

Pre-1950 Historic Residential Resources Reconnaissance Survey Report

Vol. I of II

Prepared for:

The City of Phoenix Planning Department
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ACKNOWLEDGEMENTS

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PROJECT BACKGROUND

The City of Phoenix Planning Department, in order to further the documentation of historic and soon to be historic residential areas, decided a reconnaissance survey was needed to identify areas for future intensive survey work. Information was needed about the extent, distribution, and potential significance of those residential areas developed before 1950. It was determined that the data base provided would not only assist in prioritizing areas for future study, but also in determining appropriate boundaries for survey projects, preparing survey budgets, and responding to future information requests and grant announcements on a timely basis.

It was also recognized that a survey would provide preliminary information on the historical and architectural resources of the community that might be affected by future development, and also provide the basis for compliance with the National Historic Preservation Act. The Historic Preservation Commission's charge to identify properties and districts of historic significance was also seen as being furthered by the information resulting from a reconnaissance survey.

In May of 1990, a comprehensive pre-1950 historic residential resources reconnaissance survey was begun.

PROJECT METHODOLOGY

PROJECT OBJECTIVES

The City of Phoenix Planning Department, Historic Preservation Section commissioned this residential reconnaissance survey to develop a data base regarding the historic (pre-1950) development of the community and a guideline for continued study of individual residential areas (neighborhoods) in order of urgency. For the purposes of this survey, we define a NEIGHBORHOOD as "a group of dwellings sharing proximity and/or character as well as developmental history."

The stated project objectives follow:

- 1) identify all neighborhoods within the 1990 Phoenix City limits which were built before 1950;
- 2) develop an overview of residential development in Phoenix from 1900 to 1950 as demonstrated through various historic themes;
- 3) document neighborhoods to the level necessary to adequately scope, plan, and prioritize areas for future comprehensive study; and
- 4) provide preliminary information on the historical and architectural resources of the community (at a neighborhood level) that might be affected by future development.

This reconnaissance survey did not focus on individual structures or buildings, but rather identified neighborhoods appropriate for future intensive study. Such comprehensive surveys resulted in the listing of some neighborhoods eligible for the City Register or even the National Register of Historic Places.

CURRENT KNOWLEDGE

A considerable body of knowledge regarding Phoenix' residential development has been amassed since 1977 through historic resource surveys. Most of these surveys cover the older areas surrounding the original townsite of 1871, areas affected by Freeway

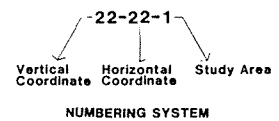
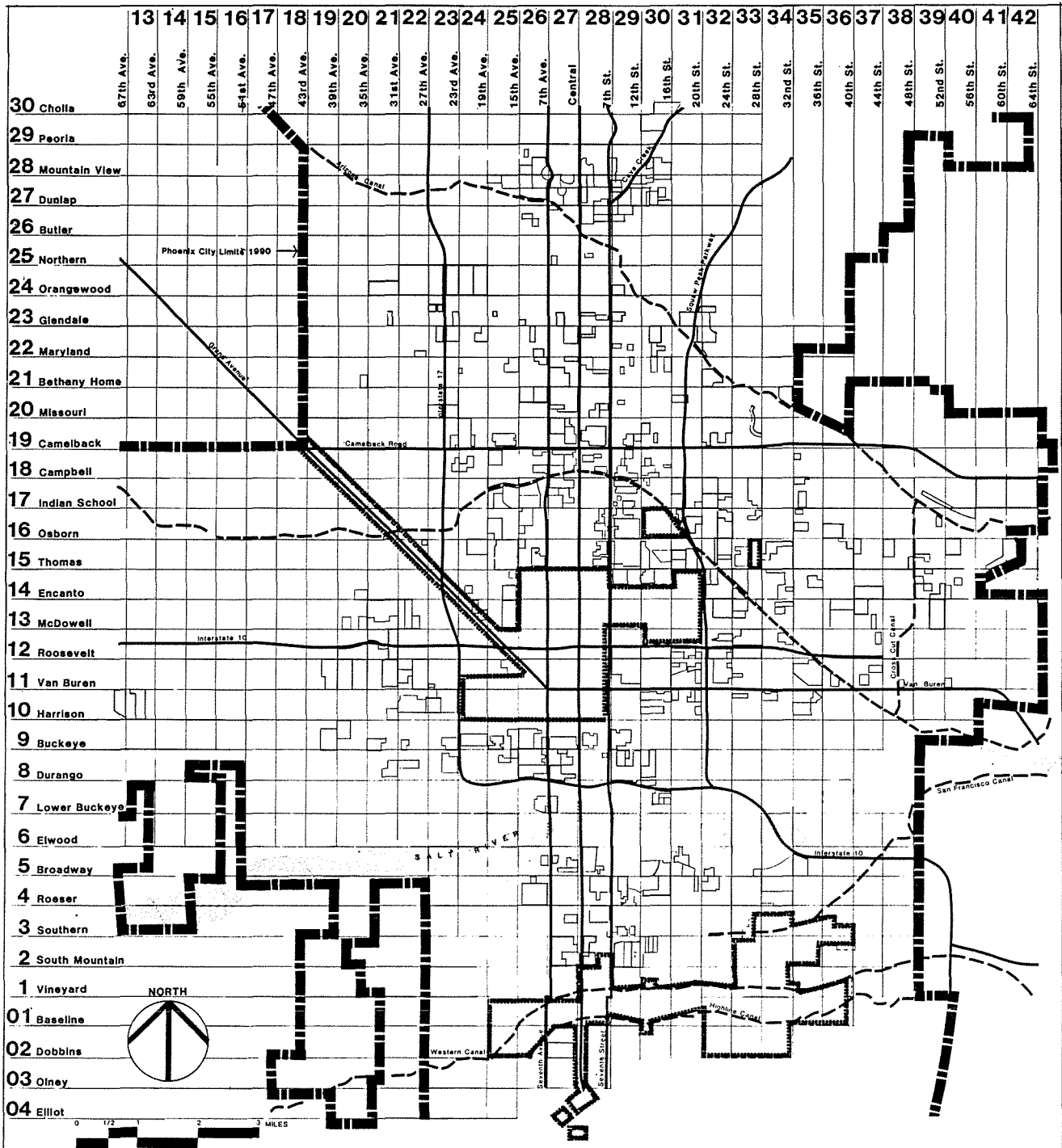
corridors, and the agricultural area near South Mountain. This survey put these and heretofore unidentified neighborhoods into contexts of community planning and development, residential architectural styles, water, agriculture, and ethnic groups. There is a possibility that additional contexts may be identified beyond those already mentioned.

Several urban historians and geographers have published summaries of community growth in the Salt River Valley. Such secondary source material served as a strong basis for understanding distributions and chronologies of residential growth specific to this survey project. Furthermore, oral interviews with local real estate developers and builders active in Phoenix during the 1930s through 1950s and beyond gave insight to the influences on architectural styles, construction methods, and land subdivision.

STUDY AREA BOUNDARY

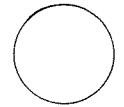
The study area includes the approximately 422 square miles within the 1990 city limits of Phoenix with the exception of those neighborhoods previously surveyed. Identified areas of exclusion are as follows:

- Roosevelt Multiple Resource Area
- Coronado Historic District
- Victoria Place Historic District
- F. Q. Story Historic District
- WILLO - Alvarado Multiple Property Area
- Evans - Churchill Survey
- Phoenix Homesteads Historic District
- Governmental Mall Redevelopment Area
- Encanto - Palmcroft Historic District
- South Mountain Agricultural Area
- Phoenix Townsite Historic District
- Grand Avenue Corridor
- Longview Redevelopment Area
- Capital Redevelopment Area



Phoenix Pre-1950 Historic Residential Reconnaissance Survey

RYDEN ARCHITECTS December 1990



NEIGHBORHOOD BOUNDARIES AND JUSTIFICATION

A two-step process was used to determine the study area boundary of each neighborhood. First, the 1949 aerial photographs were compared with those from 1989 to determine which neighborhoods had survived. A preliminary boundary was drawn on copies of the 1989 aerial photos for use in the field. Upon visual inspection of each neighborhood the preliminary boundary was adjusted as necessary to eliminate as many obvious perimeter intrusions of modern development as possible.

Also, portions of neighborhoods may have been excluded from the final study area because of general loss of integrity. The resulting final boundary represents the limits of each study area which will be considered for future historic resource areas.

About 20 percent of the preliminary neighborhood study area's required adjustment of boundaries in the field.

ARCHIVAL RESEARCH

In order to make the archival research for this reconnaissance both manageable and effective, we first assembled in "broad brush" outlines form a developmental history of Phoenix from 1870 to 1950. We recognized that in previously completed surveys, specific themes from specific periods have already been identified and enumerated, but we reasoned that an overarching developmental history is necessary to provide an adequate context for this reconnaissance survey.

Just as it was not the intent of this reconnaissance to resurvey previously studied neighborhoods, neither was it our intent to reinvent the historical wheel. We proposed to incorporate already established themes into our developmental history in addition to developing themes and contexts derived from our review of secondary sources which have a broad perspective on the history of Phoenix. These sources include Bradford Luckingham's Phoenix: The History of a Southwestern Metropolis (1989), G. Wesley Johnson, Jr's Phoenix

Valley of the Sun (1982), and Arthur G. Horton's An Economic, Political and Social Survey of Phoenix and the Valley of the Sun (1941). In addition, the more detailed doctoral dissertations of Dr. Luckingham's students were also reviewed. Specifically we looked at Geoffrey P. Mawn's "Phoenix, Arizona: Central City of the Southwest, 1870-1920" (1979), Michael J. Kotlanger's "Phoenix, Arizona 1920 - 1940" (1983), and Michael Konig's "Toward Metropolis Status: Charter Government and the Rise of Phoenix, Arizona, 1945 - 1960" (1983). To complete our source survey we also reviewed additional theses and dissertations such as Jay Edward Niebur's M. A. thesis "The Social and Economic Effect of the Great Depression on Phoenix, Arizona, 1929 - 1934" (1967), and analyze the wealth of scholarly articles such as Michael Konig's "Postwar Phoenix, Arizona: Banking and Boosterism" (1984) and Charles S. Sargent's "Towns of the Salt River Valley, 1870 - 1930" (1973).

On a simultaneous track with this source review, we conducted a series of oral interviews with longtime Phoenix experts in the fields of real estate titles, financing and development to tap their knowledge of Phoenix development during the 1920s, 30s and 40s. Questions asked followed a written format to assure uniformity in data collection and allow for a better analytical comparison.

Having completed the research process, the assembled information was presented to the survey team where input from both historians and architects was added together to form the developmental outline. This "broad brush" framework included historical events which triggered new patterns in economic activity, the development of government and governmental initiated infrastructure, transportation patterns, agricultural developments, tourism, banking and finance and technological advances which spurred growth. The framework also presented hypotheses for the development of Phoenix, especially in the 1920s, 30s and 40s and presented probable themes and contexts into which future survey areas may fall.

With this developmental document in place the historians then began the process of researching the legal description of targeted survey areas to determine date platted and date subdivided, the name of the original owner and the name of the developer. Having ascer-

tained the nuts and bolts, they analyzed the probable themes and contexts which affected the development of the property and undertook a "broad brush" archival investigation to determine if the hypothesis had probable validity for the surveyed area.

Having determined the site specific information for the surveyed area and having completed the "broad brush" research to determine probable validity and possible avenues of research for future surveys the historians have turned the completed forms back to the survey librarian for further disposition.

FIELD SURVEY

The following outline describes in general terms the technical approach to conducting the field work.

1. Obtain research materials: 1949 aerial photos, Previous surveys, 1987 aerial photos, City of Phoenix Street map
2. Plot previously surveyed areas on the base map.
3. Compare 1949 and 1987 aerial photos to identify "target areas" for visual investigation. These target areas are neighborhoods which appear on both photos. Plot target areas on photocopies of aerial photos for use in field. Assign an inventory number to each target area based on quartersection coordinates.
4. Execute windshield survey of each target area to establish whether sufficient integrity exists to warrant further study. Photograph streetscapes. Complete inventory form. Establish boundaries for future comprehensive surveys.
5. Compile a list of those target areas eliminated from further study and note the reasons for exclusion.
6. Compile a list of those target areas identified for further study and note significance or theme.
7. Plot future survey areas on base map.
8. Evaluate expected results with actual results of field survey noting characteristics such as distribution, quantity, age/style, density, property types, historic associations, themes, etc.

9. Analyze findings in the field with regards to development patterns identified in the narrative overview.
10. Identify gaps in archival or field data. Recommend areas and subjects for future research.
11. Prepare survey report, index map, study area maps (by quartersection), inventory forms with photographs.

NEIGHBORHOOD INFORMATION COLLECTION

Through both field survey and archival research particular data for each neighborhood were sought in order to determine the integrity, significance, and condition. Major types of information gathered include the following:

- Location and boundary of neighborhood
- Approximate number of buildings
- Percentage of pre-1950 buildings
- Extent of alteration, addition, or demolition.
- Subdivision names and plotting dates
- Period of development
- Representative architectural styles

THREATS

Based upon analysis such survey information, recommendations can be made for the extent and urgency of further study.

INTER-DISCIPLINARY STUDY

Field survey and archival research were carried on simultaneously. The documentary work resulted in a narrative overview of residential development in Phoenix from 1870 through 1950. The field survey produced an inventory of historical neighborhoods which may demonstrate patterns of development as described in the overview. It will be the objective of future neighborhood surveys to identify in which contexts particular areas fit and to define boundaries of historic districts.

EXPECTED RESULTS

Several major characteristics of development were examined in this residential survey. Our previous experience in survey work and our knowledge of the history of Phoenix' development led us to expect the following survey results.

DISTRIBUTION

We predicted concentrations of intact historic neighborhoods in the following areas:

- Central City
- Adjacent to canals
- Sunnyslope
- Alhambra
- Cactus
- Ingelside
- Arcadia
- North Central Avenue
- South Phoenix
- Orangewood
- Longview
- Biltmore

PROPERTY TYPES

We predicted finding several distinct property types:

- Custom home subdivisions
- Early tract house subdivisions (Late 1940s)
- Multi-family apartments along major streets
- Suburban "agricultural" subdivisions

QUANTITY

We predicted finding approximately: 150 historic residential neighborhoods for further study containing a total of 3,000 historic dwellings.

INTEGRITY

We predicted finding wide ranging levels of integrity. Poorer neighborhoods demonstrated less sensitive additions and alterations than wealthier neighborhoods. What is more additions and alterations were found more often in poorer neighborhoods. Multi-family and commercial development as well as substantial alteration of buildings were the most common alterations.

AGE/STYLE

We predicted that the architectural styles of residences would closely follow the eras of popularity seen nationally. Because of Phoenix' regional (rather than cultural) context we expected to find a large proportion of Spanish Colonial and related revival styles. Ranch style houses were expected to tend toward the Spanish rather than the Eastern Colonial influence.

THEMES

We predicted the following themes would be identified with historic Phoenix residential neighborhoods:

- Community development and planning
- Residential architectural styles and construction methods
- Agricultural development of Phoenix
- Ethnic History - Black, Hispanic



SURVEY RESULTS

INTEGRITY

Integrity, for the purpose of this study, was defined as the quality of being complete or unimpaired with regards to original state. Integrity, as it relates to the amount of architectural or design alteration present, can be examined at two scales.

- 1) Neighborhood streetscape and
- 2) Individual buildings.

Levels of integrity should not be confused with condition of streetscapes or buildings. Condition is a function of maintenance and repair. Integrity is a function of alteration and addition.

Field investigation revealed that integrity of neighborhoods tended to be subjectively evaluated by a combination of the two scales, streetscape and building, as tempered by a feeling of time and place.

At a scale of neighborhood streetscape, integrity factors for evaluation included density of buildings, distribution and proportion of vacant land and modern intrusions, continuity of setbacks and building height, appropriate landscaping, street furniture and light standards, tree lawns, sidewalks, and fences.

At a scale of individual buildings, integrity factors for evaluation included the extent or impact of facade alterations or additions. Such changes to the original facades include porch enclosure, window replacement, wall sheathing and reroofing with materials different from the original kind.

Field investigation revealed, as was predicted, that poorer neighborhoods demonstrate less sensitive additions and alterations than wealthier neighborhoods. There are many examples of inappropriate uses of expensive materials such as aluminum siding used for sheathing brick houses. In contrast, there are examples of appropriate uses of inexpensive materials such as stone and adobe room additions and board-and-batten porch roofs added to adobe houses. Problems with integrity often were caused by alterations using materials too technologically refined or too modern for a particular building's style or era.

Neighborhoods were generally determined not appropriate for future study if they had suffered a loss of integrity or had sustained a

large proportion of modern intrusions. There was, however, discovered a category of building which were begun and less than 50% complete before 1950 but primarily developed after that date. Such neighborhoods may exhibit good integrity but did not meet the age criterion. These late-developing, good integrity neighborhoods may have uniform character or style and thus have been categorized as being "considered for future evaluation."

PROPERTY TYPES

For the most part, suburban development of residential subdivisions was accomplished one house at a time. Typically, until after WWII, prospective homeowners would purchase from a real estate company a lot in a desirable subdivision and hire a contractor to build a house based on a custom plan, or more often a pattern plan.

Mass-produced, tract housing was the result of wartime industrial techniques and the postwar population boom. Only a few such neighborhoods were in existence before 1950. Builders continued to use the Ranch style which was popularly accepted before the war, however they continued to simplify the details and elevations for the sake of greater profitability.

Multi-family apartments along major streets appeared in the 1940s. Because they were not numerous, generally small-scale, and designed in the Ranch style like the surrounding single family houses, they tend to blend into the residential neighborhoods. Often these apartments consisted of rows of contiguous units flanking a grassy courtyard. The rows were positioned perpendicular to the street. Tenant parking was provided in alley carports. Occasionally the apartments were two-story buildings with continuous porches and balconies.

Very few suburban subdivisions were actually conceived and marketed as agricultural properties. Subdivisions offering lots of 2 to 10 acres allowed homeowners to enjoy agricultural pursuits for either pleasure or subsistence.

STATISTICAL SURVEY RESULTS

Total = 373

A = 34

B = 105

C = 42

D = 192

Legend: Areas of Significance

No.
of Areas

1. Community Planning & Dev.
Residential Dev. Between,..
 - a. Transportation
 - b. Environmental Amenities
 - c. Tourism (+ recreation)
 - d. National Defense
 - e. Subsidized Housing
2. Agriculture
3. Ethnic Groups
4. Architecture

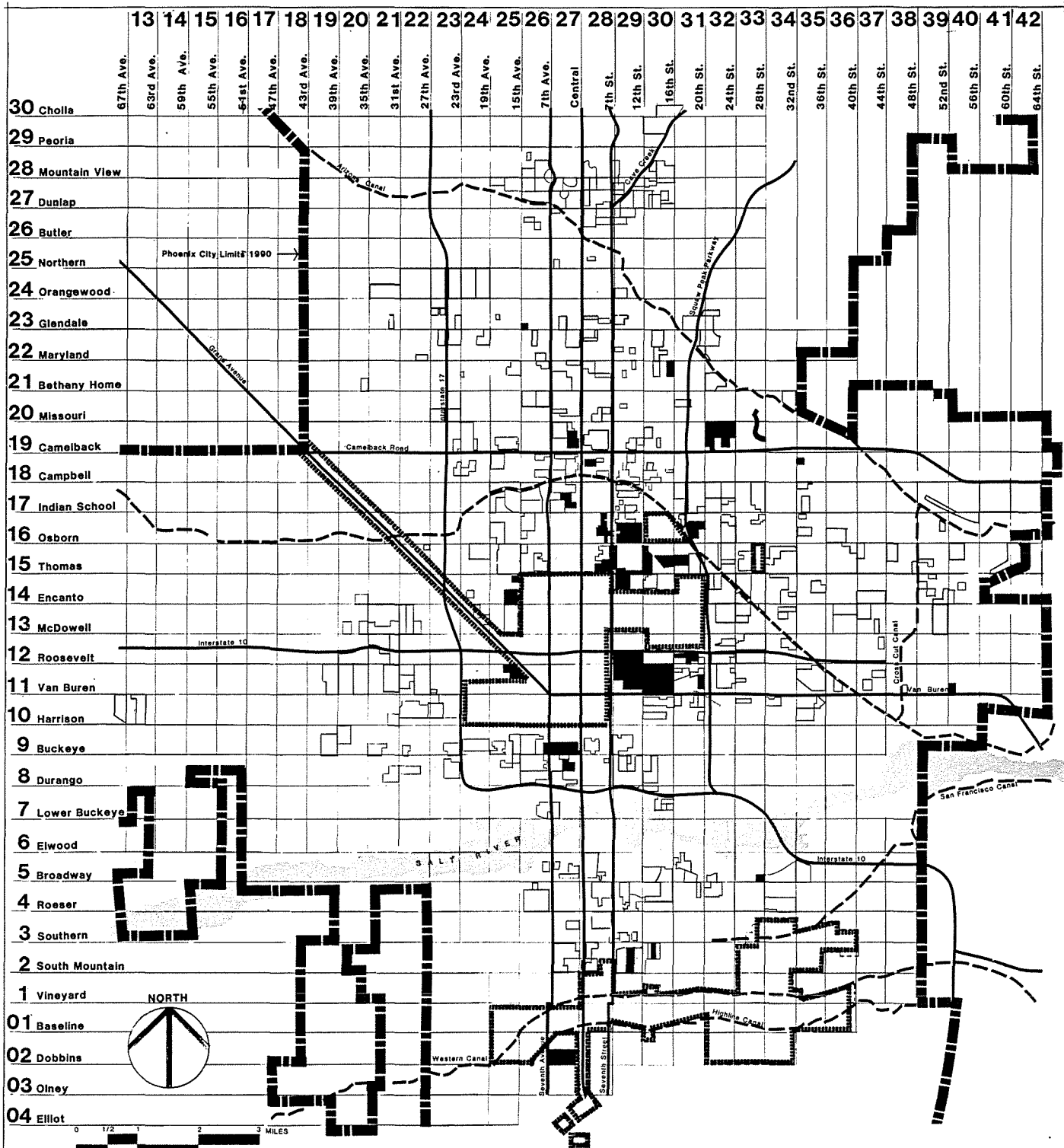
A. NEIGHBORHOODS REQUIRING URGENT STUDY

The following neighborhoods platted and developed prior to 1950, are of exceptional integrity and significance and thus are likely eligible for the Phoenix or National Registers of Historic Places. This list also contains neighborhoods which are currently threatened by demolition or insensitive redevelopment and thus require urgent study and determination of eligibility.




Type	Number	Name	Date	Area
A	2-27-1	Mountain Park	1926	1b
A	2-29-3	Estrella R. No. Dos	1929	1, 2, 4
A	2-30-3	Southdale Homes	1947	1, 4
A	5-33-1	North Broadway Est.	1947	1a,2,4
A	8-27-2	Marcos De Niza Hsng.	1940	1e
A	9-26-2	Matthew Henson Hsng.	1940	1a, 1e,4
A	9-27-1	Montomery Addition	1885	1 ,4, 3
A	11-25-1	West Lawn	1909	1a, 4
A	11-29-1	Dennis Addition	1883	1a, 4
A	11-30-1	Germania Place	1909	1, 4
A	11-31-1	Frank Luke Jr. Hsng.	1940	1e,4
A	11-40-1	Caldwell Addition	1928	1
A	12-29-1	Brill Addition	1895	1a, 4
A	12-30-1	Rosemont	1913	1, 4
A	12-31-1	Grandview Amended	1918	1
A	14-25-1	Del Norte Place	1927	1c, 4
A	14-25-2	Margarita Place	1927	1c, 4
A	14-29-1	Country Club Park	1939	1, 4
A	15-28-3	La Hacienda	1926	1a, 1e, 4
A	15-29-1	Country Club Place	1920	1, 4
A	15-30-1	Country Club Manor	1936	1, 4
A	15-30-2	Cheery Lynn	1928	1b, 4
A	15-31-1	Earl Place	1927	1, 4
A	16-28-1	Alamo Place	1930	1a, 4
A	16-28-2	Thomas Place	1909	1a, 4
A	16-29-1	Whitton/Idylwilde	1909	1, 4
A	16-31-1	Patterson Place	1947	1, 4
A	17-27-2	Casa de Algeria	1929	1a, 1b, 4
A	18-28-1	St. Francis Place	1936	1a, 4
A	18-35-1	La Celesta Homes	1950	1
A	19-32-1	Bartlett Estates	1939	1b, 1c, 4
A	19-33-1	Biltmore Estates	1930	1c, 4
A	21-30-2	Orange Heights	1911	1, 4
A	23-26-1	Merriewood	1947	1, 4

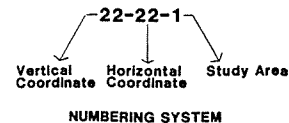
Legend: Areas of Significance

1. Community Planning & Dev.
 - Residential Dev. Between
 - a. Transportation
 - b. Environmental Amenities
 - c. Tourism (+ recreation)
 - d. National Defense
 - e. Subsidized Housing
2. Agriculture
3. Ethnic Groups
4. Architecture



A NEIGHBORHOODS REQUIRING URGENT SURVEY

-  Previously Surveyed
-  Identified in this Survey
-  Threatened and/or Eligible for Phoenix or National Register



Phoenix Pre-1950 Historic Residential Reconnaissance Survey

B. NEIGHBORHOODS REQUIRING FURTHER STUDY

The following neighborhoods platted and developed prior to 1950, are of exceptional integrity and significance and thus are likely eligible for the Phoenix or National Registers of Historic Places. This list also contains neighborhoods which are currently threatened by demolition or insensitive redevelopment and thus require urgent study and determination of eligibility.

Type	Number	Name	Date	Area
B	1-29-1	Alto Desierto	1943	1
B	2-28-1	Roosevelt Acres	1924	1a, 4
B	2-28-2	Mattingly Manors	1945	1a
B	2-29-1	Estrella Rancho	1927	1, 2, 4
B	2-30-2	Mixon Acres	1927	1, 4
B	3-28-1	Southern Heights	1925	1a
B	3-29-1	Southern Gardens	1945	1
B	3-29-2	Brookside Acres	1928	1a, 4
B	3-29-3	Southern Homes	1945	1a
B	4-26-1	West Broadway Acres	1945	1a, 2
B	4-29-1	Roosevelt Square	1929	1
B	4-29-2	Bonnymede	1924	1, 4
B	4-31-1	Carlotta Place	1947	1
B	4-32-1	East Broadway Additn	1946	1, 4
B	5-27-1	Southgate Park	1928	1a, 4
B	5-27-2	Central Gardens	1945	1a
B	5-28-1	Patton Place	1928	1a, 4
B	9-25-1	North Grier Place	1926	1e
B	10-23-2	Hyde Park	1946	1
B	10-23-3	Warren Tract	1912	1
B	11-31-2	Alameda Place	1929	1, 4
B	11-31-3	Duppa Villa	1945	B, 1e, 1
B	11-33-1	State Hospital		1, 4
B	11-37-1	Lancaster Manor	1947	1
B	12-32-1	Childress Place	1925	1, 4
B	12-33-1	Elsinore	1924	1
B	13-20-2	Palomar Homes	1942	1
B	13-25-1	Fairview Place	1916	1a
B	13-32-1	Knape	1925	1, 4
B	13-33-1	Vel Ru	1926	1, 4
B	13-34-1	Rhoades Park	1946	1, 4
B	13-36-1	Pagago Vista	1946	1
B	13-37-2	Ventura Manor	1945	1
B	14-24-1	Hiway Park	1945	1a
B	14-30-1	S. Country Club Man.	1945	
B	14-32-1	Avalon	1926	1, 4

Type	Number	Name	Date	Area
B	14-32-2	Villa Potero	1945	1
B	14-37-1	Rancho Ventura	1946	1a, 4
B	15-24-1	Westwood Estates	1948	1a
B	15-25-1	Truman Terrace	1946	1, 4
B	15-26-2	College Addition	1939	1
B	15-28-2	Parker Woodman	1913	1a, 4
B	15-32-2	Terrell Terrace	1946	1
B	15-33-1	Biltmore Manor	1946	1
B	15-34-1	Mtn. View Park	1947	1
B	15-38-1	Skyview Homes	1948	1
B	16-25-1	Long Estates	1945	1
B	16-26-1	Woodlawn Park	1946	1a
B	16-26-2	Clarendon Square	1948	1a, 4
B	16-31-2	Olin Tract	1927	1
B	16-32-1	Aztec	1929	1
B	16-33-1	Camelback Estates	1945	1
B	16-35-1	Marshall Parkway	1948	1
B	16-40-1	Citrus Homes	1915	1b
B	17-25-1	Bel Air	1948	1
B	17-26-1	Woodlea	1929	1a, 4
B	17-26-2	Melrose Manor	1947	1a
B	17-27-1	Indian Park	1947	1a, 4
B	17-29-1	Chesterfield Place	1913	1a, 4
B	17-29-3	Carolyn Place	1946	1a, 4
B	17-30-1	Meadowbrook	1914	1a, 4
B	17-31-1	Montecito	1928	1
B	17-31-2	Peters View	1945	1
B	17-35-1	Camelback Way		1, 4
B	18-27-1	Pierson	1927	1a, 4
B	18-27-2	Suburban Acres	1924	1a
B	18-27-5	Yample Park	1929	1a
B	18-28-2	Camelback Terrace	1945	1a, 4
B	18-28-3	College Vista	1928	1a
B	18-29-1	Minnezona	1921	1
B	18-29-3	Palo Verde Place	1945	1
B	18-30-1	Hayes Tract	1913	1b, 4
B	18-30-2	Patricia Jane	1945	1
B	18-30-3	Clifton Place	1929	1
B	18-30-5	Lincoln Place	1909	1
B	19-23-1	Casa Blanca	1945	1, 4
B	19-24-2	Sunset Terrace		1, 4
B	19-27-1	Orangewood Estates	1928	1a, 4
B	19-27-2	Medlock Place	1926	1a, 4
B	19-28-1	Windsor Square	1928	1, 1a, 4
B	19-29-1	Smith Place	1928	1a, 4
B	19-29-2	Chadwick Place	1928	1a, 4
B	19-29-3	Winston Place	1937	1
B	19-30-1	Marow Homes		
B	19-30-2	Seis Palmas	1947	1

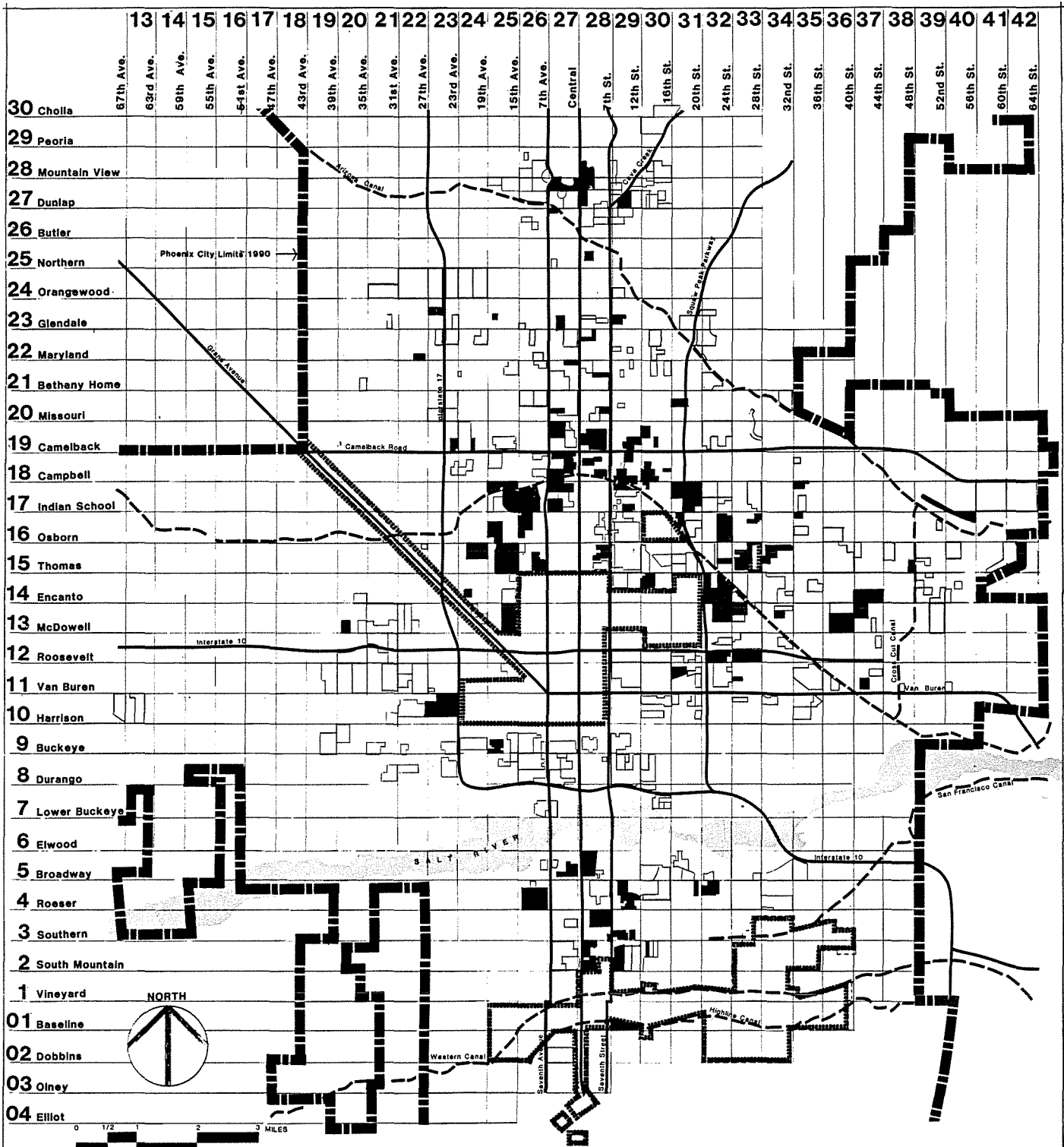
Legend: Areas of Significance

1. Community Planning & Dev.
Residential Dev. Between
 - a. Transportation
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 - c. Tourism (+ recreation)
 - d. National Defense
 - e. Subsidized Housing
2. Agiculture
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4. Architecture




Type	Number	Name	Date	Area
B	20-27-1	San Miguel	1946	1a, 4
B	20-28-2	Camel Square		1, 4
B	20-31-1	Tangerine Park	1948	1
B	21-27-2	Winter Garden Manors	1947	1a, 4
B	21-28-2	El Ranchito	1947	1a
B	22-22-1	Ambassador Heights	1923	1
B	22-28-1	La Mar Estates	1947	1a, 4
B	22-28-2	Grace Estates	1947	1, 4
B	23-23-1	Canyon Court I	1948	1, 4
B	23-23-2	Canyon Court II	1948	1, 4
B	23-25-1	West Oranewood 6	1913	1
B	23-27-1	Wilder Place	1940	1a, 4
B	23-29-1	Palm Heights	1946	1a, 4
B	25-28-1	Cactilone	1926	1a, 4
B	27-29-2	Waltmore	1944	1a
B	27-27-2	North Central Heights A	1947	1
B	27-28-1	Upshaw Desert Heights	1946	1, 4
B	27-27-1	North Central Heights B	1947	1a
B	28-28-1	Sunland	1945	1a, 4
B	29-27-1	Garden Addition	1925	1a

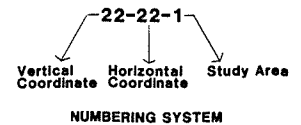
Legend: Areas of Significance

1. Community Planning & Dev.
 - Residential Dev. Between
 - a. Transportation
 - b. Environmental Amenities
 - c. Tourism (+ recreation)
 - d. National Defense
 - e. Subsidized Housing
2. Agriculture
3. Ethnic Groups
4. Architecture



B NEIGHBORHOODS REQUIRING FUTURE SURVEY

-  Previously Surveyed
-  Identified in this Survey
-  Possibly eligible for Phoenix or National Register

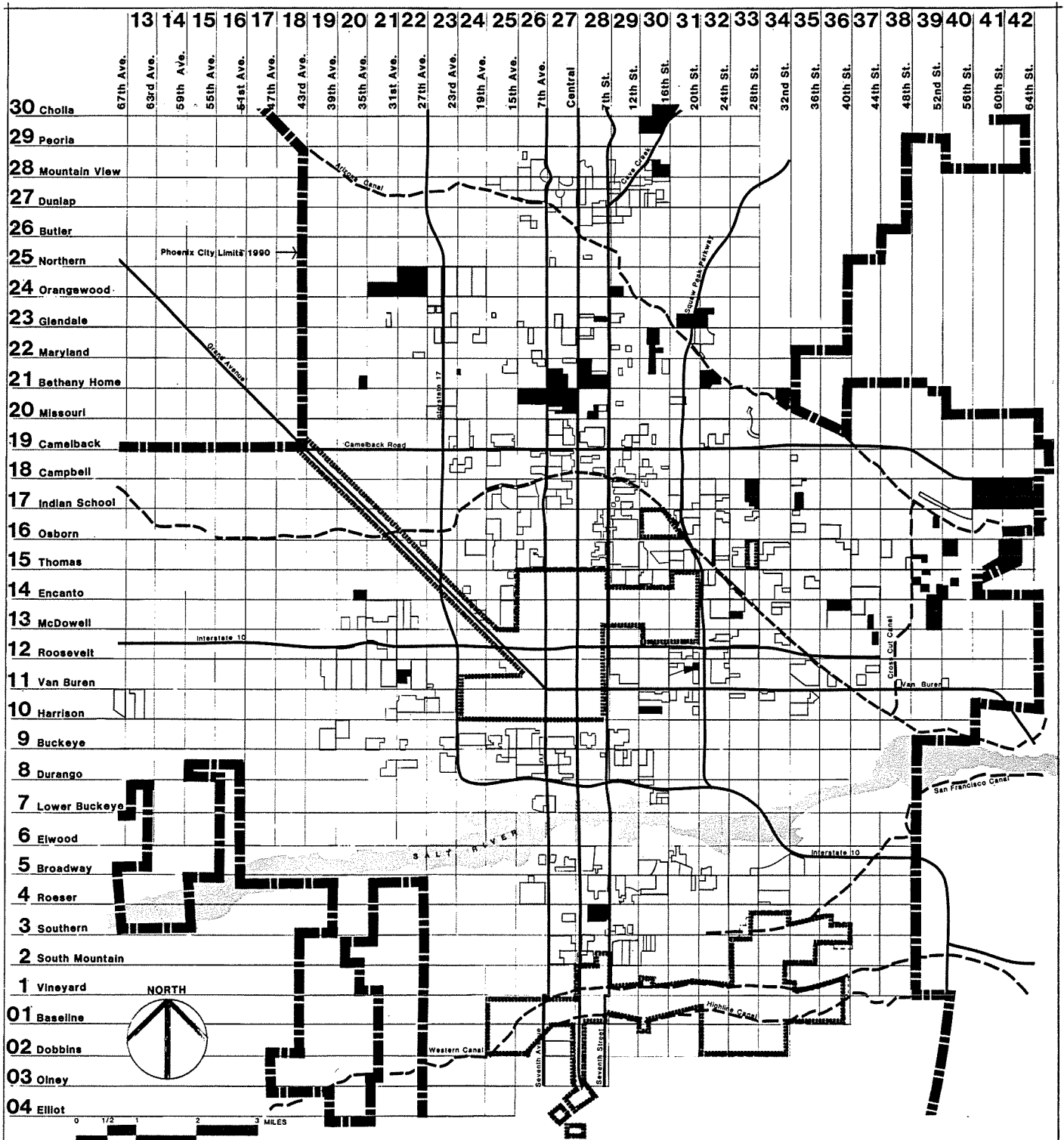


Phoenix Pre-1950 Historic Residential Reconnaissance Survey

C. NEIGHBORHOODS REQUIRING RE-EVALUATION

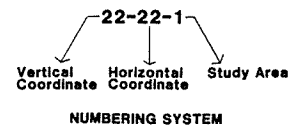
The following neighborhoods, although platted prior to 1950 were not more than half developed by that year. These neighborhoods retain their architectural integrity but are not yet truly forty years old and thus do not currently meet this survey's age criterion for eligibility. We believe these neighborhoods deserve re-evaluation after 1995 for determination of eligibility for the Phoenix or National Registers of Historic Places.

