21.pdf>, accessed March 8, 2022.

Ryden, Don W. and Vince Murray

2007 National Register of Historic Places Registration Form: Encanto-Palmcroft Historic District. Phoenix, Arizona. Ryden Architects, Inc. and Arizona Historic Research, Inc. Phoenix, Arizona.

Santa Cruz Sentinel

1949 “Remove Phoenix Rent Controls.” *Santa Cruz Sentinel*, March 30, pg. 1.

Semer, Milton P., Julian H. Zimmerman, Ashley Ford, and John M. Frantz

1985 “Evolution of Federal Legislative Policy in Housing: Housing Credits.” *Federal Housing Policy and Programs Past and Present*. Ed. J. Paul Mitchell, Center for Urban Policy Research, New Brunswick.

Schukai, Jeff

2004 National Register of Historic Places Multiple Property Documentation Form: Multiple Family Dwellings in Springfield, Illinois 1896-1958, Springfield, Illinois.

Sies, Mary Corbin and Christopher Silver (eds.)

1996 *Planning the 20th Century American City*. Johns Hopkins University Press, Baltimore.

Smith, Karen Lynn

1978 *From Town to City: A History of Phoenix, Arizona (1870–1912)*. Unpublished Master's thesis, Department of History. University of California, Santa Barbara, California.

Stokes, Robert J., Thomas E. Jones, Gina Gage, and Gerald A. Doyle (with revision by Helana Ruter and Jodey Elsner)

2009 National Register of Historic Places Registration Form: Brentwood Historic District. Phoenix, Arizona. Archaeological Consulting Services, Ltd., Gerald A. Doyle Associates, P.C., and City of Phoenix Historic Preservation Office. Phoenix, Arizona.

The Courier-Journal

1944 “Knox Shows G.I.’s What War’s About.” *The Courier-Journal*, March 19, pg. 66.

The Metz Times

1905 “Clayson’s Ranch.” *The Metz Times*, June 16, pg. 7.

Trieshmann, Laura V.

2011 National Register of Historic Places Multiple Property Documentation Form: Apartment Bungalow and California-Type Houses of Arlington County, Virginia. EHT Tracerics. Washington, D.C. Electronic document at <https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/04/Apartment-Bungalow-and-California-type-House-MPD11292011-FINAL.doc.-12-8-11.pdf>, accessed March 8, 2022.

Tucson Citizen

1955 “Pyle Associated in New Firm.” *Tucson Citizen*. February 17, pg. 1.

U.S. Department of Housing and Urban Development

n.d. HUD’s Public Housing Program. Electronic document at https://www.hud.gov/topics/rental_assistance/phprog, accessed March 8, 2022.

U.S. Domestic Council

1976 *Report on National Growth and Development*. Third Biennial Report to the Congress Submitted pursuant to Section 703 (a) of Title VII, Housing and Urban Development Act of 1970. Prepared under the Direction of the Committee on Community Development. Electronic document at https://www.google.com/books/edition/Report_on_National_Growth/L_guDIpy3U4C?hl=en&gbpv=1, accessed September 8, 2021.

VanderMeer, Philip

2010 *Desert Visions and the Making of Phoenix: 1860–1920*. University of New Mexico Press, Albuquerque, New Mexico.

Veenstra, Theodore A.

1941 “Defense Housing Policies and Progress.” In *Monthly Labor Review*. Vol. 52, No. 5. Electronic document at <https://www.jstor.org/stable/41816513>, accessed September 8, 2021.

Weekly Republican

1878 “American Hotel.” *Weekly Republican*, October 26, pg. 2.

1879 “Wanted-A First-Class Hotel.” *Weekly Republican*, April 16, pg. 3.

Weight, Kevin

2018 Staff Report Z-15-18-8. Electronic document at <https://www.phoenix.gov/pddsite/Documents/PZ/Z-15-18.pdf>, accessed August 16, 2021.

Weintraub, Ruth G. and Rosalind Tough

1942 “Federal Housing and World War II.” In *the Journal of Land and Public Utility Economics*. Vol. 18, No. 2. Electronic document at <https://www.jstor.org/stable/3158861>, accessed September 8, 2021.

Weiss, Marc

1987 *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning*. Columbia University Press, New York.

Wendt, Paul F.

1962 *Housing Policy—the Search for Solutions*. University of California Press, Berkley.

White, Eugene

2009 Lessons from the Great American Real Estate Boom and Bust of the 1920s.” Working Paper 15573. National Bureau of Economic Research. Cambridge, Massachusetts. Electronic document at <http://econweb.rutgers.edu/ewhite/w15573.pdf>, accessed September 8, 2021.

White, Gerald

1949 “Financing Industrial Expansion for War: The Origin of the Defense Plant Corporation Leases.” In *the Journal of Economic History*. Vol. 9, No. 2. Electronic document at <https://www.jstor.org/stable/2113638>, accessed September 8, 2021.

Winnick, Louis

1958 *Rental Housing: Opportunities for Private Investment*. McGraw-Hill Book Company, Inc., New York. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=mdp.39015066528848&view=1up&seq=7&skin=2021>, accessed September 8, 2021.

Woodward, James W.

1990 National Register of Historic Places Registration Form: Willo. Phoenix, Arizona. Woodward Architectural Group, Phoenix.

Woodward, James W. and Patricia A. Osmon

1993 Phoenix: Nineteenth Century Architecture: Thematic Survey of Pre-1900 Construction, Phoenix, Arizona. Woodward Architectural Group, Phoenix.

Wyatt, Wilson W.

1946 *Rental Housing for Veterans*. Federal Housing Administration. Government Printing Office, Washington D.C. Electronic document at <https://babel.hathitrust.org/cgi/pt?id=uiug.30112064611095&view=1up&seq=5&skin=2021>, accessed September 8, 2021.

**APPENDIX A.
CITY DIRECTORY LISTINGS**

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935	Cactus Rooms	1 1/2 Cactus Way	UNK		
1953, 1955-1958, 1960-1961	Arcadia Apartments	10 N. 10th Avenue	N	—	
1948-1951, 1953, 1955-1956, 1958, 1960-1961	Alice Guest Lodge	1001 N. 3rd Street	N	—	
1935-1947	Arizona Apartments	1001 N. 3rd Street	N	—	
1961	Coronet Apartment Hotel	1001 N. Central	N	—	
1945	Linville Apartments	1001 W. McKinley	N	—	
1960	Nina Apartments	1002 E. Devonshire	N	—	
1960-1961	Fredley Motel	10023 N. 12th Street	N	—	
1960	Reynolds Apartments	10027 N. 12th Street	N	—	
1951-1952	Wideman's Cottages	10042 N. 7th Place	N	—	
1955-1957	Little Homes on the Desert	10042 N. 7th Place	N	—	
1960-1961	Carter's Cottages	10042 N. 7th Place	N	—	
1958, 1960-1961	George Julia Apartments	1005 N. 13th Avenue & 1218-1226 W. Roosevelt	Y	111-20-013	1976
1935-1953, 1955-1958	Davis Apartments	1009 N. 1st Street	Y	111-36-021	1930
1956-1958, 1960	Siesta Apartments	1010 E. Turney	N		
1951-1952	Harry Cordova Homes	1010A N. 16th Place	N	—	
1945	Peekos Apartments	1011 E. Washington	N	—	
1960-1961	Bedia Apartments	1011 E. Washington	N	—	
1960	Palm Lane Gardens	101-115 E. Palm Lane	Y	118-55-016A	1957
1948	Olivet Hotel	1012 N. Central	N	—	
1957-1958, 1960	Park View Apartments	1013-1019 W. Jefferson	N		
1960	Royal Crest Lodge	1015 S. 17th Avenue	N		
1951-1953, 1955	Burkshire Apartments	1015-1017 N. 3rd Street	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935-1948	Woodland Apartments	1015-1019 Woodland	Y	112-04-009	1881
1951-1953, 1955-1958, 1960	Rambling Rose Apartments	1016 E. Turney	N	—	
1941-1945	Beebe Apartments	1016 N. 3rd Street	N	—	
1947-1948	Hotel Apartments	1016 N. 3rd Street	N	—	
1945	Studhan Apartments	1016 N. 3rd Street	N	—	
1951-1953, 1955-1958, 1960	Sun Valley Motel Apartments	1016 N. 3rd Street	N	—	
1956-1957, 1960	Douglas Apartments	1017 W. Buckeye Road	N	—	
1935-1947	Ansonia Apartments	1019 W. Jefferson Street	N	—	
1956-1957	Chambliss Apartments	102 E. Hatcher Road	Y	159-44-041	1948
1951, 1955	Cathey Court	102 E. Wabash	UNK		
1960-1961	Johnson's Apartments	102 N. 21st Street	N	—	
1957, 1960	Staves Apartments	102 S. 6th Street	N	—	
1958, 1961	Maryland West Apartments	102 W. Maryland	Y	161-27-108	1962
1960	One Hundred & Two W. Maryland Apartments	102 W. Maryland	Y	—	
1960-1961	Francis Apartments	102 W. Pierson	Y	155-28-121	1958
1957-1958	Don Apartments	1020 S. 28th Way	N	—	
1951	Altonian Apartments	1021 E. Turney	Y	155-14-021	1956
1952, 1953, 1955	Altonian Apartments	1021 E. Turney	Y	155-14-021	1956
1958	Miller Hi Apartments	1026 S. 33rd Avenue	Y	109-58-098	1946
1957-1958, 1960	Rancho Los Amigos	1030 E. Maryland	Y	—	
1951	La Siesta Lodge	1032 E. Camelback	Y	155-11-061	1950
1960-1961	Desert Acres Apartments	10440 N. Cave Creek Road	N	—	
1955, 1961	Bona Vista Courts	1046 N. 32nd Street	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	Park Lane Apartments	1048-1050 E. Rose La. & 6212-6232-6250 N. 11th Street	Y	161-13-035E	1958
1960-1961	Fairmount Apartments	1049 E. Fairmount	Y	118-06-007	1940
1961	Adams Apartments	105 N 13th Avenue	N	—	
1951-1953, 1955-1958	Library Apartments	106-114 S. 11th Avenue	Y	112-06-075	1924
1958, 1960	Royal Palms	106-124 N. 21st Avenue	Y	153-25-115	1983
1961	Ernie's Cabins	109 N. 32nd Place	N	—	
1958	Holland Apartments	11 E. Illini	N	—	
1960	Grimaldi Apartments	11 E. Illini	N	—	
1960-1961	Home Court	11 N. 20th Street	N	—	
1945	Franklin Hotel	11 N. 2nd Street	N	—	
1958, 1960	Vera Jean Apartments	11 W. Maryland	Y	161-27-052A	1964
1961	Bethany Garden Apartments	1101 E. Bethany Home Road	Y	162-05-213	1961
1935-1951, 1960-1961	Library Apartments No. 1	1101-1103 W. Jefferson	Y	112-06-075	1924
1957-1958	One 10-118 W. Maryland Apartments	110-118 W. Maryland	Y	161-27-039A	1981
1960	West Maryland Apartments	110-118 W. Maryland	Y	161-27-039A	1981
1957, 1960	Wright Courts	1102 E. Henshaw Drive	UNK		
1961	Arimont Apartments	1102 E. Maryland	Y	161-06-008B	1960
1952-1953	Madeline Apartments	1102 E. Turney	Y	155-14-001A	1946
1956-1957	Apartment Homes	1102 E. Turney	Y	155-14-001A	1946
1953	Lantana Court	1102 Henshaw Road	UNK		
1960-1961	Kelley's Apartments	1102-1110 E. Turney	Y	155-14-001A	1946
1960-1961	Dunlap Apartments	1105 E. Dunlap	N	—	
1935-1948, 1951- 1953, 1955-1956	Bide-a-Wee Place	1110 N. 16th Street	Y	116-20-096	1992

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958, 1960-1961	Highland Apartments	1110-1114 E. Highland	Y	155-11-037	1955
1951-1953, 1956-1957	Adams Furnished Apartments	1111 W. Adams	N	—	
1960	Whitehall Lodge	1111 W. Adams	N	—	
1941-1945	Patio del Sol Apartments	111-115 W. McDowell	Y	111-33-136	1932
1960	McLemore Apartments	1112 W. Mohave	N	—	
1957-1958	Smith Garland Courts	1113 E. Apache	N	—	
1951-1953, 1955-1958, 1960-1961	Gold Star Apartments	1113 N. 16th Street	UNK		
1955, 1957-1958, 1960	Wells Cottages	1114 E. Fairmont	Y	118-03-051	1930
1941	Seidler Court	1114 Fairmount	Y	118-03-051	1930
1948	Wells Court	1114 Fairmount	Y	118-03-051	1930
1935	Copemoar Court	1114 Fairmount Avenue	Y	118-03-051	1930
1957, 1960-1961	Macchione Rooms	1114 N. 1st Street	N	—	
1945	Palo Verde Apartments	1117 W. Jefferson	N	—	
1935	Wilberta Court	1118 E. Monroe	N	—	
1956-1957, 1960	Morgan's Court	1118 E. Monroe	N	—	
1955-1958	Crown Apartments	1118 N. Central	N	—	
1961	Central Apartments	1118 N. Central	N	—	
1951, 1961	Marshall Apartments	1119 Cave Creek Road	UNK		
1952-1953, 1955-1958, 1960	Marshall Apartments	1119 Olmstead Lane	UNK		
1960-1961	Konsulian Apartments	112 N. 13th Avenue	N	—	
1960	Rung's Redwood Apartments	1120 E. Olmstead La.	UNK		
1951-1953	Ganda Apartments	1120 E. Olmstead Lane	UNK		
1951-1953, 1956	Park Manor Apartments	1120 W. Washington	N	—	
1957-1958, 1960-1961	Bali Hi Apartments	1120 W. Washington	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958, 1960-1961	Elena Lodge	1122 E. Maryland	Y	161-06-009A	1947
1951-1953, 1955-1958	Lantham Apartments	1122 N. 3rd Avenue	UNK		
1960	Rish Apartments	1122 N. 3rd Avenue	UNK		
1960-1961	Kiva Arms Apartments	1123 E. McClellan Blvd.	Y	161-06-065	1959
1960	Sierra Vista Aptarmens	1123 E. Sierra Vista	Y	161-06-062A	1985
1951-1953, 1955	Wright Apartments	1125 E. Devonshire	Y	115-16-005	1944
1956-1958, 1960-1961	Cozy Nook Apartments	1125 E. Devonshire Avenue	Y	115-16-005	1944
1960	Moreland Apartments	1125 N. 3rd Street	N	—	
1960	Moreland Apartments	1125 N. 3rd Street	N	—	
1960-1961	Maryland East Apartments	1126 E. Maryland	Y	161-06-058	1959
1945, 1955	Central Park Court	113 E. Tonto	N	—	
1935, 1945-1952	Ulysses Apartments	1130 E. Brill	N	—	
1953, 1955-1957, 1960-1961	Brill Apartments	1130 E. Brill	N	—	
1948-1951	El Patio Apartments	1131 N. 3rd Avenue	N	—	
1960	West Merrell Apartments	113-117 W. Merrell	N	—	
1955-1958, 1960-1961	Mayfield Apartments	1133 W. McDowell	Y	111-19-130	1953
1945-1953, 1955, 1957-1958	Calizona Apartments	114 - 120 W. Fillmore	N	—	
1951-1953, 1955-1958, 1960-1961	Mariposa Palms	114 E. Mariposa	UNK		
1956-1958	Mitchell Apartments	1141 W. Watkins Road	N	—	
1960-1961	Bethany Arms Apartments	1142 E. Bethany Home Road	Y	161-14-045	1958
1960-1961	Johnson Apartments	1144 E. Yuma	Y	115-43-013	1942
1935	Chesterfield Rooms	115 S. 3rd Street	N	—	
1935	Bock Apartments	115 W. McDowell	Y	111-33-136	1932

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1947-1948, 1952-1953, 1955-1958, 1960-1961	Casa Linda Apartments	115 W. McDowell	Y	111-33-136	1932
1960	Martin's Tourists	116 N. 18th Avenue	N	—	
1960-1961	Elkins Apartments	116-122 S. 16th Avenue	N	—	
1935, 1941-1945	Star Apartments	118 S. 8th Street	N	—	
1952-1953, 1955-1958, 1960	Morningstar Apartments	120 W. McDowell	Y	118-56-096	1974
1960-1961	Czuchra Apartments	1201 (1231) N. 35th Avenue	N	—	
1948	Golden Apartments	1201 E. McDowell	N	—	
1935-1945	Ash Tree Apartments	120-126 E. Taylor	N	—	
1960-1961	Brook's Apartments	1204 E. Roosevelt	Y	116-23-149A	1962
1955-1958, 1960-1961	Cadillac Apartments	1205 E. Thomas	N	—	
1957	Albert Apartments	1205(r) W. Buckeye Road	N	—	
1960	Rancho de las Floress	1209 E. Maryland	Y	161-12-016A	1971
1945-1947	Palo Verde Apartments	121 E. Willetta	N	—	
1955-1958, 1960	Montana Winter Gardens	121 W. Maryland	N	—	
1951, 1955-1958	Mar-Lyn Apartments	1210 E. Indian School Road	N	—	
1956-1958, 1960-1961	Glendora Apartments	1211 E. Roosevelt	Y	116-24-090A	1969
1956	Ewing's Tourist court	1212 E. Hatcher Road	N	—	
1957-1958	Harte Apartments	1212 E. Northern	N	—	
1957-1958, 1960-1961	Fiesta Pool Lodge	1213 E. Glendale	N	—	
1961	Fiesta Country Club	1213 E. Glendale	N	—	
1951-1953, 1955-1958, 1960-1961	Desert Breeze Lodge	1213 N. 16th Street	N	—	
1953, 1955-1958, 1960	Brock Apartments	1213 N. Laurel	Y	111-16-120	1935
1951	Corral Apartments	1214 Laurel	UNK		
1935-1945	Loux Apartments	1214 W. Adams	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	Graziano Apartments	1214 W. Adams	N	—	
1935-1941	Palm Lodge Apartments	1215 N. 7th Street	N	—	
1956	Dupree Cabins	1216 S. 12th Avenue	N	—	
1935-1945	University Apartments	1216-1306 W. Van Buren	N	—	
1956	John & Katie's Apartments	1218 N. 16th Street	N	—	
1957-1958	Stevenson Apartments	1218 N. 16th Street	N	—	
1961	El Quivari Apartments	1219 E. Colter	Y	162-13-159	2009
1960-1961	Arnold's Apartments	1219 Grand	Y	111-27-145C	1929
1948	Central Hotel	122 1/2 E. Washington	N	—	
1961	De Cima Apartments	1220 E. Medlock Drive	Y	162-13-139	1978
1948-1953, 1955-1958	Stahlberg Apartments	1221 N. 1st Street	UNK	111-36-072	
1935	Humphrey Apartments	1222 N. 1st Street	UNK	111-36-072	
1935-1953, 1955-1958, 1960	Windsor Court	1222 N. 3rd Street	N	—	
1958	Szuchura Apartments	1223 N. 35th Avenue	N	—	
1947-1948, 1952-1953, 1955-1956	George Apartments	1223 N. 9th Street	UNK	116-31-136	
1935	Lowell Court Apartments	1223 N. 9th Street	UNK	116-31-136	
1952-1953, 1955-1958	Hanson Apartments	1226 W. Roosevelt	Y	111-20-012	1976
1951, 1956-1958, 1960	Wanada Lodge	1227 E. Maryland	Y	161-12-163	1964
1952-1953	Bar C L Ranch	1229 E. Camelback	N	—	
1945	Gardner Hotel	1229 E. Washington	N	—	
1955-1958, 1960	Lindsey's Court	123 N. 30th Street	N	—	
1958	Skaggs Apartments	1231 (r) N. 35th Avenue	N	—	
1958, 1960-1961	Colter Manor Apartments	1231 E. Colter	Y	162-13-051G	1990

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955-1958, 1960-1961	Country Club Manor Apartments	1233 E. Thomas	Y	117-21-006A	1952
1960	Randolph Apartments	1235 N. 20th Street	N	—	
1945	Cozy Rooms	124 S. 1st Street	N	—	
1956-1957	Redwood Village Apartments	1243 S. 7th Street	N	—	
1960-1961	Hidden Valley Apartments	1250 E. Bethany Home Road	Y	161-11-153	1980
1935, 1945	Royal Apartments	126 S. 3rd Avenue	N	—	
1945, 1952-1953, 1955-1956	Platts Apartments	126-134 S. 3rd Avenue	N	—	
1960-1961	Beverly West Apartments	129 W. Maryland	N	—	
1935	Liberty Rooms	130 E. Monroe	N	—	
1957-1958, 1960	Sharp Apartments	130 S. 3rd Avenue	N	—	
1951-1953, 1955-1958, 1960-1961	La Fontain Apartments	1301 E. Thomas	Y	117-21-011A	1953
1951-1953, 1955	Marcos De Niza Homes	1301 S. 3rd Avenue	Y	multiple APNs	
1945-53, 1955-1958, 1960-1961	Alcazar Apartments	1301 W. Adams	N	—	
1935	Drey Apartments	1301 W. Adams	N	—	
1952	El Sueno Apartments	1301 W. McDowell Road	Y	111-19-146	1950
1953, 1955-1958, 1960-1961	Dorann Apartments	1301 W. McDowell Road	Y	111-19-146	1950
1935-1953, 1955-1958, 1960-1961	Halcyon Apartments	1301 W. Washington	N	—	
1960	Naegeli Herman Apartments	1301 W. Weldon	Y	118-08-099	1945
1941-1951	Westerdahl Apartments	1301-1309 N. 7th Street	N	—	
1956-1958, 1960	Saks 5th Street Apartments	1302-1316 N. 5th Street	N	—	
1947-1948, 1952-1953, 1955-1957	Palmcroft Apartments	1302-1330 W. McDowell	N	—	
1935	Berrylinn Apartments	1303 E. Filmore	N	—	
1956	Oak Court	1305 N. 16th Drive	N	—	
1948	Sefton Hotel	1308 E. Van Buren	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935, 1948	Shady Villa Court	1309-1315 W. Jefferson	N	—	
1952, 1958, 1960-1961	Cocopah Court	1312 E. Cocopah Street	N	—	
1948-1953	Bach Apartments	1314 W. Washington	N	—	
1955, 1957	McKinley Cottages	1315 W. McKinley	N	—	
1960	Senior Court Apartments	1315 W. McKinley	N	—	
1935-1948, 1953, 1955, 1957-1958, 1960	Peerless Apartments	1315 W. Washington	N	—	
1956-1957	Seventeenth Avenue Apartments	1317 N. 17th Avenue	N	—	
1945, 1952-1953, 1955, 1957-1958, 1960	Victory Apartments	1317 N. Central	N	—	
1951-1953, 1955-1958, 1960	Winterhaven Apartments	1317-1321 W. McDowell	Y	111-19-150	1945
1960-1961	Desert Hills Apartments	1319 N. 3rd Avenue	Y	111-33-108	1956
1957-1958	Thirteen-Twenty Apartments	1320 N. 2nd Street	N	—	
1960	Medical Center Apartments	1320 N. 2nd Street	N	—	
1958	Royal Apartments	1325 W. Vogel	Y	1984	
1952-1953, 1955-1958, 1960	Sherley's Apartments	1326 Grand	Y	1947	
1945	Didits Court	1331 Grand Avenue	UNK	111-27-001	
1953, 1955-1957, 1960-1961	Holiday House	1335-1339 E. Thomas	Y	117-21-018A	1977
1955, 1957-1958, 1960-1961	Kirkman Apartments	1334 W. Monroe	N	—	
1960	Ocotillo Lodge	1335 E. Ocotillo Road	N	—	
1956-1958, 1960	Ritz Colonial Apartments	1335-1339 E. Thomas Road	Y	117-21-018A	1977
1953	Cook's Cabins	1337 W. Hadley	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1953, 1955, 1957-1958, 1960-1961	Foothill Court	1340 Hatcher	N	—	
1952-1953, 1955	Hackett Inn	1341 E. Washington	N	—	
1945	Winston Inn	1342 E. Jefferson	N	—	
1948	State Hotel	135 N. 1st Avenue	N	—	
1948	Sun Zona Hotel	135 N. 1st Avenue	N	—	
1952, 1955-1958, 1960	Palomino Lodge	135 W. McDowell	N	—	
1935-1945	Normandie Apartments	137 N. 1st Street	N	—	
1948	Hotel Denver	14 S. Central	N	—	
1935	Modern Rooms	140 N. 4th Street	N	—	
1960-1961	Beverly Phoenix Apartments	1400 E. Thomas Road	Y	118-14-076B	1964
1961	Mayflower Village Apartments	1401 E. Colter	Y	162-12-001L	1982
1958, 1960	Tangier Apartment Motel	1402-1406 E. Jefferson	Y	116-48-013A	1959
1960	Rolls Irma Apartments	1405 W. Clarendon	Y	110-14-007	1949
1960-1961	Los Olivos Apartments	1407 N. 1st Street	N	—	
1958, 1960	Terry Guy Apartments	1409 E. McDowell Road	N	—	
1958, 1960-1961	Hom Quen Apartments	1409 W. Adams	N	—	
1958, 1960	Kornswiet Apartments	1410 E. Broadway	N	—	
1960	Weldon Palms Apartments	1410 W. Weldon	Y	110-14-013	2011
1935-1947, 1952-1953, 1955-1958, 1960	El Prado Apartments	1414 N. 5th Avenue	Y	111-31-066A	1920
1960-1961	Mayan Apartments	1400-1416 E. Thomas Road	Y	118-14-076B	1964
1956-1957, 1960-1961	Franklin Court	1416 N. 17th Avenue	N	—	
1955, 1957-1958	Taylor Street Apartments	1417 E. Taylor	Y	116-18-110A	1956

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958	Emery's Court	1421 W. Hatcher Road	N	—	
1960	Sharon Ann Apartments	1424 E. Osborn Road	Y	118-09-124	1958
1951-1952	Town & Country Lodge	1425 E. Ocotillo Road	N	—	
1951	Shelton Court	1429 S. 7th Street	N	—	
1960	Redwood Village Apartments	1435 E. Wood	N	—	
1948-1951	Allen's Court	1439 S. 7th Street	N	—	
1960	Palm Garden Apartments	1441 E. Maryland	Y	161-09-124	1958
1958	Sandy Lee Apartments	1446 E. Campbell	Y	155-02-042A	1950
1957-1958	Woodland Apartments	145 N. 9th Avenue	N	—	
1960-1960	Mayflower Apartments	145 N. 9th Avenue	N	—	
1948, 1953, 1955, 1957-1958	Delmar Court	1459 E. Fillmore	Y	116-18-139	1940
1957-1958, 1960	Villa del Coronado	146-198 E. Coronado Road	Y	118-55-020	1958
1935	Monroe Rooming House	148 E. Monroe	N	—	
1935-1953, 1955, 1957-1958, 1960	Oliver Apartments	15 E. Garfield	N	—	
1953, 1955-1958, 1960	Street Francis Manor	15 E. Pierson	N	—	
1953, 1958, 1960-1961	Dick's Court	1501 W. Garfield	Y	111-25-044A	1973
1953, 1955-1958, 1960-1961	Encanto Manor	1501 W. Vernon	Y	111-04-023A	1947
1956-1958, 1960	Doyle Greg Apartments	1501-1513 E. Oak	Y	117-18-104	1957
1958, 1960	Emerald Pool Lodge	1502 N. 46th Street	N	—	
1956	Pierce Apartments	1504 W. Buckeye Road	N	—	
1935	Central Apartments	1508 N. Central Avenue	N	—	
1951	Evergreen Court	1509 Grand	Y	111-16-093	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958, 1960	Park Lee Alice Apartments	1509-1679 W. Highland, 4733-4744 N. 16th Avenue, 4706-4722 N. 16th Drive, 4705-4721 N. 15th Drive, 4607-4707 N. 17th Avenue, 1532-1630 W. Elm Drive, 4610-4767 N. 15th Avenue, 1509-1627 W. Pierson, 1510-1666 W. Hazelwood	Y	multiple APNs	1955
1955-1958, 1960	Tenth Street Manor	1514 N. 10th Street	N	—	
1957-1958, 1960	McKinley Apartments	1514 W. McKinley & 414 E. McKinley	Y	111-25-043A	1926
1960	Weiss Hyman Apartments	1515 W. Pierce	N	—	
1957, 1960-1961	JB Court	1517 N. 17th Drive	N	—	
1960-1961	Crawford Apartments	1517 W. Indian School Road	Y	110-08-005E	1962
1957-1958, 1961	La Fontsee A F Apartments	1519-1525 W. Osborn Road	Y	110-27-007	1952
1956-1957	Willow Avenue Court	1520 N. 17th Drive	N	—	
1951-1953	Lewis Apartments	1520 W. Yuma	N	—	
1935, 1945-1951	Everly Apartment Annex	15-21 E. McKinley	N	—	
1960-1961	Adams Apartments	1522 W. Maricopa	N	—	
1935-1953, 1955-1958, 1960-1961	Fairview Apartments	1523 N. Central & 1524 E. McDowell	N	—	
1958, 1960	Jenkins Paul Apartments	1524 W. Fillmore	N	—	
1960	Savoy Apartments	1525 W. Indian School Road	Y	110-08-005D	1985
1941-1953, 1955-57, 1960-1961	Alexander Apartments	1525-1527 W. Washington	N	—	
1960-1961	Mason Manor Apartments	1530-1536 E. Belleview	Y	121-77-163A	1974
1958, 1960	San Souci Apartments	1538 W. Osborn	Y	110-15-091	1953