11-31-3	21-24-1
12-37-1	21-27-1
13-33-3	21-28-1
13-37-1	21-28-3
13-39-1	21-30-1
14-39-1	21-32-1
14-39-3	22-30-1
14-39-2	22-30-2
14-39-4	23-28-2
14-40-1	23-31-2
14-40-2	23-31-1
15-32-1	24-21-1
15-39-1	24-22-1
15-40-1	24-29-1
15-41-1	28-30-2
16-39-1	29-30-1
17-35-2	31-30-1
17-41-1	
17-42-1	
20-26-1	
20-26-2	
20-27-2	
20-28-1	
20-34-1	
21-20-1	



C NEIGHBORHOODS REQUIRING RE-EVALUATION

- Previously Surveyed
- Identified in this Survey
- Possibly eligible in the future for Phoenix or National Register

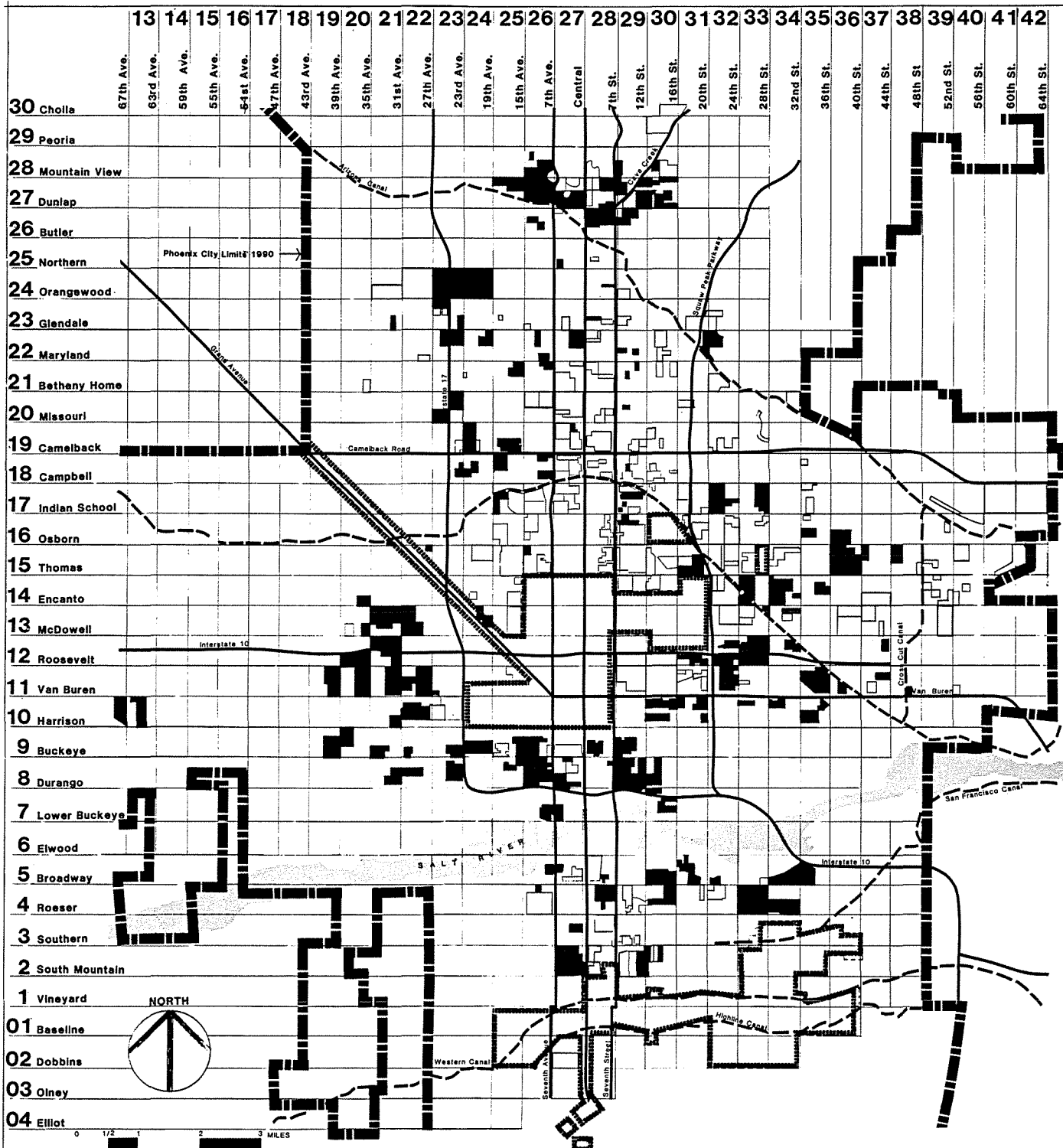


Phoenix Pre-1950 Historic Residential Reconnaissance Survey

D. NEIGHBORHOODS REQUIRING NO FURTHER SURVEY

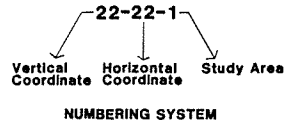
Although the following neighborhoods were platted and, for the most part, wholly developed prior to 1950, they are so extensively deteriorated in physical condition or architectural integrity that they do not meet the criteria for eligibility for the Phoenix or National Registers of Historic Places.

2-27-1	8-29-1	12-21-1	17-33-1	24-24-1
2-27-2	8-29-2	12-21-2	18-23-1	24-24-2
2-29-4	8-29-3	12-31-2	18-24-1	24-28-1
2-29-5	8-30-1	12-32-2	18-25-1	25-27-1
2-29-6	9-19-1	12-33-2	18-26-1	26-26-1
2-30-1	9-20-1	12-34-1	18-26-2	26-26-2
3-27-1	9-21-1	13-20-1	18-28-2	26-28-2
4-26-2	9-22-1	13-21-1	18-28-3	26-28-3
4-28-1	9-23-1	13-22-1	18-29-2	26-29-1
4-30-1	9-24-1	13-22-2	18-30-4	26-29-2
4-33-1	9-25-2	13-22-3	19-24-1	27-25-1
4-34-1	9-26-1	13-31-1	19-25-1	27-25-2
5-26-1	9-28-1	13-31-2	19-27-3	27-26-1
5-27-3	9-29-1	13-31-4	20-23-1	27-26-2
5-28-2	10-13-1	13-33-2	20-23-1	27-26-3
5-30-1	10-21-1	13-34-2	20-23-2	27-27-1
5-30-2	10-22-1	14-20-1	20-23-3	27-27-3
5-31-1	10-30-1	14-33-1	20-29-1	27-28-2
5-31-2	10-30-2	14-33-2	21-25-1	27-28-3
5-32-1	10-31-1	14-34-1	21-26-1	27-28-6
5-34-1	10-31-2	14-34-2	21-29-1	27-29-1
5-35-1	10-31-3	14-35-1	21-29-3	27-29-3
7-26-1	10-31-4	15-22-1	21-29-4	27-29-4
7-27-1	10-33-1	15-31-2	22-23-1	27-29-5
7-29-1	10-34-1	15-31-3	22-23-2	27-29-6
7-30-1	10-35-1	15-36-1	22-24-1	27-30-1
7-30-2	10-35-2	15-37-1	22-26-1	27-30-2
7-30-3	11-19-1	15-38-2	22-26-2	27-30-3
7-30-4	11-19-1	16-21-1	22-27-1	27-30-4
8-21-1	11-20-1	16-29-2	22-29-1	27-30-5
8-22-1	11-21-1	16-31-3	22-29-2	27-30-6
8-23-1	11-22-1	16-35-2	22-31-1	28-26-1
8-25-1	11-23-1	16-36-1	22-31-2	28-26-2
8-25-2	11-32-1	17-25-2	23-21-2	28-26-3
8-26-1	11-35-1	17-25-2	23-23-3	28-29-1
8-26-2	11-36-1	17-29-3	23-23-4	28-30-1
8-27-1	11-37-2	17-32-1	23-28-1	
8-27-3	11-38-1	17-32-2	24-23-1	
8-28-1	12-20-1	17-32-3	24-23-2	

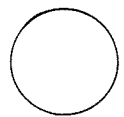


D' NEIGHBORHOODS REQUIRING NO FURTHER STUDY

- Previously Surveyed
- Identified in this Survey
- Not Eligible for Phoenix or National Register



Phoenix Pre-1950 Historic Residential Reconnaissance Survey



AREAS OF HISTORICAL SIGNIFICANCE AND RELATED CONTEXTUAL THEMES

Community Planning & Development

- Development of Housing and Neighborhood Planning Concepts
- Transportation
 - Streetcar lines
 - Central Corridor
- Environmental Amenities
 - Resort Oasis
 - Tree-Lined Ditches
 - Desert Mountains
 - Municipal Parks
- Tourism and Recreation
- National Defense
- Subsidized Housing

Agriculture

- Subsistence Farms
- Farm Worker Housing
- Gentlemen Farms

Ethnic

- Native Americans
- Chinese
- Japanese
- Hispanics
- Blacks

Architecture

- Styles

INTRODUCTORY STATEMENT

In the following section the historic themes which explain why Phoenix grew as it did are developed under four major headings; community planning and development, agriculture, ethnic groups and architecture. These headings are the over-arching themes which provide the big picture for Phoenix residential expansion and the context for specific subdivision development. Within these themes are specific areas of significance which further explain and amplify the amount and the direction of Phoenix growth.

Several areas of significance, namely water, residential finance, the role of the automobile, and the introduction of evaporative cooling, are universal in their importance and application and are not site specific.

The other areas of significance, the vast majority of which fall under community planning and development, have site specific application and are utilized on the inventory forms to explain significance. In this section they are presented in greater or lesser detail to give substance to the significance found for each surveyed subdivision.

It is the purpose of this section to provide an outline of how and why Phoenix grew, and what influenced the development of several hundred subdivisions. It is the outline for a broadbrush survey which modestly points the direction for many specific neighborhood surveys to come.

COMMUNITY PLANNING AND DEVELOPMENT

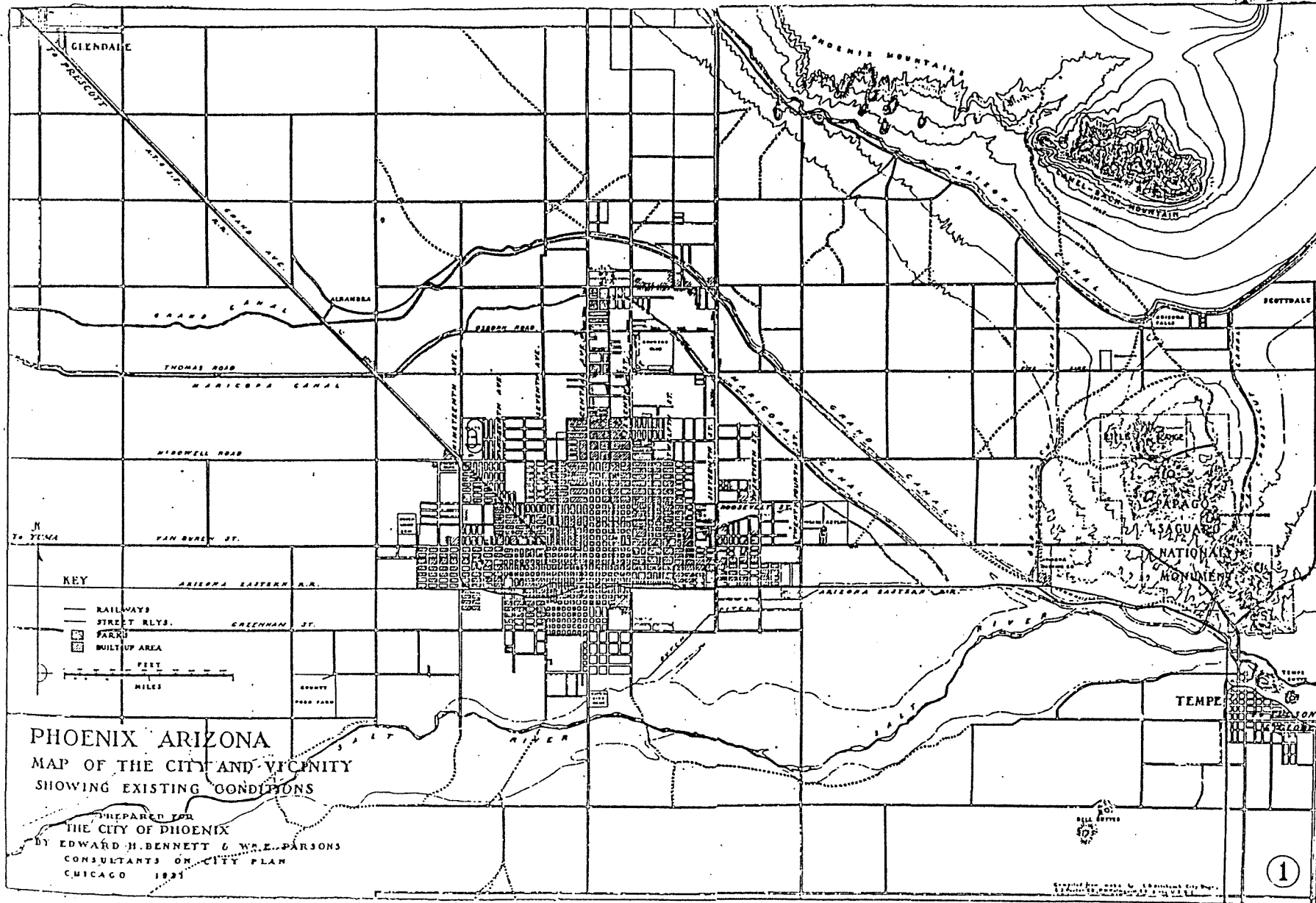
Development of Housing and Neighborhood Planning Concept

For centuries the grid has been used as a basis for laying out cities. In dense urban centers its geometry most efficiently serves the needs of transportation and street access with minimal wasted space. In Phoenix, as well as most other major urban centers, the street grid is well established near the core since its density creates transportation and accessibility needs demanding every street to remain available. Surrounding the dense core the development pattern changes to longer blocks oriented to access the central area. Lots are generally small and narrow in response to limited available land near the central area and desire to limit distance to the core or related major streets. Improved streets, typified by Phoenix's Central Avenue allowed limited development away from the core, yet the same pattern of development occurs with small, narrow lots now oriented toward the improved street which provided access to the central core. Even with the development of streetcar lines, the pattern in Phoenix was merely extended further out.

Earlier, in other cities, the development of the railroad and streetcar lines had provided the convenient transportation necessary to the development of the suburbs that would serve as prototypes for Phoenix's expansion.

Industrialization of the 19th century had a decaying effect on cities in England and the U.S.A. Pollution, crowding, and inefficient infrastructure caused the urban centers to become undesirable for residential development. Industrialization also provided the transportation and prosperity to allow families to move away from these urban centers. The flight to the countryside had begun. The romantic movement of the 19th century evoked images of idyllic, pastoral settings, and a wholesome simple morality many thought were impossible to find in the industrialized cities.

In response, the English garden suburbs were developed along the rail lines. The larger lots, curvilinear street plans and open spaces emphasized a closeness to nature. The houses in those suburbs were

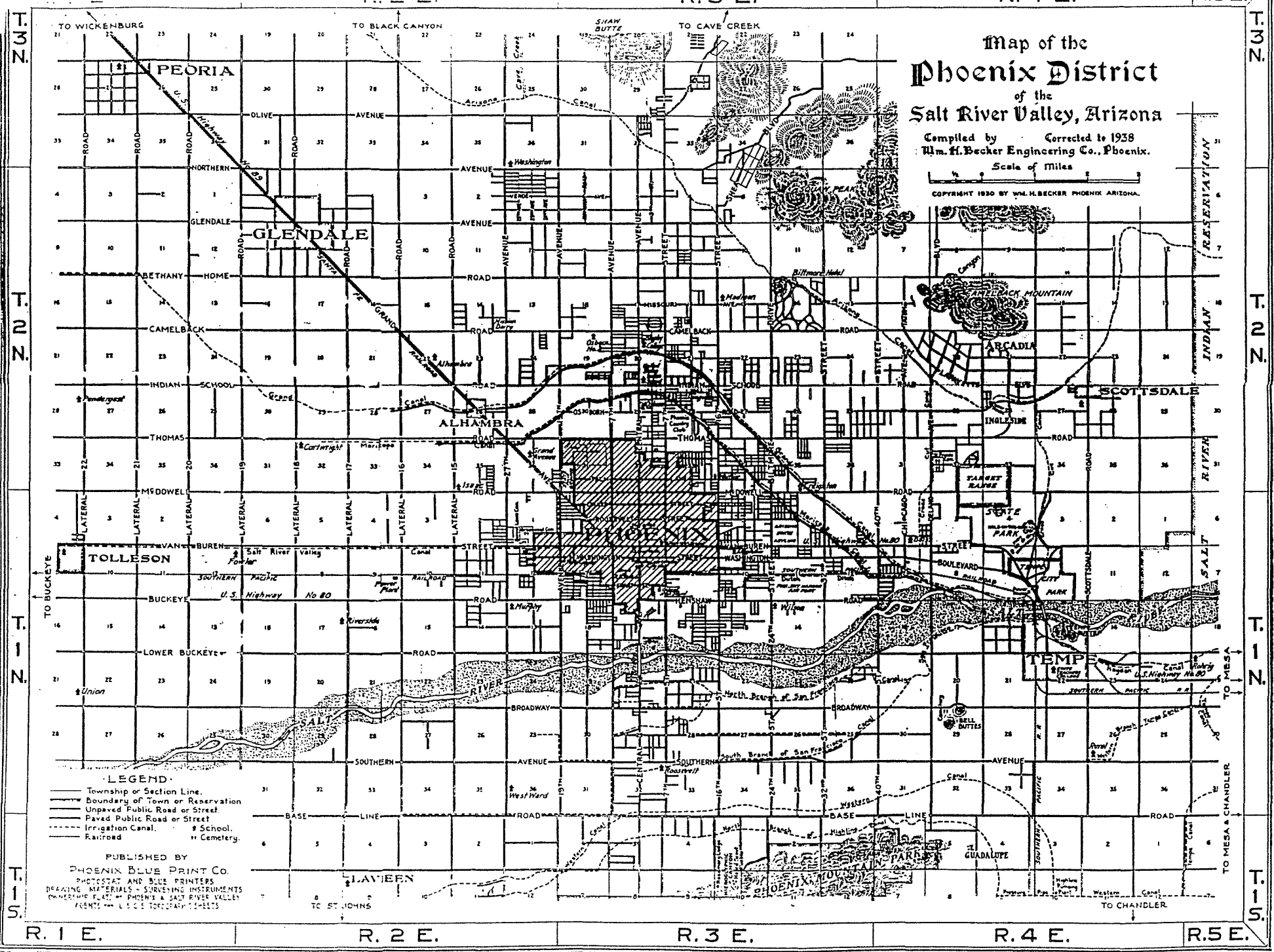


Area of development in 1927.

Map of the Phoenix District of the Salt River Valley, Arizona

Compiled by Wm. H. Becker Engineering Co., Phoenix. Corrected to 1938.
Scale of Miles

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- LEGEND**
- Township or Section Line.
 - Boundary of Town or Reservation
 - Unpaved Public Road or Street
 - Paved Public Road or Street
 - Irrigation Canal.
 - Railroad
 - School
 - Cemetery

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 ENGINEERING PLANS - PHOENIX & SALT RIVER VALLEY
 AGENTS - U. S. C. S. TOPOGRAPHY DISTRICTS

often romantic cottages patterned after Andrew Jackson Downings published illustrations, or formal country villas. By the second half of the 19th century, American suburbs were also being developed along the railways, primarily in the east and midwest regions.

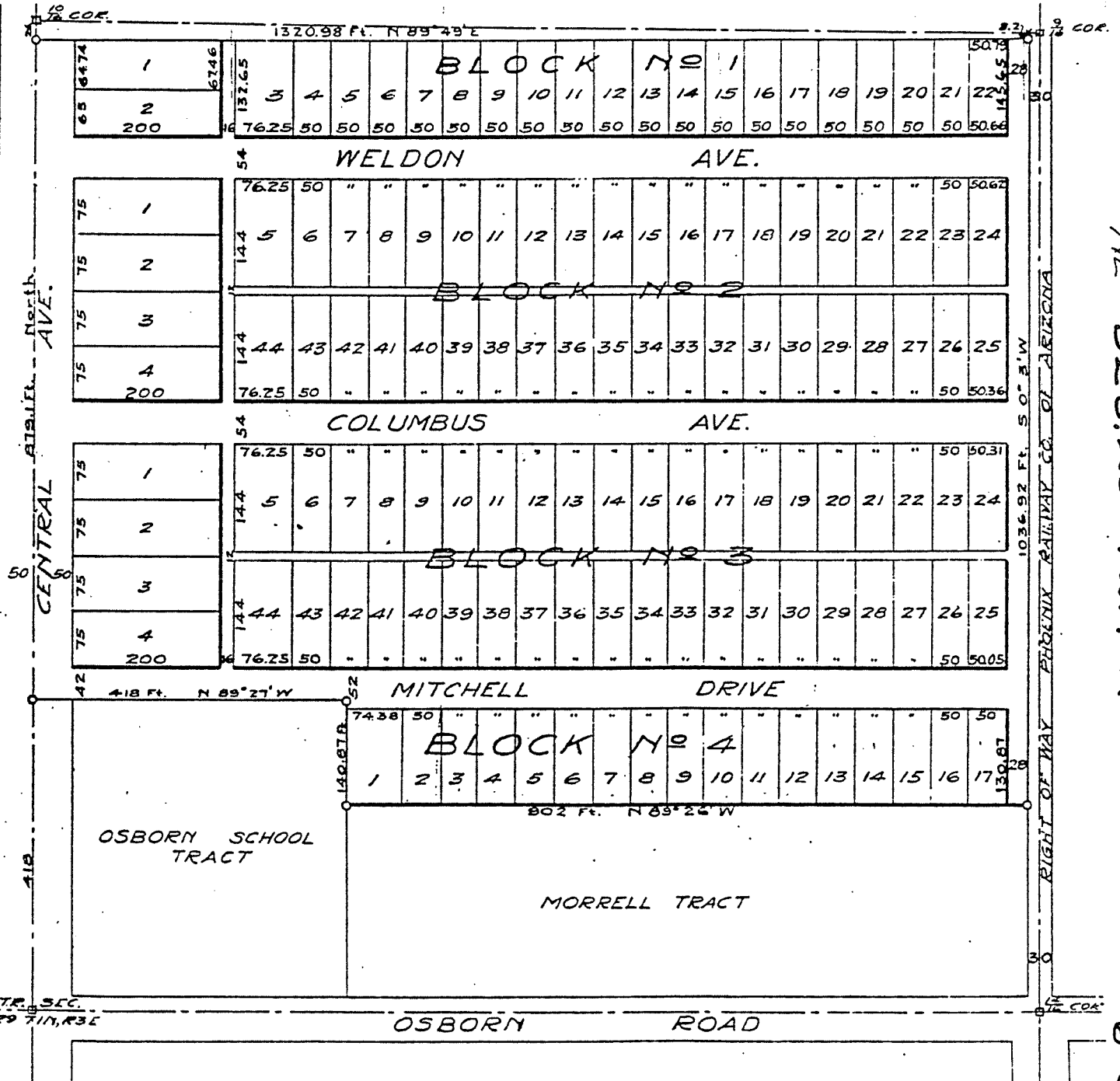
The mode of transportation again had a major impact on the development of suburbs when the automobile became available to the general public. Suburban development, as well as individual lots, no longer needed to be located close to urban centers or the railways serving them. In 1916 the Federal Roads Act was initiated and by 1920 over 9 million Americans owned automobiles.

One of the earlier and most influential suburbs planned for the automobile is Radburn. Located in New Jersey, it was designed as a "town for the motor age" by Clarence Stein in 1928. The plan allows for convenient pedestrian, automobile and railway line travel. One of the largest effects it had on suburban planning was to demonstrate the successful use of the cul-de-sac planning scheme in an automobile oriented community. In this way it can be seen as a modernization of the cul-de-sac plans of the English garden suburbs such as Hampstead of 1909. Another great influence on suburbs was Frank L. Wright. His plan for Broadacre City demonstrated planning concepts based on the car. Rather than hiding the car, as even Clarence Stein did, his plan celebrated the use of the car at all levels of the plan. Though never built, the principles articulated in the Broadacre City plan would influence later development.

The earliest transformation of lots from deep and narrow to square in most suburban plans is as much a reaction to the new house type initiated by Wright as a reaction to the automobile and the freedom from the necessity to be located within walking distance to rails or urban amenities. The prairie house type which focused outward in all directions required a square lot to be set in the middle of. Front, side, and back yards were redefined and seen as equal. Later the Usonian type, a precursor to the ranch style, with its wide linear form lying parallel to the street, also demanded the new wider lots. These wider lots spread out the blocks and suburbs making transportation by car a near necessity. This type is what came to dominate the subdivision planning in Phoenix.

Typical older, pre-auto lots relating to streetcar route. Note the narrow shapes and grid pattern. Recorded 1913.

BELLA
VISTA
PLACE



NE DEC 13 1913

Transportation Systems

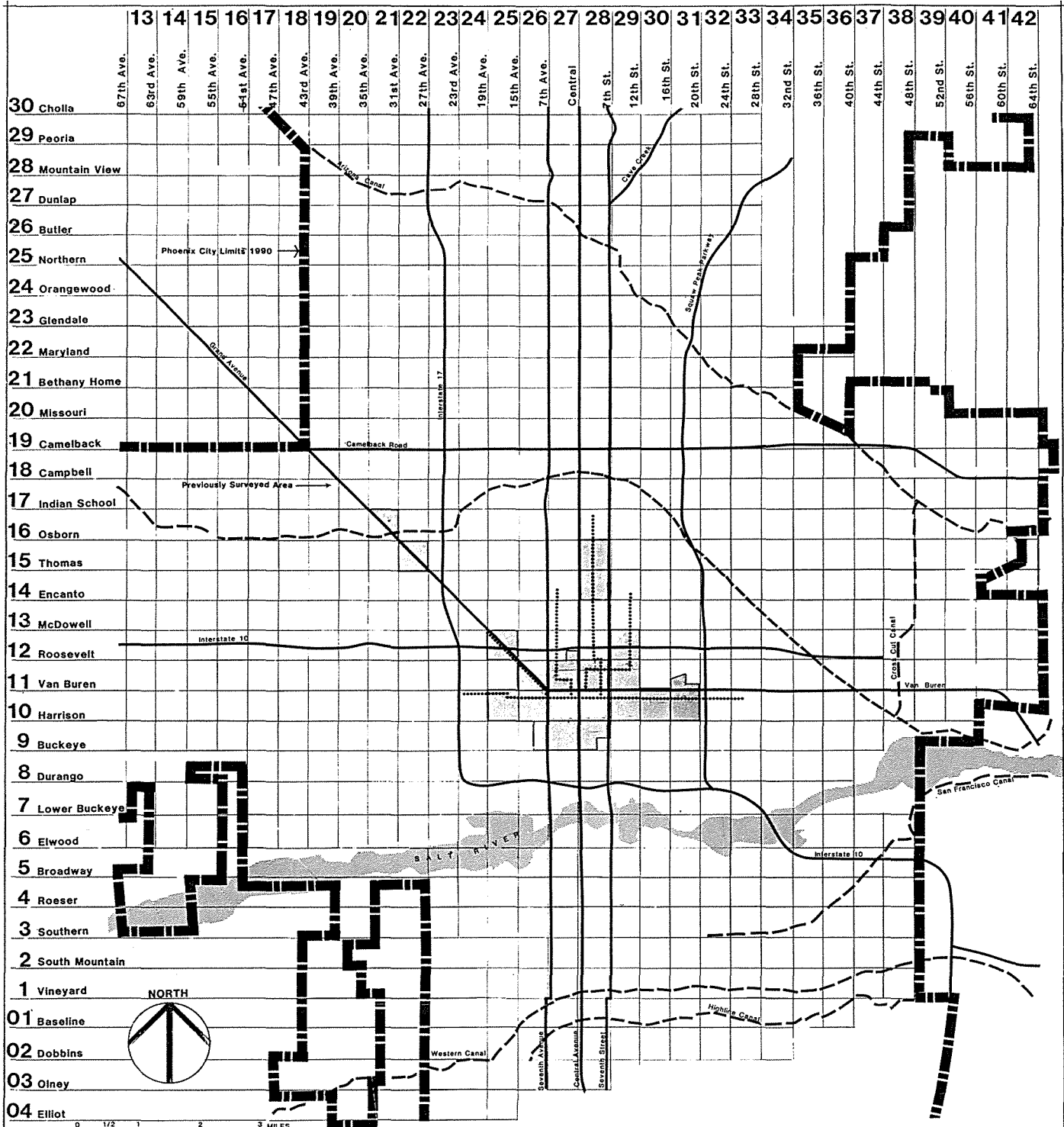
Because Phoenix came into being relatively late in the history of urban America, transportation technology had already advanced to the point where the original townsite could be expanded beyond the distance a man could reasonably be expected to walk to work from his home by the introduction of horse drawn streetcars. Moses H, Sherman, the Vermont school teacher turned energetic entrepreneur utilized the new transportation technology to promote real estate development in this burgeoning southwest community and created the first streetcar suburbs in the late 1880s. From that point to the greatest expansion of the trolley system in 1915, every mile of track laid had as its reason for being the promotion of suburban real estate, and in the course of that development game every mile of track constructed either enhanced a piece of Sherman property or received a construction subsidy from other land owners along the route.

From the downtown business district along Washington Street, the first tracks extended through the Collins Addition to Phoenix. Bounded by Twelfth Street, Van Buren, Twentieth Street, and Harrison, the Collins Addition was jointly owned by Michael Collins and M. H. Sherman.




Just a half mile from the west end of the townsite, Sherman and Collins also owned an eighty-acre parcel that Sherman determined would be home to the territorial capitol once he and his friends succeeded in moving it from Prescott to Phoenix.

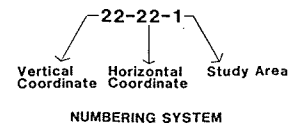
Once this was accomplished Sherman and Collins deeded ten acres from the center of their parcel to the Territory, named the eighty acres the Capitol Addition, and extended the streetcar line to the front lawn of the future capitol grounds. Bounded by Nineteenth Avenue, Van Buren, Fifteenth Avenue, and Harrison, the Capitol Addition would be a prime suburban location with both a streetcar line through the center of it and the Territorial Capitol as a prestigious neighbor.

Sherman next built the Grand Avenue Line from Seventh Avenue and Washington north to Five Points where Grand Avenue joined the intersection of Seventh Avenue and Van Buren. There Sherman owned thirty lots in the University Addition to Phoenix, and

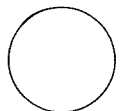


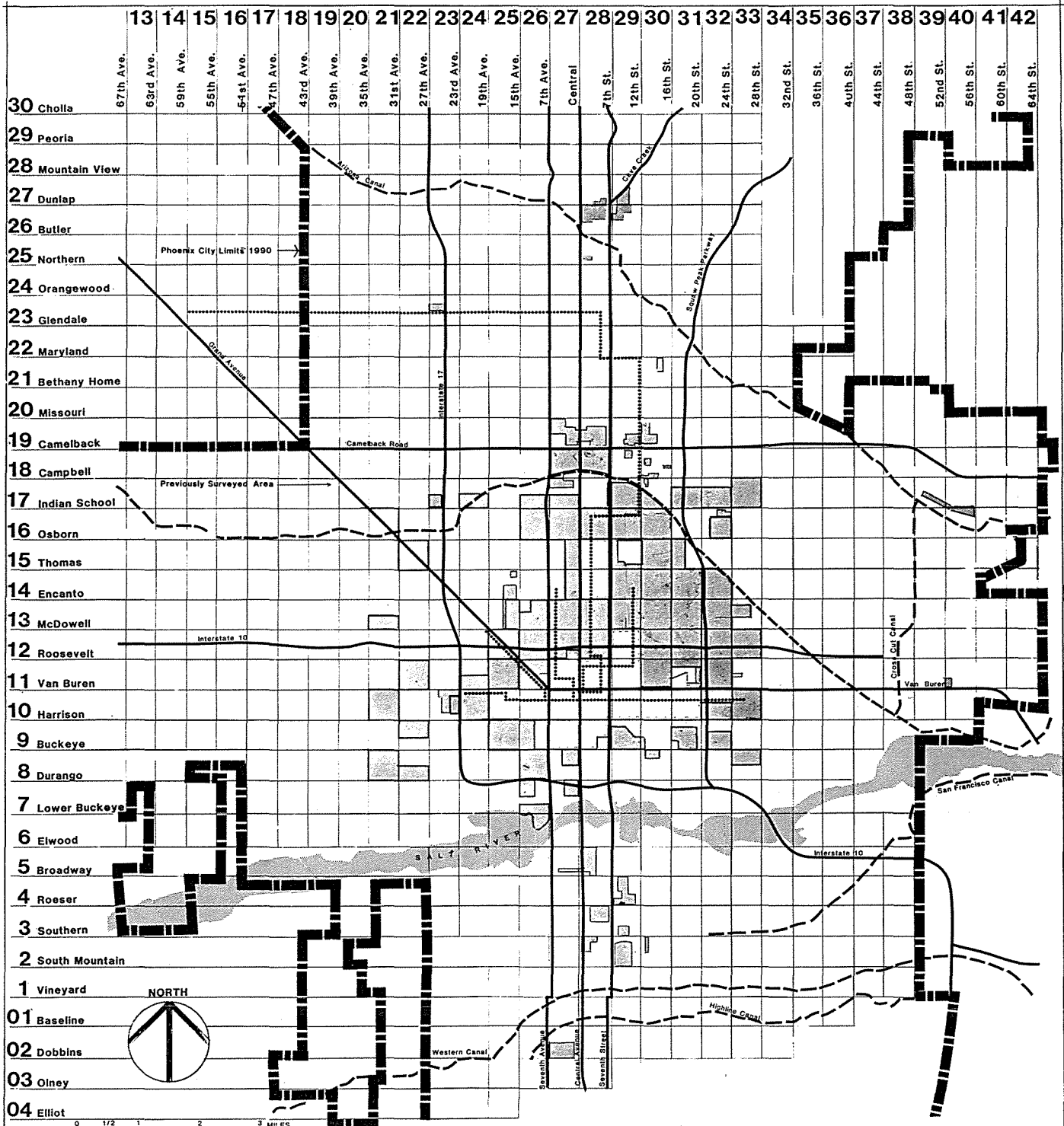
MAJOR SUBDIVISIONS 1880 - 1899

-  Pre-1880 Subdivisions
-  1880-1899 Subdivisions
-  Streetcar Line






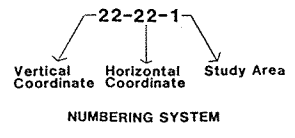
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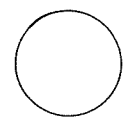


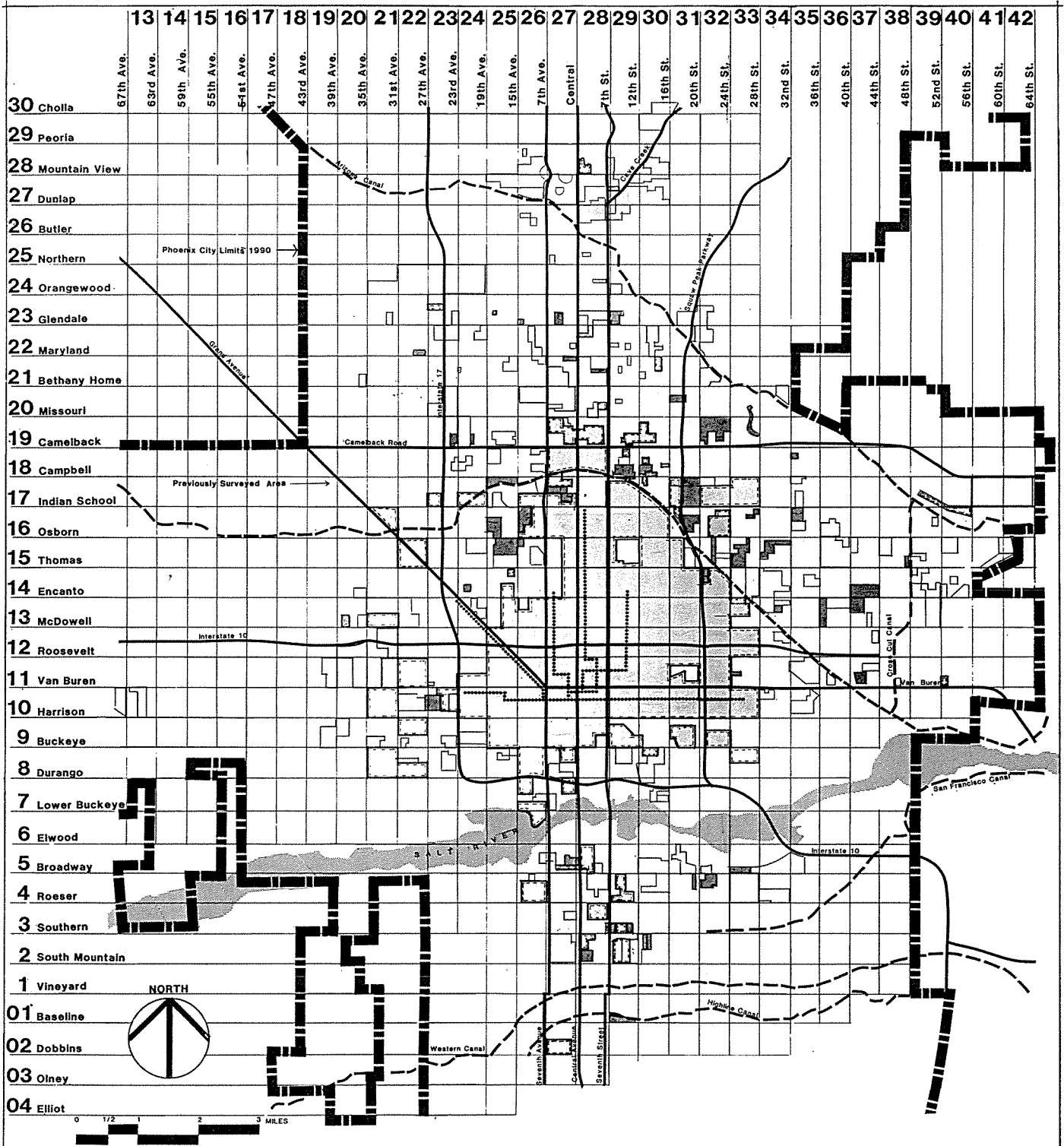
MAJOR SUBDIVISIONS 1900 - 1929

-  Pre-1900 Subdivisions
-  1900-1929 Subdivisions
-  Streetcar Line






Phoenix Pre-1950 Historic Residential Reconnaissance Survey

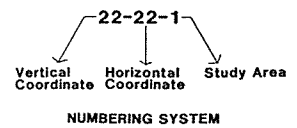




MAJOR SUBDIVISIONS 1930 - 1949

-  Pre-1930 Subdivisions
-  1930-1949 Subdivisions
-  No data indicating year of Subdivision

 Streetcar Line



Phoenix Pre-1950 Historic Residential Reconnaissance Survey

he proposed to give this property a promotional advantage with the addition of a streetcar line to downtown.