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1951-1953, 1955-1958, 1960-1961	Bel Vista Apartments	1539 E. Bellevue	UNK		
1960	Thina Terrace	1539-1547 W. Taylor	Y	111-26-131	1940
1960-1961	Giant Spruce Apartments	1540 E. Colter			
1952-1953, 1955, 1957-1958, 1960-1961	Belleview Apartments	1540-1546 E. Bellevue			
1952-1953, 1955, 1957-1958	Willetta Apartments	1542 E. Willetta			
1957-1958	Glow Court	1545 W. Roosevelt			
1960-1965	Gale Apartments	1545 W. Roosevelt			
1956, 1960-1961	Lola's Court	1550 N. 17th Avenue			
1935	Marshall Apartments	1558 W. Monroe	Y	112-02-012	1971
1958, 1960	Mont Alto Apartments	1595 W. Mountain View Road			
1935-1948	Garfield Apartments	16 E. Garfield	N	—	
1951-1953	Peterson Apartments	16 E. Garfield	N	—	
1935-1945	Villa Italia Apartments	1600 N. Central	N	—	
1956-1957	Corona Court	1602 E. Washington			
1955-1958, 1960-1961	Desert Sun Apartments	1602 W. McDowell			
1956-1958, 1960-1961	Capitol Apartments	1602 W. Monroe & 208 N. 16th Avenue			
1955-1958, 1960-1961	Lebanon Apartments	1603 W. Washington	N	—	
1956, 1960-1961	Grand View Apartments	1606 N. Laurel Avenue			
1956-1957	Good Luck Court	1608 E. Washington			
1955, 1957	Adams Court	1609 E. Adams			
1961	Archer Apartments	1609 E. Brill			
1956, 1960-1961	Little J Howard Apartments	1609 E. Monroe			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1948	W. McDowell Road Apartments	1609 W. McDowell	N	—	
1941-1945	Meta Arms Apartments	1610 W. Adams	N	—	
1960	Schell Apartments	1615 N. 17th Avenue			
1957-1958, 1960	Osborn Apartments	1615-1619 W. Osborn Road & 314 N. 36th Street			
1958	Young Apartments	1616 E. Broadway			
1935-1953, 1955-1958, 1960	Patio del Vista Apartments	16-18 E. Garfield	N	—	
1955-1958, 1960-1961	Linden Court	1618 W. Linden	N	—	
1952	Ramona Apartments	1620 E. Palm Lane			
1953, 1955-1958, 1960-1961	Homsey Apartments	1621 N. 20th Street			
1956-1958, 1960	Gardendale Apartments	1621-1629 E. Pinchot			
1961	Harris Court Apartments	1621-1629 E. Pinchot			
1955-1957	Greenfield Acres Court	1625 E. Cambridge			
1956-1958, 1960	Bar W Lodge	1625 E. Northern Avenue			
1961	Bar W Lodge	1625 E. Northern Avenue			
1960-1961	Bowen Apartments	1625-1629 W. Fillmore			
1960	Schmidt Apartments	1626 W. McDowell Road			
1960	Cambridge Apartments	1632 E. Cambridge			
1960	Mountain Terrace Apartments	1632 E. Northern			
1947	Seaver Day	1632 W. Washington	N	—	
1955	Capitol Apartments	1633A W. Jefferson			
1935-1948	Casa de Avellana Apartments	1633a W. Jefferson Street	N	—	
1947	Ingersoll Apartments	1634 W. Jefferson	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958, 1960-1961	Capitol House Apartments	1636-1640 W. Madison			
1956	Park Lee-Alice Apartments (ofc)	1641 W. Pierson			
1955-1957, 1960	Seventeenth Avenue Court	1649 W. Willetta; 1408 N. 17th Avenue			
1960	Whispering Palms Apartments	1650 W. Georgia			
1956, 1960	Ruth St Court	17 E. Ruth Avenue			
1947-1951	Gay Lord Apartments	17 E. Thomas	N	—	
1952-1953, 1955-1958, 1960-1961	Gaylord apartments	17 E. Thomas			
1941-1945	La Cortecita Court	17 E. Vernon	N	—	
1953	Dale apartments	1701 E. Meadowbrook			
1951-1953	Penn Apartments	1701 Grand	UNK	111-15-181	
1951-1953, 1955-1958, 1960-1961	Bel Aire Apartments	1701 N. 7th Avenue	Y	118-57-158	
1951-1952, 1957-1958	P & H Court	1702 S. 12th Street	N	—	
1952-53, 1956-58, 1960-1961	Albert's Lodge & Apartments	1705 W. McDowell	N	(111-15-149)	
1955	Rite Apartments	1706 W. Lincoln & 520 S. 17th Avenue			
1960	Pepper Tree Apartments	1707 N. 18th Street			
1957	Watzell Apartments	1708 E. Martin Drive			
1960-1961	Globe Arms Apartments	1709 N. 25th Place			
1957	Barnes Court	1717 W. Latham			
1960	Peek's Tourist Court	1717 W. Maricopa			
1960	Sunset Acres	1718 N. 26th Place			
1956-1958	Moyer Apartments	1721 E. Adams			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958	Court Hotel	1721 W. Lincoln			
1952, 1957	Desert Edge Court	1721 W. Short Road			
1957-1958, 1960	Sands Apartments	1723 E. Missouri			
1956-1957	Jack's Court	1726 E. Washington			
1960	Park Osborn Apartments	1726-1732 E. Osborn			
1956-1958, 1960	Bauman Apartments	1729 E. Jefferson			
1960-1961	Jeni Bell Apartments	1729 E. Osborn Road			
1961	Martinique Terrace	1729-1735 W. Monroe			
1956-1958	Cabrera Court	1738 E. Monroe			
1956-1957, 1960	White Rose Court	1738 E. Washington			
1951	The Earl Courts	1740 E. Earll Drive	N	—	
1955, 1957-1958	Earll Court	1740 E. Earll Drive			
1956	Van's Cabins	1744 E. Adams			
1957	Schulz Cabins	1744 E. Adams			
1958, 1960-1961	Golden Rose Apartments	1744 W. Glendale			
1957-1958, 1960-1961	Frazier's Apartments	18 S. 12th Avenue			
1960-1961	Clarmar Apartments	1802 E. Osborn Road			
1960	Papago Vista Apartments	1802 N. 40th Street			
1955, 1957-1958, 1960-1961	Capitol View Apartments	1802-1808 W. Adams			
1960	Coronado Motor Court	1803 E. Van Buren			
1960	Western Skies Apartments	1803 N. 31st Place			
1960	Cactus Apartments	1803 W. Latham			
1958, 1960-1961	Embassy Apartments	1805-1807 E. Missouri			
1951-1953, 1955-1958	Moreland Apartments	1806 W. Moreland	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960-1961	Coronado Apartments	1807 N. 18th Street & 1802-1808 E. Coronado Road			
1960	Sheridan Plaza Apartments	1809 E. Sheridan			
1960-1961	Essie Apartments	1809 N. 18th Street			
1958	Virginia Courts	1809 W. Grant			
1960-1961	Kirkley Apartments	1809 W. Grant			
1957, 1960-1961	Henderson's Court	1809 W. Van Buren			
1951-1953, 1955-1958, 1960-1961	Hilma Apartments	1810 N. 16th Street	Y	117-17-024A	1950
1960	Poor Apartments	1813 N. 40th Street			
1956, 1958, 1960-1961	El Palmo Court	1813 W. Myrtle Avenue			
1935, 1956-1957, 1960	Cottage Grove Apartments	1818 E. Washington	N	—	
1956-1957	Drive In Court	1819 E. Washington			
1957	Jackson Motor Court	1822 W. Washington			
1960	Uptown Apartments	183 & 201 W. Coolidge			
1957-1958, 1960	Parker's Cabins	1830 W. Culver			
1960	Minnie's Cabins	1832 Grand			
1941-1948, 1953, 1955-1956	Palm Central Apartments	1844 N. Central & 23 W. Palm Lane	N	—	
1957-1958, 1960	Osborn Palms Apartments	1845 E. Osborn Road			
1953, 1955-1958, 1960	Harvard Hacienda	1846 Harvard			
1952	Westward Court	1850 W. Grant			
1953	Vanathar Apartments	1850 W. Grant			
1955-1958, 1960-1961	Davidson Apartments	1850 W. Grant			
1952-1953, 1955-1958, 1960	Virginia Apartments	1854 W. Grant			
1951	Steffords Cottages	19 E. Alice	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956	Fuller Cottages	19 E. Alice			
1957-1958, 1960-1961	Cactus Court	19 E. Alice			
1952-1953, 1955-1956	Palms Apartments	19 E. Virginia			
1957	Palms Vista Apartments	19 E. Virginia			
1958, 1960	Palms Plaza Apartments	19 E. Virginia & 26 E. Virginia			
1961	Marguerite apartments	1915 N. 26th Place			
1955-1958, 1960-1961	Fairmont Apartments	1916-1920 E. Fairmont			
1960	Royal Haven Apartments	1929 E. Bethany Home Road			
1958	Santa Fe RR Apartments	1930-1938 W. Fillmore			
1957-1958, 1960-1961	Greyacres Apartments	1931 E. Monte Vista Road			
1960	Shalimar Apartments	1939 E. Missouri			
1960	Seven Palms Apartments	1940-1948 W. Amelia			
1956-1957, 1960	West Morten Apartments	1944 W. Morten			
1961	Florian Apartments	1952 E. Maryland			
1952-1953, 1955, 1957-1958, 1960	Yucca Lodge	2002-06 E. Yale			
1951, 1956-1958, 1960	Sun Valley Courts	2006 Henshaw	UNK	—	
1960-1961	Carrillo's Apartments	2007 W. Northern			
1958, 1960	Camelback East Apartments	201 E. Camelback Road			
1935-1945	Columbo Rooms	201 S. 7th Street	N	—	
1960	Miller's Court	2010 E. Henshaw Road			
1956-1958, 1960	Venice Apartments	2010 W. Palm Lane			
1951-1953, 1956, 1960	Silver Crest	2013 & 2025 E. Monroe	N	—	
1952-1953, 1956	Sooner Apartments	2013 E. Monroe			
1960	Cottonwood Lodge	2013 E. Monroe			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1951, 1955-1958, 1960-1961	Los Olivos Lodge	202 E. McDowell	N	—	
1956	Jefferson Trailer Court	2020 E. Jefferson			
1961	Jefferson Court	2020 E. Jefferson			
1953, 1956	Meremac Motel	2021 E. Monroe			
1935	Castella Court	2025 W. Washington	Y	109-49-104A	1931
1947-1948, 1957, 1960-1961	Jaynes Court	2025 W. Washington	Y	109-49-104A	1931
1953, 1956-1957, 1960	Jayne's Court	2025 W. Washington			
1960-1961	Home Side Acres Apartments	2025-2035 E. Turney			
1961	Halls Apartments	2026-2028 W. Hadley			
1948	Marx Palace Hotel	203 1/2 N. Central	N	—	
1941	Marshall Apartments	203 N. 16th Avenue	Y		
1953, 1955-1958, 1960	Henshaw Apartments	2030 Henshaw Road			
1961	Dutch Apartments	2032 N. 26th Place			
1956-1958	Barbera Apartments	2034 E. Polk			
1960	Young Apartments	2040 E. Monroe			
1951	Bradley's Sky Harbor	2045 E. Monroe	N	—	
1961	La Fonda Motor Hotel	206 N. 17th Avenue			
1961	Circle H Apartments	207 E. Alice			
1945, 1948	Jefferson Rooms	207 E. Jefferson	N	—	
1955-1958, 1960	Richardson Apartments	209 N. 8th Street			
1958, 1960	Terry Apartments	210 E. Illini			
1956-1957, 1960-1961	Katherine's Court	210 N. 8th Street			
1961	Georgette Apartments	210(r) E. Jones			
1958, 1960	Desert Crest	2101 E. Maryland			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1957-1958, 1960-1961	Marian Apartments	2102 E. Polk			
1935-1948	Royal Palms Court	2102-2112 W. Adams	Y	109-32-095	1921
1960-1961	Belvidere Manor	2110-2124 W. Turney			
1956	Michiana Motel	2117 E. Monroe			
1935-1948	Yavapai Court	2118 W. Washington	N	—	
1955	Guess Mary Apartments	2118 W. Washington			
1960-1961	Guess Court	2118 W. Washington			
1941-1948, 1951-1953, 1955-1958, 1960	Barbara Jean Apartments	212-214-1/2 E. Portland	Y	111-36-054	1928
1960	Samarkand Apartments	2123 E. Monroe			
1953	Waggoner Court	2124 W. Washington			
1955-1957, 1960	Pollard Court	2124 W. Washington			
1951-1953, 1955-1958, 1960-1961	Chicago Apartments	2126 E. Polk	Y	116-01-049A	1946
1958, 1960-1961	Erb Apartments	2126 W. Washington			
1951	Westmore Apartments	2129 E. Taylor	Y	116-01-407	1953
1953	Westmore Apartments	2129 E. Taylor			
1953, 1955-1957	Manor Homes	2130 E. Glenrosa			
1958, 1960-1961	Larridale Apartments	2130 E. Glenrosa			
1957-1958	Red Rooster Apartments	2133 E. Monroe			
1957	Court Verde	2133 W. Van Buren			
1956- 1958, 1960-1961	Fillmore Manor Apartments	2134 E. Fillmore			
1935-1945, 1952-1953, 1955-1956, 1958, 1960	West Adams Apartments	2134 W. Adams	N	—	
1935-1948, 1953	Dobson Court	2134 W. Washington	Y	109-32-015	1926
1956	Western Acres Motel	2135 Westward Blvd.			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935, 1953, 1956-1957, 1960	Palmdale Court	2136-2138 W. Washington	Y	109-32-014	1926
1961	Bethany Villa Arms	2138 W. Missouri			
1961	Forester Apartments	2139 W. Virginia			
1952, 1956-1958, 1960	Monte Vista Court	214 E. Broadway			
1958	Pickwick Gables	2142 W. Van Buren			
1951, 1953, 1957-1958	East Adams Apartments	2146 E. Adams	N	—	
1952	Dusty Trail Motel	2146 E. Adams			
1956	Gel Mar Court	2146 E. Monroe			
1960	Phoenix Stage Apartments	2146 E. Taylor			
1951-1953	Adele Apartments	2148 E. Polk	Y	116-01-054A	1953
1955-1958, 1960-1961	Adore Apartments	2148 E. Polk			
1935-1953, 1955-1958, 1960-1961	Carol Apartments	215 N. 3rd Avenue	N	—	
1935-1945	Polk Apartments	215-217 E. Polk	N	—	
1935	Oxford Rooms	218 E. Madison	N	—	
1948	Annex Hotel	219 E. Jefferson	N	—	
1960	Monroe Court	219 N. 8th Street			
1956-1957, 1960	Airport Haven Apartments	2198 E. Henshaw			
1948	Tourist Hotel	22 E. Madison	N	—	
1957-1958, 1960	Parmenter Apartments	22 S. 9th Avenue			
1957, 1960	Phoenix Towers	2201 N. Central			
1960	Town & Country Apartments	2202 E. Campbell			
1945	Holohan Apartments	2203-2209 E. Monroe	N	—	
1956-1958	Illinois Court	2209 E. Jefferson			
1935-1945	Bustina Apartments	221 N. 9th Street	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1941-1953, 1955-1957	El Encanto Apartments	2214 N. Central Avenue	Y	118-51-115D	1969
1948	West Winds Lodge	2216 N. 16th Street	Y	117-18-011	1946
1953	Fifty-Nine Trees Court	2220 Henshaw Avenue			
1958, 1960-1961	Gottlieb Apartments	2220 W. Adams			
1957-1958, 1960	Gold Spot Court	2222 W. Van Buren			
1958, 1960	Wilcox Apartments	2222 W. Washington			
1956-1958	Mountain View Court	2224 E. Washington			
1957-1958, 1960	Peralta Apartments	2226 E. Van Buren			
1955, 1957, 1960	Twin Gables Apartments	2229-2231 E. Taylor			
1951-1952, 1955-1958	Bellamy Apartments	2237 N. 10th Street	Y	117-26-056	1955
1948	Nancy Lee Apartments	2237 N. 10th Street	Y	117-26-056	1955
1955-1958, 1960-1961	Landkamer Apartments	2238 E. Thomas	N	—	
1957-1958, 1960-1961	Hardy Apartments	2242 N. Dayton			
1955-1958, 1960	Wilkinson Apartments	2242 Richland			
1948	Washington Hotel	228 N. 1st Street	N	—	
1948-1951	Palm Center Apartments	23 W. Palm Lane	N	—	
	Palm Lane Apartments	23 W. Palm Lane	N	—	
1955-1958, 1960	Patio Pool Apartments	2302-2312 E. Thomas			
1957-1958, 1960-1961	Holland Mohave Court	231 E. Mohave			
1955-1958, 1960-1961	El Roosevelt Apartments	2310 E. Roosevelt			
1957	Farmer Apartments	2310 N. 10th Street			
1958	Olsen Viggo Apartments	2310 N. 10th Street			
1960	Roger Apartments	2310 N. 10th Street			
1952-1953	Craig Apartments	2310 N. Central			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1958	Horton Apartments	2310 W. Tonto			
1960	Bielawski Apartments	2310 W. Tonto			
1957	Shady Way Court	2315 Westward Blvd.			
1951-1953, 1955-1958	Helms Apartments	2316 N. 24th Street	N	—	
1960-1961	Elm Apartments	2316 N. 24th Street			
1955	Ann's Court	2318 E. Roosevelt			
1958	The Vines	2318 N. Central Avenue			
1961	Crown Court	2319 N. 19th Avenue			
1955	Sorrell's Court	2319 W. Tonto			
1960-1961	Chi-Ann Apartments	2326 E. Pinchot			
1960	Ka-Dee Modern Court	2333 E. Washington			
1958	Valdez Apartments	2334 E. Jefferson			
1951	Rock Haven Village	2334 E. McDowell	N	—	
1960	Monmouth Court	2341 E. Pierce			
1961	Jonann Apartments	2342 E. Palm La.			
1955, 1957-1958, 1960-1961	Harvard Manor	2346 E. Harvard			
1955-1958, 1960-1961	Jeffers Court	2347 W. Tonto			
1951, 1953, 1955-1958, 1960	West Haven Apartments	2350 W. Glendale	N	—	
1961	Booher Arl Apartments	240 E. Illini		—	
1947	Central Inn	2400 N. Central	N	—	
1955-1956, 1958, 1961	Lane Court	2401 E. Monroe	N	—	
1953, 1955-1958, 1960	Vista Del Sierra	2401 W. Northern			
1945-1953, 1956-1958, 1961	Kitchenette Apartments	2412 E. Monroe	Y	121-63-006	1941
1961	Campbell Apartments	2417 E. Campbell			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1961	Glade's Guest Lodge	2417-2421 W. Montebello			
1948	New York Hotel	242 E. Madison	N	—	
1948	Capitol Hotel	242 E. Washington	N	—	
1952-53, 1955-1958, 1960-1961	Bates Apartments	2424 E. Monroe Street	N	—	
1960-1961	Kinahan Manor Apartments	2425 E. Campbell			
1960-1961	Alex Brady Apartments	2437-2441 E. Adams			
1952-1953, 1955, 1957-1958, 1960	Myers Apartments	2442 E. Monroe			
1935	Glenwood Rooms	245 E. Monroe	N	—	
1941	Power Apartments	245 W. Roosevelt	Y	111-40-110A	2000
1960	The Sierra	25 E. Olney La.			
1961	Kammeyer Apartments	2501 W. Belmont			
1953, 1955	Plaza Apartments	2501 W. Van Buren			
1961	Clarendon Arms	2503 E. Clarendon			
1953, 1955-1958, 1960	Melvin Apartments	2506 W. Melvin			
1951	Stratford Rooms	2512 E. Thomas	Y	119-16-117A	1945
1957-1958, 1960-1961	Biltmore Motel & Apartments	2512 E. Thomas			
1960	Messinger Apartments	2515 N. 3rd Street			
1960-1961	Johnson's Exclusive apartments	2515 N. 48th Street			
1960-1961	Erneana Apartments	2516 N. 48th Place			
1957-1958, 1960	Wilson's Court	2521 E. Adams			
1955-1958, 1960-1961	Circle Palms Apartments	2521 N. 3rd Street			
1957, 1961	Canyon Acres Apartments	2526 W. Myrtle			
1960	Western Palms Apartments	2530 N. 3rd Street			
1958, 1960-1961	Holguin Apartments	2530 W. Adams			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955	Sky Harbor View Court	2532 E. Washington			
1953, 1955-1958	Evergreen Apartments	2535 E. Monroe			
1958, 1960-1961	Kachina Apartments	2535 N. 52nd Street			
1960-1961	Copley Apartments	2536 N. 53rd Street			
1961	Black Canyon Apartments	2546 W. Oranewood			
1955-1957	Creighton Apartments	2550 E. McDowell			
1957-1958, 1960-1961	Florence Apartments	26 W. Minnezona Avenue			
1960	Sunshine Apartments	2601 E. Turney			
1956, 1958	Third Avenue Apartments	2601 N. 3rd Avenue			
1958	Van Housen Apartments	2605 W. Van Buren			
1941-1948	Irma Apartments	2608 W. Van Buren	N	—	
1960-1961	El-Devere Manor	2623 E. Turney			
1941-1945, 1952, 1955-1958, 1960	Phoenix Apartments	2627 N. Central	N	—	
1960-1961	Jan Marie Apartments	2635 N. 16th Street			
1948	Golden West Hotel	27 E. Monroe	N	—	
1958, 1960-1961	El Neto Apartments	2703 Greenfield Road			
1956-1958, 1961	Maryvale Apartments	2709 W. Luke Avenue			
1957-1958	Maryvale Apartments	2709 W. Luke Avenue			
1955-1958, 1960	De Marce Apartments	2710 N. 40th Street			
1957	Bachelor Rooms	2714 W. Pierce			
1956-1957, 1960-1961	Frankel Terrace	2715 N. 16th Street			
1961	L&E Lodge	2722 W. Buckeye Road			
1960	Golden Boy Mobile Lodge	2722 Westward Blvd.			
1961	Howlene House	2737 E. Glenrosa			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935	Burbank Rooms	28 S. 2nd Avenue	N	—	
1948	Hotel Beasley	28 S. 2nd Avenue	N	—	
1945	Bungalow Apartments	2815 N. Central	N	—	
1958, 1960-1961	Colorado Apartments	2822 N. 21st Place			
1960	Palm Shadows	2822-48 E. Osborn			
1961	Ivy Apartments	2823 N. 21st Place			
1955-1958, 1960-1961	El Molino Apartments	2825 - 2840 E. Adams			
1960	Circle-D-Ranch	2825 E. Turney			
1961	Circle D Ranch	2825 E. Turney			
1961	Cunningham Apartments	2828 W. Buckeye Road			
1961	Alhambra Court	2830 Grand			
1960-1961	Fryxell Apartments	2833 N. 3rd Street			
1955-1958, 1960-1961	Sunland Apartments	2834 N. 21st Place			
1956-1958, 1960	Park Royal Apartments	2835-2839 N. 21st Place			
1955, 1957-1958, 1960-1961	Concho Manor	2845 E. Camelback			
1960-1961	M&R Apartments	29 W. Highland			
1961	Mallo's Apartments	2902 E. Turney			
1961	Ka-Tee Aptarmens	2915 W. Colter			
1951-1952, 1955, 1957-1958, 1960-1961	College Manor Apartments	2916 N. 7th Avenue	Y	110-30-079	1962
1953	Favero Manor	2916 N. 7th Avenue			
1961	Hile's Haven Duplex Apartments	2917 E. Camelback Road			
1951-1952, 1956-1958, 1960	Park Manor Terrace	2917-3009 N. 19th Avenue	Y	110-33-226	1954
1958, 1960	Ora Lee Apartments	2922 N. 39th Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	Wilson Auto Court	2925 Westward Blvd.			
1951	Comfort Motel	2926 Buckeye	Y	109-60-066	1946
1953, 1955-1958, 1960-1961	Hile O'Haven Apartments	2927 E. Camelback			
1958, 1960	Cuda Village	2930-2934 N. 33rd Street			
1960	Taylor Court	2937 N. 28th Street			
1960	Taylor Apartments	2940 N. 28th Place			
1960	West Portland Apartments	30 W. Portland			
1952-1953, 1956-1958, 1960	Palms Terrace Motel Apartments	300 E. Moreland			
1960-1961	Fleetwood Apartments	300 W. Willetta			
1955	S & H Motel	3000 E. Washington			
1960	McKinley Manor	3002 E. McKinley			
1957-1958, 1960	Smith Apartments	3002 W. Camelback			
1960	Saxony Apartments	301 W. Medlock Drive			
1960-1962	Acapulco Apartments	301 W. Pasadena			
1952-1953, 1955-1958, 1960	Turney Square Apartments	301 W. Turney			
1960	Trail In Lodge	3010 W. Van Buren			
1960-1961	Lone Palm Aptarmens	301-305 E. Southern			
1955-1958, 1960	Fernicola's Apartments	3019 E. Washington			
1948	Santa Fe Hotel	302 S. 7th Avenue	N	—	
1960	Rosecrest Apartments	302 W. Maryland			
1961	Marshall Apartments	3020 W. Van Buren			
1960	Ambrose Apartments	3020-3022 W. Van Buren			
1961	Catalina Apartments	3024 E. Fillmore			
1955, 1957-1958, 1960-1961	Al's Apartment Motel	3025 E. Washington			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956-1957, 1960-1961	Arlington Guest House	303 W. Portland			
1951-1953, 1955-1958, 1960-1961	Country Club Apartments	3030 N. 7th Street	Y		1948
1956-1958	Park Central Terrace Apartments	3030-3062 N. 6th Avenue & 3035-3061 N. 7th Avenue			
1957	Sleepy Hollow Motel	3035 E. Washington			
1935-1948, 1957-1958, 1960-1961	Fontenelle Apartments	304 W. Roosevelt		111-32-113	2004
1952-1953, 1955-1958, 1960	Fontenelle Apartments	304 W. Roosevelt			
1960	Villa Rivera Apartments	3040 N. 2nd Street			
1956-1958, 1960-1961	Casa Linda Apartments	3042 N. 44th Street			
1948	Casa Linda Guest Lodge	3042 N. Chicago	UNK		
1953	Pauline's Court	305-307 N. 20th Street			
1935	Cousins Rooms	306 N. 2nd Street	N	—	
1958, 1960	Essex Johnny Apartments	307-309 E. Van Buren			
1935-1948	Vivian Court	308-310 N. 14th Avenue	Y	111-28-036B	1946
1956-1958, 1960	Park Central Arms Apartments	310 W. Earll Drive			
1957-1958, 1960	Park Central Lanai	3102 N. 6th Avenue & 3101-3133 N 7th Avenue			
1958, 1960-1961	Dotty Ann Apartments	3102-3108 N. 32nd Street			
1960	Pasadena Apartments	310-316 W. Pasadena			
1960	Fite Trailer Park & Apartmens	3105 W. Van Buren			
1960-1961	Crestwood Manor	311-321 W. Maryland			
1960	Oliver's Apartments	3117 N. 40th Street			
1957-1958, 1960-1961	Country Bell Apartments	312 W. Missouri			
1951-1952	Fanning Apartments	312-316 E. McDowell	N	—	