Sherman also owned property two miles north of Five Points which he platted as the North Grand Avenue Addition. Bounded by Nineteenth Avenue, Encanto, Fifteenth Avenue, McDowell, Seventeenth Avenue, and Spruce, the North Grand Avenue Addition had a streetcar running through its front yard by June 1889.

In 1893 Sherman electrified his lines and extended the Washington Street carline through the as yet unoccupied capitol grounds to a new subdivision he owned with Collins and Simon Novinger on the west, the Capitol Addition II, bounded by Twenty-third Avenue, Van Buren, Nineteenth Avenue, and Harrison.

Having viewed with alarm the electrification of the trolley lines, four prominent real estate men decided to build their own streetcar system to better compete with Sherman for lot buyers. Unfortunately after they had already purchased 6,000 cross-ties, 134 rails, and 197 trolley poles, the Panic of 1893 ruined their street railway construction plans. The four, Clark Churchill, Frederick L. Brill, John T. Dennis, and Cornelius Hurley, soon went to Sherman with a proposition. If he would build the line through their subdivisions using their materials and if he would run cars along the line on a regular basis, would maintain the road and pay the taxes; they would deed the road to Sherman after ten years. The General, as he was known, agreed and the Brill Line left the Washington Street Line at First Street and went north through the Churchill Addition to Pierce where it turned east to the center of the Dennis Addition (inventory number 11-29-1) where it turned north at Tenth Street to run through the center of the Brill Addition (inventory number 12-29-1) to its northern boundary at McDowell, which was also the southern boundary of the Hurley Tract.

Next in time came the Indian School Line in 1900. Leaving Washington on the same tracks as the Brill Line, the Indian School Line ran through the heart of Lloyd B. Christy's Evans Addition, Adolphus C. Bartlett's Los Olivos, and a quarter-section owned by William E. Thomas, the Phoenix Postmaster. Although subsidy agreements have not surfaced for this line, right-of-way agreements do exist, and it is certain that Sherman would never have built through the center of

rival developers' land without significant compensation.

A nine-year hiatus followed the construction of the Indian School Line, but in 1910 Sherman built the Lincoln Place extension of the Indian School Line to link his Lincoln Place development with downtown Phoenix. The new line left the Indian School Line at Fairmount which was the central driveway of Thomas Place, a new development of the H. C. Thomas Real Estate and Investment Company. Harry Thomas paid Sherman a \$500 subsidy to build the new line through his development. Several other real estate owners also paid Sherman between \$10 and \$12.50 per acre to insure the new line went by their property. After passing through Thomas Place, the line continued along Fairmount to Twelfth Street, where it turned north and split the center of Lincoln Place, which was bounded by Seventh Street, Camelback, Sixteenth Street, and Campbell.

Next to be built was the Kenilworth, or Second Avenue, Line which left Washington at Second Avenue and went north to Fillmore where it jogged west to Fifth Avenue. There it turned north through Kenilworth Place and North Kenilworth Place, subdivisions developed by the Hartranft Tweed Company, which paid Sherman a \$3,500 subsidy to run his line through their property. These forty-acre parcels were bounded by Seventh Avenue, McDowell, Third Avenue, and Roosevelt.

Next David M. Hillis, Edwin B. Jennings, and Louis B. Chalmers paid Sherman \$1,000 to extend the Kenilworth Line north through two parcels they owned. Hillis and Jennings owned the Hillis Tract, which was bounded by Seventh Avenue, developed by the Hartranft Tweed Company, which paid Sherman a \$3,500 subsidy to run his line through their property. These forty-acre parcels were bounded by Seventh Avenue, McDowell, Third Avenue, and Roosevelt.

Next David M. Hillis, Edwin B. Jennings, and Louis B. Chalmers paid Sherman \$1,000 to extend the Kenilworth Line north through two parcels they owned. Hillis and Jennings owned the Hillis Tract which was bounded by Seventh Avenue, Palm Lane, Third Avenue, and McDowell. Chalmers owned Las Palmas, which was bounded by Third Avenue, Encanto, Central Avenue, and Palm Lane. The Kenilworth Line jogged east along Palm Lane from Fifth Avenue to

Third Avenue and then north along Third Avenue to Encanto, paralleling the western boundary of Las Palmas.

While the Kenilworth Line was under construction, R. P. Davie of the Southwestern Sugar Beet Company in Glendale agreed to pay Sherman a large subsidy to build a line to his plant in Glendale and to work to get landowners along the route to also pay Sherman a subsidy. With the Glendale subsidies pledged, the Glendale Line became an extension of the Lincoln Place Extension. Traveling north along Twelfth Street the line turned west at Desert Curve and proceeded along what is today Maryland to Third Street where the line turned north to Myrtle. At Myrtle the line headed west to Glendale,

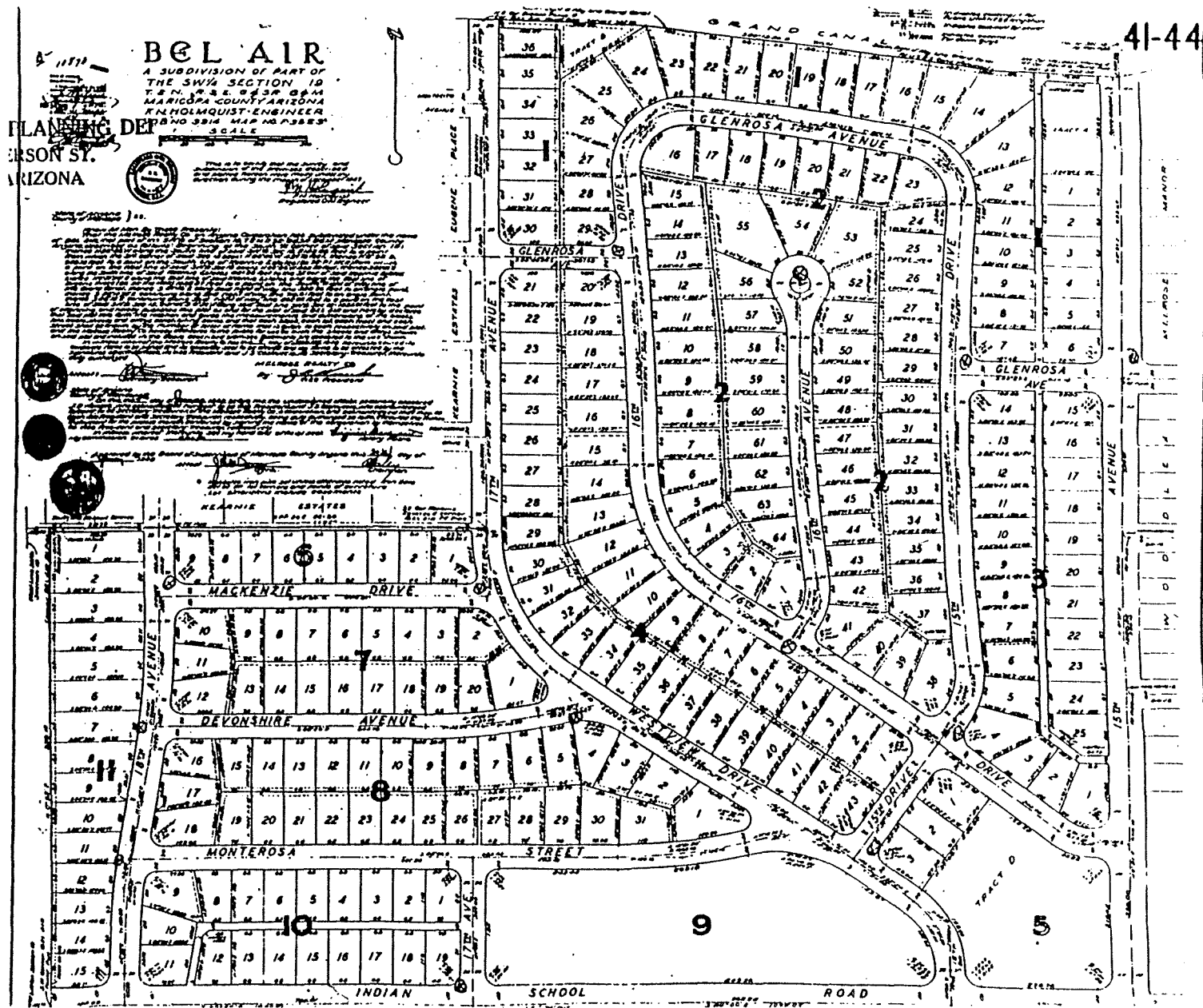
In 1914 Harry Thomas again paid Sherman a subsidy on behalf of the H. C. Thomas Real Estate and Investment Company to extend the Washington Street Line along the northern boundary of his subdivision called Hollywood Heights, which was bounded by Twentieth Street, Washington, Twenty-second Street, and Harrison. In addition other property owners also paid Sherman as little as \$15 and as much as \$1,600 to extend the Washington Street Line to a quarter mile past Twenty-fourth Street.

While the Hollywood Heights Extension was under construction the Phoenix Title and Trust Company paid General Sherman \$4,375 in subsidies to extend the Brill Line north along Tenth Street from McDowell to Sheridan. This extension benefited the new developments of Los Olivos Heights, Syndicate Place, Phoenicia Princeton Heights, and Hurley Heights. Phoenix Title and Trust acted as trustee for all these subdivisions and felt the five-eighths of a mile extension was vital to the lot sale success of these properties. This extension was completed in 1915 and was the last extension of the street railway system in support of residential real estate.⁵

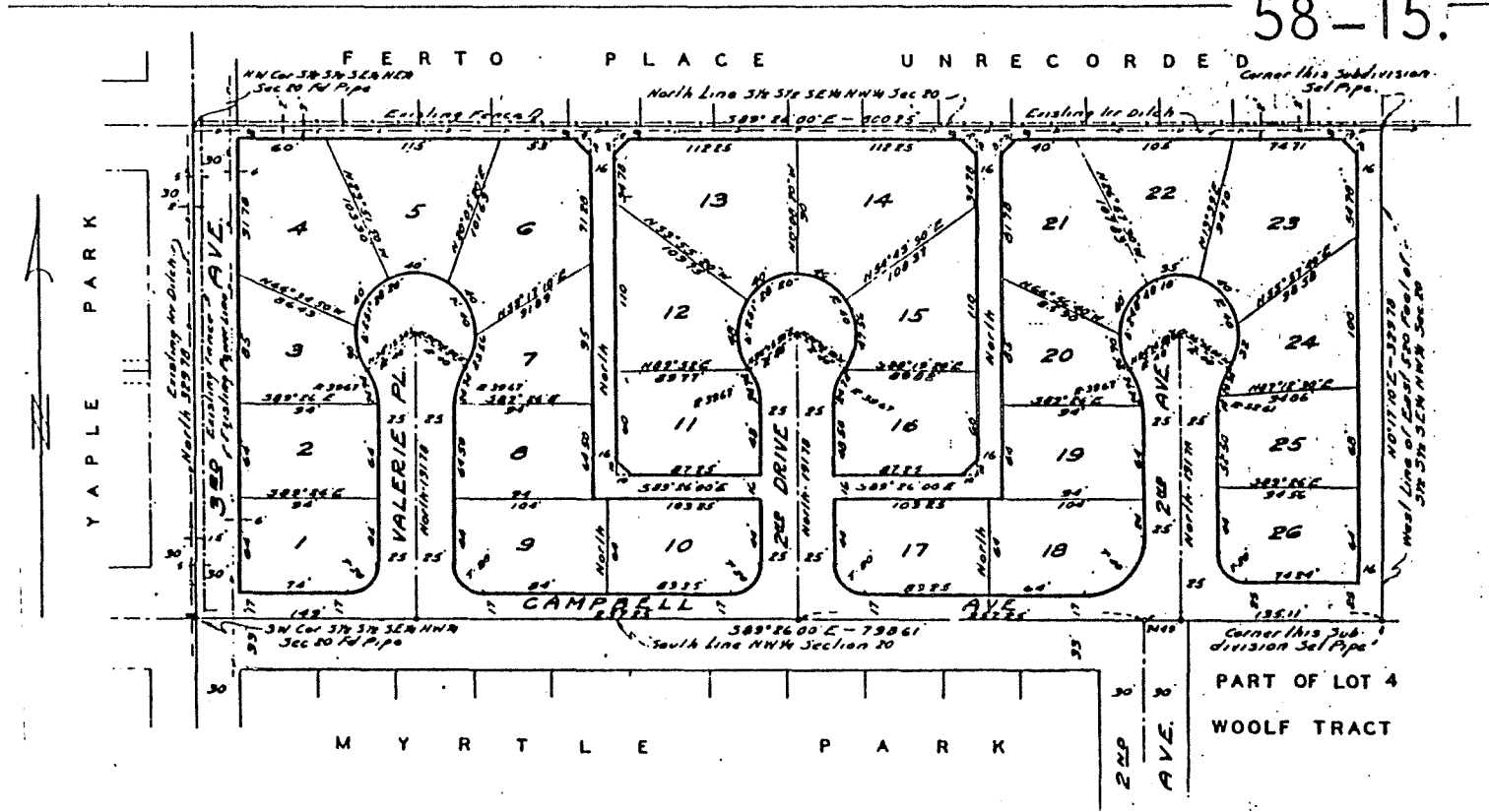
From the foregoing narrative it is clear that the development of the Phoenix street railway system had as its reason for being the development of Phoenix suburbs and that this transportation development had a direct and profound impact on the growth and development of Phoenix neighborhoods.

With the coming of the automobile age the streetcar system and its streetcar suburbs began to face stiff competition. In 1910 Phoenicians

As the use of the car grew; lot shapes changed and new planning patterns were implemented.



58-15.



CENTRAL SQUARE

NIX PLANNING DEPT.
 EFFERSON ST.
 IX, ARIZONA

A SUBDIVISION OF PART OF THE
 SE¼ NW¼ SECTION 20 T-2-N-R-3-E G&S.R. B&M.
 MARICOPA COUNTY ARIZONA
 SPARLING ENGINEERING CO.
 JOB NO. 1713 SCALE 1-INCH = 50 FEET



This is to certify that the survey and subdivision of the premises described and plotted herein were made under my direction during the month of March, 1959

George E. Sparling
 G. E. SPARLING
 REGISTERED CIVIL ENGINEER

STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the above instrument was filed and recorded
 LANE TITLE & TR. CO.
 MAR 2 11 AM '59
 on page 12
 of book 111 and 112 and
 the day and year above stated.
 DECU B. LAYNE
Deputy Recorder
 Deputy Recorder

JOB NO 1713

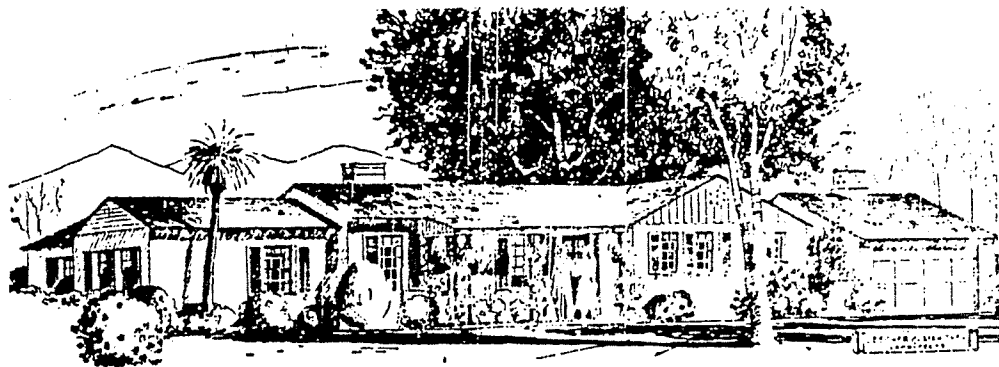
The cul-de-sac is a typical auto oriented planning pattern.

owned only 382 motor-driven vehicles, including motorcycles, but by 1920 Maricopa County registered 13,968 automobiles, and Henry Ford was producing 6,000 cars a day in his Detroit factories.

During the 1920s the number of cars in America tripled to more than twenty-three million and Phoenix developers began to advertise their new subdivisions, such as Medlock Place (inventory number 19-27-2) and Windsor Square (inventory number 19-28 as being located on a major paved street, in this case Central Avenue. The inference was obvious. The new suburbanites could now drive themselves quickly and easily to work downtown.

By late October 1925, the streetcar system was no longer necessary to the success of real estate development. Between 1920 and 1924 total ridership dropped by almost half, and Sherman did not need any further coaxing. He sold his system to the city, as junk, for \$20,000.

From that point forward environmental amenities and paved roads, the esthetic value of adjacent neighborhoods and the cost of lots and dwellings, and intangible factors such as the natural aversion to driving into the sun on the way to and from work dictated the development of new subdivisions. By mid- February 1948, the City of Phoenix had completely replaced the streetcar with a greatly expanded bus system. Ribbons of steel were no longer a major factor in the development of Phoenix neighborhoods.⁶



This Attractive
**SOUTHWESTERN
 BUNGALOW**

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Can Be Built for Only . . . **\$65.11*** A Month

This monthly payment includes principal, interest, service charge, insurance and taxes (state, county and city and school district), based on the Kentonville district. It will therefore pay for you \$65.11 a month according to the low rate of the locality in which it is built.

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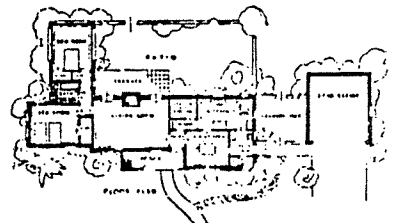
Cost of home illustrated \$6,500
 Assume prospective builder owns lot valued at . . \$ 650
 Total value of house and lot \$7,150
 80% F.H.A. Loan on total valuation \$5,700

THE beautiful home illustrated, showing its attractive exterior and convenient floor plan, is ideally adapted to this locality. It is roomy, homey, and will be especially appealing to those who want the utmost in comfort that modern innovations bring.

Constructed with wood studs, with plaster exterior, it can be finished in many different colors that adapt themselves to the residential section in which it is built. The type of construction also provides the means to incorporate the best of insulation. The roof, of wood shingles, and the picturesque shutters may be finished to contrast with the other exterior finishes. The brick front porch, which the plan suggests, adds another modern touch.

This house may give you ideas which you can incorporate in the home you have planned to build. So study the drawing carefully. Note the number of rooms, how the home is built to give utmost in ventilation, and to provide outside space which is so desirable in a home place!

If your home plans are now crystalized, learn of the easy financing plans available. You can start your own home before a new year rolls around, if you act at once.



Complete air conditioning . . . cooling in summer and gas heating in winter . . . may be installed in one compact unit for a very low dollar per month . . . for FREE advice or consulting service to homebuilders and architects, call the Air Conditioning Department of the Power Company. Phone 23121.

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19 1/2
YEARS
TO PAY..!

How to Finance Your Home
 You can qualify for a loan if you have a regular income and can show at least 20 per cent equity in the value of a house and lot combined by cash, trade or ownership of a lot . . . See a lumber dealer or tradesman . . . \$10,000 is the highest amount loaned which can not exceed 80 per cent of the appraised value of the property . . . Loan may run any number of years, but not to exceed 20 years . . . Interest charged on loans for new construction is 5 per cent . . . Monthly payments include all charges and payments on principal.

Get Details from Any of the Following Firms Who Are Co-operating

- | | | | |
|---|--|--|--|
| <p>ARCHITECTS
 ASSOCIATED PRACTICE ARCHITECTS
 AIR CONDITIONING ENGINEERS
 AIR CONDITIONING ENGINEERS INC.
 1000 N. Central Ave.</p> <p>BUILDERS & REALTORS
 CORLEY HIGGINS & DELBE INTER-
 MENT CO.
 10 W. Monroe</p> <p>BUILDING MATERIALS
 BARKER THOMAS LUMBER & CEMENT CO.
 900 S. 17th St.
 PROPERT, CHESTNUT CO.
 200 S. 20th St.
 FOREST PRODUCTS CO.
 114 Buchanan</p> <p>BRICK
 PRINCE'S BRICK YARD
 1114 S. 7th Ave.</p> <p>CONTRACTORS
 GENERAL CONTRACTORS OF MARIETTA
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 For Insurance Contractors, Ph. 13019.
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Residential Financing

During the Great Depression the implementation of the Federal Housing Authority (FHA) in 1934 proved a great boon to home building in Phoenix. The initiation of low down payments and long term mortgagees helped get housing started again. Arizona became the first state in the nation to use its entire allotment of FHA funds, \$3,000,000 in 1936. The Valley National Bank stated that between 1934 and 1945 200,000 individuals who had never used a bank before came in to take out FHA mortgages, not only for new homes but also for improvements to existing structures.

This table reflects the growing malaise of the depression as Phoenix housing starts slowed to a standstill in 1933. The slow turnaround which began in 1934 is directly attributable to the passage of FHA legislation in June 1934. By 1939 housing starts had returned to the level set in 1929 before the stock market crash. FHA loans, and later VA loans begun during World War II, had a lasting and profound impact on the development of Phoenix subdivisions in the pre-1950 era.⁷

City of Phoenix residential housing permits during the Great Depression

1930	-	209
1931	-	135
1932	-	46
1933	-	11
1934	-	19
1935	-	49
1936	-	189
1937	-	185
1938	-	345
1939	-	495

Environmental Amenities

Mountains and groves to the north, east, and south of Phoenix proved to be environmental amenities which hastened Phoenix development in those directions. The mountains provided a picturesque and rugged backdrop to the oasis landscape and acted as magnets for large estates and new subdivisions. Commented the Arizona Republic in its mid-winter edition of 1930, "The picturesque desert foothills surrounding the green Salt River valley have been chosen by many Phoenicians as well as winter residents as the site for beautiful homes."⁸

Similarly citrus, date, olive, and deciduous fruit groves played an image-building role for Phoenix as the desert oasis and provided a practical advantage with their shading and ground-cooling capacities. Even the utilitarian, tree-lined, water-filled laterals of the central city helped promote the image of the desert oasis. They gave the appearance of abundant water in the midst of the Sonoran desert; they helped cool and shade the walks along the major thoroughfares beyond the business district, and their presence helped cool the air with evaporation and shade on a hot summer day.

Boosters and observers wrote of Phoenix as the oasis in the midst of the primeval desert, and local developers too grasped the importance of these environmental amenities to the success of their neighborhoods. They perpetuated the image of the oasis with its mountain vistas by giving their subdivisions names such as Orange Heights, Palm Heights, Southern Gardens, Central Gardens, Fairview Place, Papago Vista, Camelback Estates, Mountain View Park, Mountain Park, Tangerine Park, Citrus Homes, and Orangewood Estates. Instead of art imitating life, it was man-made development reflecting the environment.

Mountains and groves also played a role in the placement of valley resorts, and the resorts themselves then added to the environmental mix which attracted winter residences and new subdivisions. Below the south slope of Camelback Mountain there developed between 1910 and 1950 some of the earliest winter resorts of the Salt River Valley: Ingleside Inn (1910), Jokake Inn (1927), Paradise Inn (1945), and Royal Palms Inn (1948). During that same time frame, and especially

during the late 1920s, the area developed into a major citrus-growing region. The result was the high quality mix of environmental amenities and resorts that attracted the large homes of leading Phoenicians and the winter estates of many prominent Americans.

Also attracted by the high quality mix were developers of residential subdivisions. Jordan, Grace and Phelps first platted Arcadia in 1919 between Fortieth Street and Sixty-eight Street, Camelback Road and Lafayette Boulevard. L. E. Froman subdivided Citrus Homes (inventory number 16-40-1) in 1915 just south of Arcadia between Forty-fourth and Fifty-sixth streets. In the 1920s Duncan MacDonald subdivided Glencoe Highlands (1928) north of Camelback Road to Jean, with Elsie Avenue (no longer exists) on the east and MacDonald Drive (no longer exists) on the west; and Glencoe Heights (1929) between Jean and the foot of Camelback Mountain, with Edgewood Avenue (today's Hilltop) on the west and the extension of Elsie on the east. Other developers subdivided Arcadia Estates, Hacienda Allenada, and Alta Hacienda along Camelback Road, while the land around the Ingleside Inn golf course was subdivided in the late 1920s. The owners of Ingleside further determined to subdivide their remaining land into a residential development to become the Pasadena of Phoenix, but the stock market crash in October, 1929 ended those plans.

To the west beneath the massive presence of Squaw Peak, close by the Arizona Canal and with a panoramic view of Camelback Mountain, the Arizona Biltmore opened its doors in 1929. Adjacent to the resort and within a year of its opening, the winter residences of the Biltmore Estates (inventory number 19-33-1) began to be developed, and by 1939 the nearby Bartlett Estates (inventory number 19-32-1) had been subdivided and offered for sale as a combined winter residence-local Phoenician development.

One final environmental amenity, which is a variation on the theme of Phoenix as an oasis, is the golf course. Both Ingleside Inn and the Arizona Biltmore had their own golf courses, which strengthened their image as an oasis, but two other golf courses are better examples of the amenity as a magnet and developer of residential property. Opened in 1920, the Phoenix Country Club attracted at least three subdivisions: Country Club Place, 1920 (inventory number 15-29-1),

where some club members had their homes and a few winter visitors built substantial winter residences, Country Club Manor, 1936 (inventory number 15-30-1), and South Country Club Manor, 1945 (inventory number 14-30-1). Opened In 1937 as a municipal golf course, Encanto Park accelerated the development of subdivisions platted at an earlier date. Del Norte Place (inventory number 14-25-1), Margarita Place (inventory number 14-25-2), Fairview Place (inventory number 13-25-1), and the Encanto- Palmcroft area all experienced new lot sales and renewed building activity with the opening of the Encanto Park course. ⁹

Tourism

Tourism has always had a significant impact on the growth of Phoenix, and one of its major effects was clearly seen by Frank A. Jefferson, secretary of the Phoenix Arizona Club, when he spoke with an Arizona Republic reporter in 1931. Said Jefferson in referring to his organization's national advertising and publicity campaign to draw tourists to Phoenix:

"Our tourist crop which annually brings into the Salt River Valley the equivalent of 80 percent of this project's agricultural returns, is gradually becoming subsidiary to its by-product, the permanent resident....

Many of our visitors, a percentage that cannot be determined in exact figures but one which our population growth easily pictures, eventually decide to make Phoenix their home."¹⁰

Subsidized Housing

Phoenix Housing Authority

In 1939 the Phoenix Housing Authority received a \$1,613,000 grant from the United States Housing Authority to build 510 housing units as a major first step toward slum clearance in South Phoenix. Racially segregated, the project called for 135 units for blacks, 225 units for Hispanics, and 150 units whites. By the spring of 1940 three sites had been selected, approved, and purchased.

The Matthew Henson Housing Project for blacks and the Marcos de Niza Housing Project for hispanics are discussed in the section dealing with ethnic groups. The Frank Luke, Jr. Housing Project for whites caused some controversy by its location, and construction was temporarily delayed until the housing authority gained undisputed title to the property. Then work progressed quickly. Because the contractor bid below the expected project cost, an additional 26 units were added to the Luke project to bring it up to the allocated funding level. Bounded by Nineteenth Street on the west, Twentieth Street on the east, Villa on the north, and Highland (today's Polk) on the south, the Frank Luke, Jr. Housing Project (inventory number 11-31-1) still stands today with the requisite integrity of an historic neighborhood.¹¹

Defense Plant Housing

During the Second World War private home building came to a standstill in Phoenix and across the nation, and although Phoenix had a large inventory of rental units at the beginning of the war, a critical housing shortage soon developed. In an effort to decentralize the defense industry and remove it as much as possible from coastal areas, Phoenix became the site for several defense facilities employing many thousands of workers.

In March, 1942, the Aluminum Company of America purchased three hundred acres at 35th Avenue and Van Buren and built a plant employing 3500 workers. With little or no housing in the area the work force complained loudly about the local conditions, and the

federal government soon built Alzona Park across the street from the Alcoa plant. Many of the original homes still exist in this neighborhood, but the survey found they had been thoroughly altered beyond recognition and were completely lacking any integrity or redeeming architectural or historical features.

Similarly, when AiResearch built an aircraft parts plant south of Sky Harbor Airport in November, 1942, the government built another housing project nearby for the 2700 AiResearch workers. Located at 809 N. Nineteenth Street, Duppa Villa would also play a role after the war when ten acres adjacent to it were added as emergency housing for returning white veterans. Like the depression-era public housing, veterans' housing remained strictly segregated.¹²

From the field survey of Duppa Villa it appears quite likely that the original defense plant housing has been torn down and replaced with 1950s-era two-story apartments. The one-story, row house complex for returning veterans built on ten acres next to Duppa Villa appears to be intact, but the large number of units makes the development suspect with regard to its original character. It remains for further study to determine the integrity of the Duppa Villa II (11-31-1) project.

Water Development

Announcement and development of Theodore Roosevelt Dam began a major migration of farmers to the Salt River Valley. Agriculture was no longer a major gamble. Phoenix developed and grew as the marketing and service center for the burgeoning agricultural hinterland. Population doubled from 5,500 in 1900 to 11,000 in 1910.

The increased use of surface water on the lands of the Salt River Valley made possible by T. R. Dam began to cause a waterlogging problem as the water rose to within ten feet of the surface in many areas by the late teens. 80,000 acres were damaged by salts being filtered upwards into crop root systems. This situation triggered the development of the Roosevelt Irrigation District (RID) on the west side and the Roosevelt Water Conservation District (RWCD) on the east side of the valley. The Salt River Valley Water Users' Association (SRVWUA) dug wells and installed pumps to lower the water table and sold the groundwater to the RID which brought additional thousands of acres under cultivation. The RWCD paid for the lining of SRP canals on the south side of the river in the east valley. The water saved from seeping into the water table was diverted into RWCD canals to bring an additional thirty-four thousand acres under cultivation. Phoenix served as the marketing and service area for these new water projects.

During the 1920s four additional dams were built in central Arizona to serve lands in the Phoenix metropolitan area. Three were built by the Salt River Valley Water Users' Association on the Salt River below Roosevelt Dam:

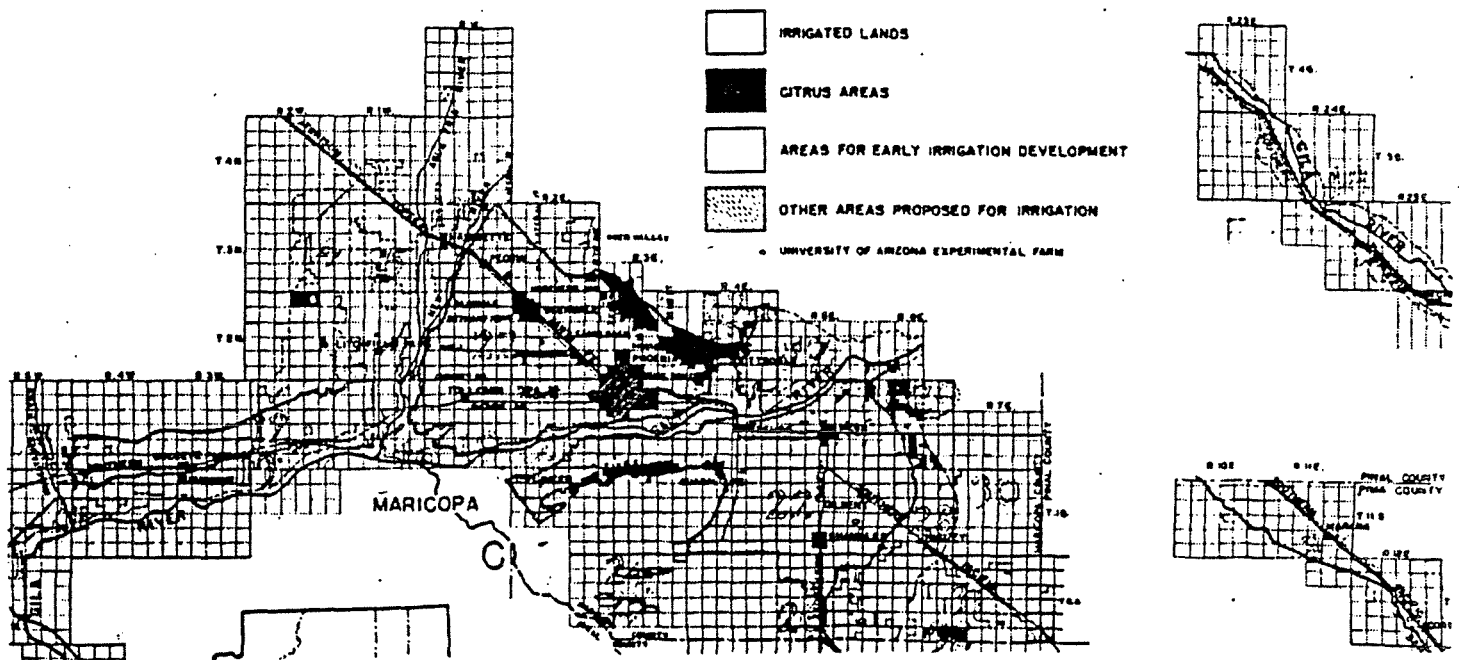
- (1) Mormon Flat, 1925
- (2) Horse Mesa, 1927
- (3) Stewart Mountain, 1930

The fourth dam was built by the Maricopa County Municipal Water Conservation District Number One on the Agua Fria:

- (1) Waddell Dam, 1927

All of these dams helped bring additional acreage under cultivation. In addition the new SRP dams added sufficient hydroelectric power capacity to allow for and enhance the future growth of Phoenix. Phoenix served as the supply point for the construction of these dams

IRRIGATED AREAS IN SOUTHERN ARIZONA



and handled the additional commodities made possible by the additional stored water. This development meant millions of dollars for the Phoenix economy.

During the Depression the Water Users' Association received a \$6,000,000 loan from the federal government to make repairs and modifications to its Salt River dams and to build Bartlett Dam (1939) on the Verde River. Once again Phoenix supplied men and material for this project and reaped the economic benefits so sorely needed during the Depression.

The final water reclamation project which benefitted Phoenix during our survey time period was the construction of Horseshoe Dam (1944-45) on the Verde River by the Defense Plant Corporation as part of the war effort to increase copper production at the new Phelps Dodge smelter at Morenci.

The new smelter needed additional supplies of water which were not available from local sources. In exchange for water from the Black River, a tributary of the Salt, the Defense Plant Corporation built the Horseshoe Dam at no cost to the shareholders of the Salt River Project. Horseshoe had the capacity to capture more water than was traded to the Phelps Dodge smelter, and as a result, the Salt River Valley benefited not only from the construction revenue during the building of the dam but also from the increased supply of water. This supply was even further augmented in the early 1950s when the City of Phoenix paid for the construction of the spillway gates at Horseshoe in exchange for the new water captured behind the increased level of the reservoir. This water was essential to the growth of Phoenix in the early 1950s.¹

This water development served several economies and bolstered the growth of Phoenix.

(1) agriculture - more land in production; more crops produced, packed and shipped from Phoenix. More farm implements, seed, equipment, building materials sold in Phoenix.

(2) water service industry - more building materials, electrical equipment, trucks and heavy equipment sold through Phoenix.

(3) tourism - the oasis is enhanced, enlarged and made green, fostering the image of the cool, verdant oasis in the desert. Image of abundant fecund valley where one could be cool and safe from the desert - not a hard scrabble, life and death, "grapes of wrath valley." Tourist image was greatly enhanced by water development.

As Phoenix grew following the completion of Theodore Roosevelt Dam, it became clear that additional water supplies would be needed for the domestic use of Phoenicians. The city embarked upon an ambitious plan in 1920 to build a large redwood pipeline from the Verde River two miles above its confluence with the Salt to a new city reservoir at the intersection of 64th Street and Thomas Road. This redwood pipe was designed to deliver 15,000,000 gallons of water per day into the city water mains.

During the 1920s the pipeline delivery system received improvements and additions, but the redwood pipe was deteriorating faster than anticipated. In 1930, spurred by the collapse of a section of the flume, Phoenix voters approved a \$3.5 million bond issue to completely rebuild the line using concrete pipe. When completed in 1932, the delivery system had the capacity to supply 100,000 users within the city limits. An additional well field site was purchased from the Salt River Pimas along the north bank of the Salt River where wells were dug and put on line, and city crews developed five additional wells in the Verde River well field to bring it into full production by 1940. This project allowed Phoenix to grow rapidly following World War II. The essential infrastructure ingredient - water - was already in place.²

During the 1930s Phoenix city planners used federal relief dollars to expand Phoenix water delivery and sewer lines into the surrounding contiguous neighborhoods "to promote population growth and hasten annexation." With the balance of the 1930 city bond money and a loan of \$150,000 from the Reconstruction Finance Corporation, the city expanded water service into nineteen subdivisions and adjacent to the city limits. Lower fire insurance rates and no more wells and septic tanks were used as additional reasons newcomers would buy homes in the subdivisions. Current residents resisted the

annexation overtures with litigation, fearing higher city taxes, but the City of Phoenix threatened to withdraw police and fire protection and stop water and sewer service in 1937, and the annexation proceeded quickly thereafter.³

One of the major reasons Phoenix grew to the north and east during its early years and did not grow to the west as rapidly was the fear of floods from Cave Creek Wash. The Great Cave Creek Flood of 1921 completely submerged West Phoenix and accentuated the need for a flood control dam on Cave Creek. The voters of Phoenix approved a \$556,000 bond issue, and the city manager hired the Water Users' Association to build the dam. Thereafter, infilling on the west side and new subdivisions quickened the pace of West Phoenix development.⁴

AGRICULTURE

Phoenix has always been the service center for a vast agricultural hinterland. It has always been the transportation hub for the importation of manufactured goods and the exportation of agricultural commodities. As the agriculture of the Salt River Valley grew, so grew Phoenix. The cotton boom of the First World War set off a major migration of newcomers to the Salt River Valley, and their coming triggered an ever larger influx of residents to service this new agricultural development. With the equally dramatic cotton bust and depression of 1920 and 1921, the valley's agricultural and business leaders sought a quick solution to the disaster by immediately diversifying from the valley's one-crop economy, long staple Pima cotton, into a multi-cash-crop economy.