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1953, 1955-1958, 1960-1961	El Centro Manor	312-316 E. McDowell Road			
1957-1958, 1960	Shoemakers Court	3124 E. Monroe			
1961	Carman's Court	3124 E. Monroe			
1960	Terry's Apartments	313 W. Jones			
1961	Aleva Apartments	3136 E. Diamond			
1958, 1960-1961	Ivey Lane Apartments	3139 N. 40th Street			
1957	Three Fourteen Apartments	314 N. 18th Street			
1960-1961	Kozy Corner Apartments	314 N. 36th Avenue			
1955-1958, 1961	Bethany Apartments	316 E. Bethany Home			
1947-1948	Earl Apartments	316 E. McDowell			
1951	Roosevelt Apartments	316 E. Roosevelt & 845-849 N. 2nd Avenue	N	—	
1945-1948	Leetham Lodge	316 W. McDowell	Y	118-57-146A	1940
1935-1945, 1952-1953, 1955-1958, 1960-1961	Emerald Apartments	316 W. Roosevelt	Y	111-32-026	1924
1951, 1953, 1955-1958	Wisconsin Guest Lodge	317 N. 17th Drive	Y	111-24-052	1966
1935-1948	Oakland Apartments	317 N. 17th Drive	Y	111-24-052	1966
1960-1961	D&M Apartments	317 N. 17th Drive			
1935-1953, 1955-1958, 1960-1961	Laird Apartments	317 W. McDowell	Y	111-31-120A	1927
1952	Rowan Apartments	317-329 W. Camelback			
1953, 1955-1958, 1960-1961	Chareen Manor Apartments	317-329 W. Camelback			
1948	Dunahay Guest Home	318 E. Coronado	N	—	
1948	Elgin Hotel	32 W. Jefferson	N	—	
1960	West Medlock Apartments	320 & 330 W. Medlock Drive			
1951-1952	Arcadia Apartments	320 N. 6th Avenue	Y	11-41-174	1958

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956	Bella Vista Apartments	320 W. Earll Drive			
1960	Park Central Smith Apartments	320 W. Earll Drive			
1960	Pasadena Gardens Apartments	320 W. Pasadena			
1957-1958, 1960-1961	Madison Court	3209 W. Madison			
1960-1961	Dutch Gables Apartments	3212 N. 38th Street			
1960	Tropicana Corp. Apartments	321-331 W. Medlock			
1960	Wellington Apartments	3218 N. 38th Street			
1957-1958	Elliot Apartments	3224 W. Adams			
1957-1958	Sun Terrace Court	3239 W. Van Buren			
1961	Martinique Apartments	3242 E. Camelback Road			
1951	Monte Vista Lodge	325 N. 7th Street	N	—	
1960	Byron's Lodge	325 N. 7th Street			
1960-1961	Dryer Apartments	325 W. Pasadena			
1935-1953, 1955-1958, 1960-1961	McDowell Apartments	326 E. McDowell & 1601-1609 W. McDowell	N	—	
1935-1953, 1955-1958, 1960-1961	El Conquistador Apartments	326-330 W. McDowell	Y	118-57-153	1930
1956-1957	Sunrise Court	3266 E. Washington			
1956	Three 27 Apartments	327 N. 23rd Street			
1948	Lebanon Hotel	327 N. 2nd Avenue	N	—	
1957-1958	Sourant Lodge	3279 E. Camelback			
1960	Lazy C Apartments	33 E. Baseline			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956-1958, 1960-1961	H & M Apartments	33 N. 33rd Avenue & 3232 W. Wilson			
1952	Dersham Apartments	330 N. 23rd Street			
1955-1957, 1960	Victor Apartments	330 N. 23rd Street			
1941-1945	Kimble Rooms	330 S. 1st Avenue	N	—	
1960-1961	Maryland Park West Apartments	330 W. Maryland			
1960-1961	Desert Flower Apartments	3301 N. 18th Street			
1957-1958, 1960-1961	Elquest Apartments	3307 W. Van Buren & 3325 W. Monroe			
1957	Alanoma Lodge	3308 Westward Blvd.			
1951-1953, 1955-1958, 1960	Vinton Manor	3312 N. Central	N	—	
1957, 1960	Murphy Apartments	3315 S. Central			
1947-1948	Bungalow Apartments	3315-3318 N. Central	N	—	
1960	La Gunda Villa	333 W. Medlock Drive			
1961	Casa Saguaro Resort Apartments	333 W. Medlock Drive			
1957-1958, 1960	Osborn Pool Apartments	3330 N. 18th Street			
1956, 1958	Orsolini Court	3336 E. Washington			
1960	Palo Verde Arms Apartments	3338 N. 15th Avenue			
1935-1953, 1955-1958, 1960	Rose Place Apartments	334 N. 3rd Avenue	N	—	
1935	Hayes Rooms	335 E. Jefferson	N	—	
1960	Collins Apartments	336 E. Montebello			
1960-1961	Arcadia Apartments	337 W. Pasadena			
1952-1953, 1955-1958, 1960-1961	Beverly Manor Apartments	34 E. Roanoke			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1951	Beverly Apartments	34 Roanoke			
1952-1953, 1955-1958	Stella Lane Apartments	34 W. Stella Lane & 31 W. Maryland			
1951-1953, 1955, 1957-1958, 1960	Shirley-Ann Apartments	340 E. McDowell	N	—	
1956	Horwitz & Teller Apartments	340 E. McDowell Road			
1958	Sharon Court	3405 E. Van Buren			
1956-1958	Cardiff Apartments	3407 N. 11th Avenue			
1948	Rose Jack Apartments	342 W. Culver	Y	111-31-040	1911
1941-1945	Sibyl Apartments	342 W. Culver	Y	111-31-040	1911
1935-1945	Imperial Apartments	342 W. Willetta	Y	111-31-073	1926
1955-1958, 1960	Sostik Kondrat Apartments	342 W. Willetta			
1955-1956, 1958	Bellane Apartments	3423 E. McDowell			
1960-1961	Kingston Apartments	3426 N. 38th Street			
1958	Monte Vista Manor Apartments	3427 E. Osborn			
1960	Modern Aire Manor Apartments	3427 E. Osborn			
1956-1957	Zukerman Apartments	343 W. Portland			
1947-1953, 1956-1958, 1960	Colonial Apartments	344 N. 2nd Avenue	N	—	
1958, 1960-1961	Erin Acres Apartments	3441 N. 37th Street			
1960	Tamarask Apartments	345 W. Pasadena			
1957-1958, 1960-1961	Fourth Avenue Hotel Apartments	346 N. 4th Avenue			
1948-1951, 1953, 1955-1958, 1960	Arizona Frontier Apartments	347 E. Thomas	Y	118-45-191	1960
1961	Frontier Garden Apartments	347 E. Thomas Road			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1953, 1955-1958, 1960-1961	Lambertz Apartments	347 W. 4th Avenue			
1951	El Rancho Annex	348 N. 14th Avenue	Y	111-28-022	1976
1948	Madison Hotel	35 E. Madison	N	—	
1957-1958, 1960	Waidner Apartments	35 W. Encanto Blvd.			
1952-1953, 1955-1958, 1961	Maryland Gardens	35 W. Maryland			
1935-1953, 1955-1958, 1960-1961	Lamar Apartments	35 W. Portland	N	—	
1956	Wonda Motel	350 N. 53rd Street			
1960	Twilighter Homes Apartments	3502-3622 W. Maricopa			
1957-1958	Osborn Manor	3507 N. 12th Street			
1958	Stone Apartments	3509 W. Melvin			
1960-1961	Darleigh Manor Apartments	3511 E. Montecito			
1948, 1953, 1955-1958, 1960-1961	Blue Manor Apartments	3515 N. 12th Street			
1956-1958	Westward Homes Apartments	3519-3622 W. Maricopa & 3501 & 3622 W. Tonto			
1952, 1955	Allen Apartments	3520 W. Van Buren	N	—	
1957-1958, 1960	Cactus Gardens Apartments	3520 W. Van Buren			
1957-1958, 1960-1961	Camelback Algiers Resort Apartments	3521 E. Camelback Road			
1955-1956	Camelgate Apartments	3521 E. Camelgate Road			
1956-1958, 1960	Peevey Court	3522 W. Indian School Road			
1960-1961	Mar-Bet Arms Apartments	3526 E. Montecito			
1961	Jordan Arms Apartments	3526 E. Montecito			
1958	Shanks Apartments	3537 W. Taylor			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960-1961	Berding Apartments	3540 W. Van Buren			
1961	Lazy J Apartments	35-53 E. Baseline Road			
1955	Marks Hotel	356 N. 4th Avenue			
1935-1951	Hertz Apartments	357 N. 2nd Avenue			
1952-1953	Peters Apartments	357 N. 2nd Avenue			
1955-1958, 1960	Westward Apartments	357 N. 2nd Avenue			
1960-1961	Aristo Arms Apartments	357 W. Pierson			
1961	Capri North	3600 N. 6th Drive			
1952-1953, 1955-1958, 1960	Mountain View Apartments	3601 N. 15th Avenue			
1960-1961	Aztec Apartments	3601 N. 5th Avenue			
1960-1961	Alamo Grande Apartments	3601 S. 9th Street			
1960-1961	Ewing Apartments	3607 E. Van Buren			
1961	Hopkins apartments	3607 S. 7th Street			
1955-1956	Krill's Apartments	3612 E. Washington	N	—	
1957-1958	Hutchinson Apartments	3612-3616 E. Washington			
1960	A-1 Apartments	3615 E. Coronado Road			
1960	Valley Palms Apartments	3615 N. 15th Avenue			
1960-1961	Eureka Apartments	3616 E. Washington			
1960	Park 5th Avenue Apartments	3616-44 N. 5th Avenue			
1948	Emerick Hotel	362 N. 3rd Avenue			
1958	Long's Guest Lodge	362 N. 3rd Avenue			
1960	Park N' Plaza Apartments	3620 N. 6th Avenue			
1960-1961	Fair La Apartments	3621 N. 37th Street			
1960	Melody Manor Apartments	3623 N. 36th Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1961	Lois 5th Avenue Apartments	3634-3644 N. 5th Avenue			
1960	West Lincoln Apartments	3637-3641 W. Lincoln			
1956-1958, 1960	Northeast Mountain View Apartments	3648 N. 40th Street			
1958	Mara Apartments	368 N. 21st Avenue			
1945, 1951	Copeland Hotel	368 N. 2nd Avenue			
1960	Medlock Apartments	37 W. Medlock Drive			
1951-1953, 1955-1958, 1960-1961	Marcon Apartments	372 N. 2nd Avenue			
1955	Goodson's Apartments	3744 Grand			
1958, 1960-1961	Kindley Apartments	3750 W. Latham			
1953, 1955, 1957-1958, 1960-1961	El Worth Apartments	377 N. 4th Avenue			
1948	Milner Hotel	38 S. 2nd Avenue			
1948-1953, 1955-1958, 1960	San-Dee Apartments	38 W. Portland	N	—	
1945	Sun Dee Apartments	38 W. Portland	N	—	
1958	Sundown Apartments	3808 & 3814 N. 15th Avenue			
1960	Sheets Apartments	3808-3814 N. 15th Avenue			
1948-1953, 1955	Bayliss Lodge	381 N. 2nd Avenue	N	—	
1960-1961	Casa Loma Apartments	3815 N. 16th Street			
1935	Bungalow Apartments	3815 N. Central			
1958, 1960	Unger Apartments	3818 W. Portland			
1958, 1960-1961	Elmwood Terrace Apartments	3820-3824 N. 15th Avenue			
1956-1957	Gardner Motel Annex	3825 S. 30th Street			
1958	Carlson Apartments	3826 W. Roosevelt			
1960-1961	Green Sweig Apartments	3828-3836 N. 15th Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955-1958	Scott Marie Apartments	3836 N. 15th Avenue			
1951	Valley Court	3842 E. Van Buren	N	—	
1952-1953, 1955-1958, 1960	Westwood Apartments	3842 N. 15th Avenue			
1935	Mission Apartments	385 N. 2nd Avenue			
1958, 1960	Moeller Hotel & Apartments Annex	385 N. 2nd Avenue			
1941-1947, 1955-1957	Mission Court	385 N. 5th Avenue			
1935-1953, 1955-1958	Moeller Hotel & Apartments	385-387 N. 2nd Avenue			
1951-1953, 1955-1958, 1960	Winter Garden Manor	39 W. Maryland			
1955-1958, 1960-1961	Detroit Apartments	392 N. 6th Avenue			
1960-1961	Homedale Courts	3926 Westward Blvd.			
1961	Bev-Glo Apartments	3927 Cheery Lynn Road			
1935-1947, 1952-1953, 1955-1958, 1960	Belmont Court	4 S. 18th Avenue			
1960-1961	Clifton Apartments	400 W. Pasadena			
1952	Walker Apartments	4002 W. Van Buren			
1953, 1955-1957, 1960	Reynolds View Apartments	4002 W. Van Buren			
1948	Dixie Hotel	401 W. Washington			
1956-1958, 1960	Margo Apartments	4010 W. Tonto			
1957-1958, 1960-1961	Bungalow Court	401-405 N. 27th Avenue			
1958	Trautman Ewald Apartments	4015 N. Longview			
1961	Le Baron Apartments	4017 N. 40th Street			
1958, 1960-1961	Diamond Hall Apartments	402 W. Earll			
1945	Osage Manor	402 W. Roosevelt			
1952-1953, 1955-1958, 1960	Walton Arms Apartments	402 W. Roosevelt			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956-1958, 1960	Salvern Apartments	402-404 N. Patricio			
1951	Bungalow Apartments	4027 N. Central			
1952-1953	Hide Away Court	4027 N. Central			
1952-1953, 1955-1958, 1960-1961	Kensington Apartments	4036 N. 4th Street			
1957-1958	Krakov Kourt	4038 S. 9th Street			
1961	Court Apartments	4040 S. 9th Street			
1935-1948, 1952-1953, 1955-1956	Thomas Apartments	4041 N. 3rd Street			
1957-1958, 1960	Mountain View Apartments	4049 S. 12th Street			
1951-1952	Kismet Apartments	407-411 E. Turney			
1958, 1960-1961	Lovely's Apartments	408 E. Illini			
1956-1958, 1960-1961	Annelle Apartments	408 W. Earll Drive			
1951-1953, 1955-1958, 1960-1961	Manhasset Village	4105 N. 32nd Street			
1961	Camelback Pueblo	4117 N. 45th Place			
1935-1948	Morrell Apartments	412 E. Garfield			
1960-1961	Lost Dutchman Apartments	4122 N. 17th Street			
1960	Mohawk Lodge	4125 N. 45th Place			
1960	Geronimo's Hideout	4126 N. 45th Place			
1961	Hyde Park Lodge	4131 E. McDowell Road			
1960	Cochise Paradise	4131 N. 45th Place			
1941	Longview Court	4133 Longview			
1953	Comb's Apartments	4133 N. Longview			
19057-1958, 1960	The Place	4133 N. Longview Avenue			
1960	Apache Shadows	4135 N. 45th Place			
1960	Navajo Hogan	4136 N. 45th Place			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935	Elenore Apartments	414 E. Taylor	N	—	
1935-1945	Phelps Apartments	414 W. Jefferson			
1948	Small Hotel	414 W. Jefferson			
1951-1953	Broadmoor Apartments Annex	414 W. Roosevelt			
1945-1953, 1955-1958, 1960	Broadmoor Apartments	414-420 W. Roosevelt			
1935-1941	Branch Apartments	415 E. Polk			
1960-1961	Glennhaven Apartments	4150 N. 25th Street			
1952-1953, 1955-1958, 1960	Plummer's Harmony Lodge	4153 N. 12th Street			
1960	Miller Apartments	415-415-1/2 E. Polk			
1957-1958	Siesta Cottages	417 E. Southern			
1960-1961	Lewis Courts Hotel	417 S. 7th Avenue			
1935-1941	Virginia Apartments	419 E. Garfield			
1960	Park Central Estates	420 W. Earll Drive			
1935-1941	Kenilworth Apartments	420 W. Roosevelt			
1956-1957, 1960-1961	Kansas Court	4201 N. 16th Street			
1953	Strupler Apartments	4202-4208 N. 3rd Avenue			
1960	Seybert Apartments	4204 N. 17th Street			
1955-1958, 1960-1961	Ingleside Apartments	4205 E. Thomas			
1957-1958	Gale Guest House	4205 N. 2nd Drive			
1957-1958, 1960-1961	Debonair Lodge	4205 N. 32nd Street			
1948	Franiva Terrace	4205 N. 7th Street			
1960	Western Frontier Apartments	4207 N. 27th Street			
1956	Rolfe's Court	4216 E. Washington			
1960-1961	Los Arboles Apartments	4218 N. 17th Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1953	Crittenden Apartments	4221 N. 24th Street			
1955-1958, 1960	Messner Apartments	4221 N. 24th Street			
1957	Camelback Lodge	4222 E. Camelback Road			
1960-1961	Kerin Apartments	4224 N. 12th Street			
1961	Loudermilk Apartments	4227 N. 24th Street			
1958, 1960	Sorensen Apartments	4228 E. Van Buren			
1956	Franiva Motor Lodge	4229 N. 7th Street			
1958, 1960-1961	Butler Apartments	4235 N. 24th Street			
1953	Twelfth Street Apartments	4236 N. 12th Street			
1955-1958, 1960	Jene's Court	4236 N. 12th Street			
1960	Pool Side apartments	4238 N. 17th Street			
1955-1958, 1960	Phoenician Apartments	4239 N. 7th Street, 701-769 E. Montecito, 810-824 E. Devonshire			
1955-1958, 1960-1961	Kellogg Apartments	4248 N. 12th Street	Y	155-15-087	1947
1955-1958, 1960	Sunset Manor Apartments	425 E. Puget			
1957-1958, 1960	Park Central Gardens	428-432 W. Earll & 3101-3105 N. 6th Avenue			
1952-53, 1955-1958 1960-1961	Biltwell Apartments	4301 N. 24th Street			
1958	Hooper Apartments	4306 N. 12th Street			
1960-1961	Coral Rose Apartments	4306 N.12th Street			
1951	Forbes Apartments	4306-4308 N. 12th Street			
1960	Six Palms Court	4308 N. Longview			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1948	Bell Hotel	431 W. Washington			
1953, 1956-1958, 1960-1961	Arizona Twilghter Apartments	4310-4330 N. 5th Avenue			
1956-1958, 1960-1961	Chatham Manor	4312-4318 N. 12th Street			
1951-1953, 1955, 1957-1958, 1960	Merryland Apartments	4320 E. Washington			
1961	Camillia Manor	4325 N. 26th Street			
1941-1953, 1955-1958, 1960-1961	Casa Contenta Apartments	433 E. Monroe & 128-146 N. 5th Street			
1958	Lenore Apartments	4330-4332 N. 15th Avenue			
1960-1961	Kilp's Kourt	4330-4332 N. 15th Avenue			
1956-1958, 1960	Royer Jos Apartments	433-439 W. Osborn Road			
1957	Hurst Apartments	4335 N. 15th Avenue			
1958, 1960	Sandra Lynn Apartments	4335 N.15th Avenue			
1951-1953	Marvin Apartments	4342 N. Central			
1960	T-Bird Apartments	4344 N. 21st Street			
1957-1958, 1960-1961	Lode Star Rancho Apartments	4344 N. 22nd Street			
1960	Palm Acres Apartments	4344 N. 25th Street			
1935, 1945-1948	Palms Rooms	438 E. Jefferson			
1948	Utah Hotel	438 W. Washington			
1945	Effron Apartments	44 W. McDowell			
1960	Pueblo Grande Apartments	4401 E. Washington			
1960-1961	Grace Ann Apartments	4407 N. 36th Street			
1960	Picadilly Palms Apartments	4412-4420 E. Picadilly			
1960-1961	The Fontainebleau	4414 N. 25th Street			
1961	Algiers Riveria Apartments	4415 & 4420 N. 8th Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1958, 1960	Arizona Riveria Apartments	4415 N. 8th Avenue			
1958, 1960	Arizona Algiers Apartments	4420 N. 8th Avenue			
1958, 1960-1961	Longview Apartments	4422 N. Longview			
1960-1961	Casa Sands	4425 N. 8th Avenue			
1961	Lost View Apartments	4430 N. 22nd Street			
1960-1961	Holman Manor Apartments	4430 N. 25th Street			
1960	Villa Capri Apartments	4430 N. 8th Avenue			
1960-1961	Lalani Lodge	4438 N. 27th Street			
1958	Four 45 W. Osborn Apartments	445 W. Osborn Road			
1960-1961	La Fiesta Apartments	4514 N. 20th Street			
1960-1961	Kachina Pines Manor	4515 N.44th Street			
1960-1961	Bonita Vista Apartments	4525-4539 N. 22nd Street			
1960	Aravan Apartments	4540 N. 44th Street			
1956-1957	Arawan Palms Apartments	4600 N. 44th Street			
1958, 1960	Oak Plaza Apartments	4601-4607 E. Oak			
1961	Grandview Gardens Apartments	4607 N. 12th Avenue			
1952-1953, 1955-1958, 1960	Shady Acres	4610 N. 32nd Street			
1960-1961	Eastown Apartments	4621-4633 E. Oak			
1961	Eastown Apartments	4621-4633 E. Oak			
1951-1953, 1955-1958, 1960	Patio del Palms Apartments	4635 N. 15th Place			
1960	Mattingly Apartments	4648 S. 2nd Street			
1951, 1953	Karlen Apartments	4707-4725 N. 1st Avenue			
1955-1958, 1960	Warren Apartments	4707-4725 N. 1st Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955	Sphinx Ranch Club	4735 E. LaFayette			
1960	Miller Nina Ranch	4808 E. Thomas Road			
1960-1961	Bloomfield Terrace apartments	4811-4819 N. 15th Avenue			
1958	Sellers L M Apartments	4818 E. Holly			
1957-1958, 1960-1961	Concho Glen Apartments	4818 N. 12th Street			
1951	Waddell Apartments	4820 N. 7th Avenue			
1952-1953	Rudd Apartments	4820 N. 7th Avenue			
1955-1958, 1960	Wilmar Apartments	4820 N. 7th Avenue			
1960-1961	Elk Ranch	4841 S. 2nd Street			
1951-1953, 1955-1958, 1961	Luke Apartments	49 W. Moreland			
1956-1958	Virginia Apartments	4917 E. Virginia			
1953, 1955	Rose Haven Apartments	4917 E. Virginia			
1960-1961	Indian Villa	4917 E. Indian School Road			
1960-1961	Camel View Manor	4925 E. Indian School Road			
1956, 1960-1961	Lo Lo Mai Lodge	4935 E. Thomas Road			
1960	Riveria Apartments	50 W. Maryland			
1951-1953, 1955	Frank Luke, Jr. Homes	500 N. 20th Street			
1961	Camelback Village Apartments	5001-5146 N. 11th Avenue			
1960	Chateau Petite	5002 N. 11th Avenue			
1961	Karen Ann Apartments	5008 E. Thomas Road			
1941-1945	Arcadia Apartments	501 E. Monroe	N	—	
1957-1958, 1960	Roanoke Arms	501 E. Roanoke			
1961	Charmine Apartments	5019 N. 3rd Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	Twin Palms Apartments	502 E. Mariposa			
1948	Grand Hotel	502 E. Washington			
1955-1958	Hary Apartments	502 W. Latham			
1960-1961	Barksdale Apartments	502 W. Latham			
1935, 1948	Twin Palm Lodge	504 N. 6th Street			
1955-1958, 1960-1961	La Casita	504 N. 7th Street	N	—	
1951, 1953, 1955-1957, 1960	Rose Marie Apartments	504-514 E. Pierson			
1957	El Rokay Apartments	5049 N. 7th Street			
1941	Navajo Court	505 N. 16th Street			
1947-1948, 1957-1958, 1960-1961	Hudspeth Apartments	505 N. 6th Street			
1958	Johnson Apartments	505(r) N. 40th Avenue			
1960	Colonial House	5050 N. 11th Avenue			
1957-1958, 1960-1961	Earlian Apartments	506 E. Roanoke			
1953, 1961	Jeffries Apartments	508 N. 32nd Street			
1961	Diana Apartments	508 W. Portland			
1935	Davenport Apartments	509 N. 1st Street			
1941	New Plaza Apartments	509 N. 1st Street			
1945-1953, 1955	Plaza Hotel	509 N. 1st Street			
1951	Downtown Motel	510 E. Adams			
1958, 1960	Minn's Lodge	510 E. Purdue			
1951-1953, 1955-1958	Garfield Apartments	510 E. Taylor			
1935-1948	Pappas Apartments	510 E. Taylor			
1935	Casa Linda	510 N. 7th Street			
1958, 1960	Owen Apartments	510 W. McDowell Road			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935-1953, 1955-1958, 1960	Martha Court Apartments	510-512 W. Fillmore			
1951-1953, 1955-58, 1960-1961	Arizona Homestead Apartments	511 E. Mariposa	Y	155-22-021	
1956-1957, 1961	Desert Lark Apartments	5111 E. Lincoln Drive			
1960-1961	Camel Vista Apartments	5112 E. Thomas Road			
1960	Kachina Kiva	5120 N. 11th Avenue			
1951-1953, 1955-1958, 1960	Weston Arms	512-524 E. Mariposa			
1960-1961	Atherton Manor Apartments	513 E. Hatcher Road			
1948, 1958, 1961	Bachelor Court	513 S. 19th Avenue			
1960	Villa Moderne	5146 N. 11th Avenue			
1935	Rollins Apartments	515 E. Pierce			
1948-1953	Howard Apartments	515-517 E. Pierce			
1945-1952	Sparks Apartments	518-524 N. 7th Street			
1961	Bailey H W Apartments	518-524 N. 7th Street			
1957-1958	Five Nineteen Apartments	519 N. 3rd Street			
1951-1953, 1955-1958, 1960	Rose View Apartments	52 E. Riverside			
1956, 1958, 1960-1961	Cloverleaf Apartments	520 S. 17th Avenue			
1951, 1953, 1955, 1957-1958, 1960	Street Francis Apartments	520-536 E. Pierson			
1945	Idawill Apartments	521 N. 4th Street			
1958, 1960	The Meadows	521 W. Maryland			
1955-1958	Fawl Apartments	521-525 E. Mariposa			
1960-1961	Boe Apartments	521-525 E. Mariposa			
1955-1958, 1960	Modern Apartments	5217-5223 S. Central & 1514 W. Hatcher			
1948	Chicagoan Hotel	522 W. Roosevelt			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1952, 1955	The Chicagoan	522 W. Roosevelt			
1956	Strait Apartments	522 W. Roosevelt			
1951, 1952-1953, 1955, 1957-1958, 1960-1961	El Comanche Apartments	5225 S. Central			
1935-1948	Verona Apartments	524 E. McDowell			
1955-1956	Verona Apartments	524 E. McDowell			
1958	U-Wa-Na-Motel	5249 S. Central			
1961	Hibiscus Apartments	5250 N. 20th Street			
1951-1953, 1955-1958, 1960-1961	Beau Chateau Apartments	526-602 W. Roosevelt	Y	111-32-005C	
1935	Antique Apartments	528 N. 7th Street			
1953, 1955-1958, 1960	Keene Apartments	53 W. Portland			
1960-1961	M&S Apartmens	53 W. Portland			
1960-1961	Biltmore Gardens	530 E. Mariposa			
1935	Irving Apartments	530 W. Washington			
1960	Bailey La Apartments	5302 N. 18th Street			
1951-1953, 1955-1958, 1960	Palomino Square Apartments	5302, 5310, 5314 & 5318 N. 7th Street			
1961	Bynita Apartments	5306-5312 N. 17th Avenue			
1935-1953, 1955-1957	Culver Apartments	531 E. Culver			
1951, 1960	White Oak Lodge	5310 N. Central			
1958, 1960	Westernaire Motel	5313 N. 7th Street			
1960-1961	Gladys May Apartments	5315 N. 18th Street			
1957-1958, 1960	Pinnick Apartments	5320 E. Oak			
1951-1952, 1956-1957, 1960-1961	Greenacre Lodge	5320 N. 16th Street			
1960	Pam-Let Apartments	5323 N. 18th Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1961	Hawaiian Lanai Apartments	5323 N. 18th Street			
1956	Jo Lyn Motel	5323 N. 7th Street			
1958	Del Verdi Apartments	5324 N. 29th Avenue			
1960	Rochester Apartments	5324 N. 29th Avenue			
1960	Valle Casa Apartments	5329 N. 12th Street			
1960	Sage Apartments	5329 N. 8th Place			
1960-1961	Cooper Studio Apartments	5330 N. 18th Street			
1945	Arnold Apartments	534 W. Washington			
1941	Kirk Apartments	534 W. Washington			
1948	Rice Hotel	535 E. Jefferson			
1955, 1957-1958, 1960-1961	Coleman Apartments	537 E. Osborn			
1952, 1956	El Ranchito Apartments	540 E. Rose Lane			
1957-1958, 1960	Rose Lane Terrace	540 E. Rose Lane			
1957-1958, 1960-1961	Admiral Motel Apartments	5403 S. Central			
1941-1948	Alberta Apartments	541 W. Monte Vista	Y	118-50-115	
1957-1958, 1960-1961	B Bar S Guest Apartments				
1960	Michael's Apartments	544 E. Moreland			
1935	Raymond Rooms	545 E. Jefferson			
1951-1953	Sunset Lodge	5451 S. Central			
1948	White Hotel	546 W. Adams			
1948	Windsor Hotel	546 W. Adams			
1958, 1960-1961	Glenrosa Twiligher Apartments	546 W. Glenrosa			
1935, 1945-1953, 1955-1958, 1960	Westrada Apartments	549 W. Latham	N	—	
1961	Grand Canyon Apartments	5510-5530 N. 35th Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1952, 1957-1958, 1960	North Central Manor	5534 N. Central			
1960	Arizona Ranch House Inn	5600 N. Central			
1956-195	Charles Ann Court	5602 N. 7th Street			
1951-1952, 1957-1958, 1960	Royal Crest Manor	5614-5620 N. 7th Street			
1951, 1953, 1955-1958, 1960	Greenlea Manor	5628-5634 N. 6th Street			
1961	Bowcut Vista Apartments	5628-5634 N. 6th Street			
1955-1958, 1960	Montebello Arms	5646 N. 6th Street			
1960	Montebello Apartments	5659 N. 16th Street			
1957-1958, 1960	Thomas Apartments	5818 S. Central			
1945	Hollywood Hotel	60 S. 3rd Street			
1960	Park Lane Terrace	60 W. Moreland			
1935-1945	Wagner Apartments	601 N. 4th Avenue			
1960-1961	Grosvenor Apartments	601 N. 6th Avenue			
1961	Casa Del Sol Apartments	602 S. 17th Avenue			
1948	Williams Hotel	602 W. Van Buren			
1960	N&N Apartments	605 E. San Juan			
1956	Ray Apartments	605 S. 31st Avenue			
1960	Phoenix Garden Apartments	605 W. Pierson			
1948	Street Louis Hotel	607 E. Jefferson			
1953, 1955-1958, 1960	San Juan Apartments	609-613 E. San Juan			
1961	Cris Town Estates	6102 N. 19th Avenue			
1951, 1953, 1955-1958, 1960-1961	Estrella Lodge	612 N. 1st Avenue			
1953, 1955, 1957-1958, 1960	Rose Lane Village	6141-6149 N. Central			
1941-1948	Morden Apartments	614-616 S. 3rd Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956-1958, 1960	Ling's Apartments	615 S. 13th Avenue			
1956	Six 16 Apartments	616 N. 24th Street			
1958	Elwood Trailer Court & Apartments	616 N. 24th Street			
1952-1953, 1955-1956	Childress Apartments	616 S. 3rd Street			
1956-1957, 1960	Charles Ann Apartments	617 E. San Juan			
1960	Sundale Studio Apartments	617 N. 3rd Avenue			
1935	Fladassah Flats	617 N. 6th Avenue			
1955-1956	Estata Apartments	618 N. 2nd Avenue			
1935-1948, 1953, 1955-1957, 1960-1961	Fifth Avenue Court	618 N. 5th Avenue			
1945	Davis Court	618 S. 3rd Street			
1955-1958, 1960-1961	Laughrum Apartments	618 S. 3rd Street	N	—	
1958	Rainbow Lodge	619 N. 3rd Avenue			
1960	Six 20 Apartments	620 N. 2nd Avenue			
1941-1948	Benson Lodge	620 N. 2nd Street			
1961	Colonial Square Apartments	6201-6207 N. 12th Street			
1935-1945	Sunnyside Apartments	620-622 S. 7th Avenue			
1961	Dawn Apartments	621 N. 30th Place			
1935-1953, 1955, 1957-1958	Hertz Apartments	621 N. 4th Avenue			
1960-1961	Beverly Glen Apartments	6221 N. 10th Place			
1960	Hale Apartments	6222 S. 10th Street			
1961	Casa de Palms Apartments	6227 N. 13th Place			
1958, 1960-1961	May Tom Apartments	624(r) S. 7th Avenue			
1960	Suburban Arms	6242 N. 12th Place			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1961	Athena Apartments	631 N. 2nd Avenue			
1951-1953, 1955-1957	Paducah Apartments	631 N. 5th Avenue			
1951-1953, 1955-1956, 1958	Virginia Apartments	631 S. 19th Avenue,			
1951-1953, 1955-1956	Nichols Apartments	6330 N. Central			
1957	Rosslyn Manor	6330 N. Central			
1958, 1960	Ville Del Sol	6330-6350 N. Central Avenue			
1952-1953, 1955-1958, 1960-1961	Horrell Apartments	635 N. 4th Avenue			
1951-1953	Hooker Apartments	6350 N. Central			
1955-1957	La Nina Apartments	6350 N. Central	N	—	
1935-1948, 1952-1953, 1955-1958, 1960	Westward Ho Apartments	640 N. 1st Avenue			
1945	Phoenician Hotel	642 N. 3rd Avenue			
1952	The Phoenician Lodge	642 N. 3rd Avenue			
1955	California Inn	642-650 N. 6th Avenue			
1960	P&M Apartments	643 N. 2nd Avenue			
1960-1961	Hazelwood Apartments	645 W. Hazelwood			
1935-1948, 1952-1953, 1955-1958, 1960-1961	Graystone Court	645-649 N. 4th Avenue	Y	111-39-018/ 111-39-016	
1941-1953, 1955-1956	First Avenue Apartments	647-649 N. 1st Avenue			
1935	Blackstone Apartments	649 N. 1st Avenue			
1948-1951	Wilson Apartments	649 N. 1st Avenue			
1956, 1958	Nielson Apartments	65 W. Moreland			
1951-1952	Plaza Place Apartments	650 N. 1st Avenue			
1935-1948	California Inn	650 N. 6th Avenue			
1952-1953, 1955-1958, 1960-1961	Brassell Apartments	652 N. 3rd Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	The Moroccan	6530 N. 3rd Avenue			
1961	Kilton Manor	6542 N. 12th Street			
1955, 1957	Lancaster Apartments	655 N. 37th Street	Y	121-14-087	1957
1956-1957, 1960-1961	Fresno Guest Lodge	6630 N. Central Avenue			
1960	Markl Apartments	666 E. Montebello			
1958, 1960	Riverside Court	67 W. Watkins			
1956-1958	Casa Tres Apartments	6848 Linda Lane			
1961	De Luxe W Apartments	70 W. Moreland			
1935-1948, 1951-1953, 1955-1957, 1960-1961	La Paloma Apartments	70 W. Portland			
1935, 1948, 1952-1953, 1955-1958, 1960	Westerdahl Apartments	700 E. Culver & 1301 N. 7th Street			
1935	Pierce Apartments	701 N. 1st Street			
1935	Camp Apartments	702 E. Jefferson			
1948	Kemp Hotel	702 E. Jefferson			
1957-1958, 1960-1961	Daggett Apartments	703 E. Adams			
1947-1953, 1955-1958, 1960-1961	Bell Apartments	706-712 W. Taylor	Y		
1945	Duran Rooms	707 E. Jefferson			
1952	Petrola Apartments	707 W. Culver			
1945	Batching Apartments	708 E. Madison			
1951-1953, 1955-1958, 1960	Twentieth Century Apartments	708 N. 24th Street			
1957-1958, 1960-1961	Maybern Court	71 W. Watkins Road			
1941-1948	El Cerrito Apartments	713 N. Central Avenue			
1935	Luscor Apartments	713 N. Central Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960	Winch Apartments	713 W. Fillmore			
1935-1945	Rachel Apartments	714 N. 4th Street			
1945	Mar Cosson Court	714 S. 3rd Street			
1935	Marcross Apartments	714 S. 3rd Street			
1952, 1958	Twin Palm Apartments	714 W. Maryland			
1951-1953, 1955-1958, 1960	Garden Court Apartments	715 E. Turney			
1960-1961	Garden Grove Apartments	715 E. Turney			
1935	White Apartments	715 W. Taylor			
1951, 1961	Branding Iron Lodge	7150 N. 7th Street			
1951	Camp Curio	7150 Shea Blvd.			
1957-1958, 1960-1961	Dearborn Apartments	715-717 E. Garfield			
1951-1953, 1955-1958, 1960	Seven-Sixteen Apartments	716 E. Turney			
1958, 1960-1961	Day C R Apartments	716-718 E. Osborn Road			
1945	Creighton Apartments	718 W. McDowell			
1951-1953, 1955-1958, 1960-1961	La Budde Apartments	718 W. McDowell			
1947	Select Apartments	718 W. McDowell			
1935-1953, 1955-1958, 1960-1961	Everly Apartments	718-724 N. 1st Street			
1956-1958, 1960	Palms Court	719 E. Bethany Home Road			
1941-1947,	Mascot Court	720 E. Washington			
1941-1948	Seventh Avenue Apartments	720 N. 7th Avenue			
1941-1953, 1956-1957, 1960-1961	Casa Blanca Apartments	720 W. McDowell			
1960	Juretich Apartmens	721 W. Fillmore			
1952, 1956-1958, 1960-1961	Greenview Court	724 E. Alice			
1960	Ocotillo Ranch Apartments	725 E. Ocotillo Road			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955, 1957-1958, 1960	Desert Modern Apartments	7254 N. 16th Street			
1948	Roosevelt Hotel	726 E. Roosevelt			
1935-1953, 1955-1958	Edana Apartments	726 N. Central Avenue			
1957-1958, 1960	Wier Avenue Court	730 E. Wier			
1955-1957, 1960-1961	Bowen Apartments	733 E. Garfield			
1957-1958, 1960	Peterson Apartments	733 E. Portland			
1960-1961	Hoyer Apartments	734 W. McDowell Road			
1952, 1958	Colsons Auto Court	735 E. Pima			
1951-1953, 1955-1958	Hopps Apartments	736 E. Turney			
1960	Nancy Apartments	736 E. Turney			
1935, 1960-1961	Gray's Court Apartments	737 E. Portland			
1941-1948, 1951-1953, 1955- 1956	Hardin Apartments	738-746 S. 3rd Street			
1956	Gray Courts	739 E. Roosevelt			
1955-1958, 1960-1961'	Denton Apartments	74 W. Moreland			
1952, 1955-1958, 1960-1961	Mayfair Apartments	74 W. Portland			
1955-1957, 1960	Alexander's Apartments	740 E. Maryland			
1957-1958, 1960	Wakeford Apartments	740 E. Maryland			
1960-1961	Cottage Court	741 S. 2nd Street			
1951-1953, 1955-1958, 1960-1961	Mardale Arms	743 E. Coronado			
1952-53, 1955-1958, 1960-1961	Bridgeford Court	743 E. Portland			
1956-1958, 1960	Silver Sage Apartments	745 E. Weldon			
1941-1948	Pueblo Apartments	746 E. Adams			
1952-1953, 1955-1958, 1960	Orangewood Apartments	746 E. Maryland			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1958, 1960	Melrose Terrace Apartments	746-806 W. Turney			
1955-1958, 1960-1961	Mari Apartments	75 E. Mariposa	Y	155-27-028A	1950
1935-1953, 1955-1958, 1960	Patio Royale Apartments	75 W. Portland			
1941-1948	Patio de Solano Apartments	750 E. McDowell			
1952-1953, 1955-1958, 1960	Westerner Lodge	750 E. McDowell			
1956	Al Dora Court	750 E. Mountain View Road	N	—	
1960-1961	Beverly Apartments	751-753 E. Moreland			
1952-53, 1955-58, 1960-1961	Bailey Arms Apartments	752 E. Pierce Street	N	—	
1957-1958, 1960	Patio Apartments	760 E. McDowell Road			
1955, 1958	The Groves	7601 N. 7th Street			
1955, 1960-1961	Cactus Rock Lodge	7645 N. 16th Street			
1961	Johnson Apartments	7732 N. 27th Avenue			
1960	Pierson Manor Apartments	8 W. Pierson			
1960	Del Capri Apartments	80 W. Maryland			
1935-1948, 1953, 1955-1958, 1961	Lilly May Court	800 E. Roosevelt			
1960	Free Land Court	800 E. Roosevelt			
1957, 1960	Ulloa Courts	800 E. Washington			
1961	John's Court	800-802 E. Washington			
1958, 1960	Turney Twilighter	801 W. Turney			
1958, 1960	Rose Lane Garden Apartments	801-809 & 802-810 E. Keim Drive & 801-809 E. Rose La.			
1955-1956-1958	Coronado Court	802 E. Tonto			
1941	Fayette Apartments	803 E. Van Buren			
1941-1953	Penn's Apartments	803 E. Van Buren			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1955-1958, 1960-1961	Dennis Apartments	803 E. Van Buren			
1960-1961	Bearden Apartments	8034 S. Central			
1935, 1945-1953, 1955-1958, 1960-1961	Biltmore Apartments	803-821 N. 1st Avenue			
1945-1948	Coronado Hotel	807 N. 1st Street			
1953, 1955	Creeds Court Apartments	808-820 E. Turney			
1958, 1960	Phillips Apartments	808-820 E. Turney			
1956-1957	Brazis Apartments	808-820 E. Turney Avenue			
1951-1952	Duppa Villa Homes	809 S. 19th Street			
1935-1953, 1955-1958, 1960-1961	El Nido Apartments	809 W. Washington			
1955-1958	La Court Apartments	809-813 N. 5th Avenue	N	—	
1960	Spokane Apartments	809-813 N. 5th Avenue			
1953, 1955, 1957-1958, 1960-1961	Danner Apartments	809-817 N. 5th Avenue			
1951, 1961	Blue Bonnet Court	811 S. 19th Avenue			
1955	Jewel Apartments	812 N. 2nd Avenue	Y	111-40-095	2006
1957-1958	Barton Apartments	813 E. Townley			
1955-1958, 1960-1961	Mayflower Apartments	814-820 W. Thomas			
1957-1958, 1960	Twin Palms Apartments	815 E. Turney			
1935-1953	Carlton Apartments	817 N. 4th Avenue			
1935-1953, 1955, 1957-1958, 1960-1961	Burns Apartments	818-822 N. 7th Street			
1941-1953, 1955-1958, 1960	Ozark Apartments	821 E. Washington			
1951-1953, 1955-1956	Virginia Apartments	821 N. 4th Avenue			
1955-1958, 1960-1961	Garland Court	821-825 E. Garfield			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1961	Court Apartments	821-829 N. 4th Avenue			
1958	Efficiency Apartments	822 N. 3rd Avenue			
1958, 1961	Biltmore Annex	823 W. 1st Avenue			
1958, 1960	Skyliner Apartments	8239 N. 7th Street			
1955-1957, 1960	Stage Coach Manor Apartments	8241 N. Central			
1955-1958, 1960-1961	Mayer Apartments	824-830 W. Thomas			
1955-1956	Marleen Apartments	825 N. 2nd Avenue			
1957-1958, 1960-1961	Hilton Apartments	825 N. 2nd Avenue			
1955-1958, 1960	Price & Price Apartments	825 N. 6th Avenue			
1960	Sara-Lynne Apartments	825-835 E. Marlette			
1958, 1960-1961	Devonshire Apartments	826 E. Devonshire			
1951-1953, 1955-1956	Scottie Apartments	829-833 E. Turney			
1957-1958, 1960-1961	Davies Apartments	829-833 E. Turney			
1955-1958, 1960	McLellan Apartments	830 N. 1st Avenue			
1935-1948, 1952-1953, 1955-1958, 1960-1961	Date Palm Court	830-832 N. 3rd Avenue			
1957-1958, 1960-1961	Goebel Apartments	831 N. 2nd Avenue			
1951, 1953, 1955-1956	Dunton Palms Court	8335 N. Central			
1957-1958, 1960	Silver Lodge	8335 N. Central			
1961	Adobe Lodge	8335 N. Central			
1947-1952	Mac Rae Apartments	834 N. 2nd Avenue			
1953, 1957-1958, 1960	Thunderbird Lodge	834 N. 2nd Avenue			
1957, 1960	Ruth-Alb Apartments	834 W. Osborn			
1952, 1955-1958, 1960	Thelander Apartments	834-834 W. Thomas			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935-1953, 1955-1958, 1960-1961	Knickerbocker Apartments	839 N. 2nd Avenue			
1951	Melville Guest Lodge	84 W. Moreland			
1952-1953, 1957-1958	Betty Joe Apartments	840 E. Rose Lane			
1952, 1955-1958, 1960	Turney Village	840 E. Turney			
1935, 1947-1953, 1955-1958, 1960-1961	Cathedral Apartments	841 N. 2nd Avenue			
1955-1958	Miller Apartments	841-843 N. 6th Avenue			
1935-1947	DeJong Apartments	842 N. 5th Avenue			
1951	Gammage Apartments	842 N. 5th Avenue			
1952-1953, 1955-1957	Tentoni Apartments	842 N. 5th Avenue			
1958, 1960-1961	Kent Apartments	842 N. 5th Avenue			
1957-1958, 1960-1961	Bermuda Apartments	842 N. 6th Avenue			
1957, 1960	Helen's Park Central Apartments	844-850 W. Osborn Road			
1935, 1945-1953, 1955-1958	Westminster Apartments	845 N. 2nd Avenue			
1945-1948	Roosevelt Apartments	845 N. 3rd Avenue			
1935-1953, 1955, 1957-1958, 1960-1961	Ambassador Apartments	845 N. 4th Avenue	Y	111-39-086	
1935, 1945	Power Apartments	845-849 N. 3rd Avenue			
1953, 1955-1958, 1960	Roosevelt Apartments	845-849 N. 3rd Avenue, 728 E. Roosevelt, 245 W. Roosevelt			
1956-1958, 1960	Campus Vista Apartments	846-850 W. Thomas Road			
1961	Campus Village Apartments	846-850 W. Thomas Road			
1945-1951	Westward Ho Lodge	848 N. 1st Avenue			
1958	Westward Lodge	848 N. 1st Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1935-1948, 1952-1953, 1955-1957, 1960	New Haven Apartments	848-850 N. 5th Avenue			
1957-1958, 1960	South Mountain Apartments	849 Old Southern			
1960	La Capri Apartments	850 N. 4th Avenue			
1951	Glen Eden Apartments	850 W. Thomas			
1952-1953, 1955	Nancy D Apartments	850 W. Thomas			
1957	Butler Guest Ranch	8502 N. Central			
1953	Arbor Courts	8511 N. Central			
1955-1958, 1960	Street Thomas Apartments	854-862 W. Thomas			
1960	Vista Apartments	8639 N. 7th Street			
1947-1953, 1955-1958, 1960-1961	El Patio Apartments	87 W. Moreland			
1955-1958, 1960	Rancho Apartments	8700 N. Central			
1961	Fleenor Court	8834 N. 1st Street			
1961	Maxine Court	8910 N. 3rd Street			
1960-1961	Del Vanna Apartments	8928 N. 10th Street			
1957-1958	Clark Apartments	8936 N. 9th Street			
1960	Miller Apartments	8936 N. 9th Street			
1956-1958, 1960-1961	Capitol Way Apartments	9 Capitol Way			
1960-1961	Indian Arms Apartments	900-940 E. Indian School Road			
1957-1958, 1960	Thompson Apartments	901 E. Turney			
1941-1953, 1955-1957	Hyde Apartments	901 W. Madison			
1935	O'Brien Court	901-905 E. McKinley			
1935-1947, 1952-1953, 1955-1958, 1960-1961	Emerson Apartments	902 E. Palm Lane			
1945	Feyette Apartments	903 E. Van Buren			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1958, 1960-1961	Garfield Pool Apartments	905 N. 6th Street			
1958, 1960	Robertson Apartments	907-911 E. Turney			
1952-1953, 1955-1958, 1960-1961	Jacobs Apartments	908 E. Turney			
1952, 1958	Nine-O-Nine Court Apartments	909 S. 35th Avenue			
1955-1958, 1960	Court Apartments	909 S. 35th Avenue			
1948, 1952	The Hutch	909 W. Madison			
1952	Desert Mission Library Apartments	9102 N. 5th Street			
1941-1952, 1955, 1957-1958, 1960	Alyce Apartments	911 Grand	N	—	
1935	Aquila Apartments	911 Grand Avenue			
1935, 1945-1953, 1955-1958, 1960-1961	Blenheim Apartments	911 N. Central			
1956	Golpher Court	911 S. 35th Avenue			
1956-1957	Self Apartments	9113(r) N. 7th Street			
1952	Alice Court	912 Alice			
1957-1958, 1960	East Alice Street Cottages	912 E. Alice			
1961	East Alice Court	912 E. Alice			
1960-1961	Maryland Plaza Apartments	915-933 E. Maryland			
1960-1960	Maryland Plaza Apartments	915-934 E. Stella La.			
1941-1945	Casa del Sol	916 W. McDowell			
1961	Maryland Plaza Apartments	916-934 E. Marlette			
1958	McCondra J A Apartments	917 W. Glendale			
1956	West End Cottages	918 N. 15th Avenue			
1961	Gopher Court Apartments	921 S. 35th Avenue			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1960-1961	End-O-Day Apartments	9212 N. 11th Street			
1952-1953, 1955, 1958	Matthew Henson Homes	921-927 S. 9th Avenue			
1960-1961	Holloway Apartments	922 & 1001 E. Dunlap			
1957-1958, 1960-1961	Maricopa Courts	923 S. 19th Avenue			
1956	Circle M Court	9239 Cave Creek Road	N	—	
1960-1961	Circle N Court	9239 Cave Creek Road			
1960-1961	Desert Queen Apartments	9240 N. 5th Street			
1945-1947	New Batching Apartments	924-930 S. 7th Street			
1935-1947	Clarence Apartments	925 E. McKinley			
1956-1957	Jake's Court	927 S. 35th Avenue			
1935-1948, 1955-1958	Chelsea Apartments	93 W. Culver			
1955	U-R-Welcome Apartments	9301 Cave Creek Rd			
1956-1957	Miller's Apartments	9301 Cave Creek Road			
1960	Miller's Apartments	9301 Cave Creek Road			
1960	Royal Rose Apartments	931 E. Devonshire			
1955-1957, 1960	Motel Apartments	9315 Cave Creek Road			
1956-1957	Broadway Apartments	936 E. Broadway			
1958, 1960	Thunderbird Court	936 E. Broadway			
1958	Brakefield Hubert Apartments	937 S, 29th Avenue			
1935-1941, 1948	Monroe Court	948 E. Monroe			
1960-1961	Donaldson Apartments	949 (r) E. Van Buren			
1945-1952	Anglin Apartments	96 W. Cypress	Y	118-51-090	1930
1935-1945	Ber El Apartments	96 W. Cypress			
1960-1961	CMS Apartments	9614 N. 8th Street			