First the valley's farmers planted 50,000 acres in alfalfa, replacing nearly 30,000 head of dairy cows, and doubled the acreage planted in wheat and grains to get the recovery started. Then they went back to a proven producer, citrus, and planted groves in a big way - oranges, grapefruit, lemons, limes and tangerines. "Citrus from Phoenix" first entered the international marketplace in 1923 with two hundred cases of valley grapefruit shipped to England. Next came the introduction of lettuce and cantaloupes, dates and olives, seedless grapes and 122,000 acres of higher-yield-per-acre short staple cotton.

The importance of this agricultural diversification for Phoenix came in its role as the service center for agriculture. All of the growers of these crops established grower's associations with headquarter offices in Phoenix. They developed national and international marketing campaigns with staffing in Phoenix. They built new warehouses, packing sheds and ice plants in downtown Phoenix. As one example the Arizona Compress and Warehouse Company expanded its warehousing operation at Thirteenth Street and Jackson to become the largest warehousing shed west of Galveston, Texas, which qualified it to become a federally bonded Department of Agriculture warehouse. This advantage made the warehouse the collection point for cotton grown within one hundred miles of Phoenix.

The new workers needed to staff these headquarter offices, warehouses, ice plants, and all the related auxiliary and ancillary

services needed a place to live and created a housing boom during the late 1920s.¹³

City of Phoenix residential housing permits for the 1920s.

1920	-	821
1921	-	343
1922	-	161
1923	-	189
1924	-	306
1925	-	463
1926	-	363
1927	-	405
1928	-	451
1929	-	501

This table shows clearly the impact of the agricultural depression which hit Arizona and the nation in 1920. The steep decline in housing starts in 1921 and 1922 is graphic evidence of agriculture's importance to Phoenix development. Similarly the ability of Salt River Valley farmers to quickly diversify from long-staple cotton into other cash crops, and the subsequent development of wholly new agricultural industries in Phoenix, is clearly reflected in the increasing number of housing starts from 1923 to 1929.¹⁴

Agriculture related housing:

- (1) Small citrus tract housing for the gentlemen farmer:
Citrus Homes (inventory number 16-40-1) was platted 1915 in twenty-five, ten-acre lots by L. E. Froman, who was foreman of the W. J. Murphy ranch. By 1919 all were sold in the subdivision bounded by Forty-fourth Street on the west, Lafayette Boulevard on the north, Fifty-sixth Street on the east, and the north bank of the Arizona Canal on the south.
- (2) poultry and pigeon raising subdivision; northwest corner of Central Avenue and Missouri.
- (3) Phoenix homesteads; already surveyed.
- (4) South Mountain Argicultural Area: Bartlett-Heard Ranch already surveyed.
- (5) Income Estates - subdivided 1927
Northern to South of Orangewood, 19th to 27th Avenues (part of the Hesse Ranch) 5 acre tracts.

ETHNIC GROUPS

Native Americans

Because of the federal government's Phoenix Indian School north of the city and the proximity of reservations to Phoenix, Native Americans utilized Phoenix as a marketplace to sell firewood and native crafts, to buy supplies and to seek recreation and employment. Most, however, preferred their homelands and a 1927 unofficial survey by a Phoenix newspaper reporter found only one hundred Native American families living within the Phoenix city limits. The 1940 federal census found 305 Native Americans living in the city. Because of poor employment opportunities, Native Americans lived in the poorer neighborhoods of south Phoenix and no identifiable neighborhood ever developed.¹⁵

Chinese

The Chinese came to Arizona as railroad construction workers and hard rock miners. When construction was complete and machines replaced manual labor, the Chinese moved to the Salt River Valley and took up farming. As Phoenix grew in the late 1880s and early 1890s, some Chinese moved to the city to run laundries, grocery stores and restaurants. The first Chinatown developed north of Washington Street on First Street but by 1920 had migrated south to be bounded by First and Second Streets, Madison and the railroad tracks. The new Chinatown contained "a Joss House Temple, the Chinese Tea Garden, small stores, restaurants, laundries, a recreational-community center and the residences of 130 Chinese." By 1940 the more affluent Chinese were leaving Chinatown for the urban periphery and the district's elders decided to disband rather than have a Chinese section of Skid Row. All that remains today is an underground labyrinth of tunnels and rooms where once opium dens flourished, gambling casinos served the highrollers of all races and criminals hid out from the law.¹⁶

Japanese

The Japanese came to Arizona as railroad construction workers and agricultural laborers. Most Japanese stayed in rural agricultural settings such as the Japanese community documented by the South Mountain Survey, but a few moved to Phoenix to seek employment as "cooks, gardeners...fruit sellers, and pool hall operators." The federal census of 1920 found twenty-seven Japanese living within the city, probably in the poorer neighborhoods of south Phoenix where a 1940 federal housing survey found some Japanese. No identifiable urban Japanese neighborhood ever developed.¹⁷

Hispanics

Hispanics made up half the population of early Phoenix, but their numbers were soon overwhelmed by the growing influx of Anglo settlers. By 1920 hispanics constituted the largest and fastest growing minority group in Phoenix. In 1920 the federal census showed 2,323 Mexicans in Phoenix. By 1930 that number had more than tripled to 7,293.

By 1911 a definable Hispanic barrio or neighborhood extended from the river to Washington Street between Central Avenue and Sixteenth Street. Over the next twenty years the barrio expanded, shifted and split most likely tugged and pushed by the growth of the warehouse district and the influx of new minority peoples.

The barrio basically split in two with the poorer neighborhood being bound by Washington and the Salt River between Sixteenth and Twenty-fourth streets. This barrio contained a dispersed shantytown and "7-Up Camp" a block of shacks along the north side of the railroad tracks housing hundreds of Hispanic families.

The second barrio contained better housing "in rows of well-kept homes with landscaped lawns" and was located between Second and Fourth avenues south of Madison Street. But south of the railroad tracks was found "Hollywood," described as a "foul slum, the like of which can probably not be found else-where in the United States."

San Francisco Neighborhood, a rural Barrio, is an Hispanic

neighborhood south of the Highline Canal between 28th and 32nd streets. It was developed during the 1930s and surveyed in the South Mountain Historic Resources Survey.

Slums such as Hollywood and other less pitiful neighborhoods were the shame of Phoenix, but nothing was done until pressure from private groups interested in slum eradication convinced the City of Phoenix to accept financing from the U. S. Housing Authority to build public housing.

Marcos de Niza Project: In 1940 and 1941, 225 single family dwellings for Hispanic families were constructed between Yavapai and Pima streets, west of Harmon Part to First Avenue.

To provide critically short housing for Hispanic veterans after the Second World War, the Phoenix Housing Authority, with federal funds, built the Harry Cordova Project, 156 units at Sixteenth Street and Roosevelt.¹⁸

Blacks

Blacks migrated to Phoenix in the late nineteenth century and by 1920 constituted the city's second largest minority group with 1,075 residents. By 1930 the number had increased to 2,366 and by 1940 had reached 4,263. Living in segregated neighborhoods, going to segregated schools, and with limited employment opportunities, blacks in Phoenix lived in two ghetto neighborhoods in south Phoenix.

- (1) Washington Street south to Buckeye Road between Central Avenue and Sixteenth Street. The more "well-to-do Negroes" lived at Jackson and 16th streets and Grant and 5th streets. "Here dwellings are neat and attractive with lawns, shade trees, and flowers."
- (2) Madison Street to south of Buckeye Road between Seventh and Seventeenth avenues.

The first middle-class neighborhoods for blacks were proposed in the 1920s:

- (1) A ten-acre tract on Jefferson Street two blocks east of Eastlake Park, "a high grade and exclusive Negro subdivision."

Originally specified as 135 units, the Matthew Henson Housing

Project (inventory number 9-26-2) was built with 157 single family units on land located between Seventh and Ninth avenues, between Tonto and Sherman. The extra units came about as a result of the winning contractor bidding below the amount of allocated funds and the subsequent need to utilize the unspent allocated funds.

At the end of World War II three acres adjacent to the Matthew Henson Project were cleared and developed for returning black veterans.

Moderately-priced projects in south Phoenix 1948: Williams and Jones Construction Company built new subdivision for blacks on East Broadway from 20th to 22nd streets.¹⁹

ARCHITECTURE

With the exception of the few areas near the central core developed prior to the turn of the century, Phoenix had the advantage of developing later than most large American urban centers. In other cities, decay of the central areas and development of the suburbs had already begun. With no polluting factories or overcrowding to contend with in Phoenix, residential areas developed around the core. The early introduction of trolley lines in the 1890s precluded the development of dense multi family residential developments contributing to overcrowding in other cities. Instead, single family subdivisions developed, patterned after the suburban areas of other cities.

The Bungalow

With its asymmetrical form, natural materials of brick, stone, and wood, and emphasis on craftsmanship, the bungalow meets the aesthetic principles of Andrew Jackson Downing. His books on cottage residences and country houses published in the mid-19th century greatly influenced the image of the suburban house. With its cottage like character and its decisively American origin (being first introduced in California) the bungalow fulfilled the American desire for a freestanding house on its own lot with a suburban-like character and setting. Being the predominant style in Phoenix during the first decades of this century the houses are usually located on narrow lots on grid pattern streets in response to the need for proximity to rail lines and pedestrian access to the urban center. Landscaping was very much part of this romantic image so even the residential areas near the urban center maintained front yards and tree lawns next to the street to give an image of lush green landscape and open space.

Spanish Colonial Revival

Near the turn of the century, appropriate national and regional styles became a prominent issue in residential design. The resulting shingle style and Georgian Revival of the east coast and the prairie

style of the mid-west were not seen as appropriate to the southwestern region. The Panama/California Exhibition of 1915 in San Diego provided an answer. The Spanish colonial revival style of Bertram Goodhue's work at the exhibition immediately became popular in southern California and was soon to be so in Phoenix.

Built mainly during the 1920s and 30s, they were often constructed on lots still available in the early subdivisions where bungalows were built. Later examples are seen in the subdivisions further out along the rail lines and improved main streets.

These subdivisions still maintained the same grid pattern and lot shapes as the earlier examples; the automobile had not yet had a large impact on development patterns.

Tudor Revival

At the end of the First World War in 1919, Americans returned home from Europe with images of European country and suburban residences. Norman cottages, English cottages, and Tudor houses evoked romantic images of the countryside. So closely associated with the images of the suburbia, these styles became very popular throughout the nation during the 20s and 30s.

They were built in the same subdivisions as were the Spanish Colonial Revival houses. Subdivisions were sometimes advertised as "English neighborhoods" or "Spanish style" by developers and realtors, influencing which style would dominate. Often a limited number of "spec" houses were constructed in the intended style of the neighborhood.

Minimal Traditional

The economic depression, modern building methods, and the automobile all greatly effected the development of the minimal traditional style neighborhoods. The style is basically a scaled down Tudor Revival with the same general plan and shape. The pitch of the roof is lowered and the detailing is minimal. Any detailing found in the Phoenix examples usually refer to Spanish Colonial or, less frequently,

Colonial Revival styles. Eaves are close, in contrast to the wide overhangs of the similar ranch style. Early example of carports and attached garages appear with this style. These simple houses lent themselves well to tract-housing developments of the period.

Developers learned after the Great Depression that to buy tracts of undeveloped land and build standard plan houses on them was far less expensive, and thus more marketable, than to build custom or pattern plan homes on individual lots. The scaled down Minimal Traditional style fit well into this scheme. Modern machinery, tools, materials, and building methods further reduced costs and made development easier. Improved roads and near universal car ownership made it feasible to develop tracts of land away from urban centers or even rail lines. Lots no longer had to be small or narrow in response to pedestrian needs; the lots became more square in shape.

Curvilinear street plans, borrowed from earlier American suburban examples who in turn borrowed from turn of the century English Garden Suburbs, reduced the monotony of rows of identical houses. The curvilinear plans also reduced through traffic on the residential streets. Set backs are uniform, creating a very planned appearance. Side walks, and associated tree lawns were eliminated, since the mode of transportation had become the automobile.

Ranch

An early influence on the development of the ranch style was the Usonian houses of Frank Lloyd Wright. With their linear plans, low hipped roofs, carports and large amounts of glass, they introduced many elements we associate with the ranch of today. The style we recognize today as ranch was originated by a number of architects in California in the mid-1930s: Elements that frequently characterize this style are one story rambling forms with low pitched, hipped cross gabled roofs with overhanging eaves, often with exposed rafters, picture or ribbon windows, and minimal Spanish or English Colonial detailing. The overall visual effect is decidedly linear and horizontal. Attached garages add to the effect and demonstrate the influence of the automobile also seen in the widening of the lot to accommodate the

'rambling' form. Pedestrian access to urban amenities no longer required compact lot and house forms.

The age of the automobile had its fullest expression in residential suburbs in the design of the ranch subdivisions. Since people no longer had to walk to streetcar stops or other local urban amenities, narrow lots were no longer required. The long, rambling form of the ranch with its attached garage stretched out parallel to the street, maximizing facade width. The wide, green expanse of lawn this created fit the image of the open, green rural setting of the suburb, even though the natural open space of the area might be desert.

The lots became larger and wider to accommodate the new style. Blocks became longer and the general layout of the streets thus changed. Curvilinear streets remained popular for the same reasons that they were with minimal traditional neighborhoods. Cul-de-sacs, first introduced in the English Garden Suburbs at the turn of the century, and made popular in the United States by the Radburn plan, became common in Phoenix in the ranch neighborhoods. This reaffirmed the strong influence of the car in the planning of suburbs.

RECOMMENDATIONS FOR FUTURE SURVEYS

RECOMMENDATIONS FOR FURTHER SURVEY PROJECTS

This Reconnaissance Survey has identified about 150 residential neighborhoods which are or may be eligible for the Phoenix and National Registers or which are threatened by adverse development. Furthermore, historic research has identified several areas of significance and themes into which the neighborhoods may be categorized. Field survey has also identified two centers of development which have unique histories somewhat different from that of the Phoenix core: Sunnyslope and South Phoenix.

Through the exercise of analyzing the neighborhoods and developing recommendations for further survey projects, it became evident that due to overlapping themes, distribution of locations, and variety of threats it is unlikely that a comprehensive single conclusion can be drawn. The survey results allow a wide variety of resource combination to be recommended. Although neighborhoods were individually categorized as in need of either (a) urgent survey or (b) future survey, it is apparent that a thematic approach to study can include neighborhoods in both categories. This situation will allow the Historic Preservation Officer both a freedom of choice and an opportunity for great creativity in developing future survey projects which will respond to timely events, budget, political and public demands, and historical interest.

The recommendations offered here are presented in a broadbrush manner, reflecting our own insights and concerns yet allowing the Preservation Office liberty in grouping neighborhoods into survey projects. By selecting various themes as the basis for survey, a wide range of combinations of neighborhoods can be developed by the City Staff and Historic Preservation Commission. We envision that this survey report will be used primarily as a preservation planning tool for many years to come. It is not meant to be a static reference document, but rather a dynamic workbook which can be supplemented, updated, and expanded during its effective lifetime. This document should be distributed through all appropriate public works, planning, and development agencies throughout City government. Also, its use as a resource document should be made mandatory as part of planning and review processes in order to recognize adverse effects on historic resources.

THREATENED NEIGHBORHOODS

A. The neighborhoods most urgently threatened are the Dennis Addition and Germania (12-29-1, 11-29-1, 11-30-1), and the Montgomery Addition (9-27-1). These three areas also represent the earliest Phoenix neighborhoods left to be surveyed, contain significant planning concepts and architectural resources, and relate variously to the streetcar system and to ethnic groups.

B. Other neighborhoods are threatened by the proposed right-of-way of the Paradise Parkway which runs generally parallel to Camelback Road. These should be surveyed immediately.

C. The intensity of public and private development surrounding the intersection of Camelback Road and Central Avenue, demands urgent survey of all A and B neighborhoods within the square mile of that center.

D. The dramatic changes wrought by continual commercial and residential real estate development within and adjacent to the Central Corridor, suggest both urgent and further survey projects prioritized upon the likelihood of imminent threat.

E. Initiate surveys of those scattered neighborhoods identified as being threatened by public works or private development as need arises.

ETHNIC NEIGHBORHOODS AND SUBSIDIZED AND NATIONAL DEFENSE HOUSING

We suggest the combining of this area of significance and two themes because of a strong inter-relationship of their respective histories over time. In some cases we find neighborhoods which were built specifically for an ethnic group or which became "areas of discard" adopted by certain groups. Also, the few subsidized public housing projects in Phoenix were constructed for returning WWII veterans whether black, brown or white. Although this category represents a relatively small number of resources, they are extremely important in demonstrating this racial aspect of Phoenix' residential development.

TRANSPORTATION-RELATED NEIGHBORHOODS

A. Historically the Central Corridor was the primary path of northward residential development. Many older neighborhoods which relate the automobile link to Downtown are found far north of the barrier formed by the Grand Canal. The environmental amenities of ash and olive, tree-lined ditches and Murphy's Maricopa Bridle Path attracted many well-to-do leaders of Phoenix to build large, stylish homes on Central Avenue between Bethany Home Road and the Arizona Canal. A survey of historic neighborhoods and individual houses adjacent to the Central Corridor would add significantly to the understanding of the development of Phoenix as an automobile suburb and important persons associated with it.

B. Of particular influence on the development of early Phoenix was the streetcar line. The trolleys pre-dated the popularity of the automobile. The public transit system extended the area of the "walking city" of Downtown. Phoenix never developed a high-density, multi-family zone surrounding the core, in part, because of the ease of travel afforded by the streetcars. The system allowed the suburban character of residential development to develop immediately adjacent to the Downtown. Also the path of the streetcar line attracted early development of residential neighborhoods

- 1) far north of Downtown and even west toward the line's end at Glendale,
- 2) east along Van Buren to Eastlake Park, and
- 3) west and northwest along Grand Avenue to the State Fairgrounds.

The invisible path of the former trolley system explains why there are numerous early neighborhoods in the midst of modern housing tracts.

TOURISM AND RESORTS/ENVIRONMENTAL AMENITIES

Tourism and resorts have been important influences on early development throughout the Salt River Valley. Furthermore, the locations of winter resorts and country clubs were always closely related to environmental amenities such as golf courses, tree-lined canals and ditches, lower elevations of local hillsides for valley and mountain views, and shady, watered oasis amid contrasting arid desert landscapes. Also, public parks such as Encanto and South Mountain have encouraged nearby residential development by offering recreational facilities, water and shade. The cost of housing typically decreases with distance from these resort/amenities magnets.

PLANNING CONCEPTS AND HOUSING DEVELOPMENT

The story of Phoenix' residential growth is an inseparable combination of suburban planning concepts and housing development. These two subjects are similar in spirit yet different in scale. We cannot say that Phoenix grew in accordance with a comprehensive city-wide, urban plan. Rather it developed a quarter-section at a time based upon the lead or response of real estate developers and housebuilders to popular trends within the American Dream attitude of homebuyers. Street patterns and lot sizes relate directly to architectural styles of each period. When new house styles (Ranch, for example) are built in previously platted subdivisions, interesting stylistic mutations resulted. Street patterns within the quarter-section grid system tend to reflect large-scale design approach rather than small-scale planning approaches.

- A. Surveys of neighborhoods with similar street layouts are a possibility in order to demonstrate the evolution of suburban picturesque image, e.g., grid, concentric bisected squares, elliptical islands, curvilinear streets, and cul-de-sacs.
- B. Of great local importance (and possible national influence) are the early tract housing developments such as Womack

Heights (already surveyed but excluded from the Coronado H.D.) which featured mass-produced, look-alike houses made affordable to most everyone through government financing, FHA and VA.

C. Early experiments of building technology are also worthy of survey, particularly tracts featuring concrete masonry units rather than brick, all wood frame tracts, and early concrete slab-on-grade floors without basements or crawlspaces. These technological advances, linked with evaporative cooling changed the character of architecture in Phoenix.

ARCHITECTURE

The evolution of architectural styles is an all encompassing area of significance which will be found throughout any other themes. We have found that it is the more well-to-do neighborhoods that dared to take the plunge into the advance of architectural styles. Such neighborhoods set the trends for the commonman's homebuilder to copy in a more affordable, if no less respectable, manner.

Of particular local importance is the search for the origins and the variations of what we are presently referring to as the Ranch and Minimal Traditional styles of the 1930s and beyond. Such surveys should make use of the City of Phoenix' recently completed Architectural Styles Manual.

AGRICULTURE

Very few neighborhoods were found which were initially developed for residential use within an agricultural context. We discovered farm worker housing, subsistence farms, and gentlemen's ranches or groves. Such historic resources should be included in broader surveys recommended by the City of Phoenix' recently completed thematic survey which identified nearby 100 individual agricultural houses and properties.

SPECIAL HISTORIC RESOURCE AREAS

This Reconnaissance Survey identified Sunnyslope and South Phoenix as two historic centers of development independent of growth around Phoenix' downtown core.

A. The South Mountain Agricultural Area survey deals with the rural aspects of South Phoenix' development, but a new survey which evaluates both residential and commercial properties can help to complete the understanding of our City South of the Salt River.

B. Sunnyslope developed as a retreat for health seekers needing a hot, dry climate. This small community grew as commercial enterprises sprang up to serve the ailing residents. This community has an important and separate identity from early Phoenix and, as such, deserves its own historic resources survey which includes residential, commercial, and institutional properties. Its integrity is very fragile and can be threatened by insensitive development.

FOOTNOTES

1. Reid W. Teeple and Richard Lynch. "SRP Born in Effort to Fight Drought," in Arizona Waterline, ed. Athia L. Hardt (Phoenix: Salt River Project, 1989), pp. 65-67; Michael J. Kotlanger, "Phoenix, Arizona: 1920-1940" (Ph. D. diss., Arizona State University, 1983), pp. 23-28.
2. Kotlanger, "Phoenix," pp. 33-44.
3. Ibid., pp. 44-45; Arizona Republic, 10 December 1932, 1:1:8. The nineteen subdivisions receiving expanded city water service were: Collins Addition, Irvine Subdivision, Montgomery Place, Dale Place, Henshaw Acres, Riverside Place, Wise Addition, West Homcroft Addition, Warren Tract, Grand Avenue Addition, Las Flores Addition, Valencia Acres, Mayfair Addition, Wellington Place, La Colonia Addition, Roycroft Addition, Hubbell Tract, Van Buren from 18th to 24th street, Willetta and Culver streets from 16th to 24th street.
4. Kotlanger, "Phoenix," p. 29.
5. Richard E. Lynch, "The Relationship of Streetcars to Real Estate Promotion in Phoenix, 1887-1925" (Seminar paper, Arizona State University, 1980), pp. 5-6, 8-16, 18-23; Lawrence J. Fleming, Ride a Mile and Smile the While: A History of the Phoenix Street Railway, 1887-1948 (Phoenix: Swaine Publications, 1977), pp. 30-31.
6. Geoffrey Padraic Mawn, "Phoenix, Arizona: Central City of the SouthWest, 1870-1920" (Ph.D. diss., Arizona State University, 1979), pp. 519-520; Samuel Eliot Morison and Henry Steele Commager, The Growth of the American Republic, vol. 2 (New York: Oxford University Press, 1962), p. 192; Frederick Bewis Allen, Only Yesterday (1931; reprinted. Bantam Books, 1959), p. 5; h, Lynch, "Streetcars to Real Estate Promotion," pp. 24-25; Fleming, Ride a Mile, pp. 131, 135, 148, 152.
7. Joseph B. Mason, History of Housing in the U. S., 1930-1980 (Houston: Gulf Publishing Co., 1982) pp. 12, 14, 45; Arizona Republic, 14 April 1936, 2:5-7; Kotlanger, "Phoenix," p. 132; Bradford Luckingham, Phoenix: The History of a Southwestern Metropolis (Tucson: University of Arizona Press, 1989), p. 109; Arthur G. Horton, An Economic, Political and Social Survey of Phoenix and the Valley of the Sun (Tempe: Southside Press, 1941), p. 180.
8. Arizona Republic, 15 February 1930, 2:3:3-5.

9. James H. McClintock, "From Desert to Oasis," Arizona Magazine (September, 1906): 9-15; Ernest W. Hall, "Deciduous Fruits in the Valley," Earth (May, 1913): 12; A. J. Wells, "A Blossomin Desert," Sunset (August, 1909): 209-214; J. O. Dunbar, "Phoenix, Born of Water," Sunset (August, 1904): 365-370; Mawn, "Central City of the Southwest," p. 171; Arizona Republican, 25 March 1928, 3:1:1; John L. Jacquemart, "Evolution and Development of Norte Place," (Term paper, Arizona State University, 1984), pp. 9-10.
10. Arizona Republic, 15, February 1931, 2:2:5-7.
11. Kotlanger, "Phoenix," pp. 138-139.
12. Luckingham, Phoenix, p. 141; Michael F. Konig, "Toward Metropolis Status: Charter Government and the Rise of Phoenix, Arizona, 1945-1960" (Ph.D. diss.. Arizona State University, 1983), pp. 165, 190.
13. Kotlanger, "Phoenix," pp. 56-59, 61-71.
14. Horton, Survey of Phoenix, p. 180.
15. Kotlanger, "Phoenix," pp. 400-410.
16. *Ibid.*, pp. 410-419.
17. *Ibid.*, p. 420.
18. *Ibid.*, pp. 425-429; Federal Writers' Project, Arizona: A State Guide (New York: Hastings House, 1940), p. 218; Konig, "Toward Metropolis Status," pp. 166-168.
19. Kotlanger, "Phoenix," pp. 444-448; Federal Writers' Project, Arizona, p. 218; Konig, "Toward Metropolis Status," p. 187.

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**PHOENIX PRE -1950 HISTORIC RESIDENTIAL
RECONNAISSANCE SURVEY**

Neighborhood Inventory Forms



Job# 9011
December 1990

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Alto Desierto

INVENTORY NUMBER 01-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Alto Desierto-July 1943

REPRESENTATIVE STYLES

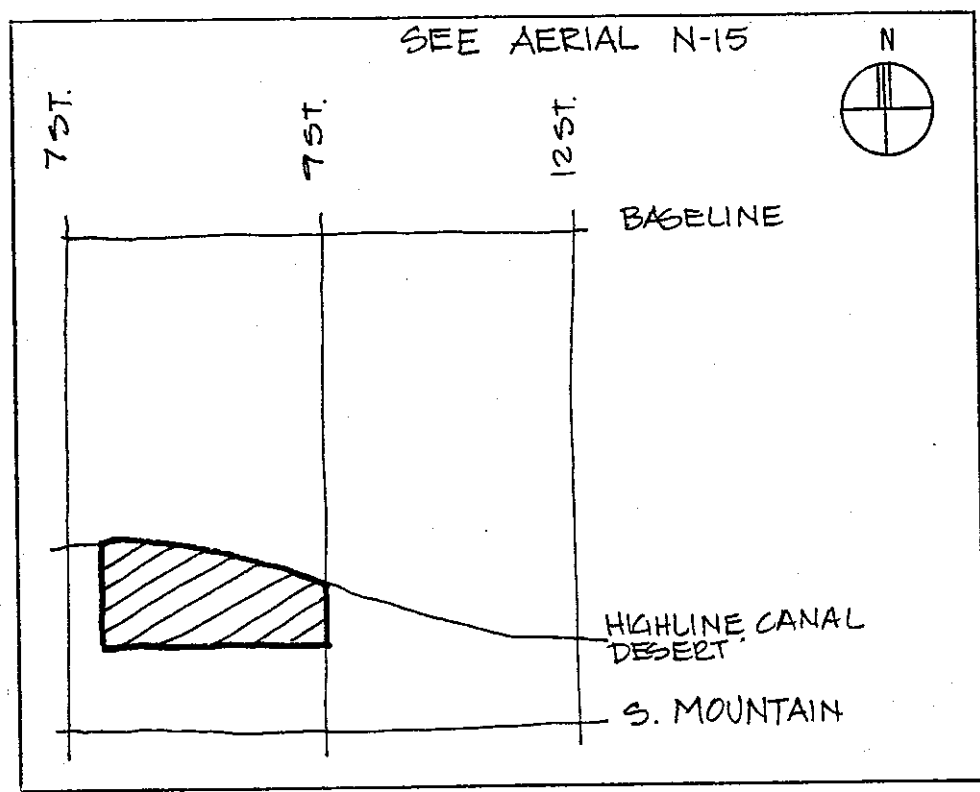
<input checked="" type="checkbox"/> national folk	<input checked="" type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 10 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Dirt road follows canal on the north. Lots
vary in size, most are deep. Area is mixture
of Folk style and Contemporary infill.

DEVELOPMENT PERIOD 1920-1945

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1920-1945.
Example of agriculture related develop-
ment on a canal that later was subdivided
further.

THREATS

SURVEYOR Miller/Mosher DATE 10-4-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Mountain Park

INVENTORY NUMBER 02-27-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Mountain Park-December 1926

REPRESENTATIVE STYLES

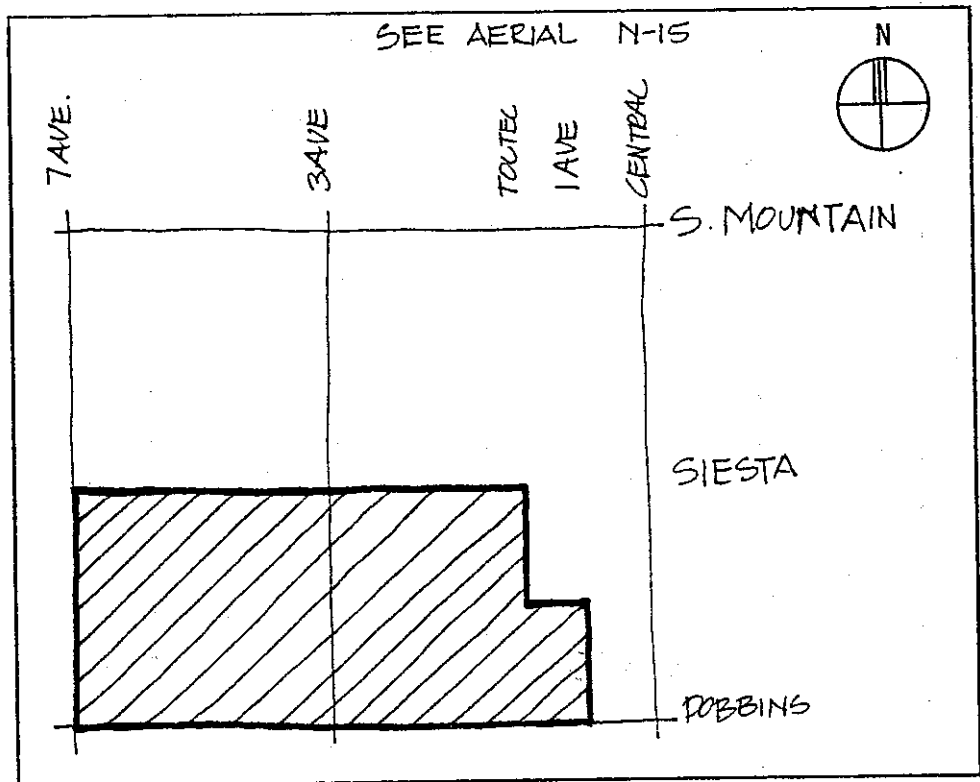
<u> </u> national folk	<u> X </u> moderne
<u> X </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 30 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Natural and desert landscaping throughout.
 Graded dirt roads without curbs, gravel drives.
 Varied setback-minimum 60'. Very large lots.
 Bungalows and Period Revival comprise majority
 of buildings; several Minimal Traditional and
 Contemporary homes occur as infill development.

DEVELOPMENT PERIOD 1925-1935, 1970-1980

SIGNIFICANCE X high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1915-1935.

Environmental Amenities.

The development of this subdivision is
 unusual because 1) it originally was not
 contiguous with the urban area; 2) it was
 located at the foot of South Mountain; and
 3) it was an early example of a desert-land-
 scaped subdivision.

THREATS

SURVEYOR Miller/Mosher DATE 10-4-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Roosevelt Acres

INVENTORY NUMBER 2-28-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Roosevelt Acres-December 1924

REPRESENTATIVE STYLES

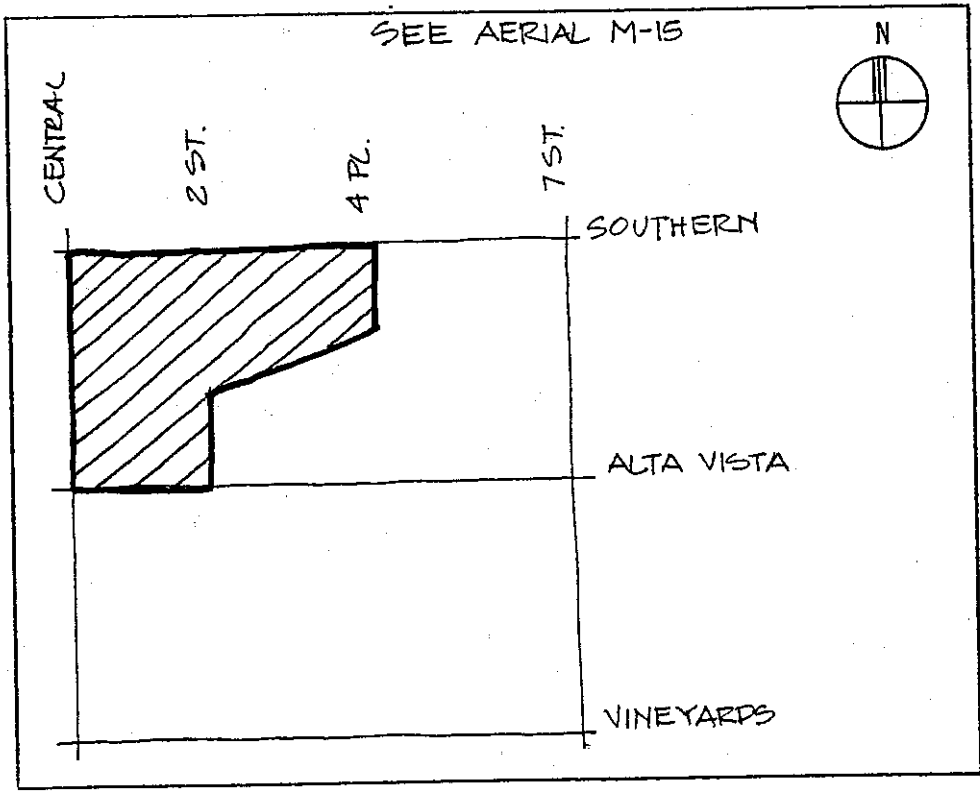
<u>X</u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 20 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u>X</u> 3" Clapbd. siding

LOCATION MAP



INTEGRITY

___ high x medium ___ low

GENERAL CONDITION

x good ___ fair ___ poor

PHYSICAL DESCRIPTION

Two dead-end dirt streets north of San Francisco canal. No sidewalks. Streets end at old canal. Homes are setback 15' from road.

DEVELOPMENT PERIOD

1915-1935

SIGNIFICANCE

___ high x medium ___ low

AREAS OF SIGNIFICANCE AND THEMES

COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1935.

Transportation.

Related to the improved streets of Central and Southern.

ARCHITECTURE:

Residential architecture between 1925-1935.

Folk styles mixed with Tudor and Bungalows maintains the rural character of urban fringe development.

THREATS

SURVEYOR

Miller/Mock

DATE

9-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Mattingly Manors

INVENTORY NUMBER 2-28-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Mattingly Manors-April 1945

REPRESENTATIVE STYLES

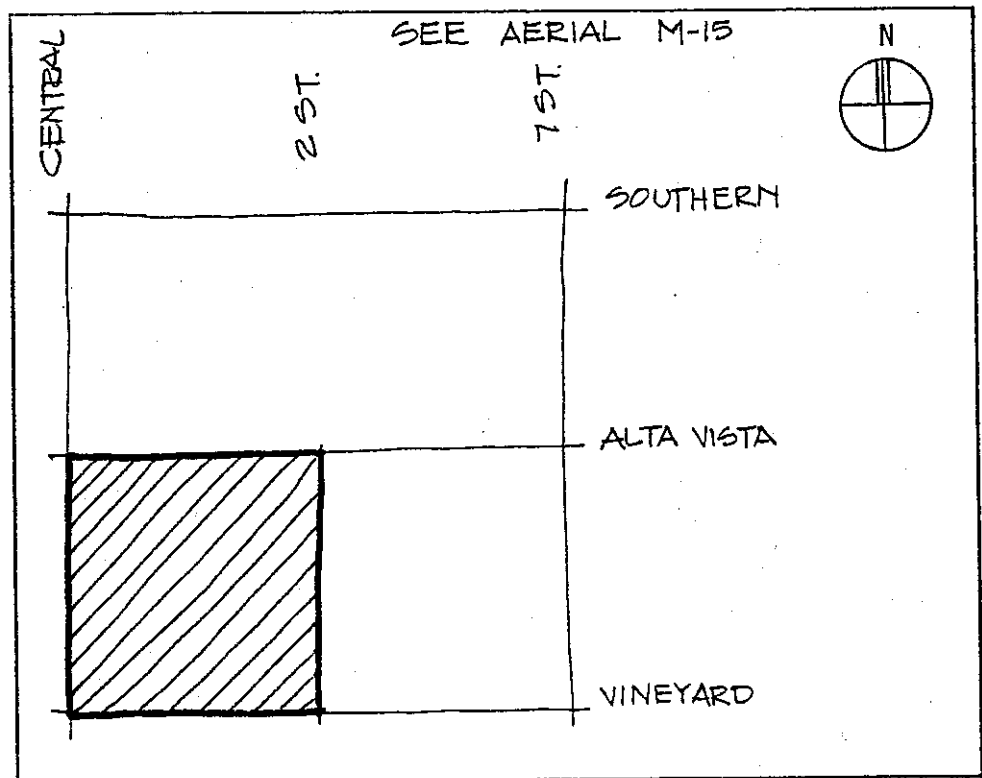
<u> </u> national folk bungalow	<u> </u> moderne
<u> </u> tudor/english revival	<input checked="" type="checkbox"/> minimal trad.
<u> </u> spanish colonial revival	<input checked="" type="checkbox"/> ranch

ESTIMATED DENSITY 75 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<input checked="" type="checkbox"/> steel windows
<u> </u> stucco	<u> </u> wood shingles
<input checked="" type="checkbox"/> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Streets have rolled curbs and no walks. Uniform
30' setback. The area has a typical ranch
neighborhood image with uniform setbacks and
grid streets.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE
AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

Transportation.