continued

Table A.1. City Directory listings for Multi-family Properties.

City Directory Year	Name	Address	Still extant?	APN	Approx. Year Built
1956-1958, 1960	Karg Patio Apartments	9629 (r) N. 15th Avenue			
1957-1958	Klose Inn Court	969 E. Van Buren			
1956-1958	Newton Lee Apartments	9801 N. Central			
1957-1958	Newton Lee Apartments	9801 N. Central			
1955-1956	Nichol's Mountain View Court	9915 Cave Creek			
1941-1945, 1957	Camelback Apartments	Camelback, near 19th Avenue			
1945	Mountain View Bungalows	Ingleside Tract			
1952	Alzona Park Housing Project	N. 33rd Avenue & Van Buren			
1941-1948	Palmcrest Apartments	S. Central, corner Highland			

APPENDIX B. PROPERTIES BY STUDY AREA

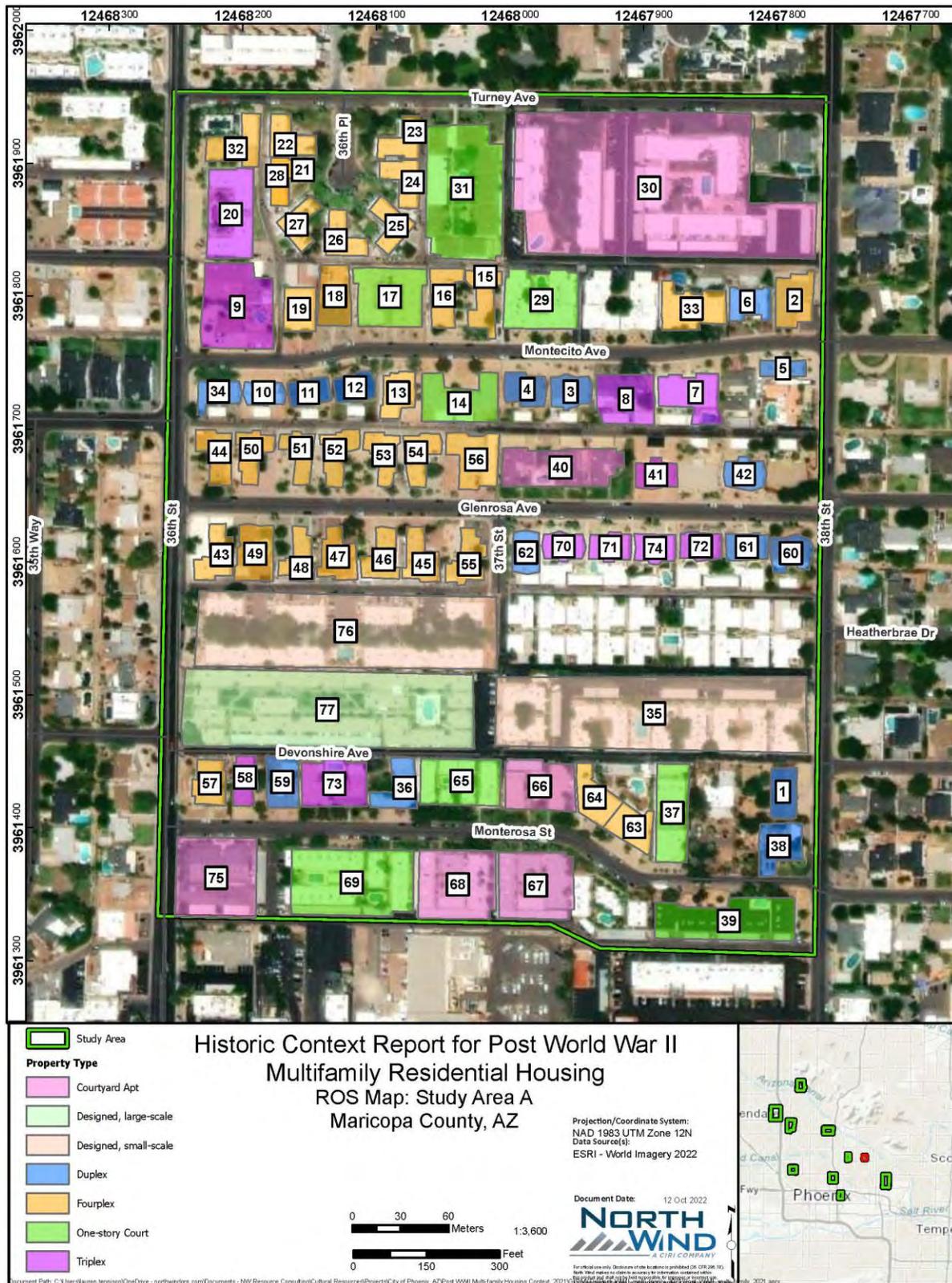


Figure B.1. Properties documented within Study Area A.