Related to improvement of Central Avenue.

THREATS

SURVEYOR

Miller/Mock

DATE 9-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Estrella Rancho

INVENTORY NUMBER 2-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Estrella Rancho-March 1927

REPRESENTATIVE STYLES

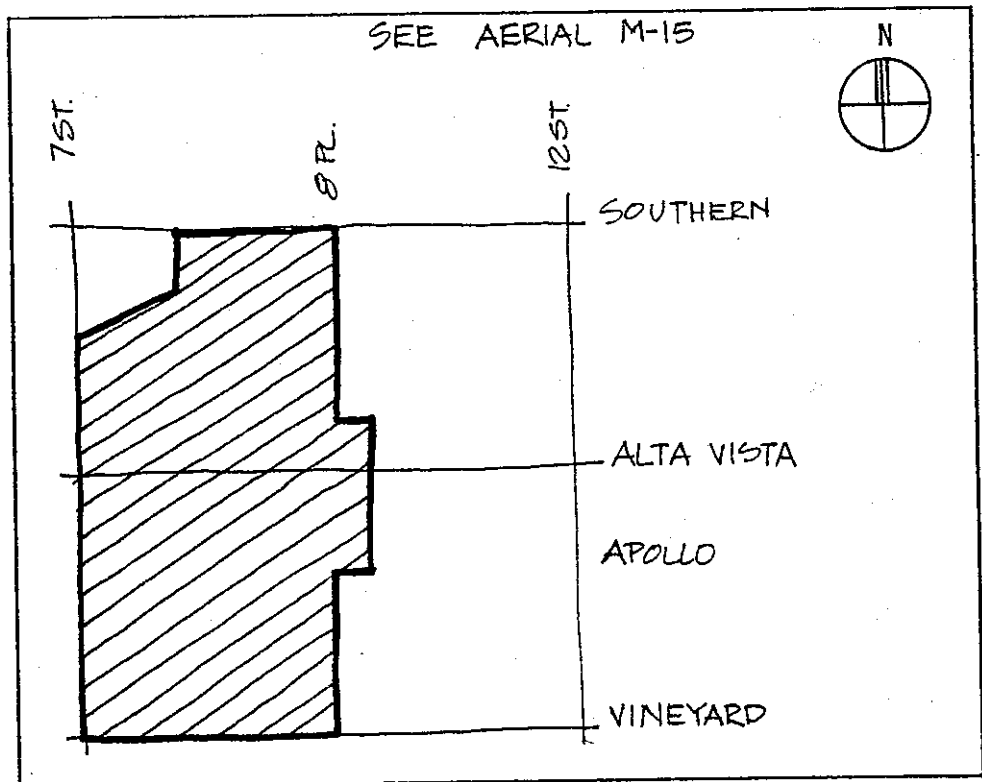
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> dutch col. rev.

ESTIMATED DENSITY 50 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY _____ high medium _____ low

GENERAL CONDITION _____ good fair _____ poor

PHYSICAL DESCRIPTION Streets have square and rolled curbs and no
sidewalks. Homes are of moderate size on deep
lots. Mature landscaping is typical. The
mature landscaping and well-irrigated lots add
to the rural/agricultural image of the South
Mountain area circa late 1920s.

DEVELOPMENT PERIOD 1915-1935

SIGNIFICANCE _____ high medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1915-1935.
AGRICULTURE:
Area shows evolution from large farm to
subsistence farm subdivision.
ARCHITECTURE:
Residential development between 1915-1935.
Mixture of styles represents several eras
of development.

THREATS _____

SURVEYOR Miller/Mock DATE 9-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Estrella Rancho Numero Dos

INVENTORY NUMBER 2-29-3

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Estrella Rancho Numero Dos-March 1929

REPRESENTATIVE STYLES

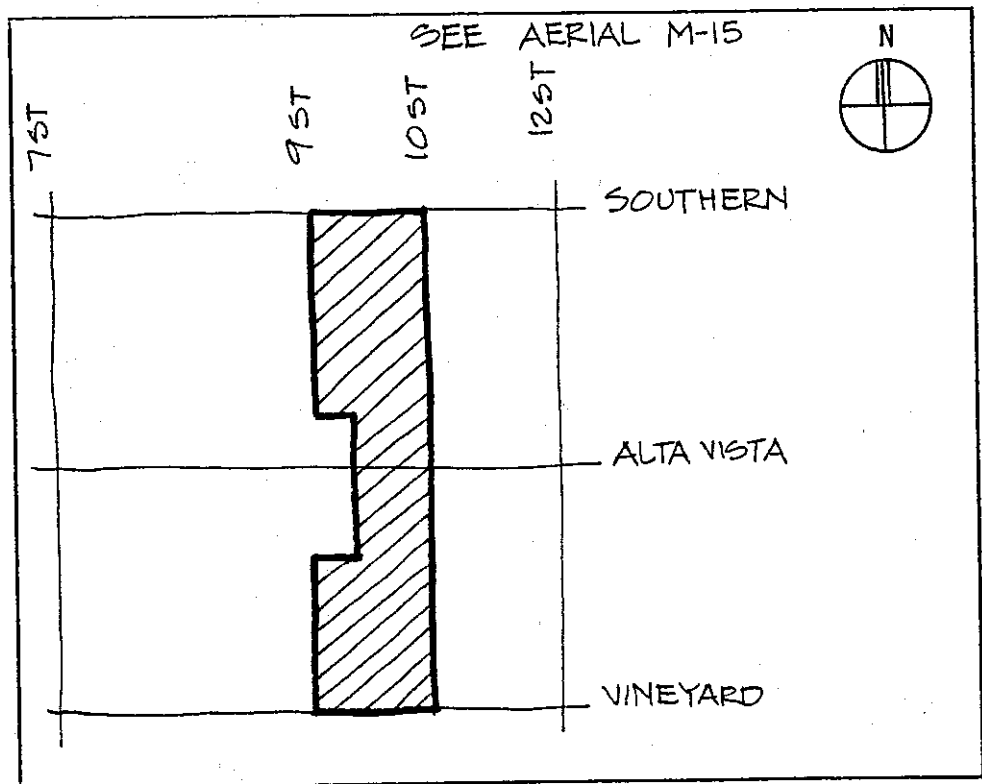
<u>X</u> national folk	<u>X</u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 50 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY

high medium low

GENERAL CONDITION

good fair poor

PHYSICAL DESCRIPTION

Large, deep lots, mature vegetation. Modern
infill occurs mostly on 10th Street and old
Southern. Also on 10th Street is a group of
small Bungalows of identical construction--
possibly worker housing. Area maintains semi-
rural character with some infill and street
"improvements."

DEVELOPMENT PERIOD

1915-1950

SIGNIFICANCE

high medium low

AREAS OF SIGNIFICANCE
AND THEMES

COMMUNITY DEVELOPMENT AND PLANNING:

Residential development between 1915-1935.

AGRICULTURE:

Subsistence farming between 1915-1935.

ARCHITECTURE:

Residential architecture between 1915-1935.

Rare example of farm related worker housing.

THREATS

SURVEYOR

Miller/Mock

DATE

9-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Mixon Acres

INVENTORY NUMBER 2-30-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Mixon Acres-November 1927

REPRESENTATIVE STYLES

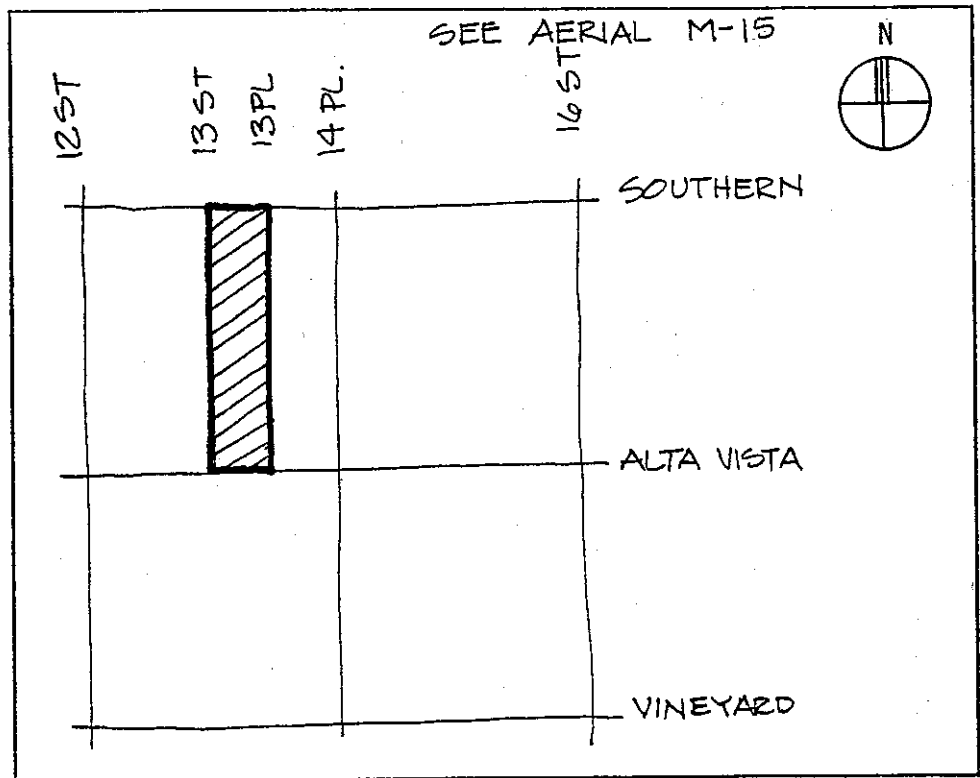
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 25 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION The south half of this area was an early
agricultural development which has retained
its original character by virtue of large lots,
Bungalows, fields, and cattle. The north half
appears to have developed later in a more urban
image of small lots and Minimal Traditional
style houses.

DEVELOPMENT PERIOD 1915-1925, 1940-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPEMNT:

Residential development between 1915-1945.

This area clearly shows the further
subdivision of subsistence farms to
smaller residential lots.

ARCHITECTURE:

Residential development between 1915-1945.

Mixture of Bungalows and Minimal Traditional
styles demonstrates development over time.

THREATS

SURVEYOR Miller/Mock DATE 9-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Southdale

INVENTORY NUMBER 2-30-3

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Southdale Homes-October 1947

REPRESENTATIVE STYLES

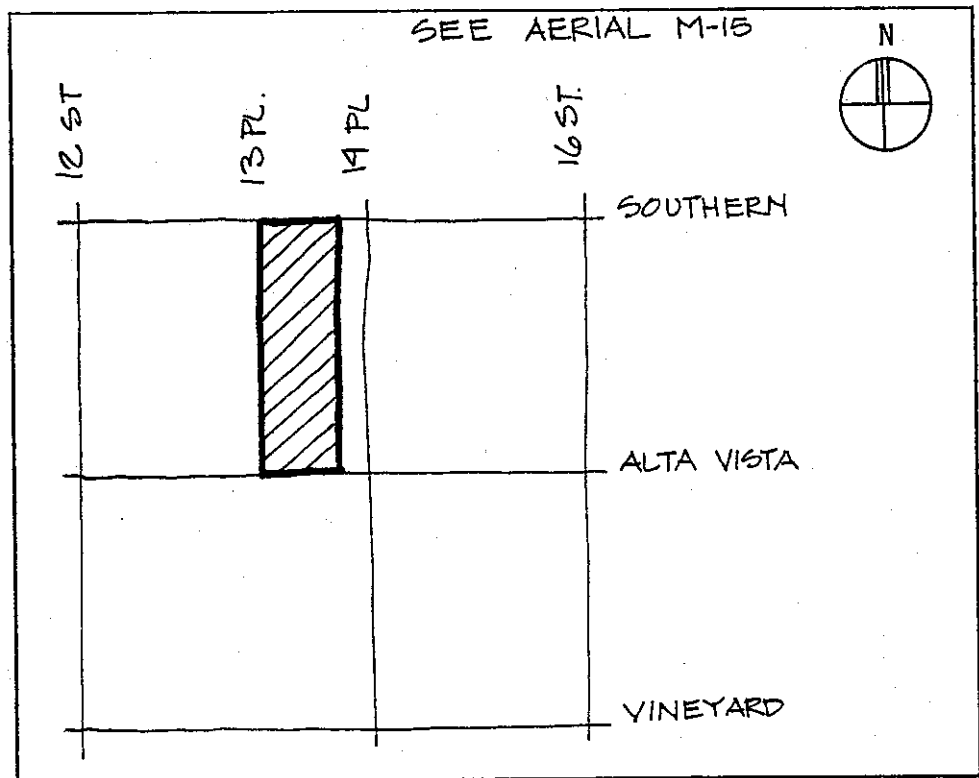
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 40 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> Lg. pane wdws.
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Area is a series of four cul-de-sacs off 13th Place. Rolled curbs without sidewalks. The Ranch style houses have an interesting architectural feature: screened, wood louvers for ventilation below picture window. Identical facades and streets give an appearance of a master-planned neighborhood development.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE X high ___ medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development post-WWII.
Early use in Phoenix of cul-de-sac as major planning element.

ARCHITECTURE:
Residential architecture post-WWII.
Early example of typical ranch style.
Innovative use of louvered vents integrated into facade demonstrates adaption to climate.

THREATS

SURVEYOR Miller/Mock DATE 9-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Southern Heights

INVENTORY NUMBER 3-28-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Southern Heights-June 1925, Rexmere Heights
February 1928

REPRESENTATIVE STYLES

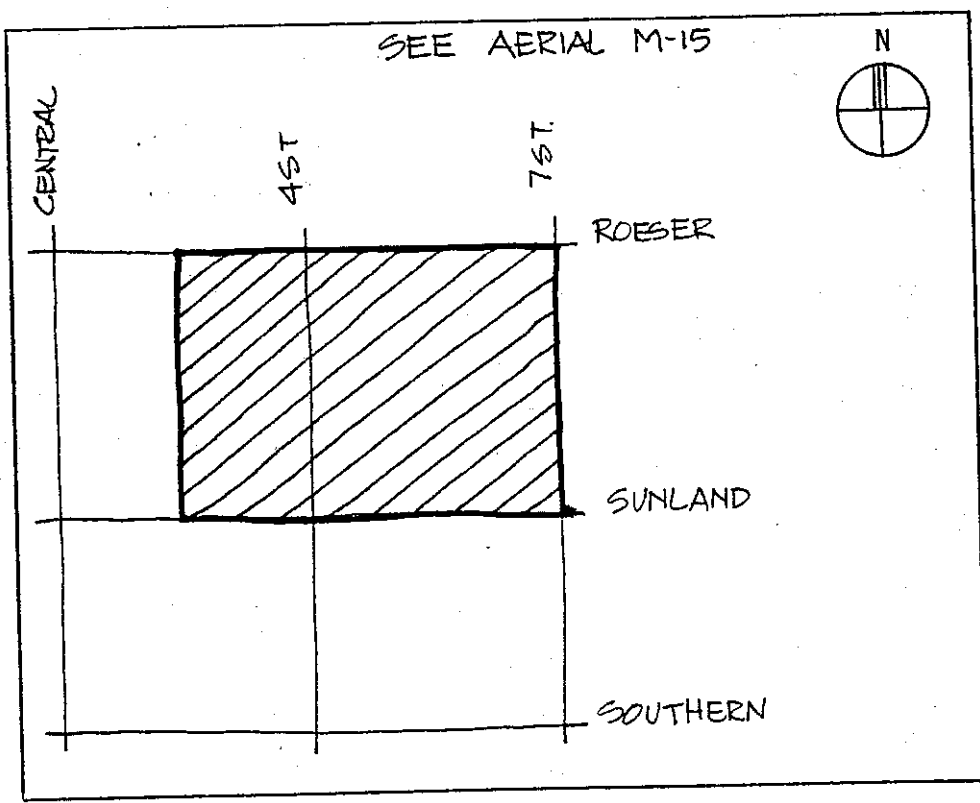
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> X </u> mixture

ESTIMATED DENSITY 110 number of buildings 65% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high X medium _____ low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Area with homes of every stylistic period
between 1900-1960. Many vacant lots within
area. Westernmost street retains most integrity
and has greatest concentration of pre-WWII
buildings. Integrity drops off quickly to the
east. Straight streets with square curbs and
sidewalks.

DEVELOPMENT PERIOD 1900-1960

SIGNIFICANCE _____ high X medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1900-1950.
Example of the development of residential
neighborhoods in South Phoenix, its rates
and homestyles.
Transportation.
Related to major transportation corridors.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Southern Gardens

INVENTORY NUMBER 3-29-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Southern Gardens-March 1945, Suburban
Gardens-April 1946

REPRESENTATIVE STYLES

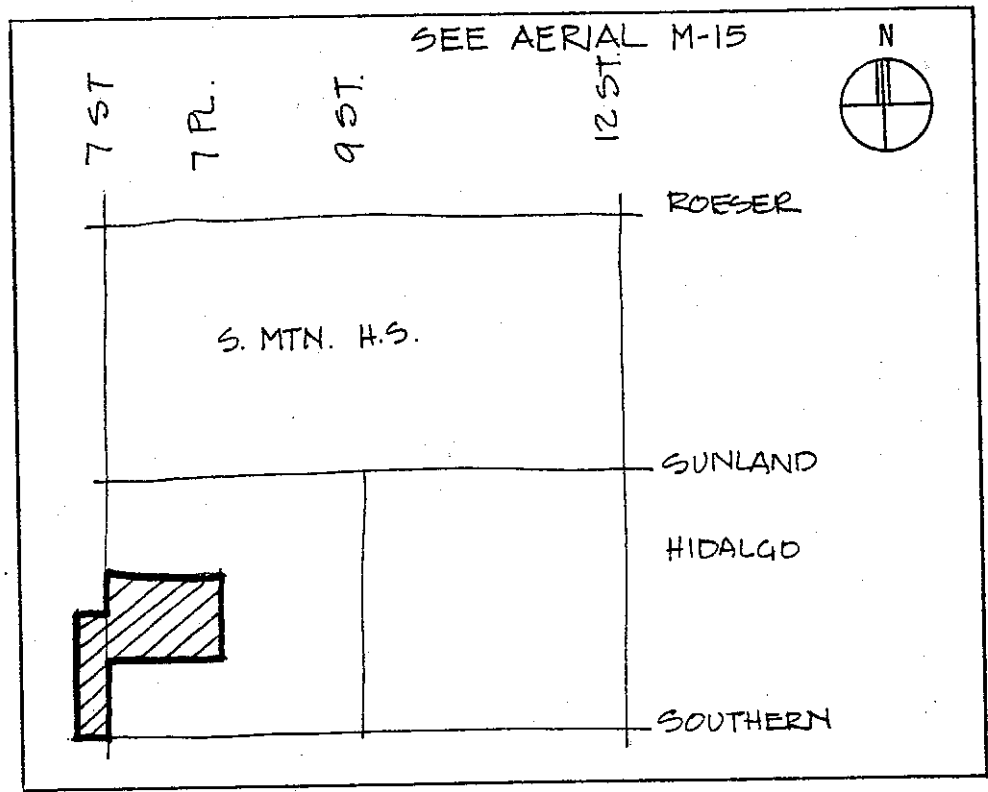
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> International

ESTIMATED DENSITY 23 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Small area north of the Neighborhood House.
Houses are along 7th Street and Hidalgo.
Older houses are on 7th Street; Minimal
Traditional, and International occur on the
7th Place cul-de-sac. The area conveys a
sense of development over time.

DEVELOPMENT PERIOD 1915-1945

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY DEVELOPMENT AND PLANNING:
Residential development between 1920-1950.
Area is remnant of early community
development at 7th Street and Southern
(See South Mountain Agricultural Survey)
and subsequent development.

THREATS

SURVEYOR Miller/Mosher DATE 9-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Brookside

INVENTORY NUMBER 3-29-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Brookside Acres-July 1928

REPRESENTATIVE STYLES

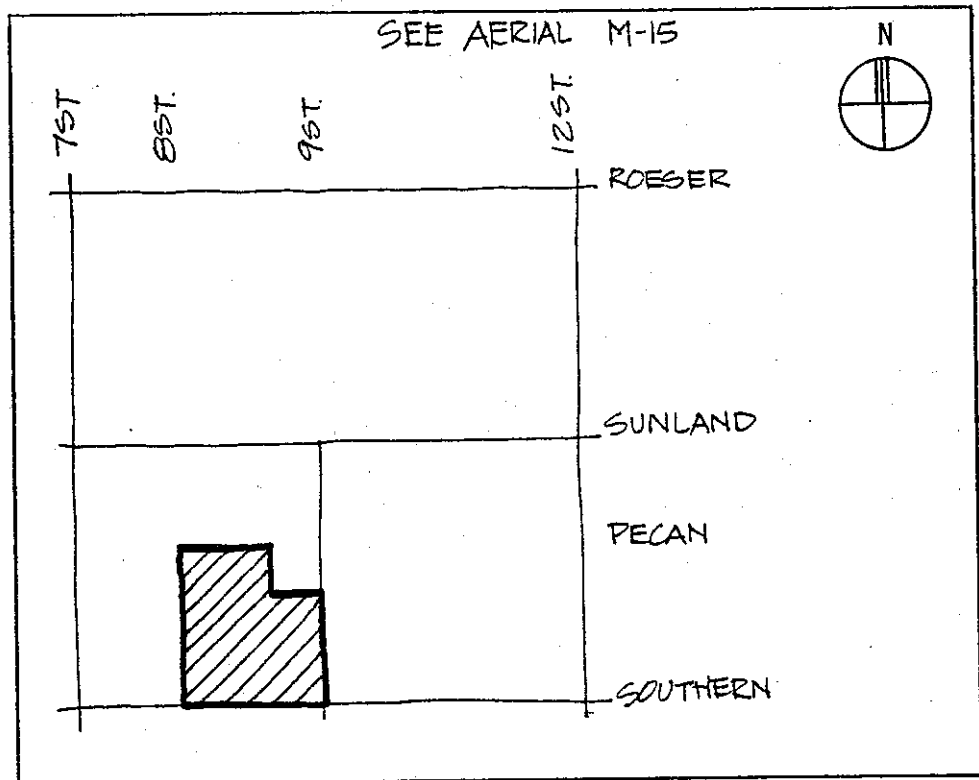
<u> </u> national folk	<u> </u> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input checked="" type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<u> </u> spanish colonial revival	<input checked="" type="checkbox"/> pueblo revival

ESTIMATED DENSITY 25 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Streets on grid with square curbs, no sidewalks.
Mature landscaping is typical. Exceptionally
intact streetscape along Southern, with
manicured mature landscaping and intact period
homes.

DEVELOPMENT PERIOD 1920-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1935.
Transportation.
Early residential development along
Southern Avenue.
ARCHITECTURE:
Residential architecture between 1925-1935.
Bungalows and Period Revivals coherent
throughout. Exceptional intact street-
scape along Southern.

THREATS

SURVEYOR Miller/Mosher DATE 9-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Southern Homes

INVENTORY NUMBER 3-29-3

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Southern Homes-March 1945

REPRESENTATIVE STYLES

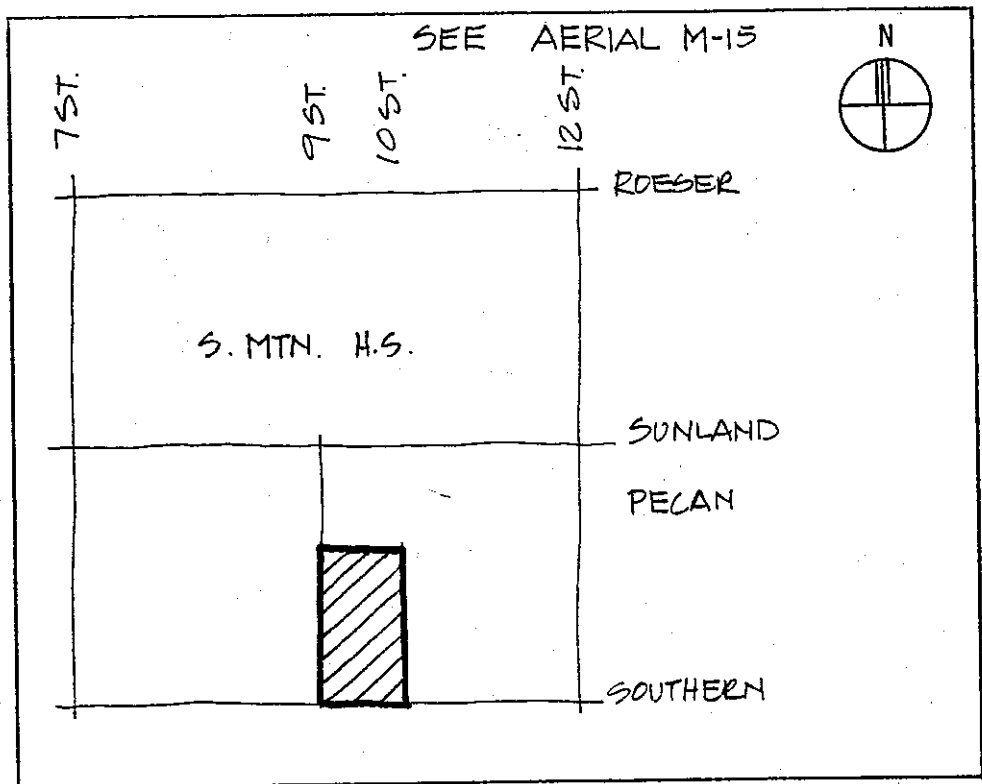
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<input checked="" type="checkbox"/> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<input checked="" type="checkbox"/> International

ESTIMATED DENSITY 35 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<input checked="" type="checkbox"/> steel windows
<u> </u> stucco	<u> </u> wood shingles
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY

high medium low

GENERAL CONDITION

good fair poor

PHYSICAL DESCRIPTION

Streets on grid with rolled curbs and no sidewalks. Houses are uniformly set back approximately 30'. Subdivision is enclosed with 'U'-shaped street-see map. Typical Minimal Traditional tract development character.

DEVELOPMENT PERIOD

1940-1950

SIGNIFICANCE

high medium low

AREAS OF SIGNIFICANCE AND THEMES

COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Transportation.
Residential development along Southern Avenue.

THREATS

SURVEYOR

Miller/Mock

DATE

9-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME West Broadway Acres

INVENTORY NUMBER 4-26-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS West Broadway Acres-unrecorded

REPRESENTATIVE STYLES

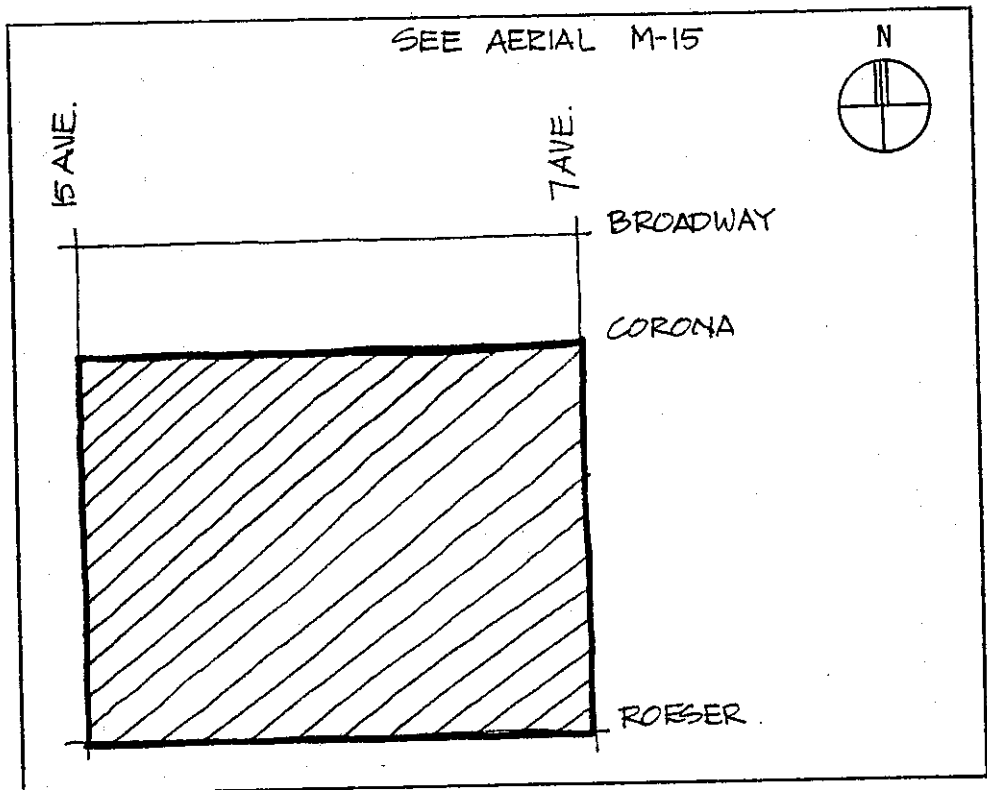
<u> </u> national folk	<u> </u> <input checked="" type="checkbox"/> moderne
<u> </u> bungalow	<u> </u> <input checked="" type="checkbox"/> minimal trad.
<u> </u> tudor/english revival	<u> </u> <input checked="" type="checkbox"/> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 140 number of buildings 60% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> <input checked="" type="checkbox"/> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high X medium _____ low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Rural character subdivision of large residential/
 agricultural lots. Many modern intrusions are
 made less obvious by the relatively intact
 landscaping and streetscape appearance.

Streets are straight, with rolled curbs and
 oriented E-W.

DEVELOPMENT PERIOD 1945-1960

SIGNIFICANCE _____ high X medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1940-1950.

Development of South Phoenix agricultural
 subdivisions.

Transportation.

Related to major transportation corridors.

AGRICULTURE:

Subsistence farming in South Phoenix between
 1940-1950.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Roosevelt Square

INVENTORY NUMBER 4-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Roosevelt Square-October 1929, Pritchard
Place-June 1947

REPRESENTATIVE STYLES

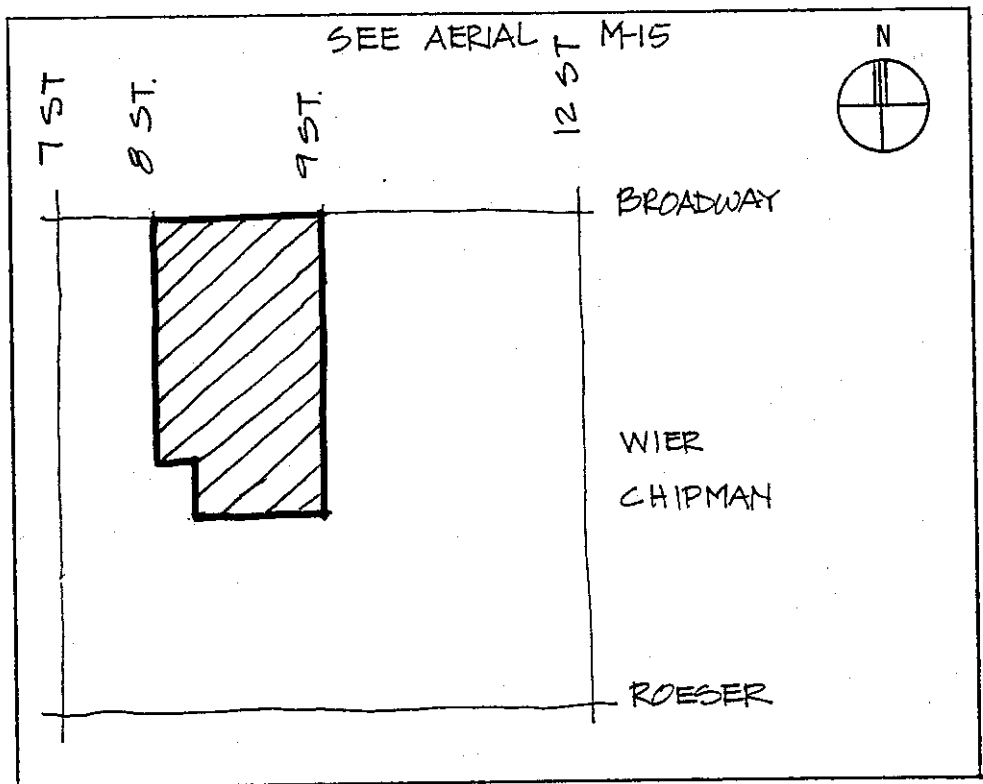
<input checked="" type="checkbox"/> national folk	<u> </u> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 110 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION ___ good X fair ___ poor

PHYSICAL DESCRIPTION Non-uniform setbacks and modest houses of various styles reflect the piecemeal development of properties and contribute to a character of individual expression by each homeowner.

DEVELOPMENT PERIOD 1920-1945

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT: Residential development between 1920-1940. Expansion of the South Mountain area community.

THREATS

SURVEYOR Miller/Mock DATE 9-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Bonnymede

INVENTORY NUMBER 4-29-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Jennings Tract-April 1928, Bonnymede-January 1924

REPRESENTATIVE STYLES

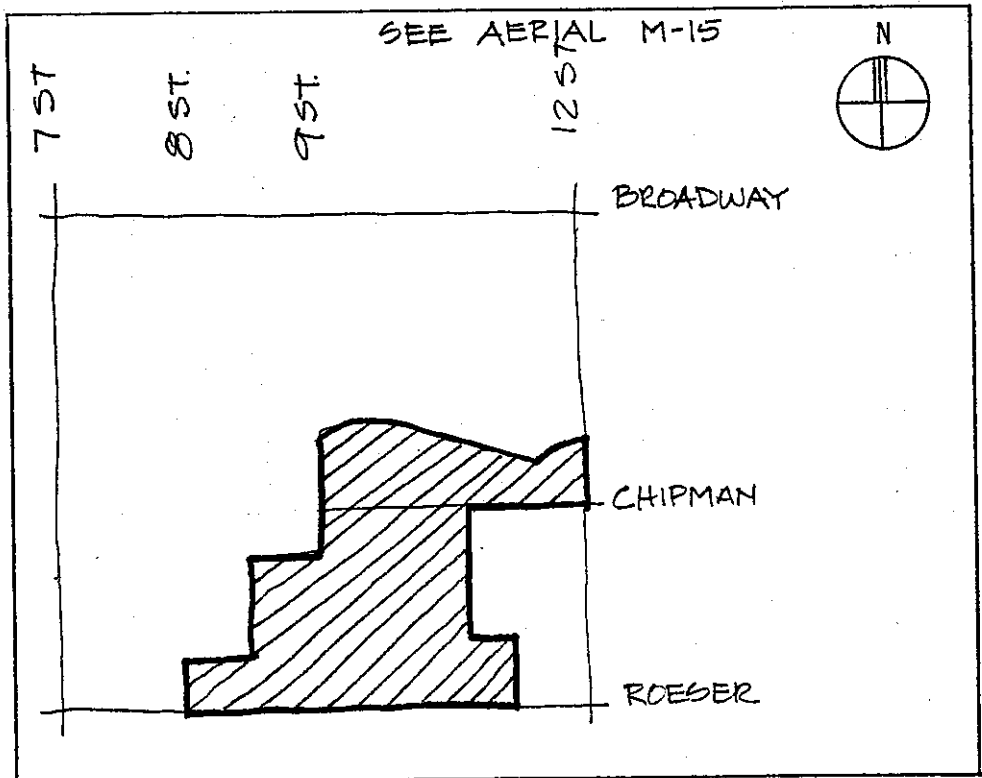
<u> X </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 70 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION ___ good X fair ___ poor

PHYSICAL DESCRIPTION Southern half(below Chipman Rd) has larger
rural lots and medium-sized houses. Above
Chipman, urban lots from the 20s and 30s,
yet appear to have been planned with differing
character and density in mind.

DEVELOPMENT PERIOD 1920-1935

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1920-1935..
Differance of the north and south halves
demonstrates contrast of earlier
agricultural and later urban development.
ARCHITECTURE:
Residential architecture between 1920-1935.
Styles to north and to south reflect
era of development.

THREATS

SURVEYOR Miller/Mock DATE 10-3-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Carlotta Place

INVENTORY NUMBER 4-31-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Carlotta Place-February 1947, Carlotta Place
No. Two-October 1947

REPRESENTATIVE STYLES

<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

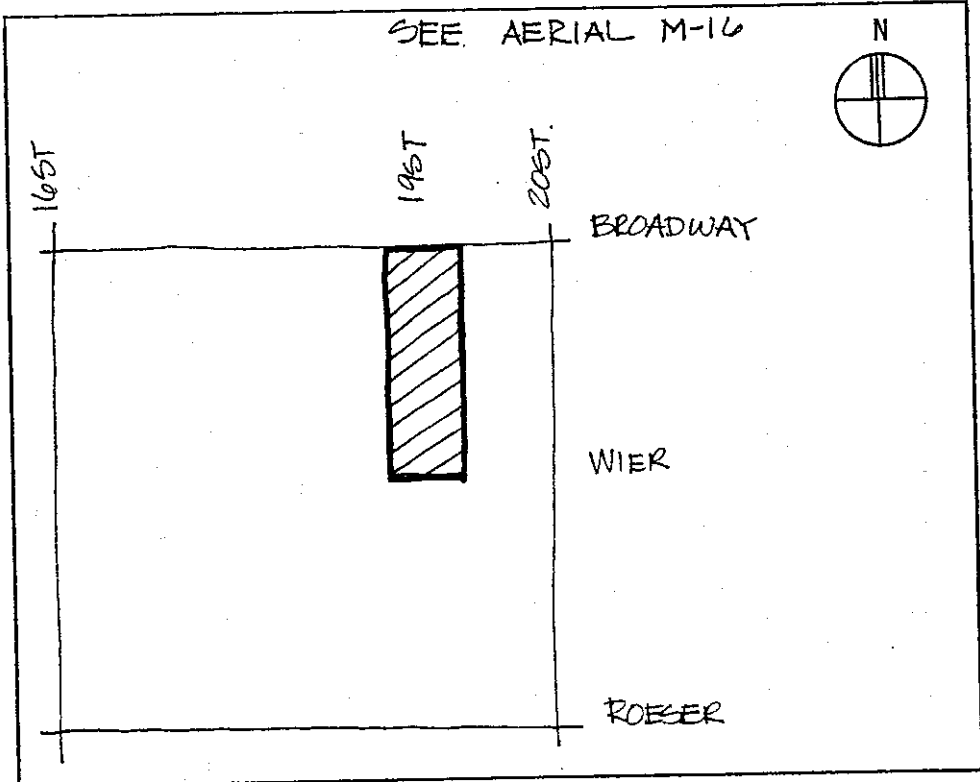
ESTIMATED DENSITY

<u>30</u> number of buildings	<u>75%</u> percentage built pre-1950
-------------------------------	--------------------------------------

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input checked="" type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY

 high X medium low

GENERAL CONDITION

 X good fair poor

PHYSICAL DESCRIPTION

Rolled curbs with sidewalks. Few, minor
alterations to houses. Uniform building
massing and setbacks add to typical tract
development character of the streetscape.