Table B.1. Properties Documented within Study Area A.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		4144 N. 38th Street	170-12-006L	1970	Duplex	Ranch
2		4310 N. 38th Street	170-26-022B	1959	Fourplex	Ranch
3		3715–3717 E. Montecito Avenue	170-26-022J	1968	Duplex	Contemporary
4		3703–3707 E. Montecito Avenue	170-26-022K	1968	Duplex	Spanish Ranch
5		3749 E. Montecito Avenue	170-26-022T	1965	Duplex	Ranch
6		3740–3742 E. Montecito Avenue	170-26-022X	1970	Duplex	Mansard
7		3733–3737 E. Montecito Avenue	170-26-022Y	1969	Triplex	International
8		3721–3725 E. Montecito Avenue	170-26-022Z	1968	Triplex	Contemporary
9		4335 N. 36th Street	170-26-028	1958	Triplex	Ranch
10		3605–3607 E. Montecito Avenue	170-26-029B	1964	Duplex	Ranch
11		3613 E. Montecito Avenue	170-26-030A	1965	Duplex	Ranch
12		3621–3633 E. Montecito Avenue	170-26-030B	1962	Duplex	Ranch
13		3631 E. Montecito Avenue	170-26-031	1960	Fourplex	International
14		3639–3645 E. Montecito Avenue	170-26-033/ 170-26-032	1960	One-story Court	Ranch
15		3646 E. Montecito Avenue	170-26-034	1960	Fourplex	Ranch
16		3640 E. Montecito Avenue	170-26-035	1960	Fourplex	Ranch
17		3634–3436 E. Montecito Avenue	170-26-037/ 170-26-037	1958	One-story Court	Ranch
18		3624 E. Montecito Avenue	170-26-038	1961	Fourplex	Ranch
19		3618 E. Montecito Avenue	170-26-039	1960	Fourplex	Ranch
20		4343–4347 N. 36th Street	170-26-042/ 170-26-041	1962	Triplex	International

continued

Table B.1. Properties Documented within Study Area A.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
21		4356 N. 36th Place	170-26-044	1961	Fourplex	International
22	Camelita Villa	3629 E. Turney Avenue	170-26-045	1961	Fourplex	International
23		3631 E. Turney Avenue	170-26-046	1961	Fourplex	International
24		4355 N. 36th Place	170-26-047	1961	Fourplex	International
25		4351 N. 36 th Place	170-26-048	1961	Fourplex	International
26		4348 N. 36 th Place	170-26-049	1961	Fourplex	International
27		4352 N. 36th Place	170-26-043	1961	Fourplex	International
28		4356 N. 36 th Place	170-26-044	1961	Fourplex	International
29	Acadia Villa Rey Townhouses	3650 E. Montecito Avenue	170-26-066/ 170-26-055	1964	One-story Court	International
30	Verde Vista	3737 E. Turney	170-26-079	1962	Courtyard Apt	International
31	Casa de Inca Condominiums	3635 E. Turney Avenue	170-26-139	1975	One-story Court	International
32	Arcadia Beach Club	4351 N. 36th Street	170-26-159	1964	Fourplex	Unknown
33	Montecito Villas Condominiums	3734 E. Montecito Avenue	170-26-183	1970	Fourplex	Spanish Ranch
34	East Montecito Condominiums	3601–3603 E. Montecito Avenue	170-26-217/ 170-26-218	1964	Duplex	Ranch
35	Arcadia Courtyard Condominiums	4200 N. 38th Street	170-29-099	1962	Designed, small-scale	International
36		3630 E. Monterosa Street	170-31-005A	1965	Duplex	Ranch
37		3728 E. Monterosa Street	170-31-012C	1964	One-story Court	International
38	Paradise Pointe	4138 N. 38th Street	170-31-012E	1974	Duplex	Ranch
39	Valle Monterosa	3747 E. Monterosa Street	170-31-013/ 170-31-010	1978	One-story Court	Ranch

continued

Table B.1. Properties Documented within Study Area A.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
40	The Glens	3710 E. Glenrosa Avenue	170-31-021L/ 170-31-021L/ 170-31-021G	1965	Courtyard Apt	No style
41		3724–3728 E. Glenrosa Avenue	170-31-021M	1966	Triplex	Contemporary
42		3738–3740 E. Glenrosa Avenue	170-31-021P	1967	Duplex	Contemporary
43		3601 E. Glenrosa Avenue	170-31-022	1959	Fourplex	Ranch
44		3602 E. Glenrosa Avenue	170-31-023	1959	Fourplex	Ranch
45		3637 E. Glenrosa Avenue	170-31-032	1959	Fourplex	Ranch
46		3629 E. Glenrosa Avenue	170-31-030	1959	Fourplex	Ranch
47		3623 E. Glenrosa Avenue	170-31-028	1959	Fourplex	Ranch
48		3615 E. Glenrosa Avenue	170-31-026	1959	Fourplex	Ranch
49		3609 E. Glenrosa Avenue	170-31-024	1959	Fourplex	Ranch
50		3610 E. Glenrosa Avenue	170-31-025	1959	Fourplex	Ranch
51		3616 E. Glenrosa Avenue	170-31-027	1959	Fourplex	Ranch
52		3624 E. Glenrosa Avenue	170-31-029	1959	Fourplex	Ranch
53		3630 E. Glenrosa Avenue	170-31-031	1959	Fourplex	Ranch
54		3638 E. Glenrosa Avenue	170-31-033	1959	Fourplex	Ranch
55		3643 E. Glenrosa Avenue	170-31-034	1959	Fourplex	Ranch
56		3646 E. Glenrosa Avenue	170-31-035	1959	Fourplex	Ranch
57		3602 E. Monterosa Street	170-31-036	1959	Fourplex	Ranch
58		3610 E. Monterosa Street	170-31-037	1959	Triplex	Ranch
59	Mark Manor	3616 E. Monterosa Street	170-31-038/ 170-31-037	1959	Duplex	Ranch

continued

Table B.1. Properties Documented within Study Area A.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
60		3743–3745 E. Glenrosa Avenue	170-31-044	1964	Duplex	Contemporary
61		3739–3741 E. Glenrosa Avenue	170-31-045	1964	Duplex	Ranch
62		3703 E. Glenrosa Avenue	170-31-050A	1965	Duplex	Contemporary
63	Monterosa Gardens	3720–3724 E. Monterosa Street	170-31-069	1970	Fourplex	Spanish Ranch
64	Monterosa Gardens	3712–3716 E. Monterosa Street	170-31-072	1970	Fourplex	Spanish Ranch
65	Monte Rosa Condominiums	3634 E. Monterosa Street	170-31-075	1966	One-story Court	Southwest Modern
66		3702 E. Monterosa Street	170-31-087	1967	Courtyard Apt	Spanish Ranch
67		3701 E. Monterosa Street	170-31-107	1972	Courtyard Apt	No style
68		3637 E. Monterosa Street	170-31-121	1970	Courtyard Apt	No style
69		3631 E. Monterosa Street	170-31-135	1970	One-story Court	Southwest Modern
70	La Pueblo Bonita	3709–3711 E. Glenrosa Avenue	170-31-137/ 170-31-138/ 170-31-139	1964	Triplex	Contemporary
71	La Pueblo Bonita	3713–3717 E. Glenrosa Avenue	170-31-140/ 170-31-141/ 170-31-142	1964	Triplex	Contemporary
72	Glenrosa Condominiums	3731–3735 E. Glenrosa Avenue	170-31-171/ 170-31-172/ 170-31-173	1964	Triplex	Contemporary
73	Monterosa East Condominiums	3626 E. Monterosa Street	170-31-179	1964	Triplex	Ranch
74	Glenrosa Palms Condominiums	3723–3725 E. Glenrosa Avenue	170-31-972/ 170-31-973/ 170-31-974	1964	Triplex	Contemporary

continued

Table B.1. Properties Documented within Study Area A.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
75	Mountain Ridge Condominiums	3619 E. Monterosa Street	170-32-166	1979	Courtyard Apt	No style
76	Boardwalk Condominiums	4225 N. 36th Street	170-33-030	1965	Designed, small-scale	International
77	Citrus Manor Condominiums	4203 N. 36th Street	170-33-035	1963	Designed, large-scale	Contemporary

Table B.2. Properties Documented within Study Area B.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1	Bridgewater Apartments	6340 N. 16th Street	161-09-002	1970	Courtyard Apt	No style
2	Madrid Courtyard Apartments	6320 N. 16th Street	161-09-003A	1969	Courtyard Apt	Southwest Modern
3	Oasis in the City	6202 N. 16th Street	161-09-025D	1971	Courtyard Apt	Southwest Modern
4		6202 N. 14th Street	161-09-044	1958	Fourplex	Ranch
5		6208 N. 14th Street	161-09-045	1958	Triplex	Ranch
6		6214 N. 14th St	161-09-046	1958	Triplex	Ranch
7		6220 N. 14th Place	161-09-047	1962	Fourplex	Ranch
8		6226 N. 14th Street	161-09-048	1962	Triplex	Ranch
9	Sunset Estates	6232 N. 14th Street	161-09-049	1962	Triplex	Ranch
10	Sunset Estates	6238 N. 14th Street	161-09-050	1962	Triplex	Ranch
11	Sunset Estates	6239 N. 14th Street	161-09-051	1962	Triplex	Ranch
12		6233 N. 14th Street	161-09-052	1962	Triplex	Ranch
13	Sunset Estates	6227 N. 14th Street	161-09-053	1962	Triplex	Ranch
14		6221 N. 14th Street	161-09-054	1962	Triplex	Ranch
15	Palm Gardens	1441 E. Maryland Avenue	161-09-141	1958	One-story Court	International
16	Los Blancos	6236 N. 16th Street	161-09-177	1968	Courtyard Apt	No style
17	Idle Hours	1507 E. Rovey Avenue	161-10-063	1958	Designed, small-scale	Ranch
18	Continental East Townhouses	6040 N. 15th Street	161-10-123A	1963	Townhouse	Contemporary

continued

Table B.2. Properties Documented within Study Area B.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
19	Bethany Manor	1450 E. Bethany Home Road	161-10-85	1963	Designed, small-scale	International
20		1242 E. Berridge Lane	161-11-004D	1965	Fourplex	Ranch
21	Vertu Apartments	1212 E. Bethany Home Road	161-11-006B	1971	Designed, large-scale	No style
22		6139 N. 12th Pl	161-11-027	1962	Triplex	Ranch
23		6127 N. 12th Place	161-11-029	1962	Triplex	Ranch
24		6121 N. 12th Place	161-11-030	1962	Triplex	Ranch
25		6115 N. 12th Place	161-11-031	1962	Triplex	Ranch
26		6107 N. 12th Place	161-11-032	1962	Triplex	Ranch
27		6101 N. 12th Place	161-11-033	1962	Triplex	Ranch
28	Orchard House	6109 N. 12th Street	161-11-055	1964	Courtyard Apt	Contemporary
29	Villa de las Rojas	6142 N. 12th Way	161-11-111	1975	Townhouse	No style
30	Citrus Grove	1250 E. Bethany Home Road	161-11-160/ 161-11-155	1950; 1959	One-story Apt	International
31	Bethany Villa	1320 E. Bethany Home Road	161-11-190	1971	Designed, large-scale	No style
32	Vesta on 12 th	6333 N. 12th Street	161-12-016A	1972	Designed, large-scale	No style
33		6249 N. 12th Street	161-12-020B/ 161-12-020C	1962; 1969	One-story Apt	International

continued

Table B.2. Properties Documented within Study Area B.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
34		6229 N. 12th Place	161-12-022D	1962	Triplex	Ranch
35		6217 N. 12th Place	161-12-022G	1962	Fourplex	Ranch
36		6225 N. 12th Place	161-12-022H	1962	Triplex	Ranch
37		6203 N. 12th Place	161-12-022K	1962	Duplex	Ranch
38		6209 N. 12th Place	161-12-022L	1965	Fourplex	Ranch
39		6245 N. 12th Place	161-12-022N	1962	Fourplex	Ranch
40		6240 & 6246 N. 13th Place	161-12-026C/ 161-12-026L	1962	Fourplex	Ranch
41		6234-6236 N. 13th Pl	161-12-026D	1962	Triplex	International
42		6220 N. 13th Place	161-12-026E	1962	Triplex	Ranch
43		6216 N 13th Place	161-12-026G	1962	Duplex	Ranch
44		1340 E. Rose Lane	161-12-026J	1953	Triplex	Mansard
45		6214 N. 13th Place	161-12-026K	1974	Duplex	Ranch
46		6202 N. 12th Place	161-12-056	1962	Fourplex	Ranch
47		6212 N. 12th Place	161-12-057	1958	Triplex	Ranch
48		6218 N. 12th Place	161-12-058	1962	Triplex	Ranch
49		6220 N. 12th Place	161-12-059	1962	Fourplex	Ranch
50		6242 N. 12th Place	161-12-061	1962	Fourplex	Ranch
51		1350 E. Rose Lane	161-12-062	1970	Fourplex	Ranch

continued

Table B.2. Properties Documented within Study Area B.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
52		6207 N. 13th Place	161-12-063	1962	Triplex	Ranch
53		6215 N. 13th Place	161-12-064	1962	Triplex	Ranch
54		6221 N. 13th Place	161-12-065	1962	Fourplex	Ranch
55		6227 N. 13th Place	161-12-066	1962	Triplex	Ranch
56		6233 N. 13th Place	161-12-067	1962	Triplex	Ranch
57		6237 N. 13th Place	161-12-068	1962	Duplex	Ranch
58		6211 N. 12th Street	161-12-071	1962	Triplex	No style
59	Desert Stone Condominiums	6201 N. 12th Street	161-12-073/ 161-12-072	1962	One-story Court	Ranch
60	Maryland Parkway East	1250 E. Maryland Avenue	161-12-093	1964	Courtyard Apt	Contemporary
61	Desert Stone Condominiums	1216 E. Rose Lane	161-12-222	1959	Courtyard Apt	Ranch
62	Roman Roads	1611 E. Maryland Avenue	161-34-040A	1964	Townhouse	International
63	Sora on Rose	6201 N. 16th St	164-37-011A	1972	Designed, large-scale	No style
64	Willow Apartments	6315 N. 16th Street	164-37-260	1969	Designed, large-scale	No style
65	The Vicinity	6131 N. 16th Street	164-39-266	1975	Designed, large-scale	No style
66	Bridgewater Apartments	6340 N. 16th Street	161-09-002	1970	Courtyard Apt	No style

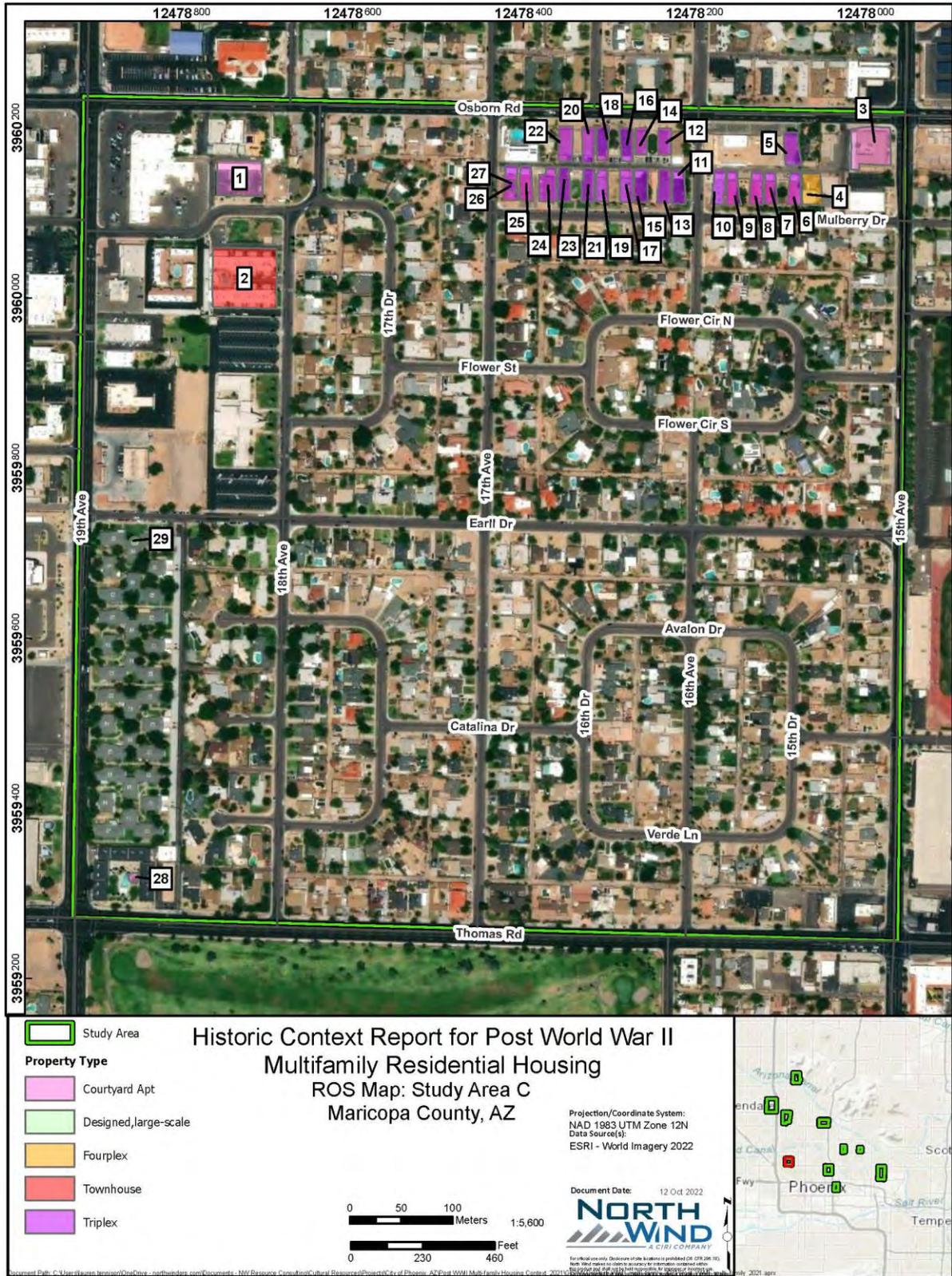


Figure B.3. Properties documented within Study Area C.

Table B.3. Properties Documented within Study Area C.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1	Mulberry Manor	1820 W. Mulberry Drive	110-26-076D	1968	Courtyard Apt	No style
2	Mulberry Condominiums	3318 N. 18th Avenue	110-26-166	1985	Townhouse, 1+ housing type	No style
3	Osborn 17	3358 N. 15th Avenue	110-27-001/ 110-27-002	1958	Courtyard Apt	No style
4		1520 W. Mulberry Drive	110-27-008	1950	Fourplex	No style
5		1525 W. Osborn Road	110-27-009	1985	Triplex	Ranch
6		1524 W. Mulberry Drive	110-27-010	1948	Triplex	Transitional Ranch
7		1530 W. Mulberry Drive	110-27-012	1948	Triplex	Transitional Ranch
8		1536 W. Mulberry Drive	110-27-014	1948	Triplex	Transitional Ranch
9		1540 W. Mulberry Drive	110-27-016	1948	Triplex	Transitional Ranch
10		3337–3341 N. 16th Avenue	110-27-018	1958	Triplex	Transitional Ranch
11		3338 N. 16th Avenue	110-27-020	1948	Triplex	Transitional Ranch
12		1605 W. Osborn Road	110-27-021	1953	Triplex	Transitional Ranch
13		1608 W. Mulberry Drive	110-27-022	1948	Triplex	Transitional Ranch
14		1611 W. Osborn Road	110-27-023	1953	Triplex	Transitional Ranch
15		1612 W. Mulberry Drive	110-27-024	1948	Triplex	Transitional Ranch
16		1615 W. Osborn Road	110-27-025	1953	Triplex	Transitional Ranch
17		1616 W. Mulberry Drive	110-27-026	1948	Triplex	Transitional Ranch
18		1619 W. Osborn Road	110-27-027	1953	Triplex	Transitional Ranch

continued

Table B.3. Properties Documented within Study Area C.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
19		1622 W. Mulberry Drive	110-27-028	1948	Triplex	Transitional Ranch
20		1625 W. Osborn Road	110-27-029	1950	Triplex	Transitional Ranch
21		1626 W. Mulberry Drive	110-27-030	1948	Triplex	Transitional Ranch
22		1629 W. Osborn Road	110-27-031	1950	Triplex	Transitional Ranch
23		1630 W. Mulberry Drive	110-27-032	1948	Triplex	Transitional Ranch
24		1638 W. Mulberry Drive	110-27-034	1953	Triplex	Transitional Ranch
25		1640 W. Mulberry Drive	110-27-035	1953	Triplex	Transitional Ranch
26		1646 W. Mulberry Drive	110-27-036	1953	Triplex	Transitional Ranch
27		1646 W. Mulberry Drive	110-27-036	1953	Triplex	Transitional Ranch
28	Encanto Oasis	1840 W. Thomas Road	110-33-076	1973	Courtyard Apt	No style
29	Encanto Garden Townhouses	2917–2985 N. 19th Avenue	110-33-123	1954	Designed, large-scale	Minimal Traditional

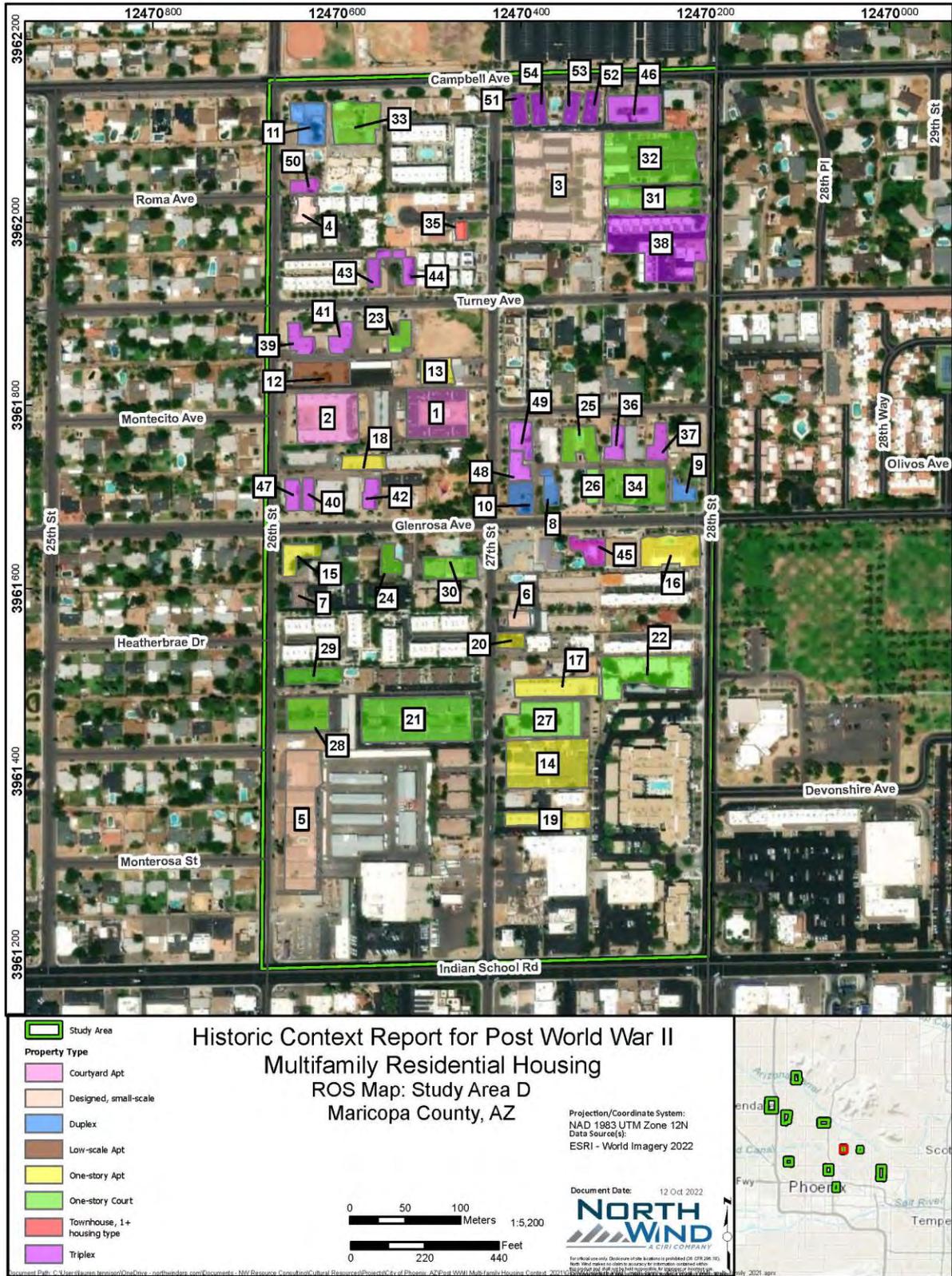


Figure B.4. Properties documented within Study Area D.

Table B.4. Properties Documented within Study Area D.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		4320 N. 27th Street	163-08-051C	1962	Courtyard Apt	Ranch
2		4325 N. 26th Street	163-08-119	1960	Courtyard Apt	Ranch
3	Monterey Park at the Biltmore	4419 N. 27th Street	163-08-210	1964	Designed, small-scale	International
4		4417–4421 N. 26th Street	163-08-025B	1964	Designed, small-scale	International
5	Casa D	4121–4141 N. 26th Street	163-05-032	1968	Designed, small-scale	No style
6		4231 N. 27th Street	163-05-019	1977	Designed, small-scale	Ranch
7		4241 N. 26th Street	163-05-040B	1962	Designed, small-scale	Ranch
8		2710 E. Glenrosa Avenue	163-08-007	1959	Duplex	Ranch
9		2744 E. Glenrosa Avenue	163-08-054B	1958	Duplex	Ranch
10		4301 N. 27th Street	163-08-006	1959	Duplex	Ranch
11		2601–2603 E. Campbell Avenue	163-08-040B	1950	Duplex	Ranch
12	Dahle-Hi	4331 N. 26th Street	163-08-018	1961	Low-scale Apt	International
13		4332 N. 27th Street	163-08-019A	1964	One-story Apt	International
14		4143 N. 27th Street	163-05-022	1962	One-story Apt	Ranch
15		2603 E. Glenrosa Avenue	163-05-001	1959	One-story Apt	Ranch
16		2737 E. Glenrosa Avenue	163-05-010G	1958	One-story Apt	Ranch

continued

Table B.4. Properties Documented within Study Area D.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
17	Dos Palmas	4211 N. 27th Street	163-05-041G	1968	One-story Apt	Ranch
18		4316 N. 27th Street	163-08-016	1967	One-story Apt	Ranch
19	The Collins	4135 N. 27th Street	163-05-012	1973	One-story Apt	Southwest Modern
20		4225 N. 27th Street	163-05-017	1971	One-story Apt	Unknown
21		4202 N. 27th Street	163-05-036	1962	One-story Court	Contemporary
22	Parkview Condominiums	4202 N. 28th Street	163-05-044	1964	One-story Court	International
23		2625–2629 E. Turney Avenue	163-08-021K	1958	One-story Court	Ranch
24		2633 E. Glenrosa Avenue	163-05-042A	1964	One-story Court	Ranch
25		2715–2719 E. Montecito Avenue	163-08-002/ 163-08-001	1958	One-story Court	Ranch
26		2714–2718 E. Glenrosa Avenue	163-08-009/ 163-08-008	1958	One-story Court	Ranch
27		4207 N. 27th Street	163-05-023	1974	One-story Court	Ranch
28	The Quad	4219–4223 N. 26th Street	163-05-034B/ 163-05-34A	1961	One-story Court	Ranch
29	The Hampton on 26 th	4227 N. 26th Street	163-05-038C	1976	One-story Court	Ranch
30		4250 N. 27th Street.	163-05-043B	1968	One-story Court	Ranch
31		4420 N. 28th Street	163-08-063B	1962	One-story Court	Ranch
32		4426–4430 N. 28th Street	163-08-135	1962	One-story Court	Ranch
33		2617–2621 E. Campbell Avenue	163-06-91A	1961	One-story Court	Ranch

continued

Table B.4. Properties Documented within Study Area D.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
34		2726 E. Glenrosa Avenue	163-08-066A	1960	One-story Court	Ranch
35	Villa de Roma	2641 E. Roma Avenue	163-08-084	1947	Townhouse, 1+ housing type	Multiple
36		2723 E. Montecito Avenue	163-08-069	1959	Triplex	Contemporary
37		2727–2731 E. Montecito Avenue	163-08-070/ 163-08-071	1959	Triplex	Contemporary
38		4402 N. 28th Street	163-08-062	1962	Triplex	International
39		2601 E. Turney Avenue	163-08-021J	1960	Triplex	Ranch
40		2606 E. Glenrosa Avenue	163-08-014	1955	Triplex	Ranch
41		2615 E. Turney Avenue	163-08-021H	1960	Triplex	Ranch
42		2618 E. Glenrosa Avenue	163-08-013	1956	Triplex	Ranch
43		2618 E. Turney Avenue	163-08-022D	1959	Triplex	Ranch
44		2620 E. Turney Avenue	163-08-022C	1959	Triplex	Ranch
45		2715–2719 E. Glenrosa Avenue	163-05-010C	1959	Triplex	Ranch
46		2727 E. Campbell Avenue	163-08-065B	1961	Triplex	Ranch
47		4301 N. 26th Street	163-08-012	1955	Triplex	Ranch
48		4309 N. 27th Street	163-08-005/ 163-08-004	1959	Triplex	Ranch
49		4317 N. 27th Street	163-08-004	1959	Triplex	Ranch
50		4423 N. 26th Street	163-08-027	1953	Triplex	Ranch

continued

Table B.4. Properties Documented within Study Area D.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
51		4443 N. 27th Street	163-08-042A	1964	Triplex	Ranch
52		2719 E. Campbell Avenue	163-08-042C	1964	Triplex	Ranch
53		2715 E. Campbell Avenue	163-08-042B	1964	Triplex	Ranch
54		2701 E. Campbell Avenue	163-08-042D	1964	Triplex	Ranch

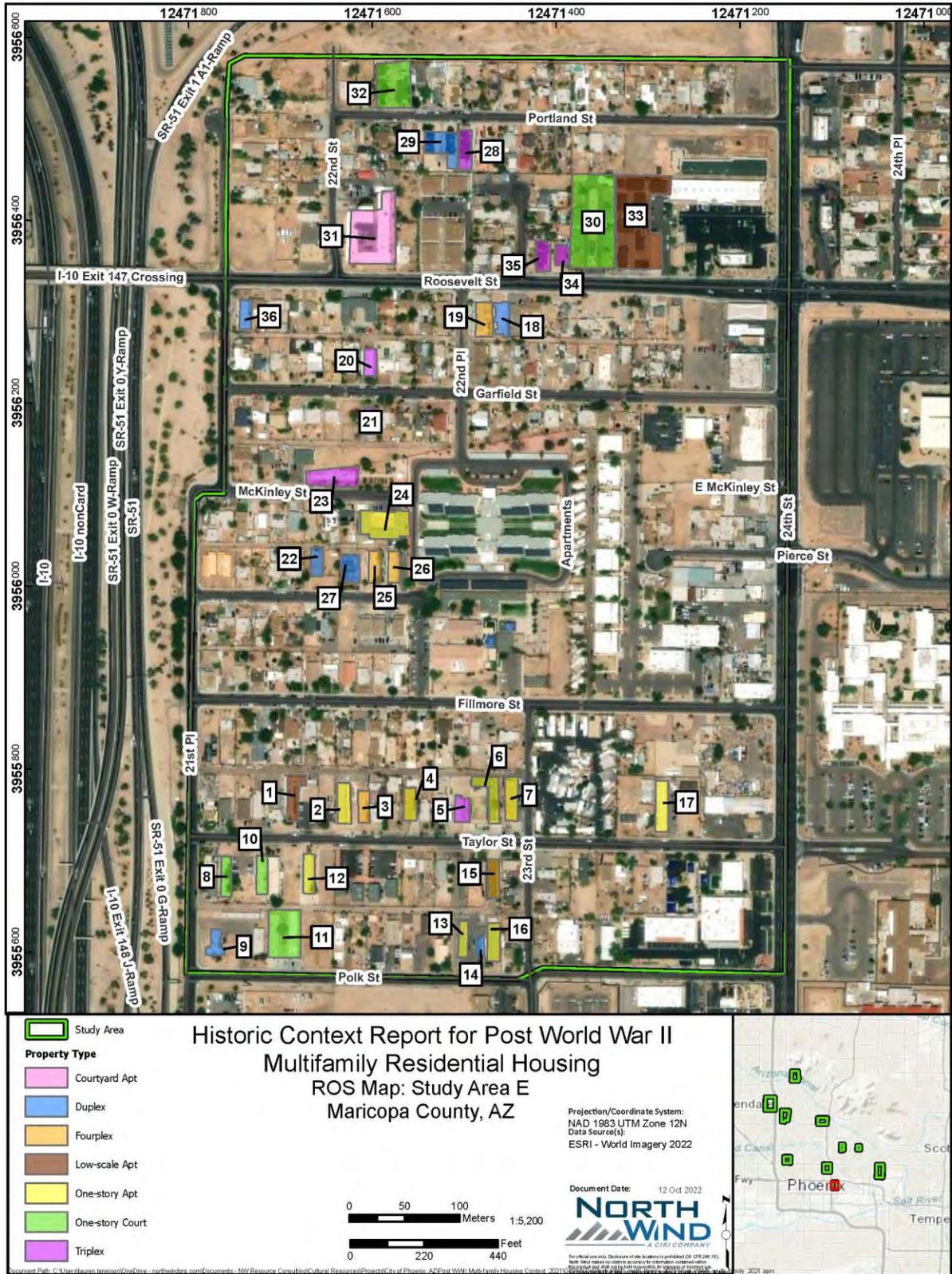


Figure B.5. Properties documented within Study Area E.

Table B.5. Properties Documented within Study Area E.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		2146 E. Taylor Street	116-01-018	1958	Low-scale Apt	Ranch
2		2202 E. Taylor Street	116-01-024	1963	One-story Apt	Ranch
3		2206 E. Taylor Street	116-01-026	1963	Fourplex	Ranch
4		2218 E. Taylor Street	116-01-032	1957	One-story Apt	Ranch
5		2230 E. Taylor Street	116-01-038	1950	Triplex	Minimal Traditional
6		2238 E. Taylor Street	116-01-040A	1965	One-story Apt	Ranch
7		2242 E. Taylor Street	116-01-043	1944	One-story Apt	Minimal Traditional
8		2129 E. Taylor Street	116-01-047	1953	One-story Court	Minimal Traditional
9		411 N. 21st Place	116-01-049A	1952	Duplex	Ranch
10		2137 E. Taylor Street	116-01-050	1959	One-story Court	Minimal Traditional
11		2148 E. Polk Street	116-01-054A	1953	One-story Court	No style
12		2149 E. Taylor Street	116-01-055	1957	One-story Apt	Ranch
13		2230 E. Polk Street	116-01-074	1957	One-story Apt	Ranch
14		2234 E. Polk Street	116-01-076	1936	Duplex	Ranch
15		2237 E. Taylor Street	116-01-077	1957	Fourplex	Ranch
16		2238 E. Polk Street	116-01-078	1962	One-story Apt	Ranch
17		2336 E. Taylor Street	116-02-006A	1963	One-story Apt	Ranch
18		2233 E. Roosevelt Street	116-03-009	1954	Duplex	No style
19		907 N. 22nd Place	116-03-011A	1946	Fourplex	Ranch

continued

Table B.5. Properties Documented within Study Area E.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
20		2206 E. Garfield Street	116-03-022	1958	Triplex	Contemporary
21		2205 E. Garfield Street	116-03-029	1958	Triplex	Contemporary
22		2150 E. Pierce Street	116-03-053	1958	Duplex	Ranch
23		2150 E. McKinley Street	116-03-057	1957	Triplex	International
24		2203 E. McKinley Street	116-03-090G	1968	One-story Apt	Ranch
25		2204 E. Pierce Street	116-03-090H	1961	Fourplex	Ranch
26		2212 E. Pierce Street	116-03-090J	1961	Fourplex	Ranch
27		2160 E. Pierce Street	116-03-409	1960	Duplex	Ranch
28		2231 E. Portland Street	116-04-071	1961	Triplex	Ranch
29		2219 E. Portland Street	116-04-075	1955	Duplex	Ranch
30		2310 E. Roosevelt Street	116-04-101	1944	One-story Court	Minimal Traditional
31		2202 E. Roosevelt Street	116-04-102C	1965	Courtyard Apt	No style
32		2206 E. Portland Street	116-04-105	1959	One-story Court	Ranch
33		2316 E. Roosevelt Street	116-04-114C/ 116-04-122	1949	Low-scale Apt	Minimal Traditional
34		2252 E. Roosevelt Street	116-04-118	1959	Triplex	Ranch
35		1001 N. 22nd Place	116-04-119A	1959	Triplex	Ranch
36		2129 E. Roosevelt Street	116-08-028B	1958	Duplex	Ranch

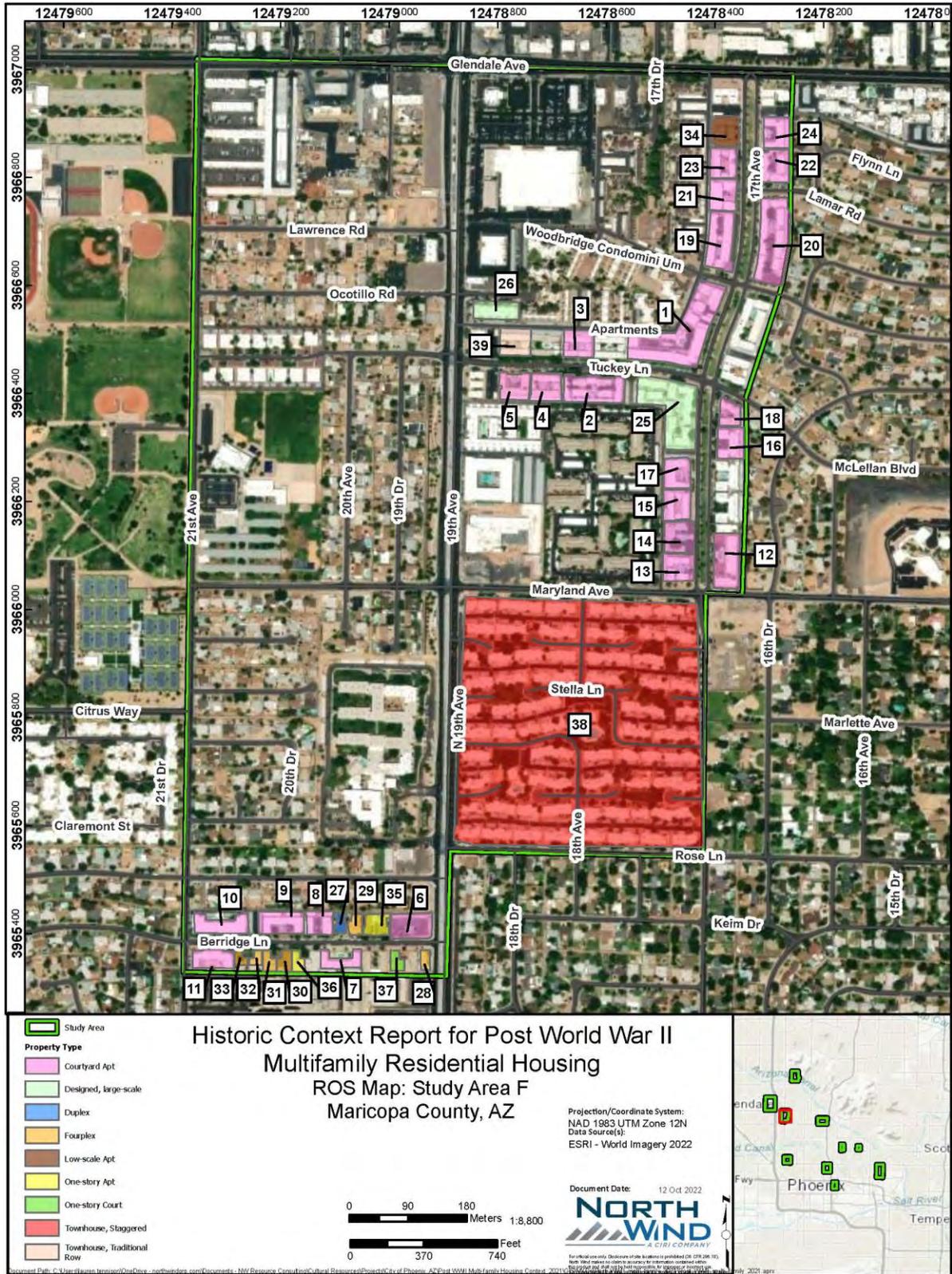


Figure B.6. Properties documented within Study Area F.

Table B.6. Properties Documented within Study Area F.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1	Olive 66	1702 W. Tuckey Lane	156-45-384	1985	Courtyard Apt	No style
2	Tuckey Ave Condominiums	1801 W. Tuckey Lane	156-45-355	1972	Courtyard Apt	No style
3		1804 W. Tuckey Lane	156-45-004	1963	Courtyard Apt	No style
4		1815 W. Tuckey Lane	156-45-010	1963	Courtyard Apt	No style
5	Ko-Ko	1827 W. Tuckey Lane	156-45-009	1963	Courtyard Apt	Contemporary
6		1908 W. Berridge Lane	156-13-076B	1959	Courtyard Apt	Contemporary
7	The Edge	1939 W. Berridge Lane	156-13-102A	1963	Courtyard Apt	Contemporary
8	Lamego Palms	1942 W. Berridge Lane	156-13-084A	1963	Courtyard Apt	Contemporary
9	The Signature	2014 W. Berridge Lane	156-13-086A	1961	Courtyard Apt	Contemporary
10	Berridge Villa	2040 W. Berridge Lane	156-13-091	1971	Courtyard Apt	No style
11	The DeVille	2041 W. Berridge Lane	156-13-094A	1961	Courtyard Apt	Contemporary
12	Hialeah Condominiums	6501 N. 17th Avenue	156-45-154	1964	Courtyard Apt	No style
13	Parisian	6502 N. 17th Avenue	156-45-019	1964	Courtyard Apt	Contemporary
14	Parkway Terrace Apts	6516 N. 17th Avenue	156-45-018	1964	Courtyard Apt	Contemporary
15	Midtown Villas	6528 N. 17th Avenue	156-45-017	1964	Courtyard Apt	Contemporary
16	Cornell Apts	6535–6555 N. 17th Avenue	156-45-299A	1981	Courtyard Apt	No style
17	Cosmo Apts	6542 N. 17th Avenue	156-45-016	1963	Courtyard Apt	Contemporary
18	Palo Verde Apts	6565 N. 17th Avenue	156-45-025	1973	Courtyard Apt	Contemporary
19	Modern Quarters	6702 N. 17th Avenue	156-44-005	1979	Courtyard Apt	No style

continued

Table B.6. Properties Documented within Study Area F.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
20		6725 N. 17th Avenue	156-44-013A	1971	Courtyard Apt	No style
21		6730 N. 17th Avenue	156-44-004	1979	Courtyard Apt	Mission/ Contemporary
22		6801 N. 17th Avenue	156-44-014	1966	Courtyard Apt	Southwest
23	Villa Serena	6802 N. 17th Avenue	156-44-003	1963	Courtyard Apt	Contemporary
24		6817 N. 17th Avenue	156-44-015	1962	Courtyard Apt	Contemporary
25	La Fuente Condominiums	1701 W. Tuckey Lane	156-45-247	1971	Designed, large-scale	No style
26	Woodbridge Apts	6635 N. 19th Avenue	156-17-475	1975	Designed, large-scale	Shed
27		1938 W. Berridge Lane	156-13-082	1959	Duplex	Minimal Traditional
28		1901 W. Berridge Lane	156-13-108A	1963	Fourplex	Contemporary
29		1932 W. Berridge Lane	156-13-081	1959	Fourplex	Ranch
30		2015 W. Berridge Lane	156-13-098	1960	Fourplex	Ranch
31		2019 W. Berridge Lane	156-13-097	1959	Fourplex	Ranch
32		2023 W. Berridge Lane	156-13-096C	1962	Fourplex	Ranch/Storybook
33		2027 W. Berridge Lane	156-13-096B	1962	Fourplex	Ranch/Storybook
34	Sieville	6818 N. 17th Avenue	156-44-002	1968	Low-scale Apt	Spanish Ranch
35		1920 W. Berridge Lane	156-13-080A	1960	One-story Apt	Ranch
36		2001–2007 W. Berridge Lane	156-13-100/ 156-13-099	1960	One-story Apt	Ranch/Storybook

continued

Table B.6. Properties Documented within Study Area F.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
37		1907–1913 W. Berridge Lane	156-13-107F/ 156-13-107E	1960	One-story Court	Ranch
38	Continental Villas West	1803 W. Maryland Avenue	156-18-015	1970	Townhouse, Staggered	Southwest Modern
39	Arcadia Springs	1828 W. Tuckey Lane	156-45-263	1964	Townhouse, Traditional Row	Contemporary
40	Avenue 19 Apartments	6545 N. 19th Avenue	156-45-028E	1970	Courtyard	No style
41	Tahitian Village	6565 N. 19th Avenue	156-45-136	1963	Courtyard	No style
42	North Palms Townhouses	2045 W. Tuckey Lane	156-15-191A	1962	Designed, small- scale	Contemporary

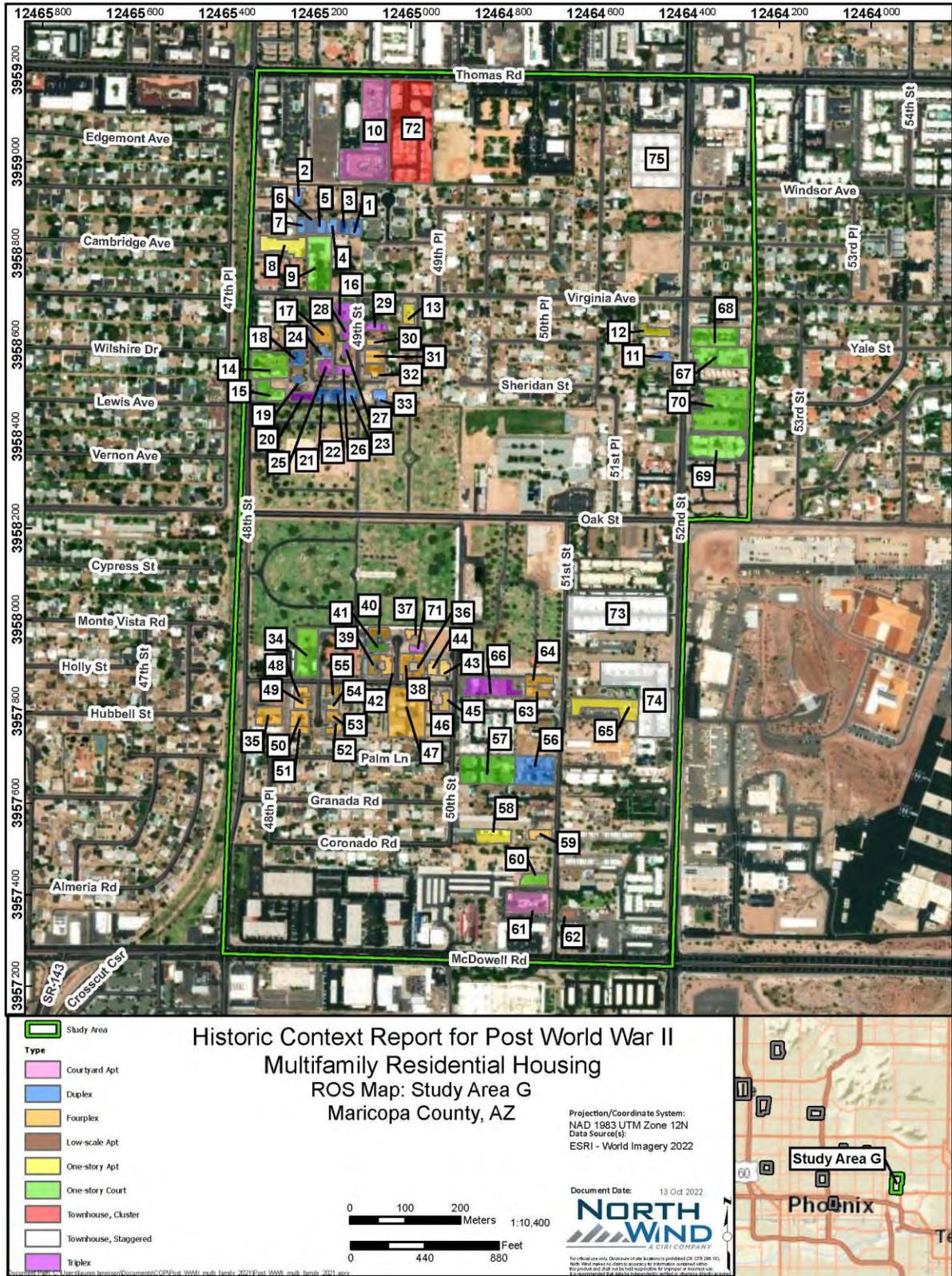


Figure B.7. Properties documented within Study Area G.

Table B.7. Properties Documented within Study Area G.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		4847 E. Cambridge Avenue	126-14-003F	1962	Duplex	Ranch
2		4820 E. Cambridge Avenue	126-14-003K	1973	Duplex	Ranch
3		4843 E. Cambridge Avenue	126-14-003M	1962	Duplex	Ranch
4		4837 E. Cambridge Avenue	126-14-003N	1962	Duplex	Ranch
5		4831 E. Cambridge Avenue	126-14-003P	1962	Duplex	Ranch
6		4825 E. Cambridge Avenue	126-14-003Q	1962	Duplex	Ranch
7		4819 E. Cambridge Avenue	126-14-003R	1962	Duplex	Ranch
8		2617 N. 48th Street	126-14-006D	1964	One-story Apt	Ranch
9	Camelback View Apts	4830 E. Virginia Avenue	126-14-016C	1960	One-story Court	Ranch
10	Prados Apts at Arcadia	4917 E. Thomas Road	126-14-021B	1978	Courtyard Apt	No style
11		2528 N. 52nd Street	126-16-024	1968	Duplex	Minimal Traditional
12	Granada East	2538 N. 52nd St	126-16-024	1968	One-story Apt	Spanish Ranch
13		4917 E. Virginia Avenue	126-17-016	1946	One-story Apt	Minimal Traditional
14		2515 N. 48th Street	126-17-020	1955	One-story Court	Ranch
15		2505 N. 48th Street	126-17-023	1955	One-story Court	Ranch
16		4839 E. Virginia Avenue	126-17-027	1958	Triplex	Ranch
17		2531–2533 N. 48th Place	126-17-028	1959	Fourplex	Ranch
18		2522 N. 48th Place	126-17-030	1959	Duplex	Ranch
19		2516 N. 48th Place	126-17-031	1959	Duplex	Ranch

continued

Table B.7. Properties Documented within Study Area G.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
20		4821 E. Sheridan Street	126-17-032	1957	Triplex	Ranch
21		4827 E. Sheridan Street	126-17-033	1959	Duplex	Ranch
22		4835 E. Sheridan Street	126-17-034	1959	Duplex	Ranch
23		4841 E. Sheridan Street	126-17-035	1959	Duplex	Ranch
24		2523 N. 48th Place	126-17-036A	1958	Duplex	Ranch
25		2513 N. 48th Place	126-17-037	1958	Triplex	Ranch
26		2514 N. 49th Street	126-17-038	1980	Triplex	Ranch
27		2524 N. 49th Street	126-17-039	1958	Triplex	Ranch
28		2532 N. 49th Street	126-17-040	1958	Triplex	Ranch
29		2535 N. 49th Street	126-17-041	1959	Triplex	Ranch
30		2529 N. 49th Street	126-17-042	1960	Fourplex	Ranch
31		2521 N. 49th Street	126-17-043	1976	Fourplex	Ranch
32		2501 N. 49th Street	126-17-044	1962	Fourplex	Ranch
33		4907 E. Sheridan Street	126-17-046	1964	Duplex	Ranch
34	Garden Court	4820 E. Holly Street	126-18-001	1957	One-story Court	Minimal Traditional
35		2011 N. 48th Street	126-18-008	1957	Fourplex	Ranch
36		4930 E. Holly Street	126-18-014C	1962	Fourplex	Ranch
37		2047 N. 49th Place	126-18-014D	1962	Fourplex	Ranch
38		4926 E. Holly Street	126-18-014E	1962	Fourplex	Ranch

continued

Table B.7. Properties Documented within Study Area G.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
39		4912 E. Holly Street	126-18-015B	1962	Fourplex	Ranch
40		2048 N. 49th Place	126-18-015C	1960	Fourplex	Ranch
41		2040 N. 49th Place	126-18-015D	1961	One-story Court	Ranch
42		4920 E. Holly Street	126-18-015E	1962	Fourplex	Ranch
43		4940 E. Holly Street	126-18-016N	1974	Fourplex	Spanish Ranch
44		4944 E. Holly Street	126-18-016P	1974	Fourplex	Spanish Ranch
45		4949 E. Holly Street	126-18-016Q	1963	Fourplex	Ranch
46		4947 E. Holly Street	126-18-016R	1963	Fourplex	Ranch
47		4917 E. Holly Street	126-18-017P	1963	Fourplex	Ranch
48		2020 N. 49th Street	126-18-021	1961	Fourplex	Ranch
49		2014 N. 49th Street	126-18-022	1961	Fourplex	Ranch
50		2008 N. 49th Street	126-18-023	1962	Fourplex	Ranch
51		2002 N. 49th Street	126-18-024	1962	Fourplex	Ranch
52		2001 N. 49th Street	126-18-025	1962	Fourplex	Ranch
53		2007 N. 49th Street	126-18-026	1962	Fourplex	Ranch
54		2013 N. 49th Street	126-18-027	1962	Fourplex	Ranch
55		2019 N. 49th Street	126-18-028	1962	Fourplex	Ranch
56		1844 N. 51st Street	126-20-005C	1950	Duplex	Minimal Traditional
57	Orangedale	1835 N. 50th Street	126-20-005D	1979	One-story Court	No style

continued

Table B.7. Properties Documented within Study Area G.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
58		1809 N. 50th Street	126-20-008E	1962	One-story Apt	No style
59		1804 N. 51st Street	126-20-009C	1963	Fourplex	Ranch
60		1634 N. 51st Street	126-20-012B	1965	One-story Court	Ranch
61	Casa Hermosa	1620 N. 51st Street	126-20-015A	1980	Courtyard Apt	No style
62		1615 N. 51st Street	126-20-024	1973	Low-scale Apt	No style
63		2016 N. 51st Street	126-21-003C	1973	Fourplex	Spanish Ranch
64		2020 N. 51st Street	126-21-003C	1973	Fourplex	Spanish Ranch
65		2011 N. 51st Street	126-21-011	1979	One-story Apt	Ranch
66		2019 N. 50th Street	126-21-040	1970	Triplex	Spanish Ranch
67	Suede	2525 N. 52nd Street	126-22-049B	1968	One-story Court	Ranch
68		2535 N. 52nd Street	126-22-050A	1955	One-story Court	Ranch
69	Casitas Del Cieto	2321 N. 52nd Street	126-22-056D	1971	One-story Court	Mansard
70	Olivewood	2503 N. 52nd Street	126-22-057A	1979	One-story Court	Ranch
71		2041 N. 49th Place	128-18-014B	1962	Triplex	Ranch
72		2868 N. 49th Place	multiple APNs	1973	Townhouse, Cluster	Mansard
73	Villa Del Monte	5185 E. Monte Vista Road	multiple APNs	1973	Townhouse, Staggered	Contemporary
74	The Buttes	2023 N. 51st Way	multiple APNs	1980	Townhouse, Staggered	Shed
75		5142 E. Edgemont Avenue	multiple APNs	1980	Townhouse, Staggered	Shed



Figure B.8. Properties documented within Study Area H.