DEVELOPMENT PERIOD

1945-1950

SIGNIFICANCE

 high X medium low

AREAS OF SIGNIFICANCE
AND THEMES

COMMUNITY PLANNING AND DEVELOPMENT:

Residential development from 1945-1950.

Typical Ranch style streetscape.

THREATS

SURVEYOR

Miller/Mosher

DATE

10-4-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Broadway Addition

INVENTORY NUMBER 4-32-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS East Broadway Addition-April 1946

REPRESENTATIVE STYLES

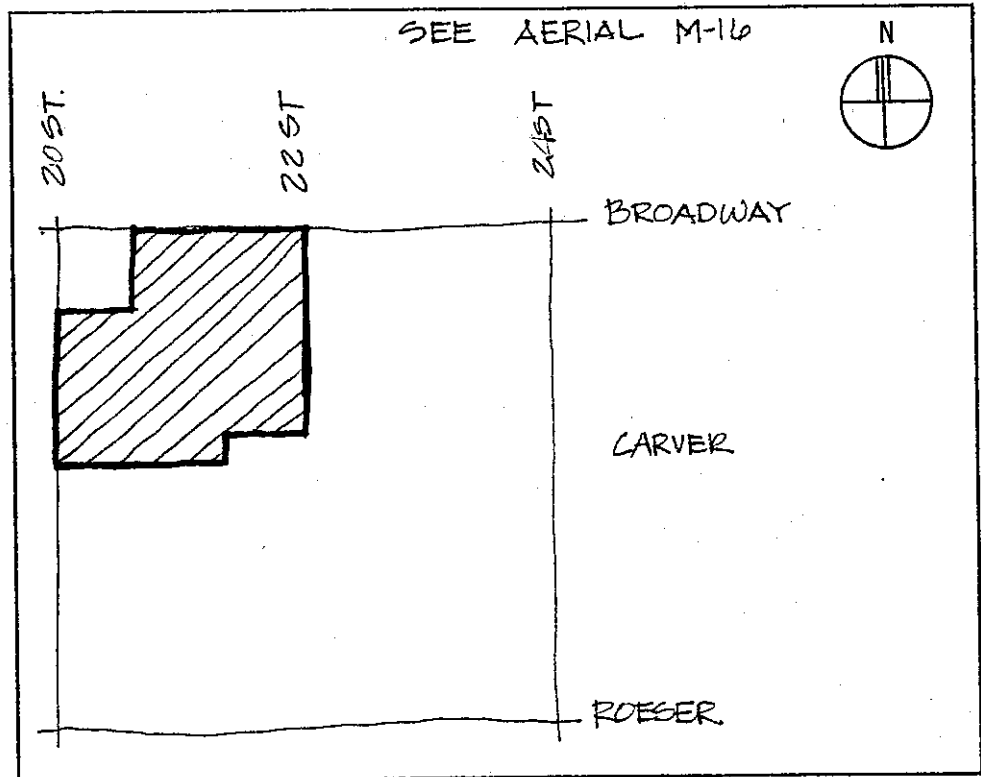
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 110 number of buildings 50% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION This area has two distinct characters: the west portion consists of straight streets and modest Minimal Traditional houses; the east portion is a Ranch style neighborhood with palm and citrus tree-lined curving streets. It is very unusual to find a fully developed Ranch neighborhood with sidewalks, tree lawns and rolled curbs. This may indicate pre-WWII platting and postwar development. Curved streets, uniform street trees, well-maintained lawns. Ranch style lends to a strongly cohesive character of the east portion.

DEVELOPMENT PERIOD 1935-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1940-1950.

Pre-WWII platting with post-war development.

ARCHITECTURE:

Residential architecture between 1945-1950.

Builder subdivision showing popular home styles of period.

THREATS

SURVEYOR Miller/Mosher DATE 10-4-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Southgate Park

INVENTORY NUMBER 5-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Southgate Park-January 1928, Central Gardens-
May 1945

REPRESENTATIVE STYLES

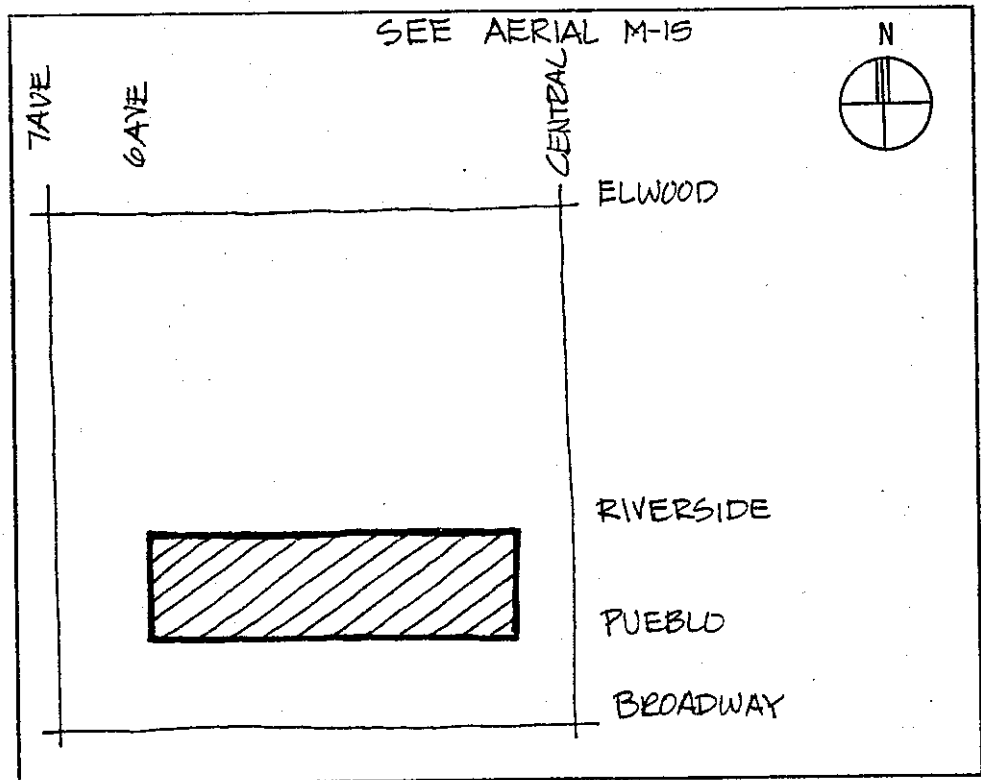
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 90 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Cohesive area of similar homes of a builder
subdivision. Home models repeat. One full
street and one half-street are included. Streets
are straight, E-W, with rolled curbs, tree lawns
and sidewalks. Unusual correlation between early
street amenities and late house styles.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
Pre-WWI platting and post-war development.
Transportation.

Related to major transportation corridors
of 7th Avenue and Central Avenue.

ARCHITECTURE:

Residential architecture between 1945-1950.
Typical builder subdivision showing
popular home styles of period.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Central Gardens

INVENTORY NUMBER 5-27-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Central Gardens-1945

REPRESENTATIVE STYLES

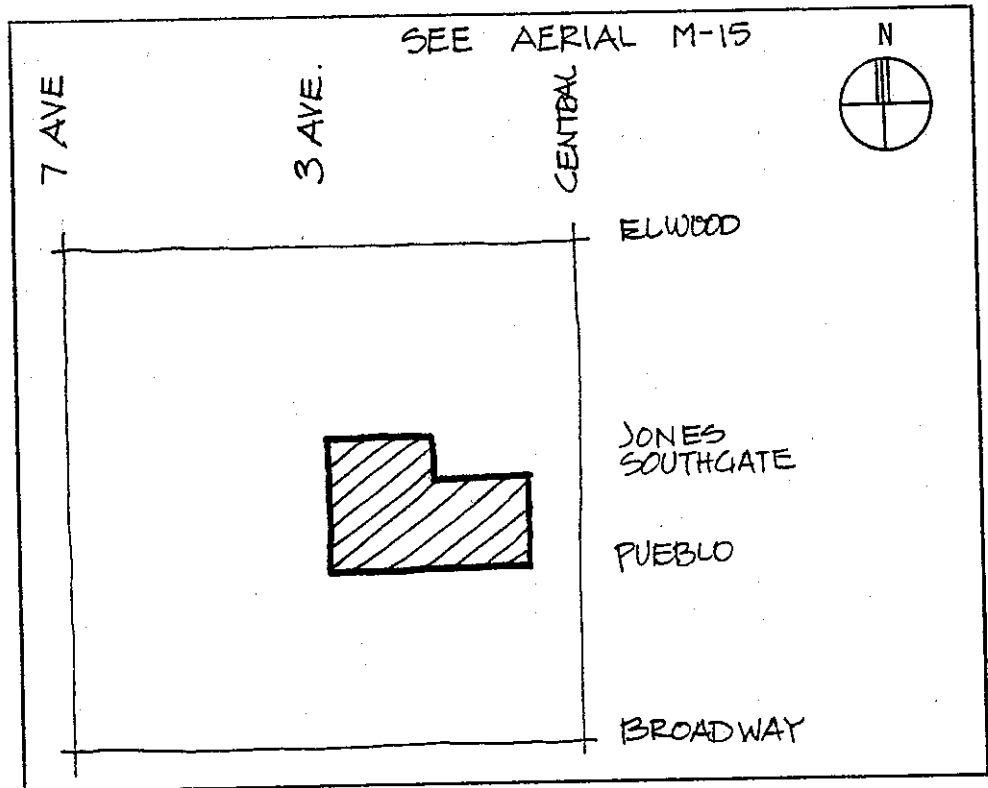
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 50 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Two-street neighborhood bordered on N & S
 by newer neighborhoods. Most homes are
 simple in character, lacking stylistic
 detail. Several agricultural pastures with
 livestock(horses) remain checkered throughout
 neighborhood. Straight EW streets are paved
 but without curbs or sidewalks.
DEVELOPMENT PERIOD 1920-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE
AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1920-1950.
 Transportation.
 Related to transportation corridor of
 Central Avenue.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Patten Place

INVENTORY NUMBER 5-28-1

PRIORITY FOR STUDY urgent X necessary

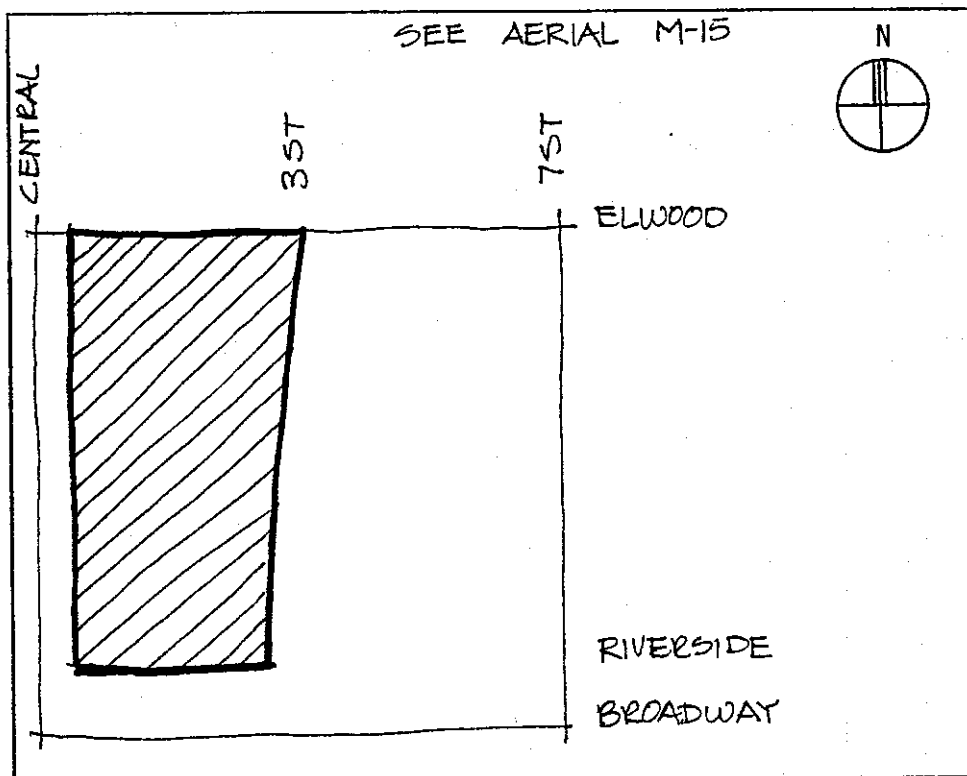
SUBDIVISIONS Patten Place-September 1928, Jobs Tract-
September 1925, Eleven Palms-February 1946,
Bowles Subdivision-May 1920 (Riverside N & S side)

REPRESENTATIVE STYLES X national folk moderne
X bungalow X minimal trad.
 tudor/english revival ranch
X spanish colonial revival

ESTIMATED DENSITY 125 number of buildings 70% percentage
built pre-1950

PREDOMINANT MATERIALS X mixture steel windows
 stucco wood shingles
 natural brick asbestos/asphalt
 painted brick
 spanish tile

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION The southern most street and the three northern streets are oldest with predominately Bungalow style and National Folk. The middle streets are Minimal Traditional from the 1940s. A multi-family complex from the 1920s or 1930s is on 3rd Street. The buildings have been stuccoed. Lots in the older areas are larger and building setbacks are not uniform. Minimal Traditional tract development was inserted between older developments.

DEVELOPMENT PERIOD 1915-1945

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development from 1920-1945.

Early development directly accessing

Central Avenue.

ARCHITECTURE:

Residential architecture between 1920-1945.

Juxtaposition of style shows eras of development.

THREATS

SURVEYOR Miller/Mock DATE 10-3-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME North Broadway Estates

INVENTORY NUMBER 5-33-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS North Broadway Estates Unit 1-1947

REPRESENTATIVE STYLES

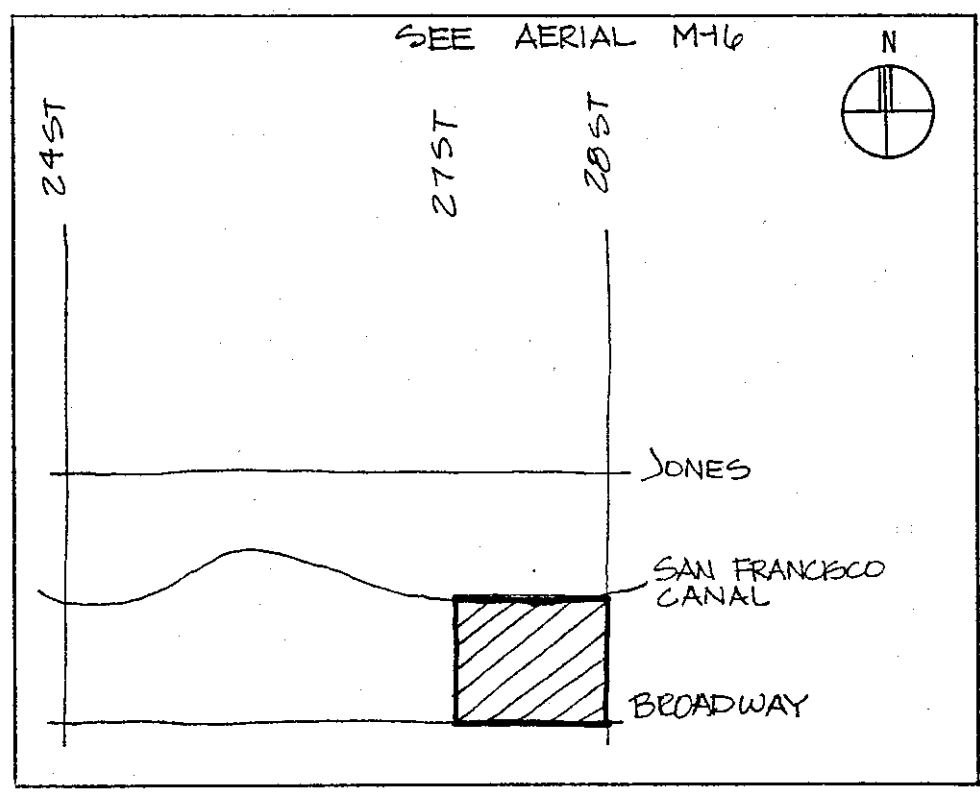
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 75 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input checked="" type="checkbox"/> wood frame
<input type="checkbox"/> spanish tile	<input checked="" type="checkbox"/> Clapbd. siding
	<input checked="" type="checkbox"/> Wd. dbl hung wdws.

LOCATION MAP



INTEGRITY _____ high medium _____ low

GENERAL CONDITION _____ good _____ fair poor

PHYSICAL DESCRIPTION Very small houses of similar style and plan.
Most are abandoned. They are possibly worker
housing (original Bartlett-Heard Ranch Head-
quarters used to be located near here). The
small cottages are surrounded by Bungalows. The
neighborhood is in generally poor condition.

DEVELOPMENT PERIOD 1925-1930

SIGNIFICANCE high _____ medium _____ low

AREAS OF SIGNIFICANCE AND THEMES AGRICULTURAL DEVELOPMENT IN PHOENIX:

Possibly worker housing near Heard Ranch
Headquarters.

COMMUNITY PLANNING AND DEVELOPMENT:

Development near early farm-to-market roads.

ARCHITECTURE:

Unique example of wood frame worker
housing in Phoenix.

THREATS Area is in poor condition and most contributing
buildings are abandoned; possible arson threat.

SURVEYOR Miller/Mock DATE 10-3-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Marcus de Niza

INVENTORY NUMBER 8-27-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Marcus de Niza Low Rent Housing-1940

REPRESENTATIVE STYLES

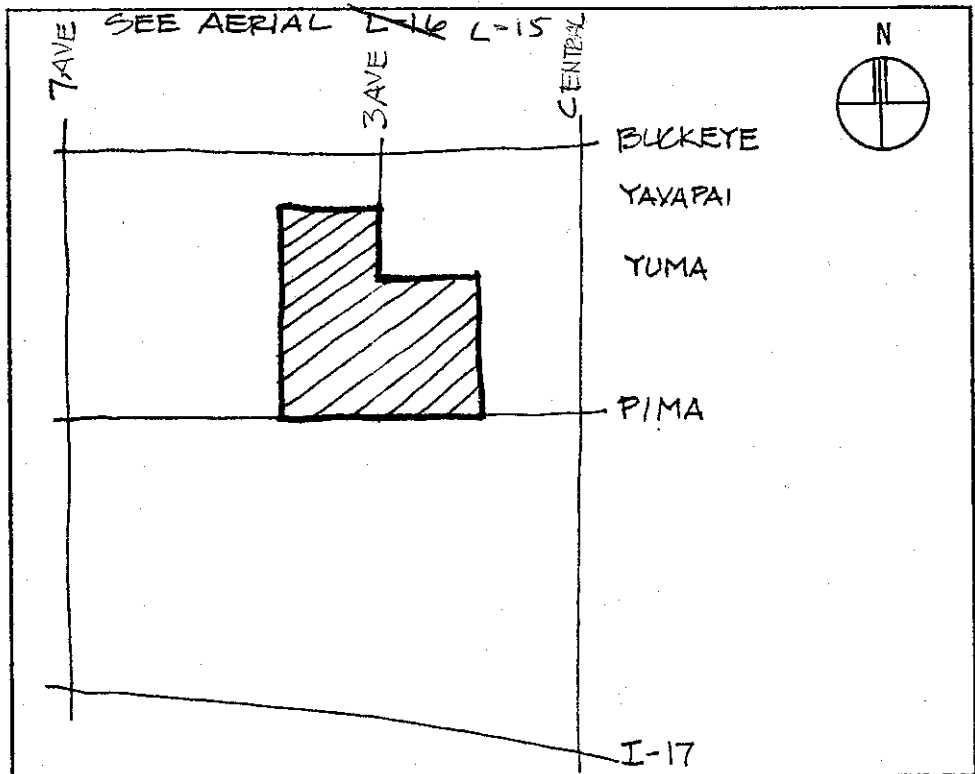
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> <u>Builder's vernacular</u>

ESTIMATED DENSITY 80 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> <u>Early conc. block</u>
<u> </u> spanish tile	<u>X</u> <u>Wd. dbl. hung wdws.</u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Early low-income housing development. All
buildings are identical in appearance, and are
arranged around central courtyards.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Public housing projects between 1940-1950.

One of three low-income housing projects.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME North Grier Place

INVENTORY NUMBER 9-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS North Grier Place-1926

REPRESENTATIVE STYLES

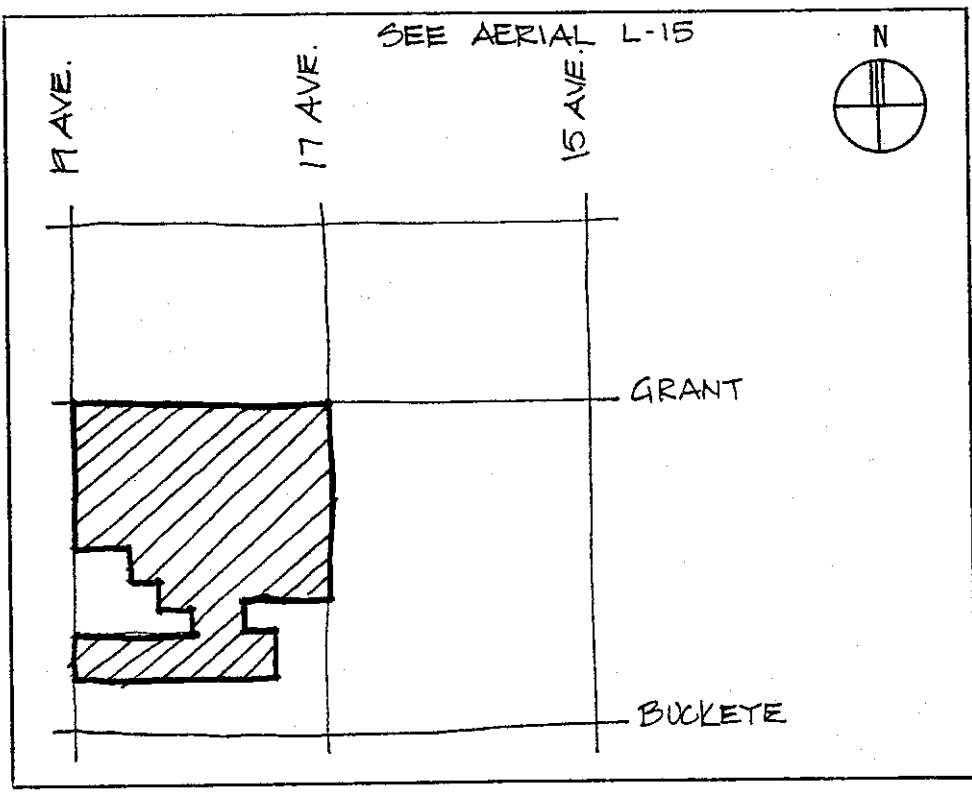
<u> X </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> X </u> minimal trad.
<u> X </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 70 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Core street (along Hadley) retains much integrity of this lower-income, mostly pre-WWII neighborhood. Predominant style is Bungalow. Outside of core area, neighborhood has lost much integrity due to demolitions and vacant homes, along with major remodels and modern intrusions. Streets are straight, E-W oriented, with square curbs and sidewalks.

DEVELOPMENT PERIOD 1910-1935

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1910-1940.
A good example of a lower-income level
pre-WWII neighborhood.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Matthew Hensen

INVENTORY NUMBER 9-26-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Matthew Hensen Low Rent Housing-1940

REPRESENTATIVE STYLES

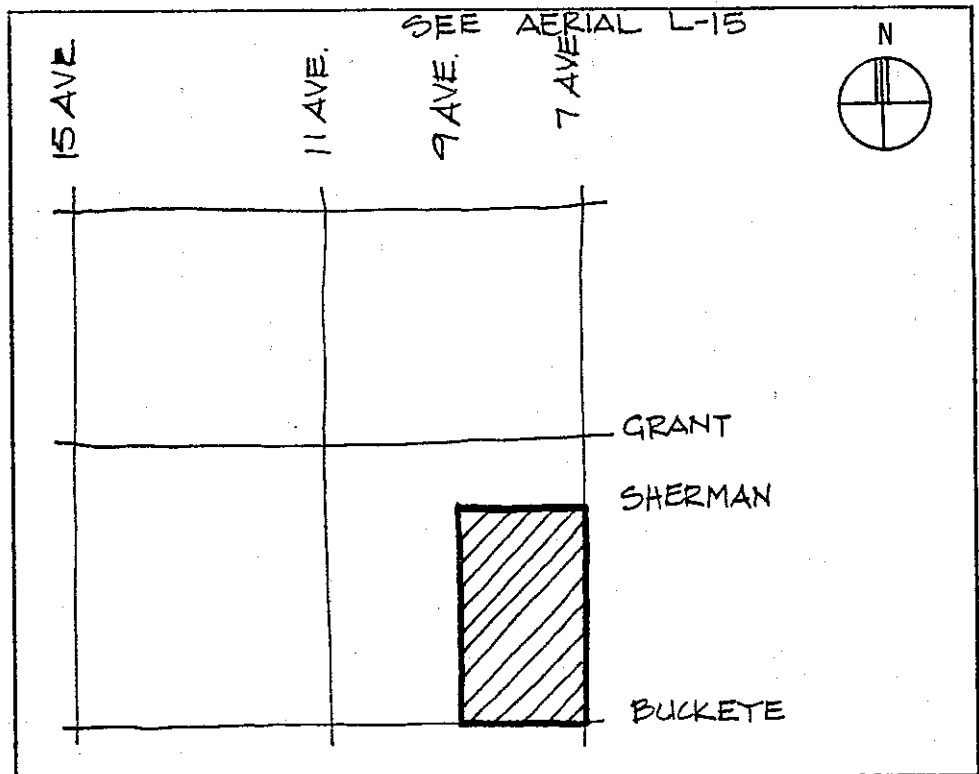
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 80 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> cast lintels
<u> </u> spanish tile	<u>X</u> wd dbl. hung wdws.

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Early multi-family low-income housing develop-
ment (public). Rectangular multi-family houses
are arranged around central courtyards. Mature
landscaping. Two-story multi-family buildings
of painted concrete block at south end of area.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Low-income housing projects before WWII.

One of three earliest known low-income
housing projects in Phoenix.

ARCHITECTURE:

Residential multi-family architecture
between 1935-1945.

THREATS

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Montgomery Addition

INVENTORY NUMBER 9-27-1

PRIORITY FOR STUDY x urgent necessary

SUBDIVISIONS Montgomery Addition-1885

REPRESENTATIVE STYLES

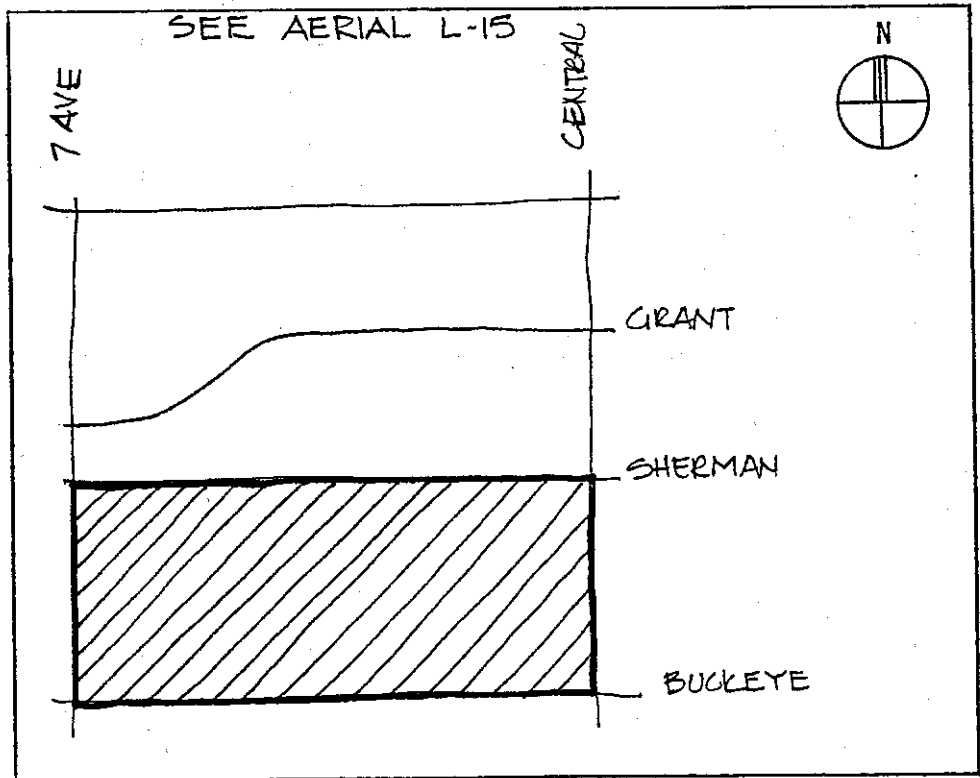
<u> x </u> national folk	<u> </u> moderne
<u> x </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> x </u> spanish colonial revival	<u> x </u> Queen Anne

ESTIMATED DENSITY 220 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> x </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high medium _____ low
GENERAL CONDITION _____ good _____ fair poor

PHYSICAL DESCRIPTION Very early neighborhood with square blocks and lots oriented E/W. Wide variety of styles, but unusual predominance of very early homes. Most homes are badly intruded but a few areas may retain enough integrity for eligibility.

DEVELOPMENT PERIOD Straight streets, high square curbs, sidewalks and tree lawns.
1885-1930

SIGNIFICANCE high _____ medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1885-1930.

One of the earliest developed of the remaining historic neighborhoods in Phoenix. Relates closely to downtown area; now cut off by subsequent development.

ARCHITECTURE:
Residential architecture between 1885-1930.

THREATS Further integrity loss, redevelopment, and demolitions.

SURVEYOR Graham DATE 9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Hyde Park

INVENTORY NUMBER 10-23-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Hyde Park-1946, probable earlier subdivision(s)

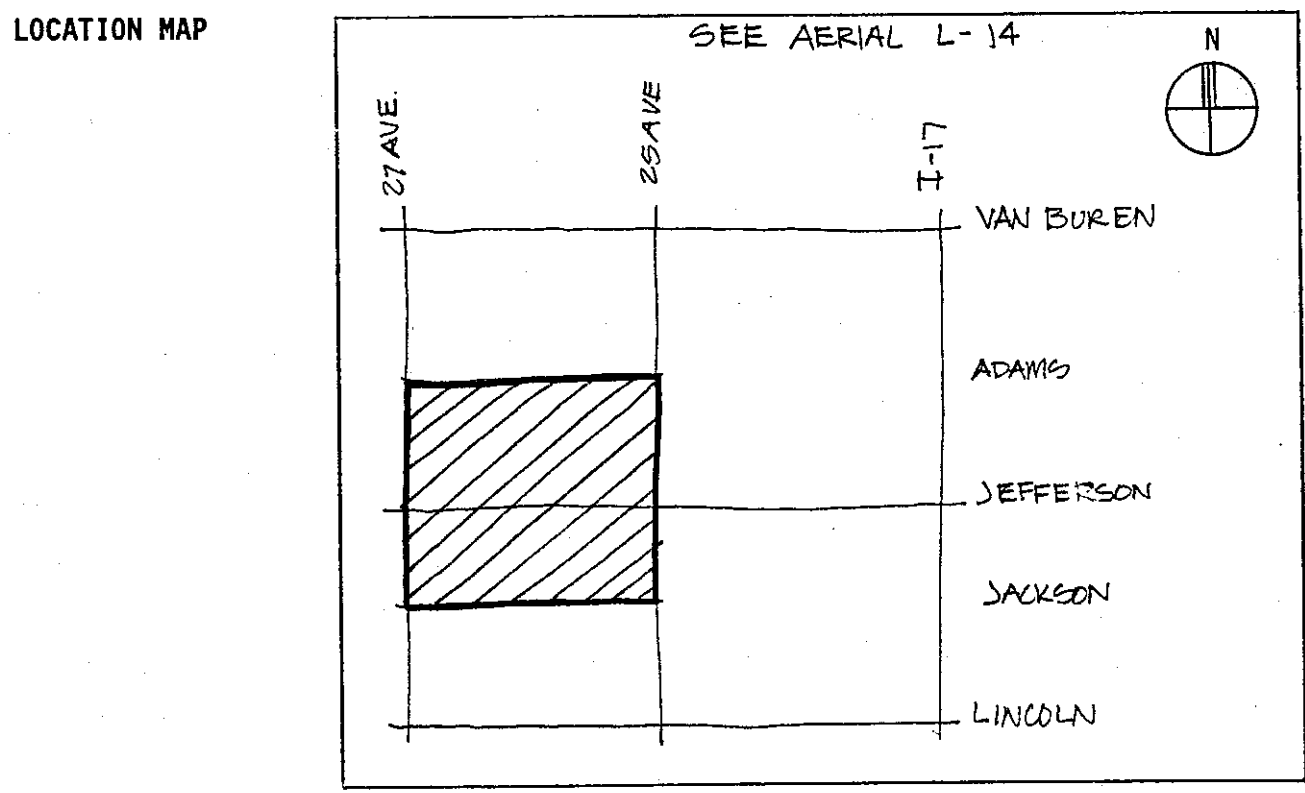
REPRESENTATIVE STYLES

<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 140 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u>X</u> painted brick	<u>X</u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> _____



INTEGRITY high medium X low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Grid plan, square curbs with adjacent sidewalks.

Facades are often stuccoed and infilled with
brick arches, etc. Predominantly Minimal
Traditional style.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mosher **DATE** 10-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Warren

INVENTORY NUMBER 10-23-3

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Warren Tract-1912, Parker Place-1929,
Washington Park Tract A-1929

REPRESENTATIVE STYLES

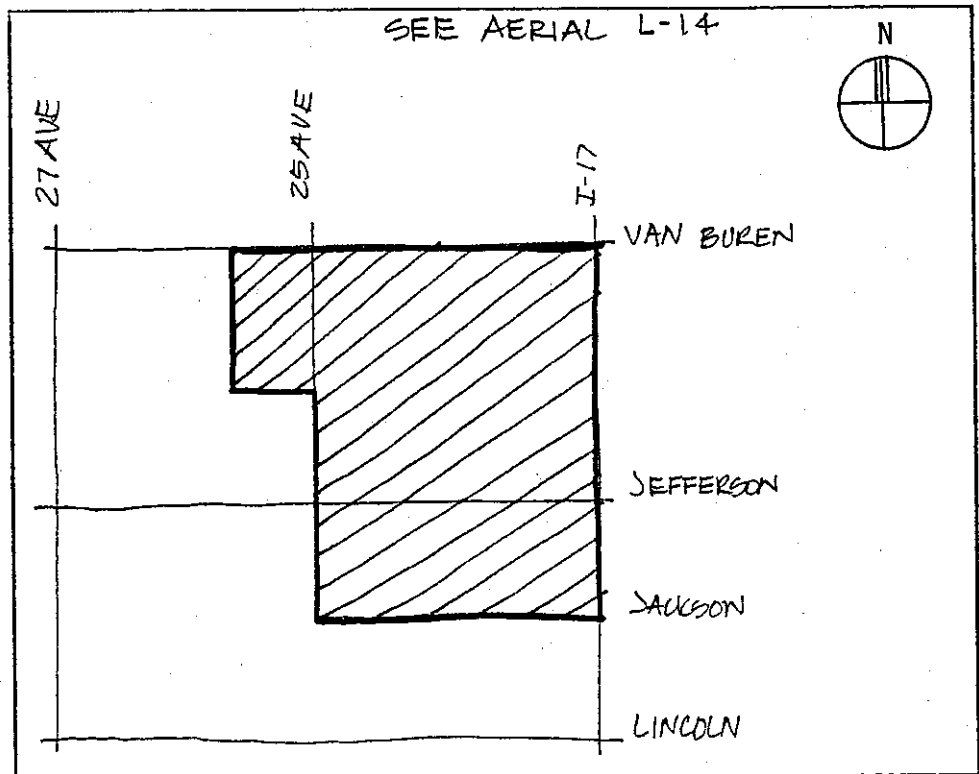
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> period revival

ESTIMATED DENSITY 190 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY ___ high X medium ___ low
GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Grid plan, square curbs, tree lawns, side-
 walks. Majority are moderately sized
 Bungalows and Minimal Traditionals.

DEVELOPMENT PERIOD 1912-1935

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1915-1935.
 Transportation.
 Located at western end of Washington
 Street; branch of streetcar system.

THREATS

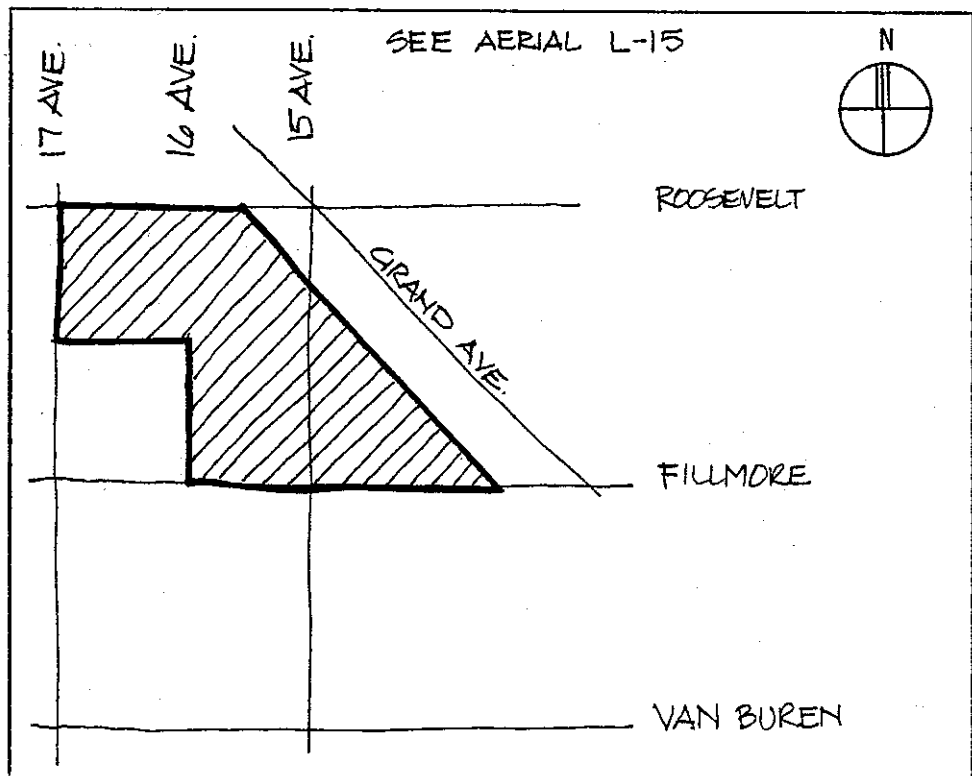
SURVEYOR Miller/Mosher DATE 10-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME	<u>West Lawn</u>	
INVENTORY NUMBER	<u>11-25-1</u>	
PRIORITY FOR STUDY	<u>X</u> urgent	<u> </u> necessary
SUBDIVISIONS	<u>Las Flores-1930, Harbert Subdivision-1887,</u> <u>West Lawn-1909</u>	
REPRESENTATIVE STYLES	<u>X</u> national folk	<u> </u> moderne
	<u>X</u> bungalow	<u> </u> minimal trad.
	<u> </u> tudor/english revival	<u> </u> ranch
	<u>X</u> spanish colonial revival	<u>X</u> Queen Anne
ESTIMATED DENSITY	<u>110</u> number of buildings	<u>75%</u> percentage built pre-1950
PREDOMINANT MATERIALS	<u>X</u> mixture	<u> </u> steel windows
	<u> </u> stucco	<u> </u> wood shingles
	<u> </u> natural brick	<u> </u> asbestos/asphalt
	<u> </u> painted brick	<u> </u> _____
	<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium X low

GENERAL CONDITION good fair X poor

PHYSICAL DESCRIPTION Small, intact pre-WWII neighborhood adjacent to industrial/commercial areas to N,E, and W; abuts Oakland neighborhood to south. Some particularly cohesive areas within overall spotty texture. Street plan generally E-W with square curbs, tree lawns, and sidewalks. Area east of 15th Avenue contains some Victorian-era homes, but has lost more integrity.

DEVELOPMENT PERIOD 1890-1935

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1890-1935.

One of the earliest residential areas.

Transportation.

Related to Grand Avenue corridor.

ARCHITECTURE:

Residential architecture between 1890-1935.

THREATS

Intruding commercial/industrial redevelopment.

SURVEYOR

Graham

DATE

9-19-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Dennis Addition

INVENTORY NUMBER 11-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Dennis Addition-1883, and various subplats

REPRESENTATIVE STYLES

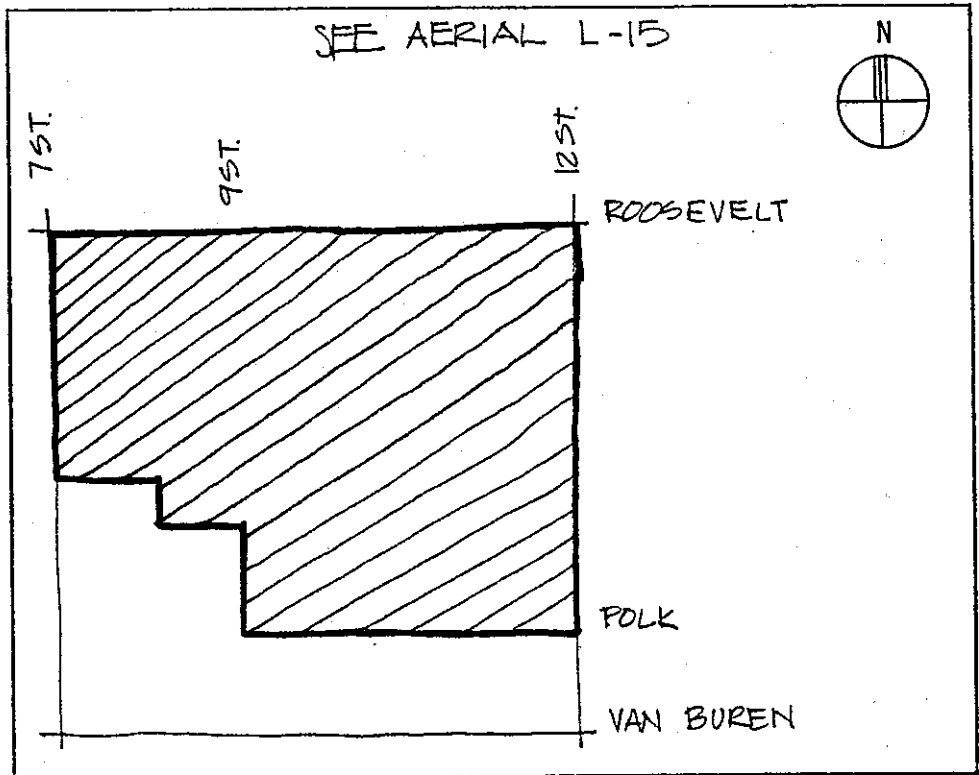
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input checked="" type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> foursquare

ESTIMATED DENSITY 450 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Large, intact neighborhood predominantly of
Bungalow style, some houses as early as 1890
and some later Period Revival styles. Typical
straight-street E-W layout with square curbs,
tree lawns, and sidewalks. Near center of a
subdivision is commercial service core.

DEVELOPMENT PERIOD 1890-1940

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1883-1940.
Good example of medium-income level housing
of the period represented, and of Phoenix
real-estate and development practices.
Transportation.
Related to streetcar lines.
ARCHITECTURE:
Residential architecture between 1883-1940.
Good examples exist of all representative styles

THREATS Continuing integrity loss; demolitions.

SURVEYOR Graham DATE 9-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Germania

INVENTORY NUMBER 11-30-1

PRIORITY FOR STUDY X urgent necessary

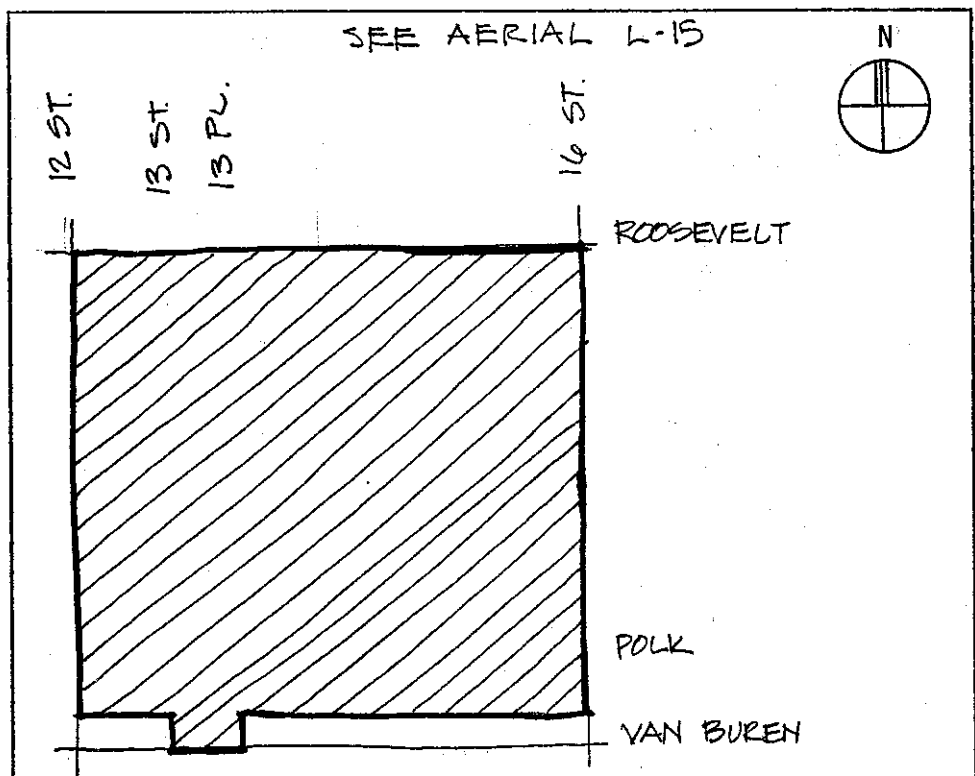
SUBDIVISIONS Germania Place-February 1909, Knutzen Tract-
March 1911, Erhart Subdivision in Germania-
July 1909, Clovis Place-March 1914, Barkley
Place-May 1914, McKinley Park-April 1910

REPRESENTATIVE STYLES national folk moderne
X bungalow minimal trad.
X tudor/english revival ranch
X spanish colonial revival

ESTIMATED DENSITY 675 number of buildings 95% percentage
built pre-1950

PREDOMINANT MATERIALS X mixture steel windows
 stucco wood shingles
 natural brick asbestos/asphalt
 painted brick
 spanish tile

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Large intact pre-WWII neighborhood predominantly
Bungalow styles. Strongly related to Dennis
Addition (11-29-1). Garfield school is at the
center. Typical straight E-W street layout with
tree lawns, square curbs, and sidewalks. Some
streets are concrete. Some areas are identified
with continuity of street trees (such as fan palms).
DEVELOPMENT PERIOD 1900-1930, 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1910-1930.
Good example of medium-income level housing
of period represented, and of Phoenix real-
estate and development practices.

ARCHITECTURE:

Residential architecture between 1910-1930.
Good examples exist of all representative
styles.

THREATS Continuing integrity loss; demolitions.

SURVEYOR Graham DATE 9-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Frank Luke Jr. Housing

INVENTORY NUMBER 11-31-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Frank Luke Jr. Low Rent Housing-1940

REPRESENTATIVE STYLES

<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> X </u> Builder's vernacular

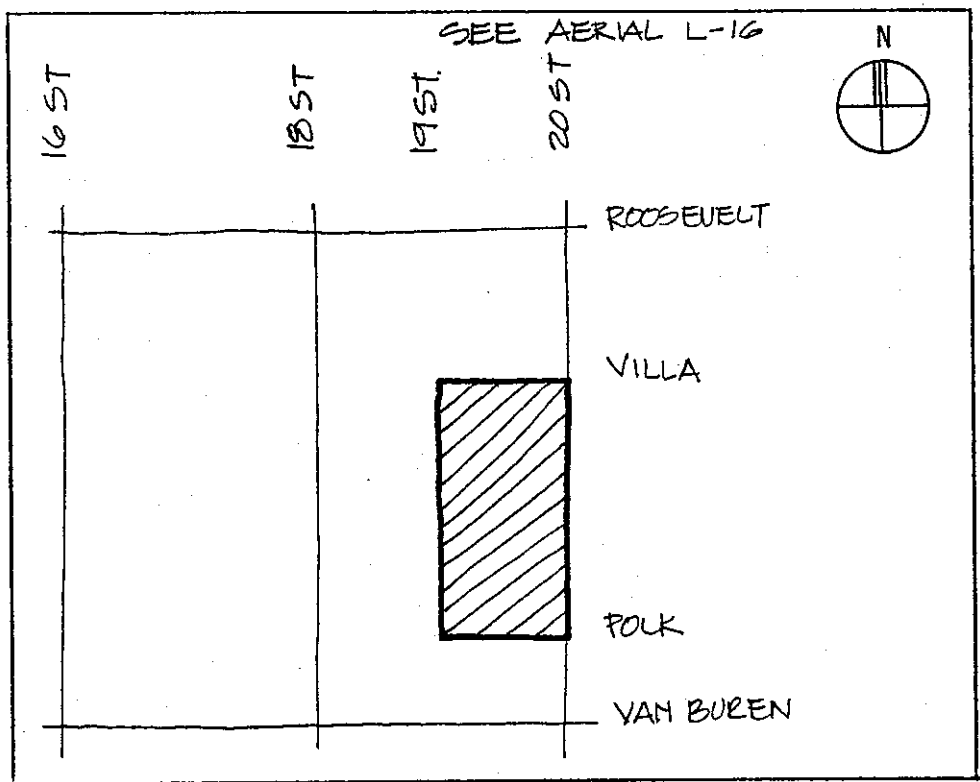
ESTIMATED DENSITY

<u> 70 </u> number of buildings	<u>100%</u> percentage built pre-1950
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PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Alameda Place

INVENTORY NUMBER 11-31-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Alameda Place-May 1929

REPRESENTATIVE STYLES

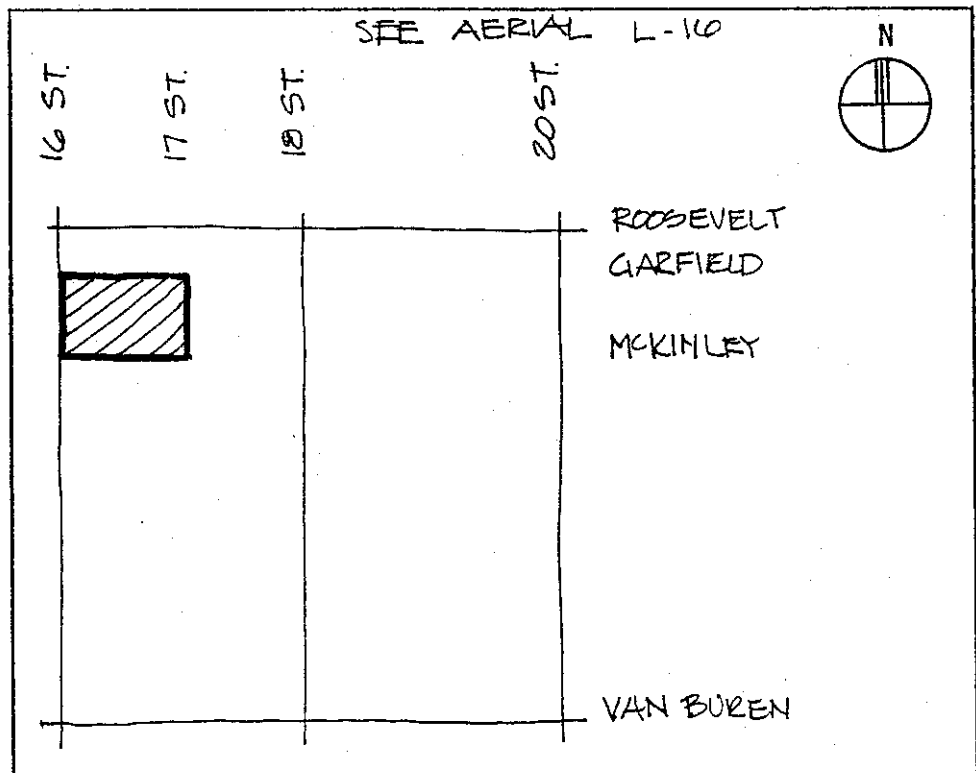
<u> </u> national folk bungalow	<u> </u> moderne
<u> X </u> tudor/english revival	<u> X </u> minimal trad. ranch
<u> X </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 22 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Duppa Villa II

INVENTORY NUMBER 11-31-3

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Duppa Villa II

REPRESENTATIVE STYLES

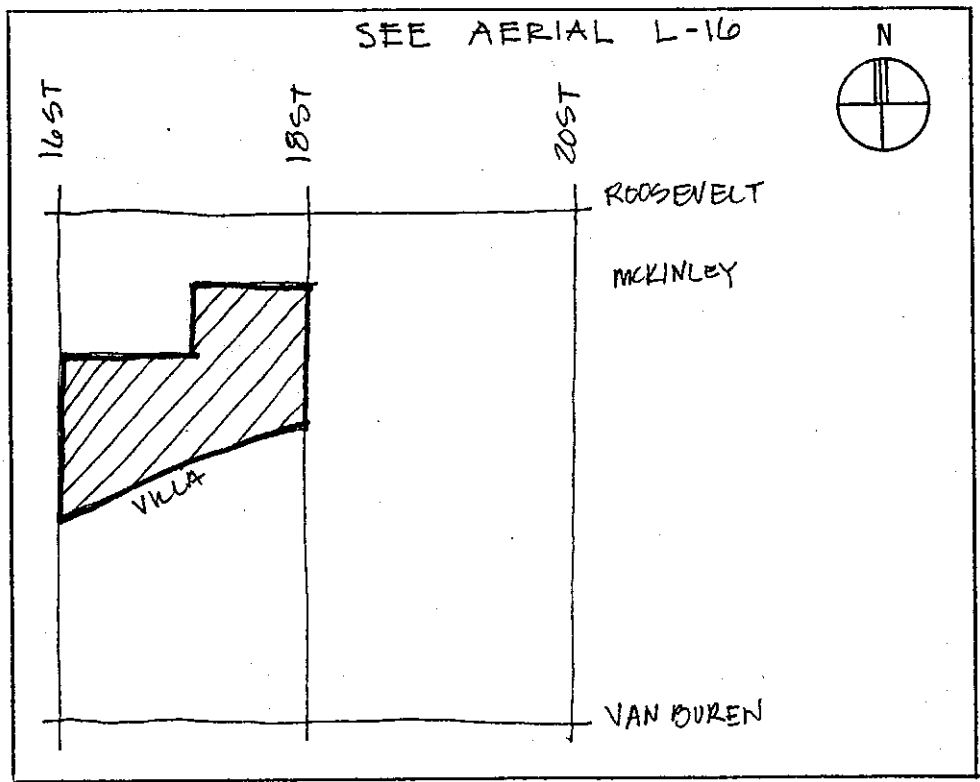
<u> </u> national folk bungalow	<u> </u> moderne
<u> </u> tudor/english revival	<u> X </u> minimal trad.
<u> </u> spanish colonial revival	<u> </u> ranch

ESTIMATED DENSITY 30 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> 6/6 mtl. dbl. hung wdws.
<u> </u> spanish tile	<u> X </u> concrete block

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION This large, ten acre multi-family development
appears to be the second phase of Duppa Villa
subsidized housing. 16' X 60' units are
arranged in curved rows around courtyards.
Curved interior road is being repaved and
parking added.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Planning scheme is representative of era.
National Defense.
Housing for returning veterans.

THREATS

SURVEYOR Miller DATE 12-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME State Hospital

INVENTORY NUMBER 11-33-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Unsubdivided

REPRESENTATIVE STYLES

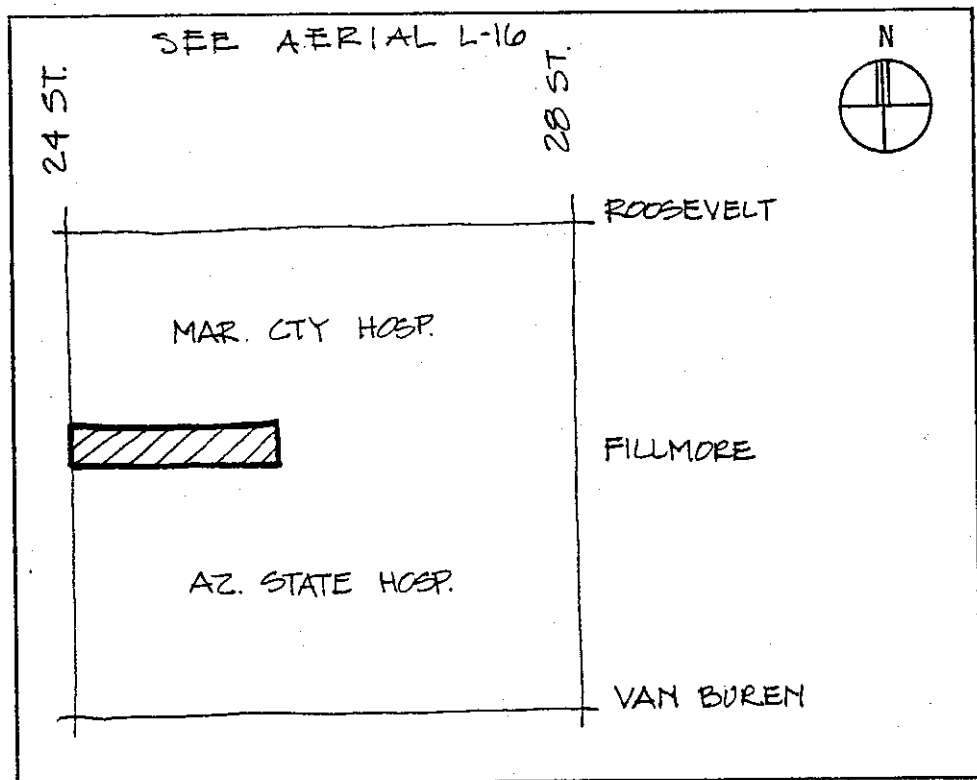
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 6 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Single-street(one side) strip of pre-1950
 brick single-family homes. Contiguous with
 similar, but new homes. Unified and
 cohesive in general appearance and landscape.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

Housing probably built for State

Hospital staff.

ARCHITECTURE:

Residential architecture between 1945-1950.

THREATS

SURVEYOR Graham DATE 9-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Lancaster Manors

INVENTORY NUMBER 11-37-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Lancaster Manors-1947

REPRESENTATIVE STYLES

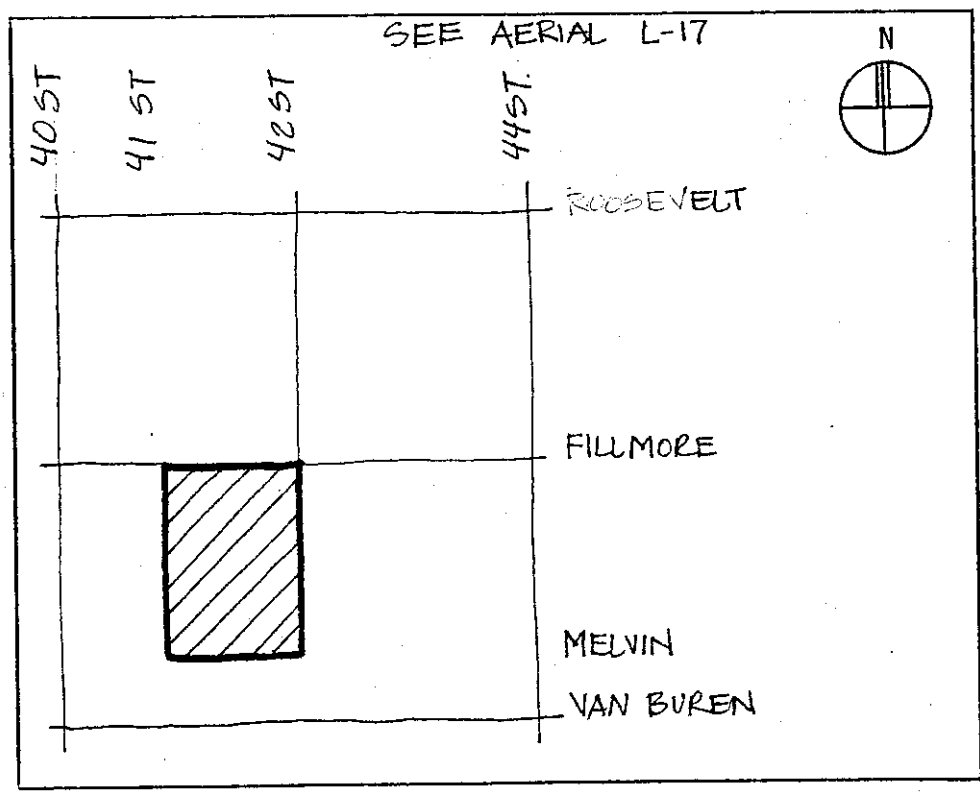
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 56 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Gravel roads, no curbs or walks. Center road
has asphalt paving. Orange trees line street.
Area is surrounded by empty lots to east and
west, commercial to south, residential to
north. Brick construction and uniform plan
and setback lend coherence to area.

DEVELOPMENT PERIOD Circa 1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mosher DATE 10-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Caldwell Addition

INVENTORY NUMBER 11-40-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Caldwell Addition-1928

REPRESENTATIVE STYLES

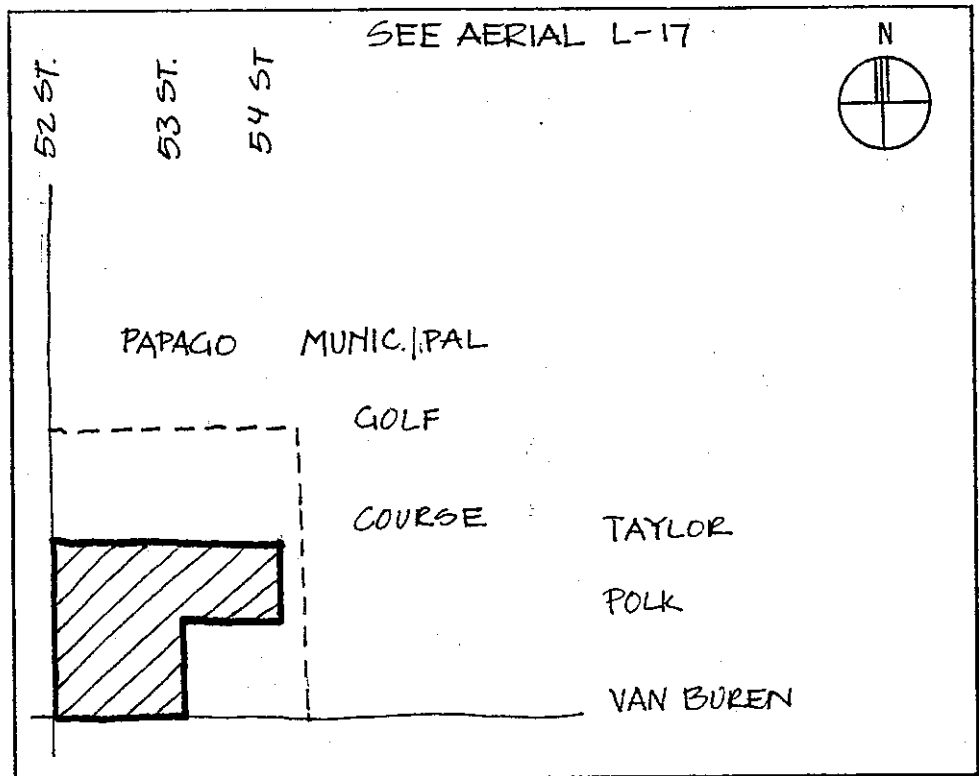
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/>

ESTIMATED DENSITY 55 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high x medium low

GENERAL CONDITION good x fair poor

PHYSICAL DESCRIPTION Grid plan streets, rolled curbs, no walks.

Area is surrounded by vacant lots and

apartment buildings. A church of the period

is located on the central corner. Small

cottages close to Van Buren were likely used

as motel or rental units. Empty lots add to

open, rural character.

DEVELOPMENT PERIOD 1925-1930

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE COMMUNITY PLANNING AND DEVELOPMENT:

AND THEMES

Residential development between 1925-1930.

THREATS Multi-family unit development and commercial

development encroachment.

SURVEYOR Miller/Mosher DATE 10-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Brill Addition

INVENTORY NUMBER 12-29-1

PRIORITY FOR STUDY X urgent necessary

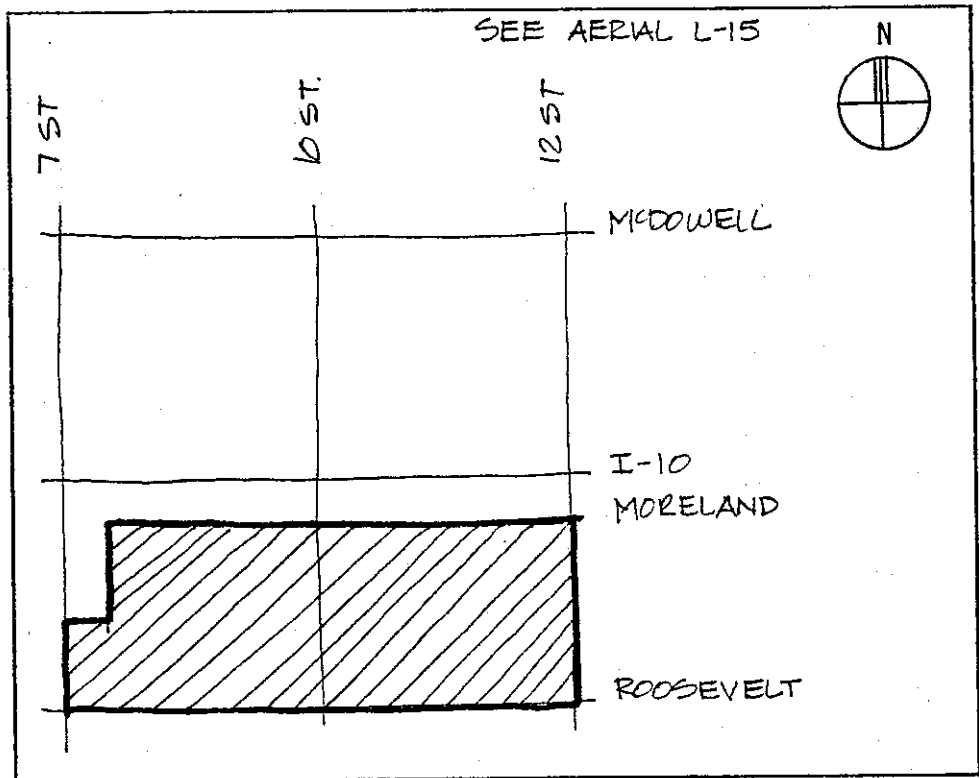
SUBDIVISIONS Brill Addition amended-1895, Stoners
Addition-1913, Reser Subdivision-1920, Noll
Subdivision-1920, Albright Subdivision-1919,
Diamond Heights-1909, Aetna Place-1913

REPRESENTATIVE STYLES national folk moderne
X bungalow minimal trad.
 tudor/english revival ranch
X spanish colonial revival

ESTIMATED DENSITY 300 number of buildings 95% percentage
 built pre-1950

PREDOMINANT MATERIALS X mixture steel windows
 stucco wood shingles
 natural brick asbestos/asphalt
 painted brick
 spanish tile

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Predominantly Bungalow style neighborhood
with infill of other styles. Several churches
included in the area. Straight E-W streets
feature square curbs, tree lawns, and side-
walks.

DEVELOPMENT PERIOD 1900-1930

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1900-1930.
Transportation.
Related to streetcar lines.

ARCHITECTURE:
Residential architecture between 1900-1930.
Good examples of all represented styles.

THREATS Continuing integrity losses; demolitions.

SURVEYOR Graham DATE 9-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Rosemont

INVENTORY NUMBER 12-30-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Belvedere Amended-1920, Williams Place
Addition replat-1914, La Tourette Place-1931,
Rosemont-1914, Mathers amended-1920, Spencer
Place-1927, Sasse-1925

REPRESENTATIVE STYLES

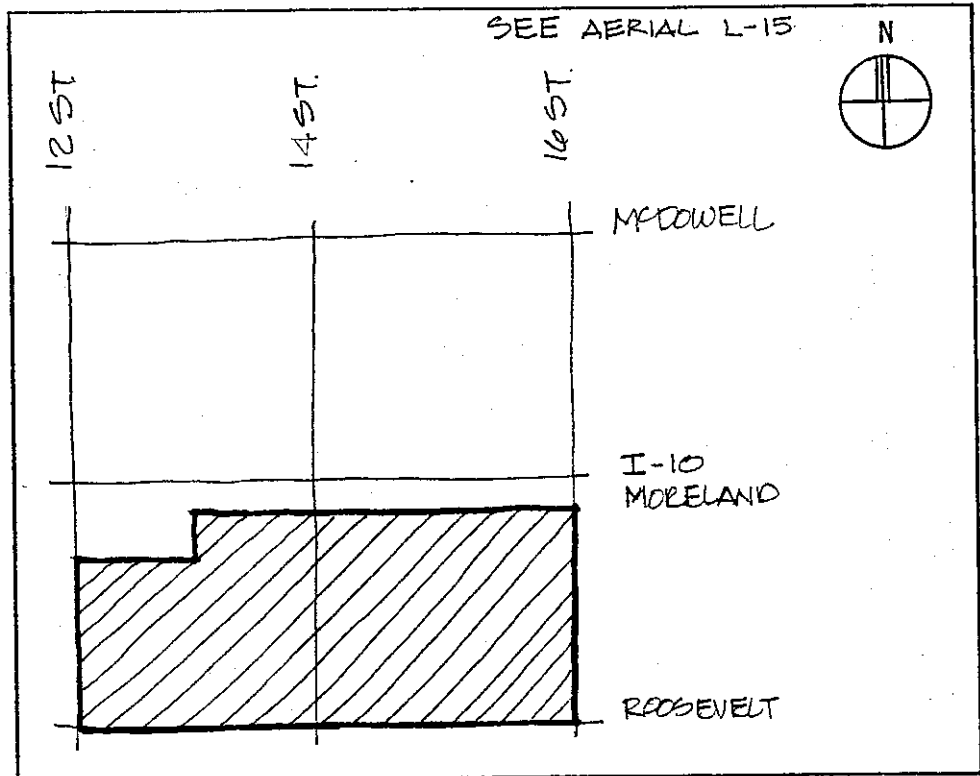
<u> </u> national folk	<u>X</u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch
<u>X</u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 250 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Grandview Addition

INVENTORY NUMBER 12-31-1

PRIORITY FOR STUDY x urgent necessary

SUBDIVISIONS Grandview Addition amended-1918, Douglas Addition-1948, Sunrise Place-1938, Grandview Annex-1925, Gladner Place-1948, Pleasant Place-1926

REPRESENTATIVE STYLES

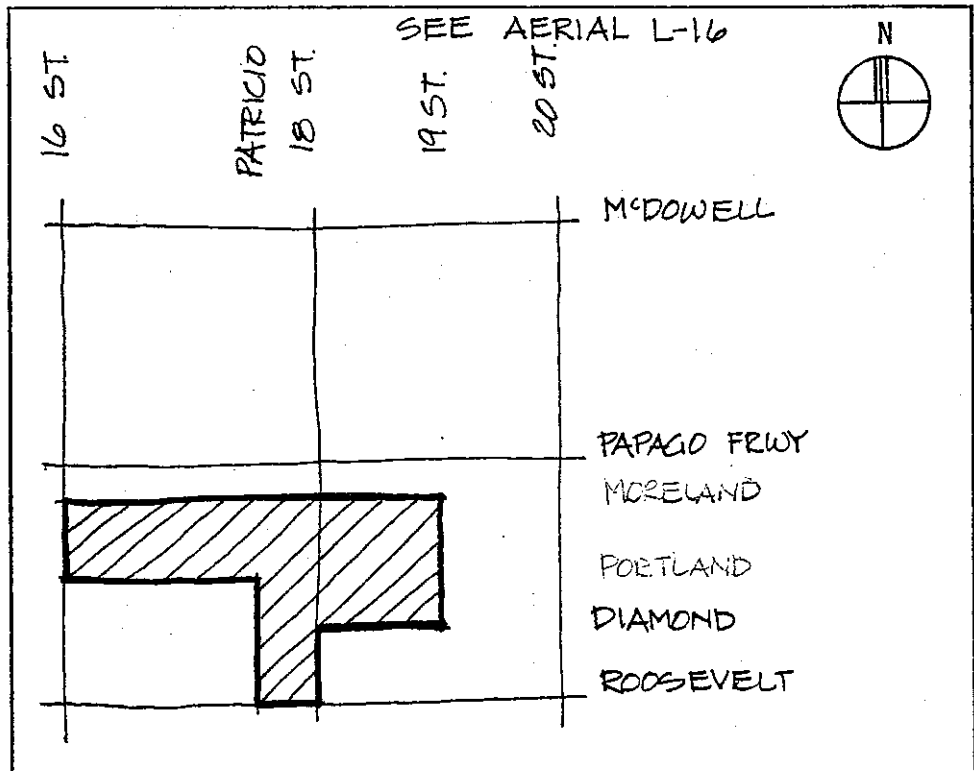
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> X </u> minimal trad.
<u> X </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 100 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Childress Place

INVENTORY NUMBER 12-32-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Childress Place-1925, Thomason Place-1927

REPRESENTATIVE STYLES

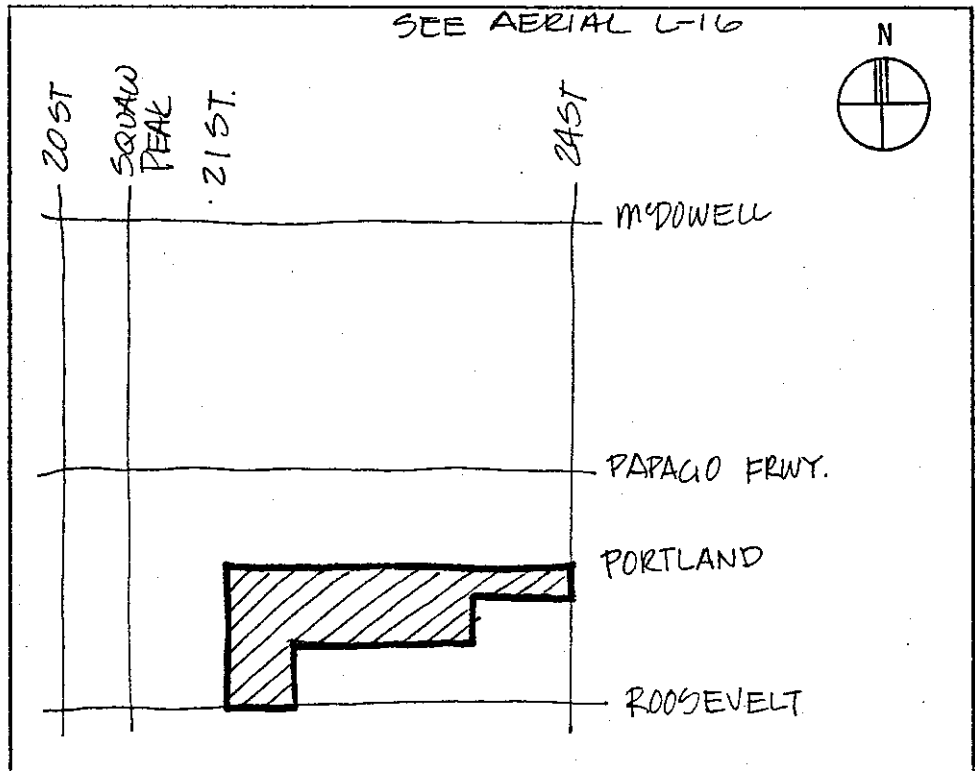
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> X </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 50 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Elsinore

INVENTORY NUMBER 12-33-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Elsinore-1926, North Elsinore-1926, Del Rey-1924

REPRESENTATIVE STYLES

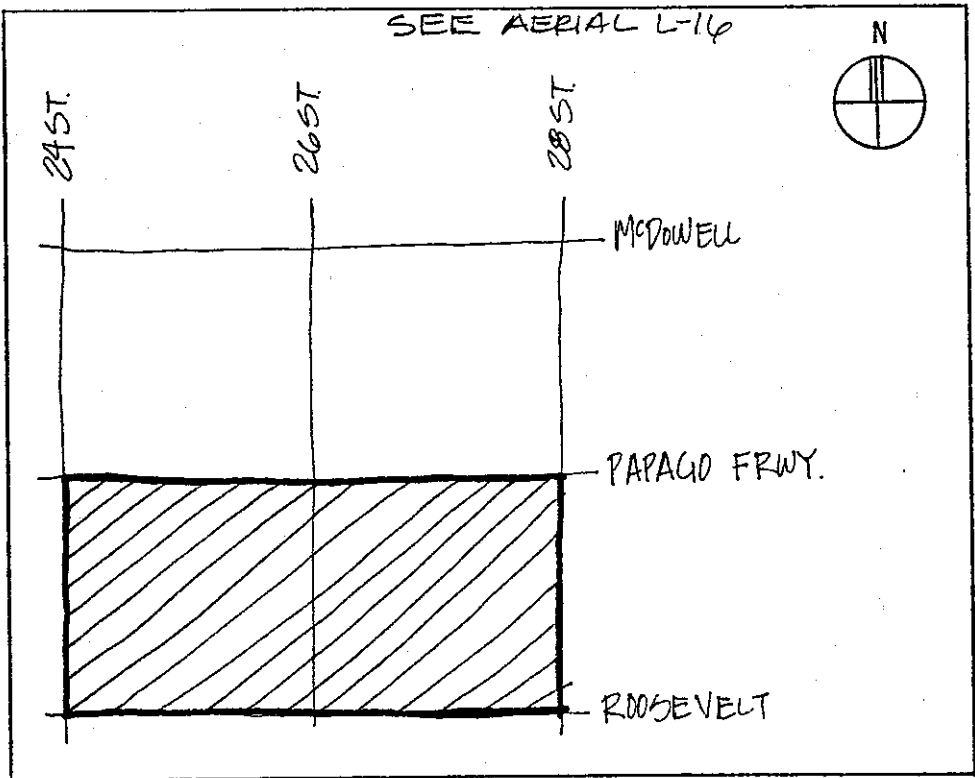
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input checked="" type="checkbox"/> tudor/english revival	<u> </u> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 120 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Palomar

INVENTORY NUMBER 13-20-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Palomar Homes-1942, Palomar Homes Unit 3-
1948

REPRESENTATIVE STYLES

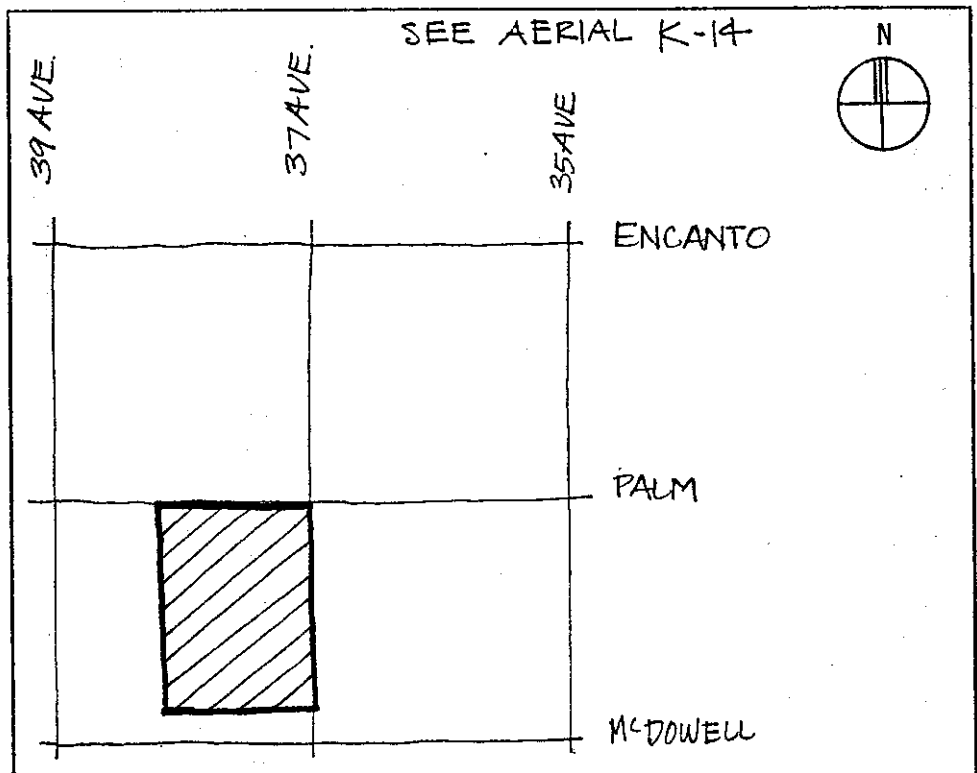
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 86 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Squared-off walks meet street. Small, plain
low-income housing. Varied types of Minimal
Traditional style are located on grid streets
running north from McDowell Road.