Table B.8. Properties Documented within Study Area H.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		1302 W. Ironwood Drive	158-030-020	1959	Triplex	Ranch
2		1418 W. Cheryl Drive	158-27-007	1958	Triplex	Ranch
3		1402 W. Cheryl Drive	158-27-011	1954	Duplex	Ranch
4		10215-10221 N. 14th Avenue	158-27-013/ 158-27-012	1960	One-story Court	Ranch
5		1147 W. Peoria Avenue	158-27-021	1957	Duplex	Ranch
6		1143 W. Peoria Avenue	158-27-022	1957	Duplex	Ranch
7		1137 W. Peoria Avenue	158-27-023	1957	Duplex	Ranch
8		1133 W. Peoria Avenue	158-27-024	1957	Duplex	Ranch
9		1123-1127 W. Peoria Avenue	158-27-026/ 158-27-025	1957	One-story Court	Ranch
10		1132 W. North Lane	158-27-033	1972	Triplex	Ranch
11		1322 W. North Lane	158-27-041	1957	Duplex	Ranch
12		10301 N. 15th Avenue	158-27-053	1961	Designed Small-scale	Ranch
13		1421 W. Cochise Drive	158-27-063B	1960	Fourplex	Ranch
14		1431 W. Peoria Avenue	158-27-068L	1969	One-story Court	Ranch
15		10250 N. 13th Avenue	158-27-069B	1964	One-story Apt	Ranch
16		1204 W. Cochise Drive	158-27-072	1961	Duplex	Ranch
17		1141 W. North Lane	158-27-075	1950	Duplex	Ranch

continued

Table B.8. Properties Documented within Study Area H.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
18		1102 W. Cochise Drive	158-27-076A	1962	Duplex	Ranch
19		1328 W. Cochise Drive	158-27-091B	1964	One-story Court	Ranch
20		1310 W. Cochise Drive	158-27-091E	1972	One-story Court	Ranch
21		1420 W. North Lane	158-27-092	1968	Duplex	Ranch
22		1315 W. Peoria Avenue	158-27-103B	1963	Triplex	Ranch
23		10231 N. 15th Avenue	158-27-108	1964	One-story Court	Ranch
24		918 W. Cheryl Drive	158-28-016	1960	One-story Court	Ranch
25		925 W. Beryl Avenue	158-28-032	1972	Duplex	Ranch
26		10435 N. 11th Avenue	158-28-046	1974	Duplex	Ranch
27		10429 N. 11th Avenue	158-28-047	1979	Duplex	Ranch
28	Casa de Cuatros North Condominiums	925 W. Peoria Avenue	158-28-065	1977	Designed Small-scale	Southwest Modern
29	The Sands Apts	10001 N. 11th Avenue	158-29-024C	1963	Designed Small-scale	Ranch
30		732 W. Cinnabar Avenue	158-29-037D	1960	Fourplex	Ranch
31		703 W. Cinnabar Avenue	158-29-047	1960	One-story Apt	Ranch
32		715 W. Cinnabar Avenue	158-29-050	1960	One-story Apt	Ranch
33		9847 N. 11th Avenue	158-29-061A	1972	Fourplex	No style
34		9837 N. 11th Avenue	158-29-061B	1972	Fourplex	No style
35		9831 N. 11th Avenue	158-29-061C	1972	Fourplex	Ranch

continued

Table B.8. Properties Documented within Study Area H.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
36		9825 N. 11th Avenue	158-29-061D	1972	Fourplex	No style
37		923 W. Ironwood Drive	158-29-101	1965	Low-scale Apt	Ranch
38		924 W. Cinnabar Avenue	158-29-155	1965	Designed Small-scale	Ranch
39		936 W. Mountain View Road	158-29-204	1965	Designed Small-scale	Ranch
40		1220 W. Mountain View Road	158-30-053	1960	Fourplex	Ranch
41		9411 N. 13th Avenue	158-33-026A	1973	One-story Court	No style
42		9616 N. 14th Avenue	158-33-068B	1965	Duplex	Ranch
43		9611 N. 12th Avenue	158-33-096A	1976	Low-scale Apt	No style
44		9644 N. 11th Avenue	158-33-108/ 158-33-109	1964	Designed Small-scale	Ranch
45		9640 N. 11th Avenue	158-33-110	1965	Low-scale Apt	No style
46	Step One, Inc. Recovery Housing	9636 N. 11th Avenue	158-33-111	1965	Low-scale Apt	Ranch
47		9627 N. 12th Avenue	158-33-114A	1973	Duplex	Ranch
48		9635 N. 12th Avenue	158-33-116	1965	Low-scale Apt	No style
49		9639 N. 12th Avenue	158-33-117	1965	Low-scale Apt	No style
50		9647 N. 11th Avenue	158-33-119	1964	Fourplex	Ranch
51		9638 N. 12th Avenue	158-33-123	1973	Duplex	Ranch
52		9630 N. 12th Avenue	158-33-125	1976	Duplex	Ranch

continued

Table B.8. Properties Documented within Study Area H.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
53		9424 N. 9th Avenue	158-34-006A	1949	One-story Court	Ranch
54		9609 N. 11th Avenue	158-34-043	1977	Duplex	Ranch
55		9648 N. 9th Avenue	158-34-048A	1965	Fourplex	Ranch
56		9640 N. 9th Avenue	158-34-050A	1934	Triplex	Ranch
57		9609 N. 10th Avenue	158-34-059A	1972	Duplex	Ranch
58		9623 N. 10th Avenue	158-34-061	1964	One-story Court	Ranch
59		9638 N. 10th Avenue	158-34-070A	1972	Triplex	Ranch
60		9622 N. 10th Avenue	158-34-073	1964	One-story Court	Ranch
61		9606 N. 10th Avenue	158-34-077C	1958	Duplex	Ranch

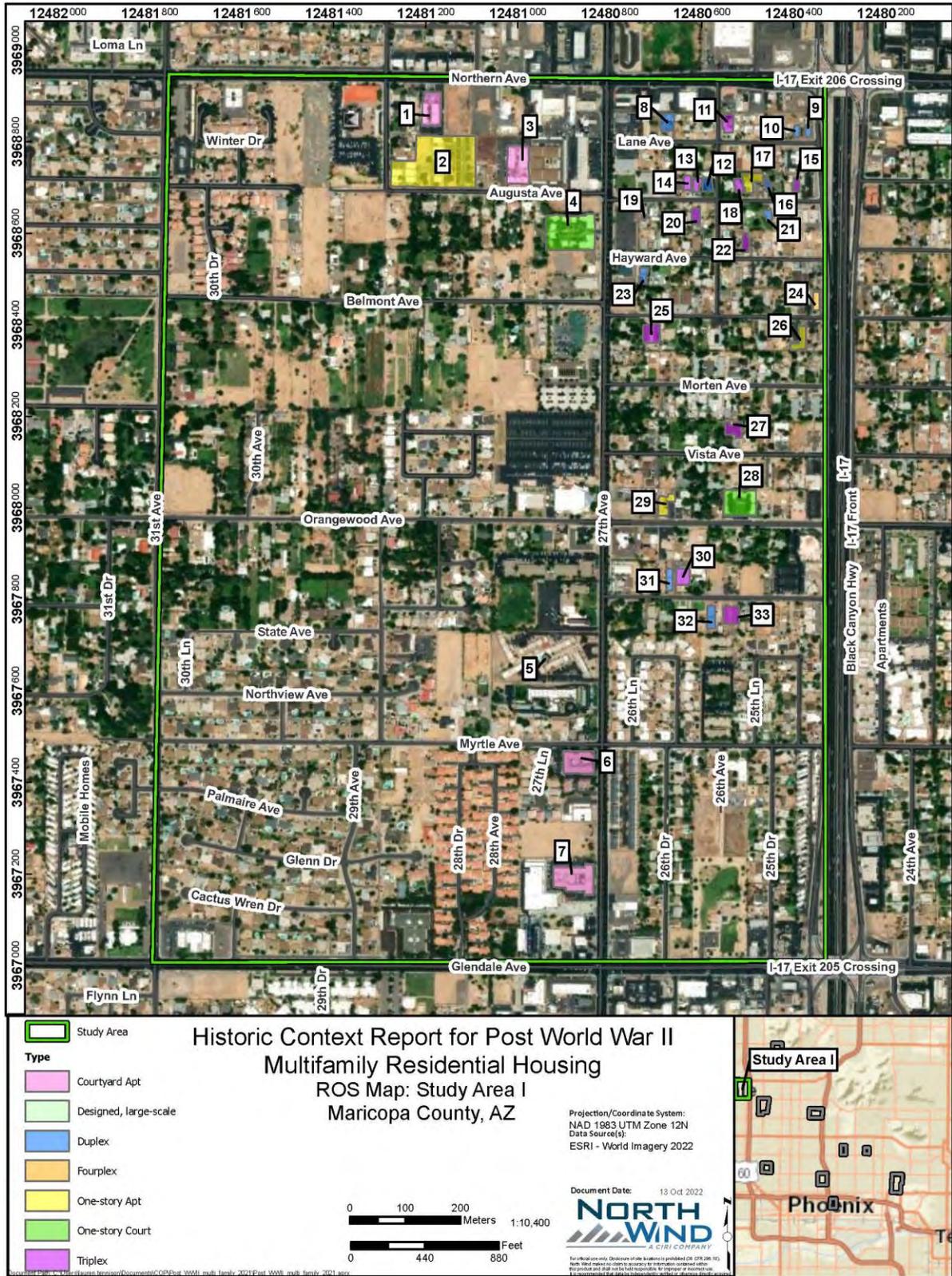


Figure B.9. Properties documented within Study Area I.

Table B.9. Properties Documented within Study Area I.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1	Northern Palms	2835 W. Northern Avenue	151-01-010	1973	Courtyard Apt	Mansard
2		2820-2844 W. Augusta Avenue	151-01-012F	1974	One-story Apt	Ranch
3		2738-2802 W. Augusta Avenue	151-01-016A/ 151-01-016B	1975	Courtyard Apt	No style
4	The Cove	7732 N. 27th Avenue	151-01-019	1959	One-story Court	Contemporary
5	Highland Park	7232 N. 27th Avenue	151-13-008F	1975	Designed, large-scale	No style
6	Glen Vista Apartments	7150 N. 27th Avenue	151-24-002F	1965	Courtyard Apt	Contemporary
7	Anchorage Point	7050 N. 27th Avenue	151-24-014A	1976	Courtyard Apt	No style
8		2630 W. Lane Avenue	157-29-018	1959	Duplex	Ranch
9		2512 W. Lane Avenue	157-29-033	1960	Duplex	Ranch
10		2514 W. Lane Avenue	157-29-034	1960	Duplex	Ranch
11		2548 W. Lane Avenue	157-29-041	1949	Triplex	Minimal Traditional
12		2602 W. Augusta Avenue	157-29-050	1961	Duplex	Ranch
13		2608 W. Augusta Avenue	157-29-051	1962	Triplex	Ranch
14		2616 W. Augusta Avenue	157-29-052B	1970	Triplex	Ranch
15		2506 W. Augusta Avenue	157-29-066	1947	Triplex	Ranch
16		2512 W. Augusta Avenue	157-29-069	1965	Duplex	Ranch
17		2516 W. Augusta Avenue	157-29-070A	1947	One-story Apt	Minimal Traditional/ Ranch

continued

Table B.9. Properties Documented within Study Area I.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
18		2540 W. Augusta Avenue	157-29-072	1959	Triplex	Minimal Traditional
19		2617 W. Augusta Avenue	157-29-077	1951	Duplex	Ranch
20		2607 W. Augusta Avenue	157-29-082	1955	Triplex	Minimal Traditional
21		2525 W. Augusta Avenue	157-29-099	1965	Duplex	Minimal Traditional
22		2536 W. Hayward Avenue	157-29-111	1962	Triplex	Ranch
23		2633 W. Hayward Avenue	157-29-117	1957	Duplex	Ranch
24		2502 W. Belmont Avenue	157-29-145	1972	Fourplex	Spanish Revival
25		2633 W. Belmont Avenue	157-30-003	1965	Triplex	Ranch
26		2509 W. Belmont Avenue	157-30-012	1974	One-story Apt	Mission
27		2542 W. Vista Avenue	157-30-047	1972	Triplex	Minimal Traditional
28		2546 W. Oranewood Avenue	157-30-075C	1959	One-story Court	Ranch
29		2630 W. Oranewood Avenue	157-30-080	1950/1978	One-story Apt	Ranch
30		2624 W. State Avenue	157-31-102	1962	Triplex	Minimal Traditional
31		2632 W. State Avenue	157-31-103B	1955	Duplex	Ranch
32		2605 W. State Avenue	157-31-114	1971	Duplex	Ranch
33	Northern Palms	2541 W. State Avenue	157-31-115A	1963	Triplex	Ranch

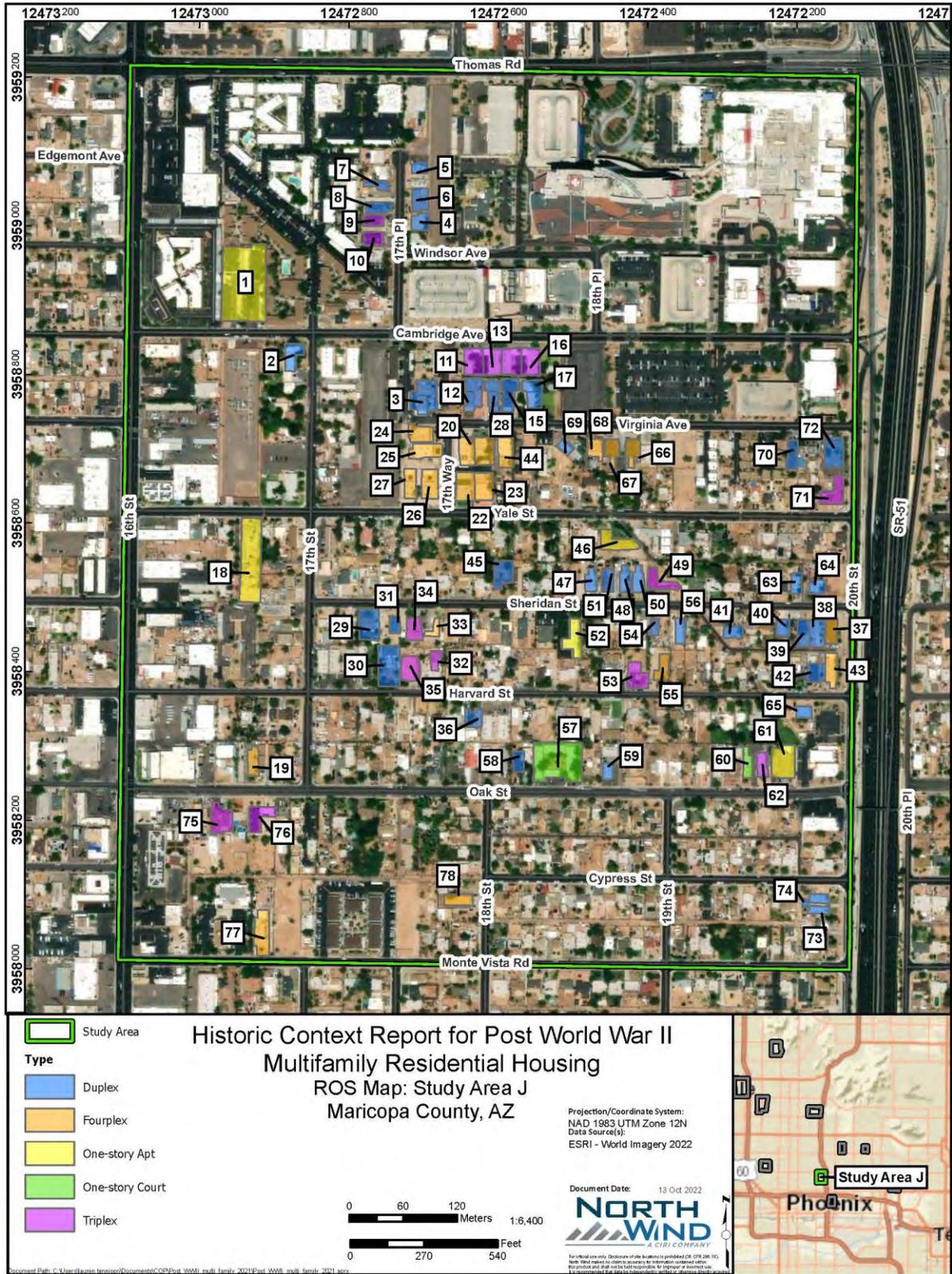


Figure B.10. Properties documented within Study Area J.

Table B.10. Properties Documented within Study Area J.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1		1632 E. Cambridge Avenue	117-04-005B	1956	One-story Apt	Ranch
2		1649 E. Cambridge Avenue	117-04-015C	1971	Duplex	Ranch
3		1736 E. Virginia Avenue	117-04-042B	1972	Duplex	Ranch
4		2807 N. 17th Place	117-04-056	1962	Duplex	Ranch
5		2817 N. 17th Place	117-04-057A	1965	Duplex	Ranch
6		2811 N. 17th Place	117-04-057B	1964	Duplex	Ranch
7		2822 N. 17th Place	117-04-061	1957	Duplex	Minimal Traditional
8		2818 N. 17th Place	117-04-062	1958	Duplex	Ranch
9		2812 N. 17th Place	117-04-063	1975	Triplex	Ranch
10		2808 N. 17th Place	117-04-064	1975	Triplex	Ranch
11		1745 E. Cambridge Avenue	117-04-070	1965	Triplex	Ranch
12		1746 E. Virginia Avenue	117-04-071	1972	Duplex	Ranch
13		1751 E. Cambridge Avenue	117-04-072	1965	Triplex	Ranch
14		1801 E. Cambridge Avenue	117-04-074	1965	Triplex	Ranch
15		1802 E. Virginia Avenue	117-04-075	1971	Duplex	Ranch
16		1809 E. Cambridge Avenue	117-04-076	1965	Triplex	Ranch
17		1810 E. Virginia Avenue	117-04-077	1971	Duplex	Ranch
18		1631 E. Yale Street	117-05-028	1947	One-story Apt	Ranch
19		1632 E. Oak Street	117-05-057	1949	Fourplex	Transitional Ranch

continued

Table B.10. Properties Documented within Study Area J.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
20		1747 E. Virginia Avenue	117-05-070A	1972	Fourplex	International
21		1749 E. Virginia Avenue	117-05-070B	1971	Fourplex	Spanish Revival
22		1744 E. Yale Street	117-05-070C	1971	Fourplex	Ranch
23		1748 E. Yale Street	117-05-070D	1971	Fourplex	No style
24		2540 N. 17th Way	117-05-071A	1972	Fourplex	Spanish Revival
25		2530 N. 17th Way	117-05-071B	1971	Fourplex	Spanish Revival
26		1730 E. Yale Street	117-05-071D	1971	Fourplex	No style
27		1728 E. Yale Street	117-05-071E	1971	Fourplex	No style
28		1752 E. Virginia Avenue	117-05-073	1971	Duplex	Ranch
29		1711 E. Sheridan Street	117-05-080B	1960	Duplex	Minimal Traditional
30		1722 E. Harvard Street	117-05-085A	1936	Duplex	No style
31		1721 E. Sheridan Street	117-05-085B	1960	Duplex	Ranch
32		1734 E. Harvard Street	117-05-086D	1961	Triplex	Ranch
33		1735 E. Sheridan Street	117-05-086E	1963	Fourplex	Ranch
34		1731 E. Sheridan Street	117-05-086F	1963	Triplex	Ranch
35		1724 E. Harvard Street	117-05-086H	1964	Triplex	Ranch
36		1743 E. Harvard Street	117-05-109C	1941	Duplex	Minimal Traditional
37		1951 E. Sheridan Street	117-06-014	1961	Fourplex	Ranch
38		1945 E. Sheridan Street	117-06-015	1963	Duplex	Ranch

continued

Table B.10. Properties Documented within Study Area J.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
39		1943 E. Sheridan Street	117-06-016B	1962	Duplex	Ranch
40		1935 E. Sheridan Street	117-06-016C	1962	Duplex	Ranch
41		1919 E. Sheridan Street	117-06-020F	1960	Duplex	Minimal Traditional
42		1946 E. Harvard Street	117-06-024	1962	Duplex	Ranch
43		1950 E. Harvard Street	117-06-025	1962	Fourplex	Ranch
44		1751 E. Virginia Avenue	117-06-032A	1971	Fourplex	Spanish Revival
45		1802 E. Sheridan Street	117-06-033	1946	Duplex	Ranch
46		1827 E. Yale Street	117-06-043C	1961	One-story Apt	Ranch
47		1828 E. Sheridan Street	117-06-043J	1954	Duplex	Ranch
48		1840 E. Sheridan Street	117-06-043M	1960	Duplex	Ranch
49		1852 E. Sheridan Street	117-06-043N	1963	Triplex	Ranch
50		1844 E. Sheridan Street	117-06-043P	1959	Duplex	Ranch
51		1834 E. Sheridan Street	117-06-043Q	1956	Duplex	Ranch
52		1819 E. Sheridan Street	117-06-047B	1960	One-story Apt	Ranch
53		1838 E. Harvard Street	117-06-053	1931	Triplex	Minimal Traditional
54		1843 E. Sheridan Street	117-06-054A	1956	Duplex	Minimal Traditional
55		1846 E. Harvard Street	117-06-054B	1951	Fourplex	Ranch
56		1901 E. Sheridan Street	117-06-059B	1962	Duplex	No style
57		1816 E. Oak Street	117-06-062A	1961	One-story Court	Ranch

continued

Table B.10. Properties Documented within Study Area J.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
58		1806 E. Oak Street	117-06-068D	1964	Duplex	Ranch
59		1838 E. Oak Street	117-06-080A	1972	Duplex	Ranch
60	Palm Garden Apartments	1920 E. Oak Street	117-06-087D/117-06-087C	1960	One-story Court	Ranch
61		1932 E. Oak Street	117-06-094C	1961	One-story Apt	Ranch
62		1928 E. Oak Street	117-06-094D	1961	Triplex	Ranch
63		1940 E. Sheridan Street	117-06-099A	1967	Duplex	Ranch
64		1942 E. Sheridan Street	117-06-100B	1926	Duplex	Minimal Traditional
65		1941 E. Harvard Street	117-06-102G	1951	Duplex	Minimal Traditional
66		1841 E. Virginia Avenue	117-06-103E	1972	Fourplex	No style
67		1835 E. Virginia Avenue	117-06-103F	1972	Fourplex	No style
68		1829 E. Virginia Avenue	117-06-103G	1972	Fourplex	No style
69		1815 E. Virginia Avenue	117-06-103H	1967	Duplex	Minimal Traditional
70		1933 E. Virginia Avenue	117-06-108	1977	Duplex	Ranch
71		1950 E. Yale Street	117-06-112A	1962	Triplex	Ranch
72		2544 N. 20th Street	117-06-112B	1961	Duplex	Ranch
73		2214 N. 20th Street	117-14-153	1936	Duplex	Minimal Traditional
74		2218 N. 20th Street	117-14-154	1961	Duplex	Minimal Traditional
75		1621 E. Oak Street	117-15-032F	1947	Triplex	Ranch

continued

Table B.10. Properties Documented within Study Area J.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
76		1635 E. Oak Street	117-15-034C	1979	Triplex	Ranch
77		1638 E. Monte Vista Road	117-15-054	1951	Fourplex	Ranch
78		2212 N. 18th Street	117-15-065	1949	Fourplex	International

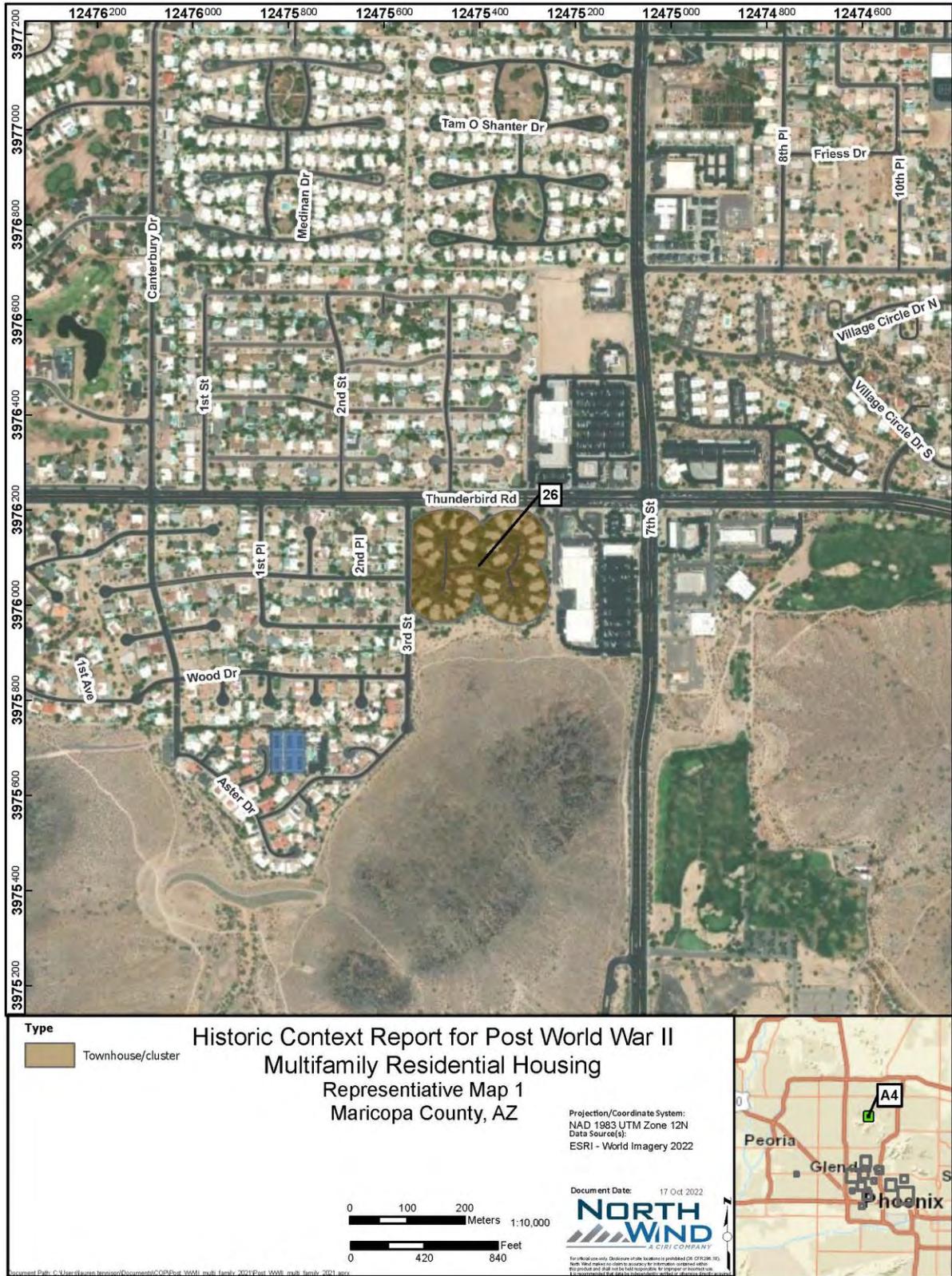


Figure B.11. Representative properties documented by North Wind outside of the study areas (map 1 of 11).

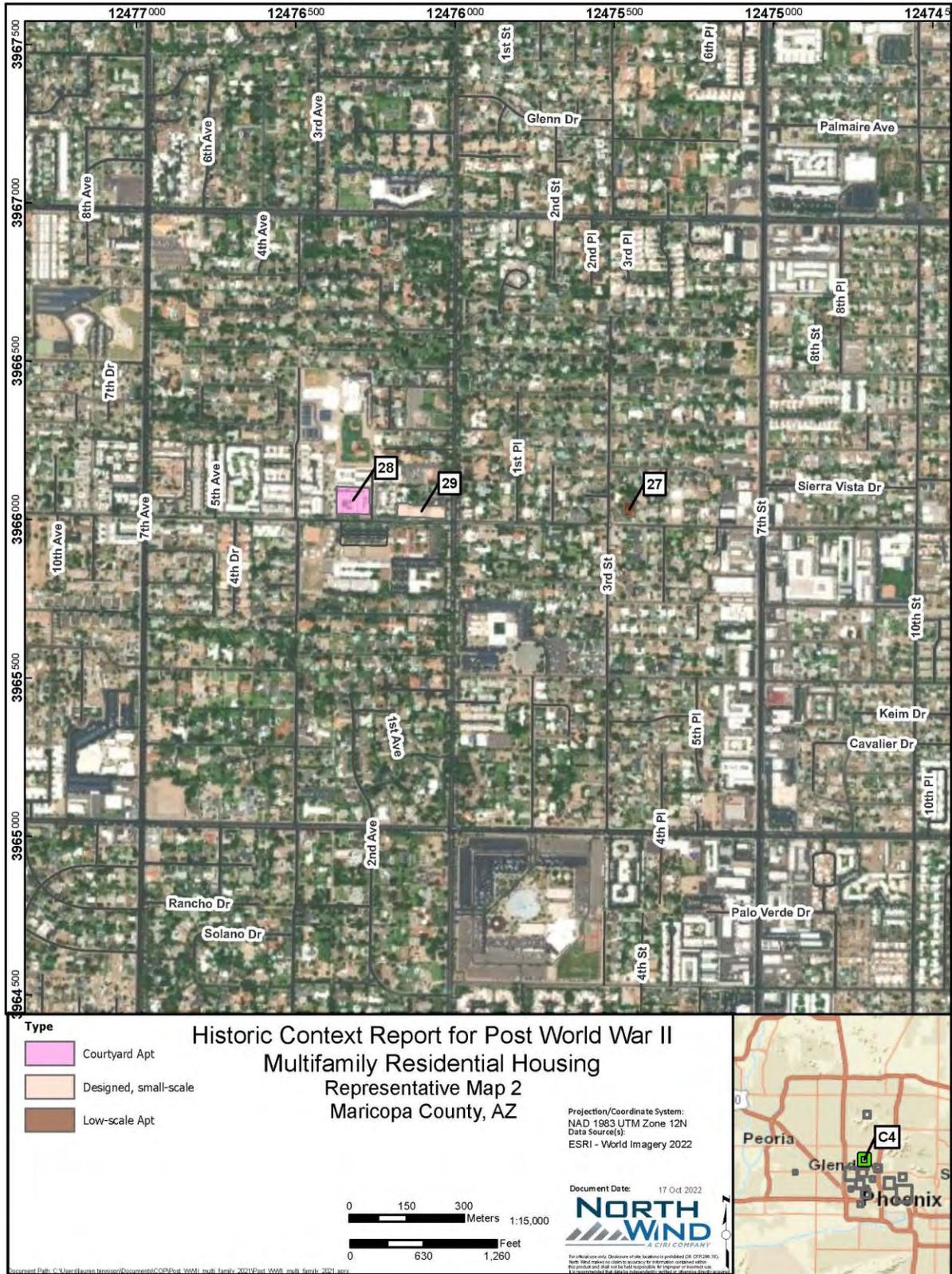


Figure B.12. Representative properties documented by North Wind outside of the study areas (map 2 of 11).

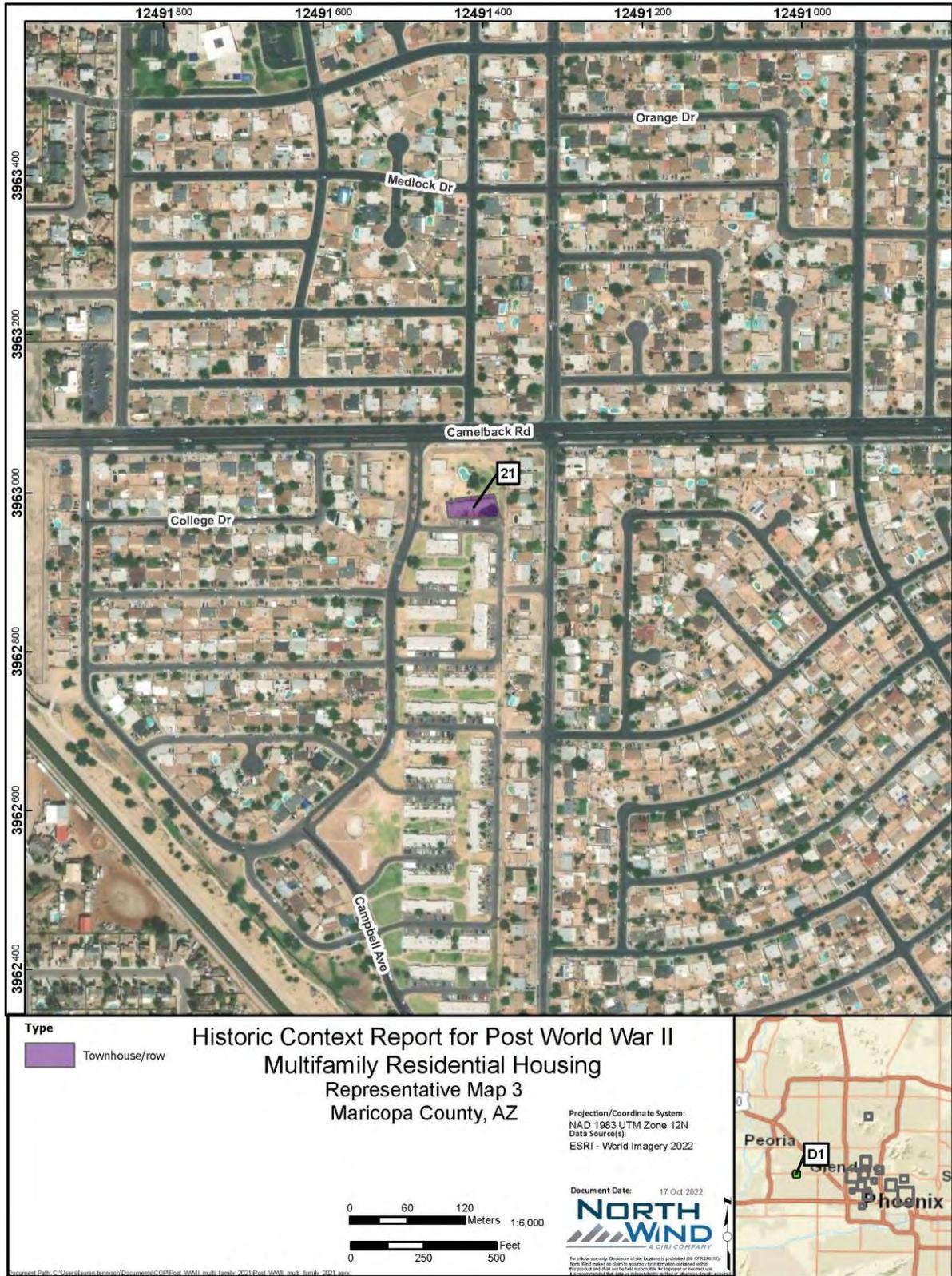


Figure B.13. Representative properties documented by North Wind outside of the study areas (map 3 of 11).

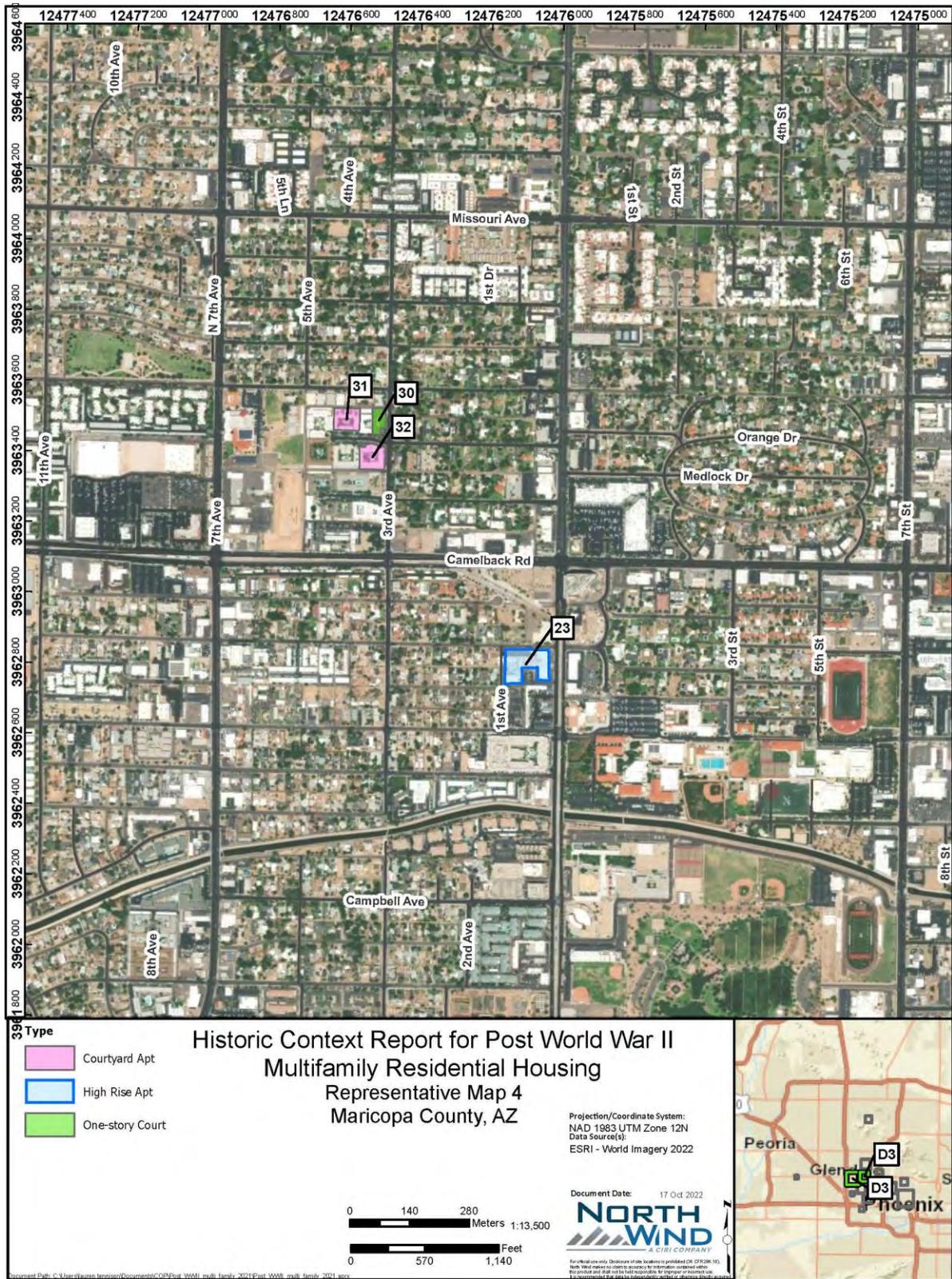


Figure B.14. Representative properties documented by North Wind outside of the study areas (map 4 of 11).

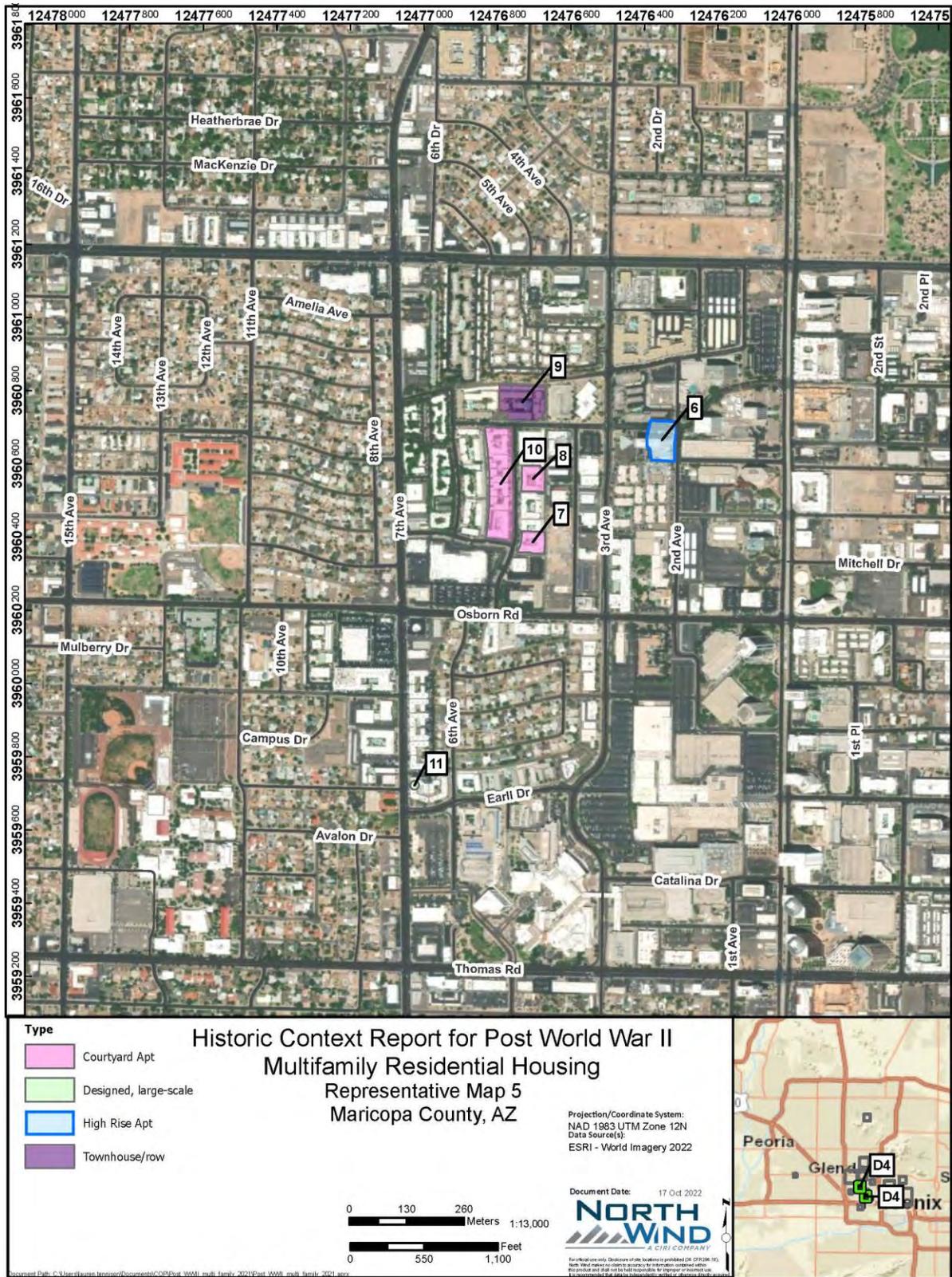


Figure B.16. Representative properties documented by North Wind outside of the study areas (map 5 of 11).



Figure B.17. Representative properties documented by North Wind outside of the study areas (map 6 of 11).

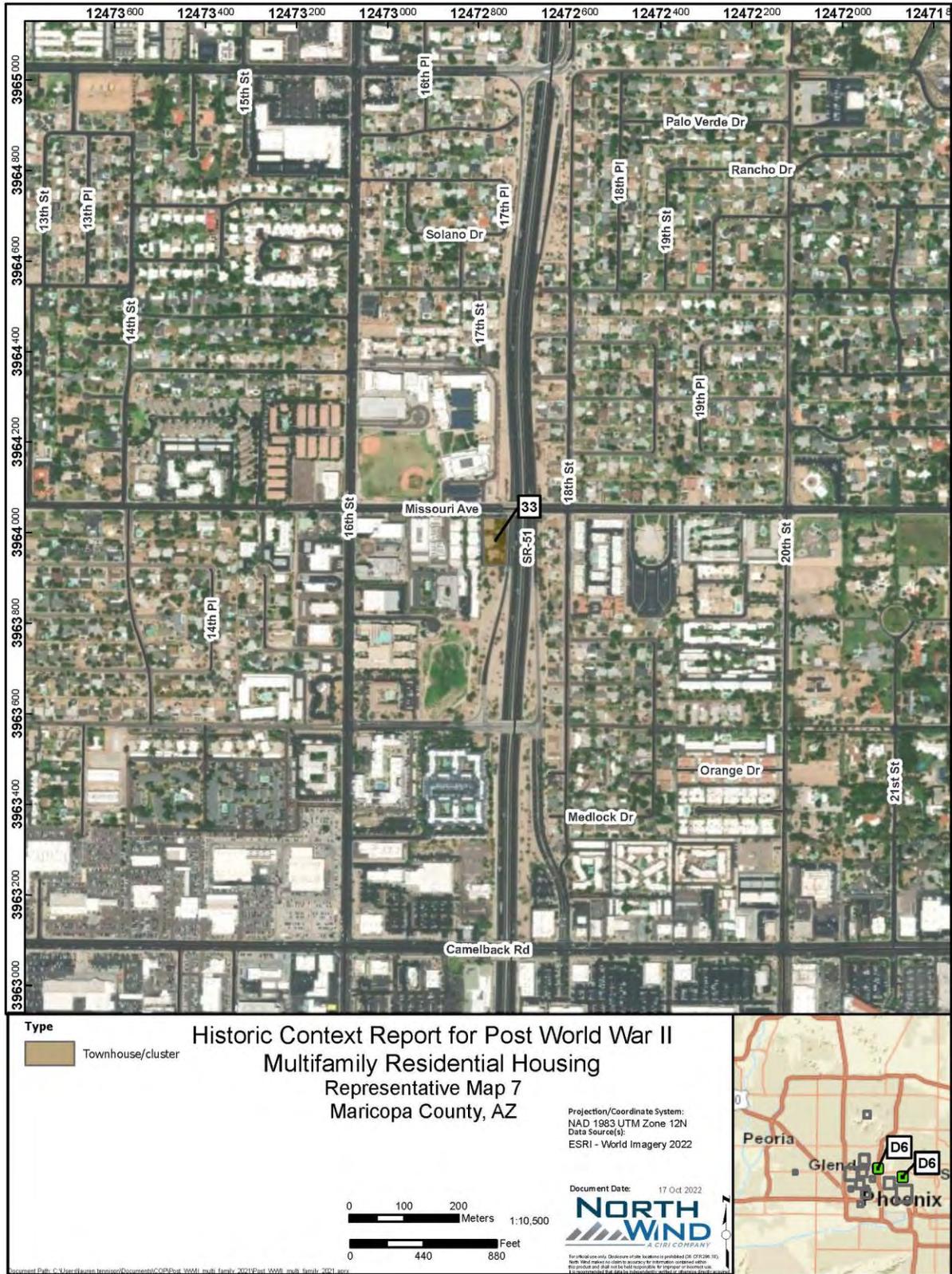


Figure B.18. Representative properties documented by North Wind outside of the study areas (map 7 of 11).



Figure B.19. Representative properties documented by North Wind outside of the study areas (map 8 of 11).



Figure B.20. Representative properties documented by North Wind outside of the study areas (map 9 of 11).

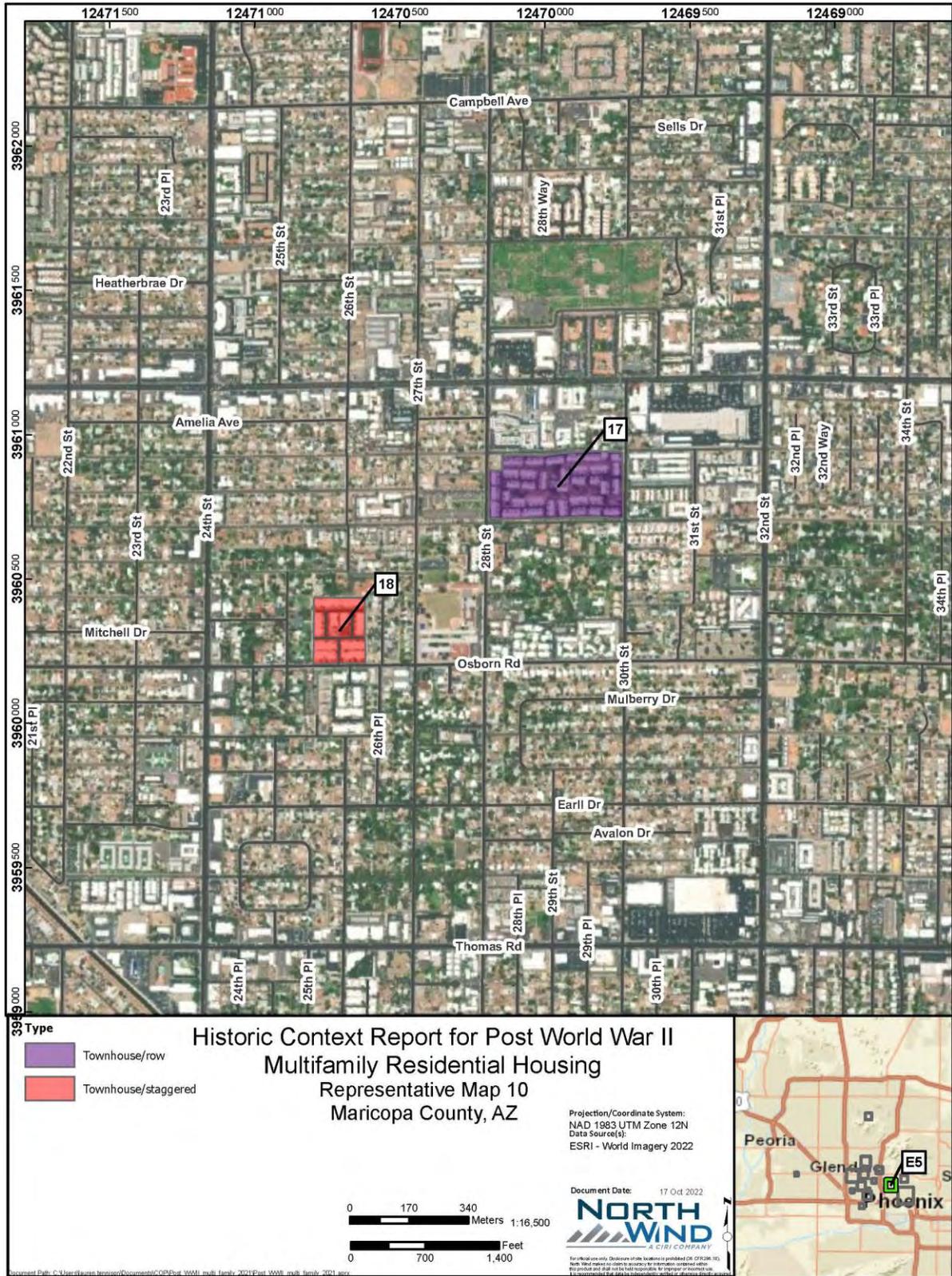


Figure B.21. Representative properties documented by North Wind outside of the study areas (map 10 of 11).

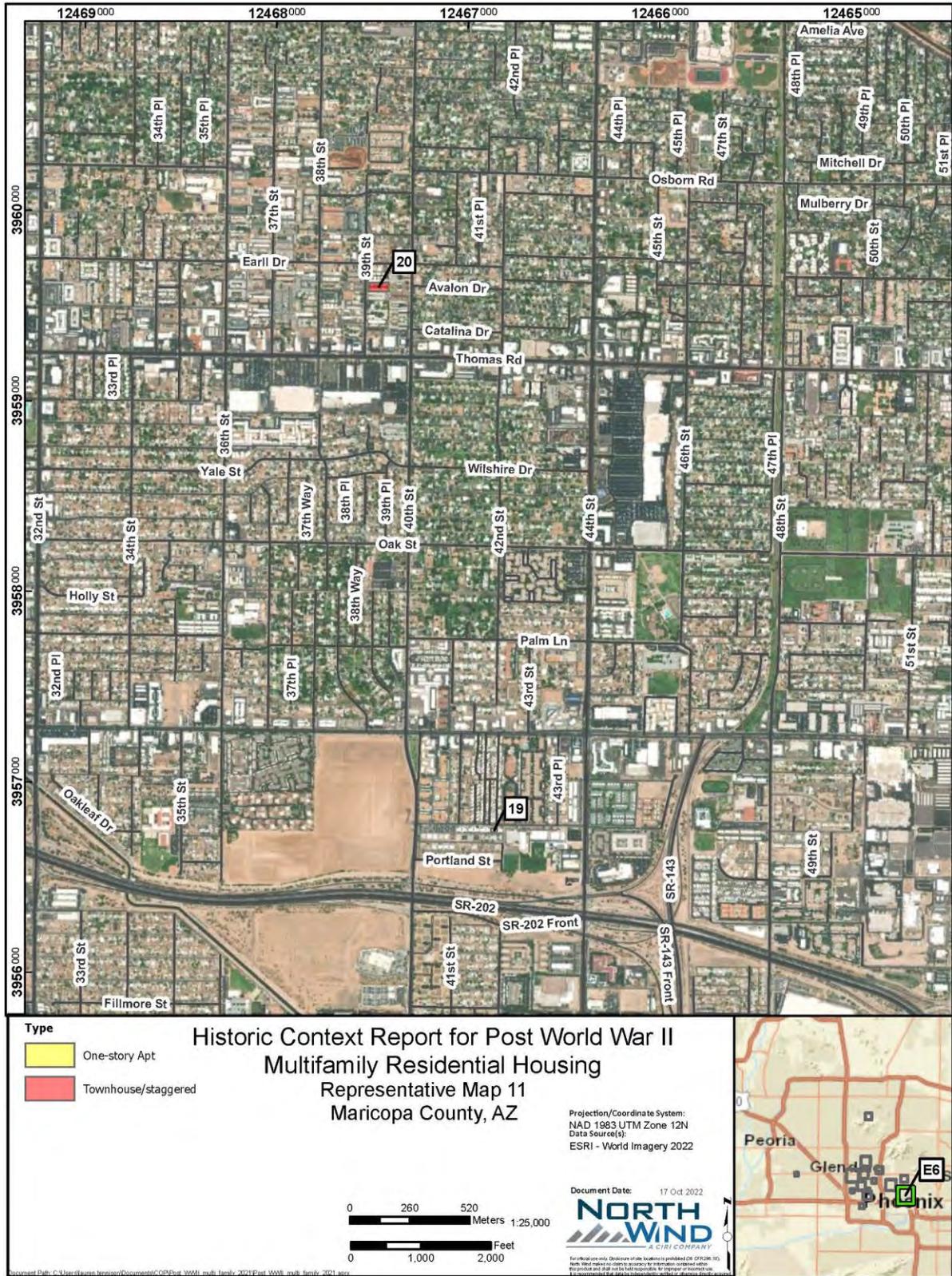


Figure B.22. Representative properties documented by North Wind outside of the study areas (map 11 of 11)

Table B.11. Representative Properties Located Outside of the Study Areas.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
1	Park Manor Terrace	2917 N. 19th Avenue	110-33-226	1954	Designed, large-scale	Minimal Traditional
2		625–627 N. 5th Avenue	111-39-031	1920	Duplex	Tudor
3	Olmstead Apartments	377 N. 4th Avenue	111-41-064	1951	Low-scale Apt	No style
4	The Wexler	3030 N. 7th Street	113-08-005A	1980	Designed, small-scale	International
5	Desert Villa Studios	4236 N. 12th Street	115-15-088	1975	One-story Court	Minimal Traditional
6	Executive Towers	207 W. Clarendon Avenue	118-27-028	1964	High Rise Apt	Contemporary
7	The Shorewood	3601 N. 5th Avenue	118-29-005E	1960	Courtyard Apt	Contemporary
8	Aura at Midtown	3629 N. 5th Avenue	118-29-005G	1962	Courtyard Apt	Contemporary
9	Ardmore Cooperative Apartments	500 W. Clarendon Avenue	118-29-006B	1962	Townhouse/row	Contemporary
10	The Pierre on 5th	3600 N. 5th Avenue	118-30-315	1961	Courtyard Apt	No style
11	Belcourt Apartments	3117 N. 7th Avenue	118-38-133A	1957	Designed, large-scale	Contemporary
12	En Vivo	2530 N. 3rd Street	118-47-103	1980	Courtyard Apt	Contemporary
13	El Encanto	2214 N. Central Avenue	118-51-115D	1969	Courtyard Apt	Spanish Revival
14	Phoenix Towers	2201 N. Central Avenue	118-52-019A	1957	High Rise Apt	Contemporary
15		365 E. Palm Lane	118-54-080	1968	Townhouse/staggered	No style
16	Villa del Coronado	114–150 E. Coronado Road	118-55-012	1958	Designed, large-scale	Contemporary
17	Villa Seville	3816 N. 30th Street	119-02-194	1966	Townhouse/row	Spanish Revival
18	Sutton Place	2602 E. Osborn Road	119-05-083	1964	Townhouse/staggered	Spanish Revival

continued

Table B.11. Representative Properties Located Outside of the Study Areas.

Map Reference No.	Current Name	Address	APN(s)	Year Built	Property Type	Architectural Style
19	Whispering Sands	4133 E. Belleview Street	125-20-015	1963	One-story Apt	Spanish Revival
20	Sterling Townhouses	3021 N. 39th Street	127-21-141	1964	Townhouse/staggered	Contemporary
21	Holiday Gardens	7110 W. Mariposa Street	144-37-007	1963	Townhouse/row	Minimal Traditional
22	Casa Fiesta Townhomes	2000 W. Hazelwood Pkwy	154-01-175	1967	Townhouse/row	Spanish Revival
23	Camelback Towers	4750 N. Central Avenue	155-28-134	1963	High Rise Apt	Contemporary
24	Park Lee Alice Apartments	1510 W. Highland Avenue	155-45-006B	1955	Designed, large-scale	Neoclassical
25	Phoenix Townhouses	4534 N. 15th Avenue	155-45-199	1965	Townhouse/row	New Traditional
26	Gold Key Townhomes	13226 N. 3rd Way	159-02-284A	1977	Townhouse/cluster	Spanish Revival
27		306–316 W. Maryland Avenue	161-19-002A	1954	Low-scale Apt	Contemporary
28	Maryland Parkway West	110 W. Maryland Avenue	161-27-039A	1956	Courtyard Apt	Contemporary
29	Olympus Condos	6502 N. Central Avenue	161-27-051A	1964	Designed, small-scale	New Formalism
30	Rosecrest	302 W. Medlock Drive	162-26-028	1960	One-story Court	Ranch
31	Medlock West	320–330 W. Medlock Drive	162-26-030	1959	Courtyard Apt	Contemporary
32	Saxony Apartments	301 W. Medlock Drive	162-26-036	1959	Courtyard Apt	Contemporary
33	Executive Suites Townhomes	1711 E. Missouri Avenue	164-55-230	1964	Townhouse/cluster	Contemporary
34	Williamsburg Square	4451 N. 40th Street	171-21-139	1963	Townhouse/staggered	New Traditional