DEVELOPMENT PERIOD 1940-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1940-1950.

THREATS

SURVEYOR Miller/Mock DATE 8-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Fairview Place

INVENTORY NUMBER 13-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Fairview Place-1916

REPRESENTATIVE STYLES

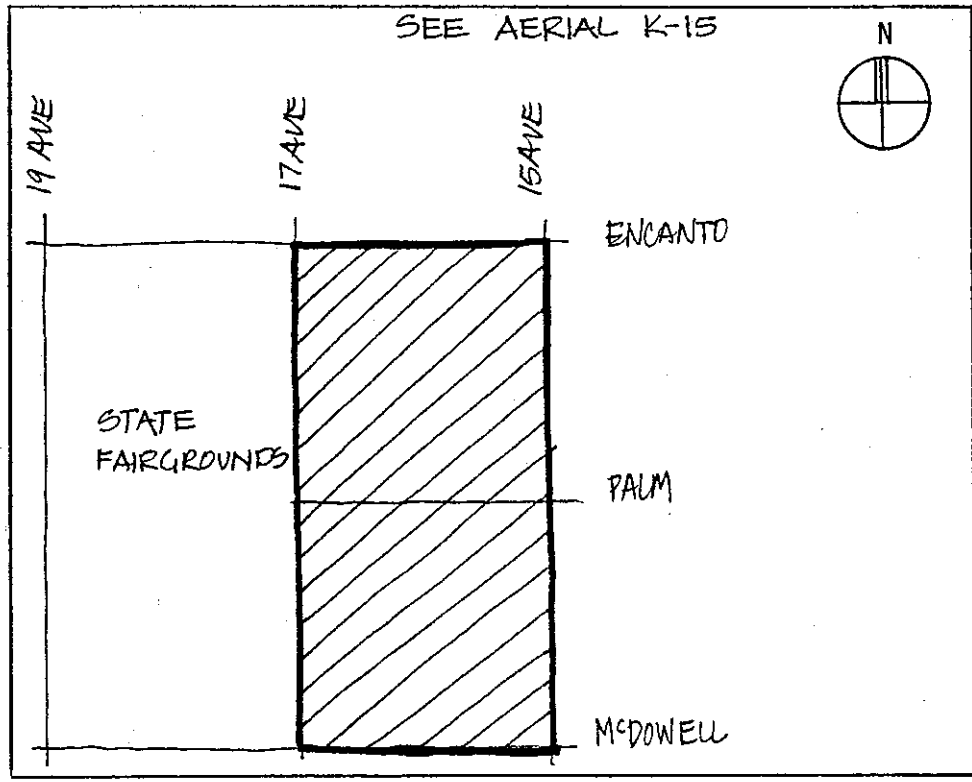
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> X </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 350 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Variety of styles and materials due to extended development period. Square curbs, tree lawns. Palm tree-lined streets add coherence on some streets. Area is bordered on the west by the State Fairgrounds.

DEVELOPMENT PERIOD 1920-1950

SIGNIFICANCE X high ___ medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT: Transportation.

Area is possibly re-subdivided from North Grand Avenue Addition--subdivided area owned by Sherman, owner of passenger rail system and donator of State Fairgrounds land. Development influenced by proximity to streetcar and State Fairgrounds.

THREATS

SURVEYOR Miller/Mosher DATE 6-6-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Knape Place

INVENTORY NUMBER 13-32-1

PRIORITY FOR STUDY urgent x necessary

SUBDIVISIONS Jackson Villa-November 1949, Knape Place-1925,
Green Gables-1946, Forbes Tract-1946, Vel Ru
Heights-1928, West Vel Ru-1927

REPRESENTATIVE STYLES

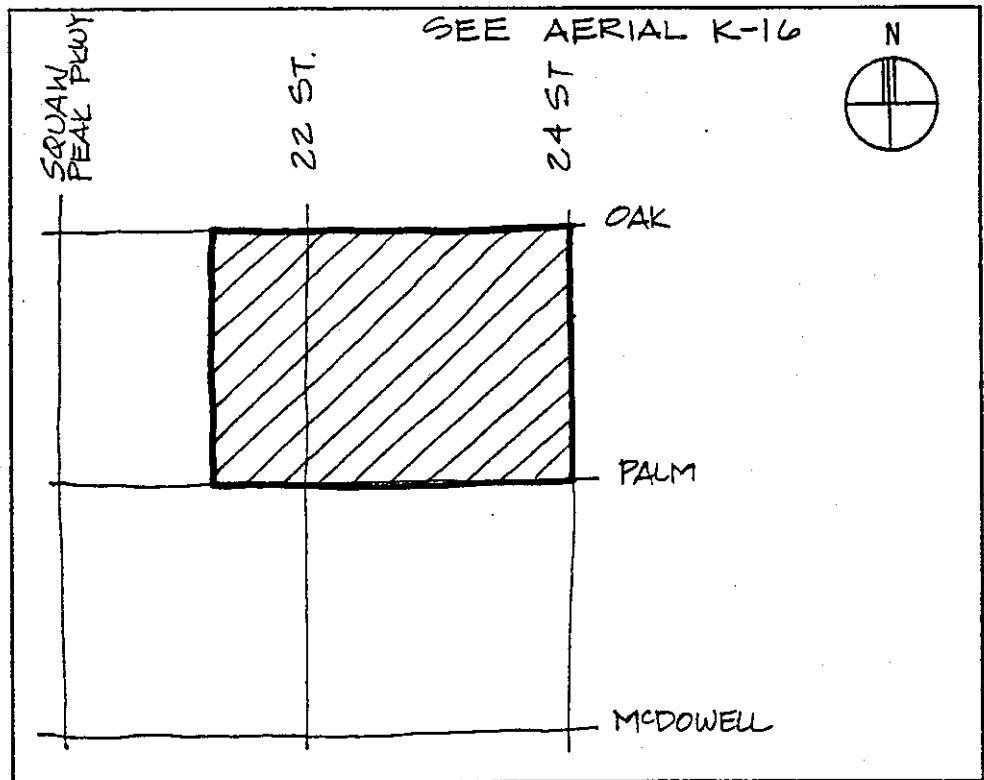
<u> </u> national folk	<u> </u> moderne
<u> x </u> bungalow	<u> x </u> minimal trad.
<u> x </u> tudor/english revival	<u> x </u> ranch
<u> x </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 250 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> x </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Vel Ru

INVENTORY NUMBER 13-33-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Vel Ru-1926

REPRESENTATIVE STYLES

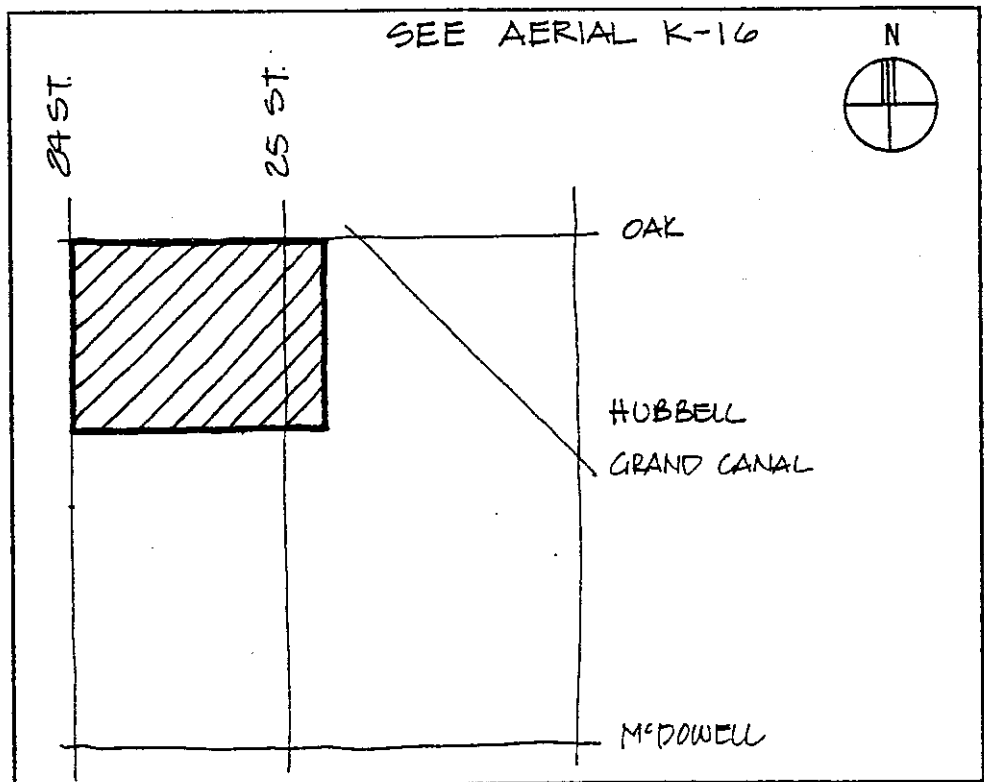
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> X </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 125 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY x high medium low

GENERAL CONDITION good x fair poor

PHYSICAL DESCRIPTION Houses predominantly of Bungalow and Spanish Colonial Revival styles. Appears to mostly have been developed 1910-1930. Straight, N-S streets have square curbs, no sidewalks. Lawns are irrigated. Proximity to Grand Canal appears significant.

DEVELOPMENT PERIOD 1910-1955

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1910-1940.
ARCHITECTURE:
Residential architecture between 1910-1940.
Good areas of Bungalow and Period Revival styles.

THREATS _____

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Rhoades Park

INVENTORY NUMBER 13-34-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Rhoades Park-1946

REPRESENTATIVE STYLES

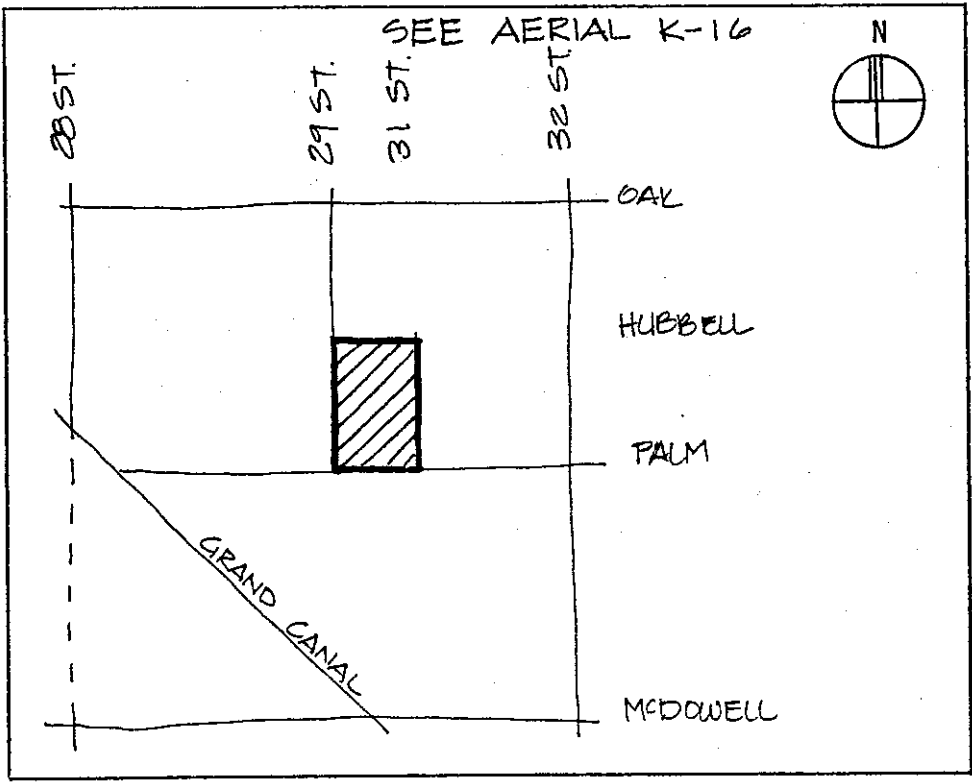
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 20 number of buildings 50% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Series of red brick and buff brick homes retaining high integrity. Homes are similar in plan but differ in detail. Straight streets, rolled curbs. Lawns are irrigated.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

ARCHITECTURE:

Residential architecture between 1945-1950.

Good example of builder subdivision with variety in similarly-styled homes.

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Papago Vista

INVENTORY NUMBER 13-36-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Papago Vista-1946, Papago Vista Amended-1949

REPRESENTATIVE STYLES

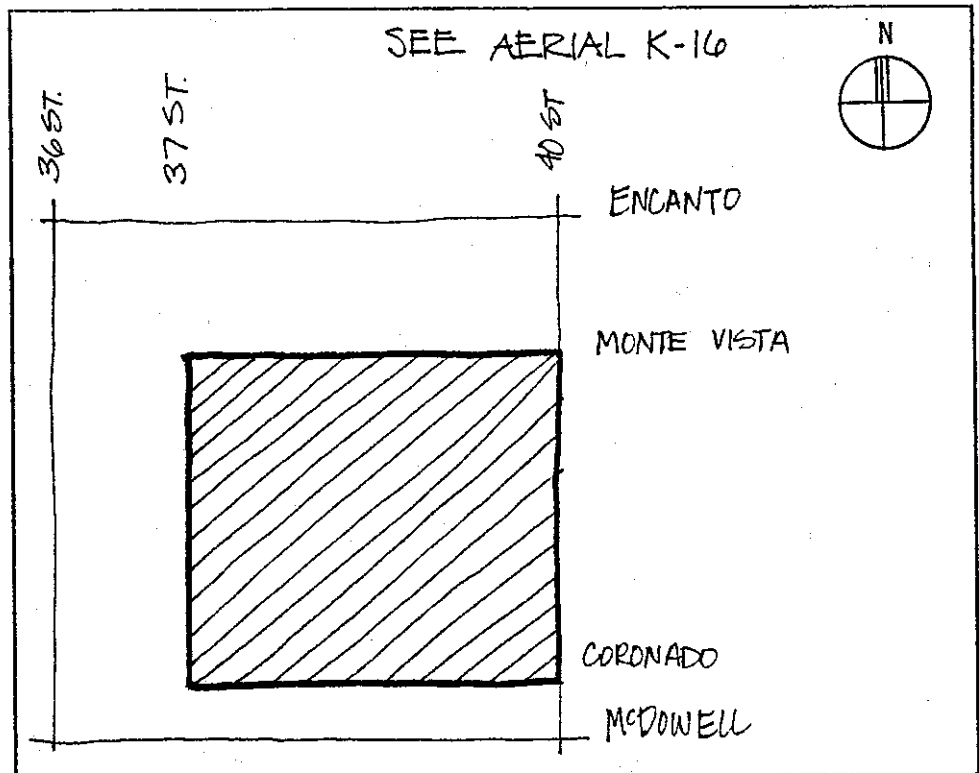
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 55 number of buildings 50% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Grid plan streets with curvilinear plan in
southeast quadrant. Streets have rolled
curbs; some streets have sidewalks and tree
lawns. Mature landscaping and palm rows unify
the neighborhood. Uniform setbacks add to a
coherent, planned appearance. Houses built
after 1950 possess the same architectural
character as the earlier ones.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

ARCHITECTURE:

Excellent example of suburban ranch

development.

THREATS

SURVEYOR Miller/Mosher DATE 8-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Ventura Manor

INVENTORY NUMBER 13-37-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Ventura Manor-1945

REPRESENTATIVE STYLES

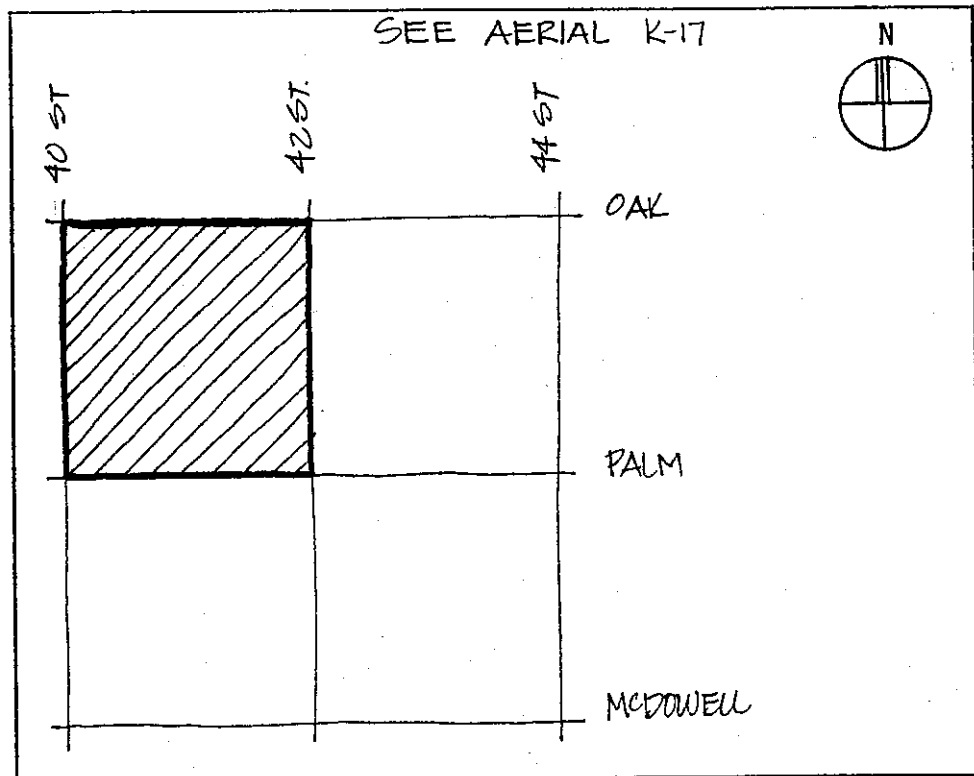
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 60 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Rolled curbs, mature landscaping, non-uniform
 setback, and large lots. The area is on the
 grid plan with one cul-de-sac off the
 southernmost street. Large lots, varied
 house facades and irregular setbacks give a
 rural feel to the area.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1945-1950.

THREATS

SURVEYOR Miller/Mock DATE 10-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Hiway Park

INVENTORY NUMBER 14-24-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Hiway Park-1945

REPRESENTATIVE STYLES

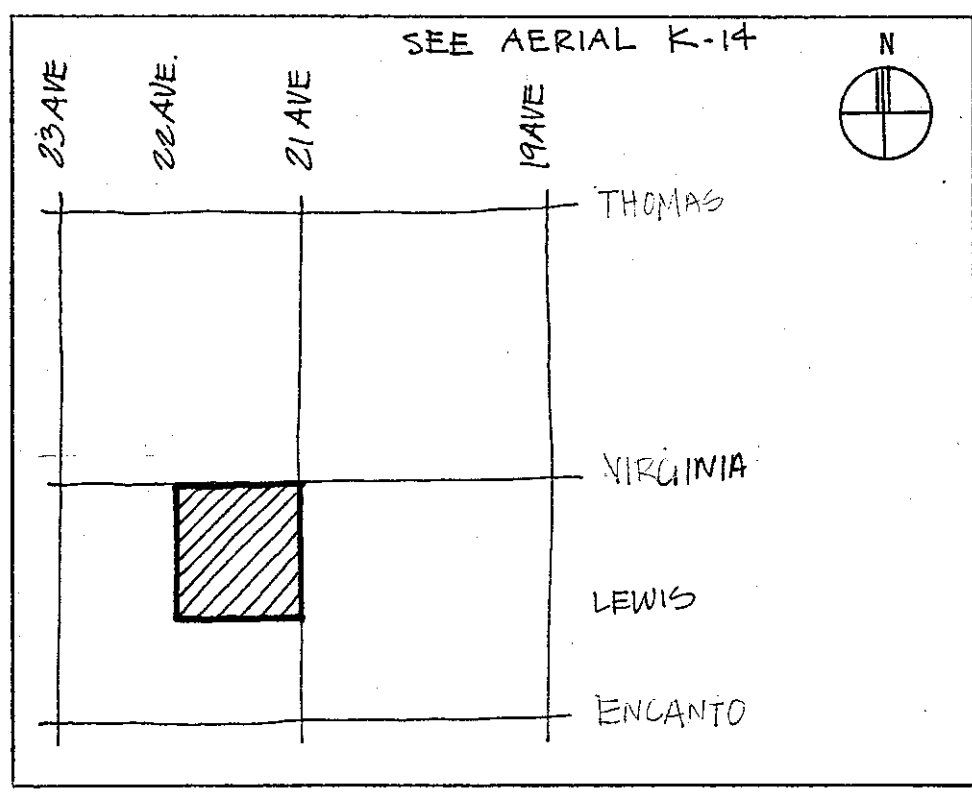
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 50 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Mixture of house types, predominantly
Minimal Traditional with scattered Bungalows
at corners of blocks. Rolled curbs, no
sidewalks. Architectural styles indicate little
or no development during early 1930s (no
Period Revival styles).

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1950.
Transportation.
Area is located near historic streetcar
line.

THREATS

SURVEYOR Miller/Mock DATE 8-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Del Norte Place

INVENTORY NUMBER 14-25-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Del Norte Place Plat A-1927, Plat B-1929

REPRESENTATIVE STYLES

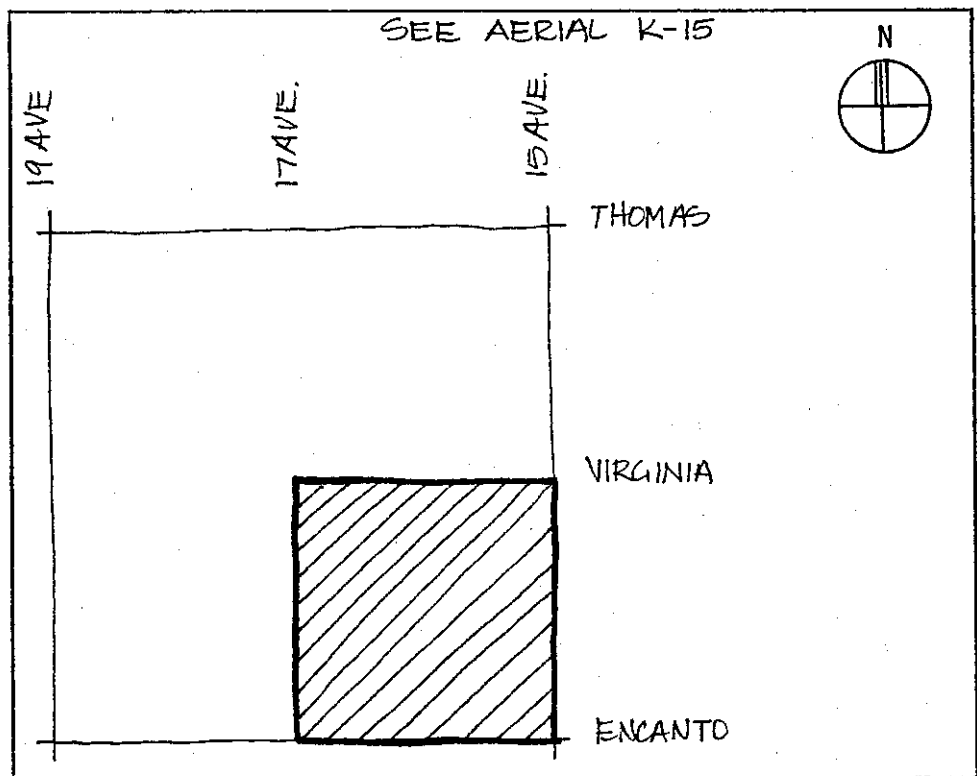
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch
<u>X</u> spanish colonial revival	<u>X</u> pueblo revival

ESTIMATED DENSITY 120 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Mixture of styles resulting from extended
development period. Wide tree lawns, square
curbs, grid plan. The area, with E-W streets
oriented towards 19th Avenue access, is bordered
on three sides by Encanto Park and Golf course.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1950.

Example of tourism (recreation park)

influence on development.

ARCHITECTURE:

Well maintained examples of architectural

styles that reflect development periods.

THREATS

SURVEYOR Miller DATE 8-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Marqarita Place

INVENTORY NUMBER 14-25-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Marqarita Place-1927

REPRESENTATIVE STYLES

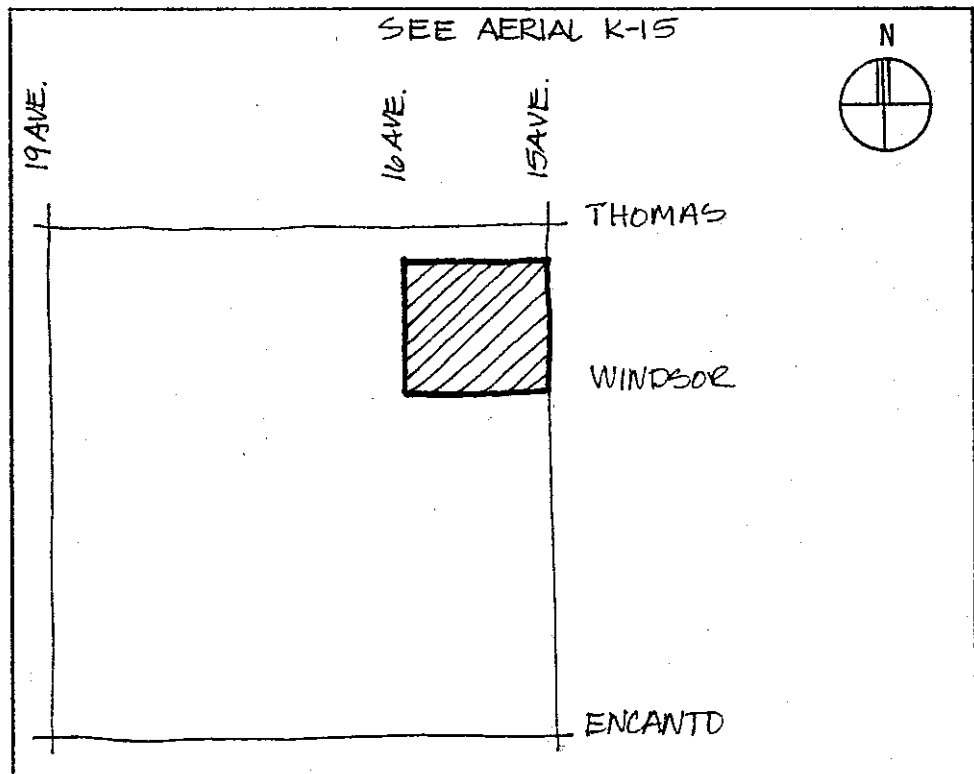
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch
<u>X</u> spanish colonial revival	<u>X</u> pueblo revival

ESTIMATED DENSITY 22 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u>X</u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Diversity of styles and materials, mature
landscaping, no sidewalks. These two well-
maintained streets border Encanto Golf Course
on two sides. With E-W streets accessing ¹⁵ 19th
Avenue on the east and Encanto Golf Course on
the west, the focus of the streets are on the
open space of the course.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1950.
Influence of tourism(recreational park)
on development.

ARCHITECTURE:
Well maintained examples of styles
reflecting periods of development.

THREATS

SURVEYOR Miller DATE 8-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Country Club Park

INVENTORY NUMBER 14-29-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Country Club Park-1939

REPRESENTATIVE STYLES

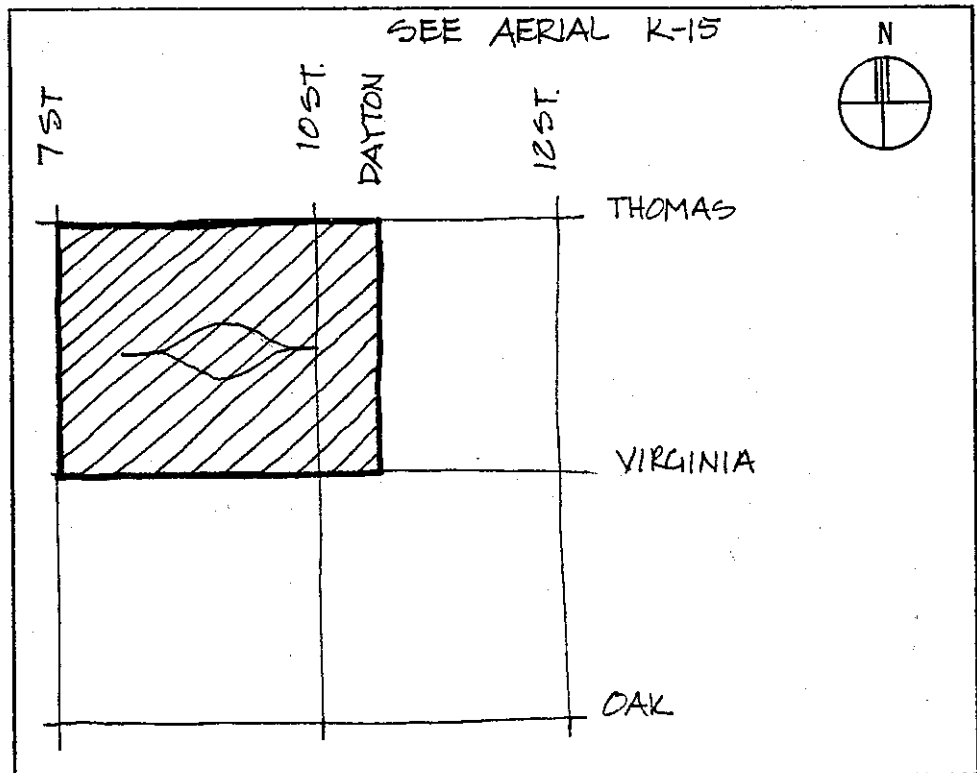
<u> </u> national folk	<u>X</u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 160 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME South Country Club Manor

INVENTORY NUMBER 14-30-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS South Country Club Manor-1945

REPRESENTATIVE STYLES

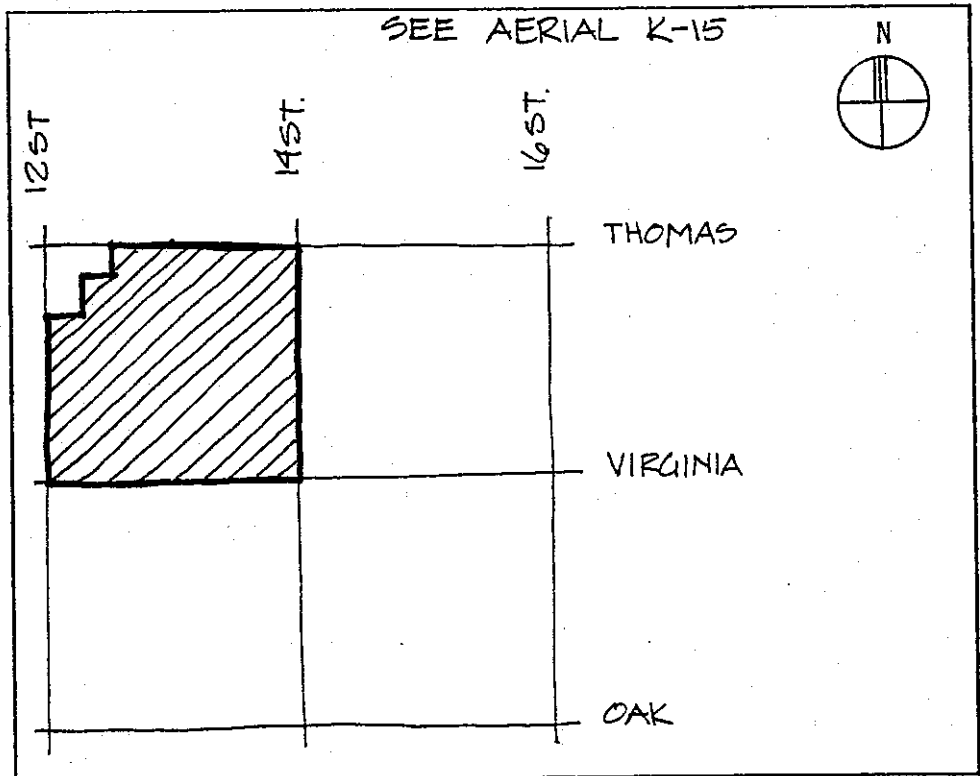
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 100 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> X </u> clay tile
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Generally curvilinear street plan with steep,
rolled curbs. Ranch and Minimal Traditional
styles predominate. Some modern intrusions,
both sensitive and insensitive.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

Typical builder subdivision of the period.

ARCHITECTURE:

Residential architecture between 1945-1950.

Good examples of popular styles of the
period.

THREATS

SURVEYOR Graham

DATE 6-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Avalon

INVENTORY NUMBER 14-32-1

PRIORITY FOR STUDY urgent X necessary

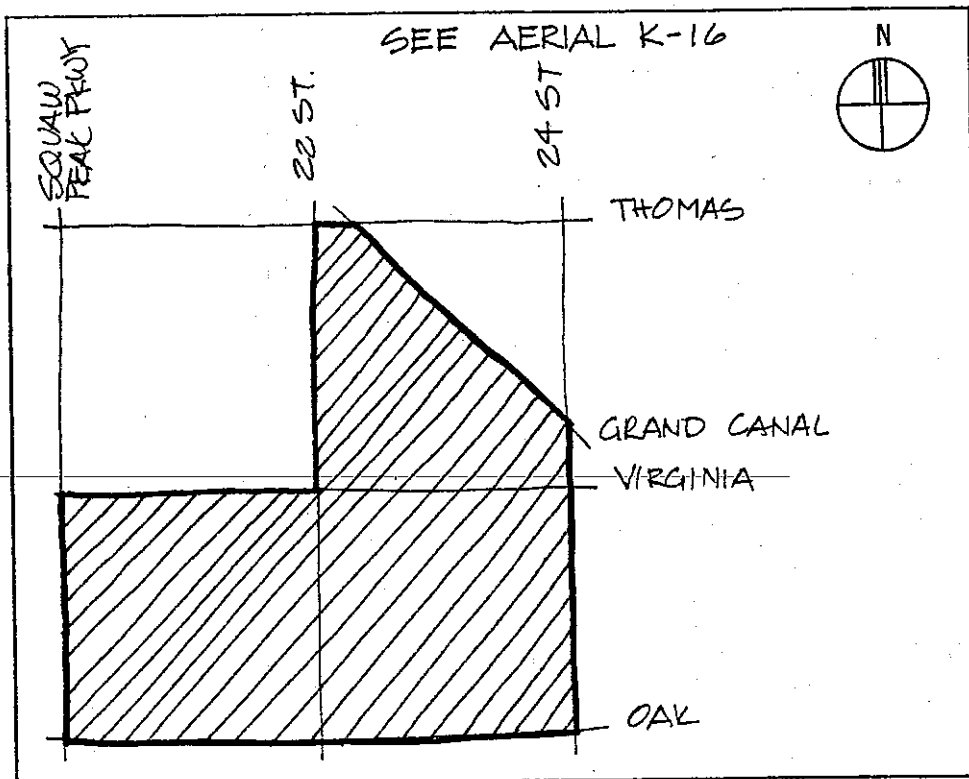
SUBDIVISIONS Avalon-1926, Avalon Annex-1927, Villa
Patiero-1937, Greenfield Gardens-1929,
West Greenfield Gardens-1930

REPRESENTATIVE STYLES national folk X moderne
 X bungalow X minimal trad.
 X tudor/english revival X ranch
 X spanish colonial revival _____

ESTIMATED DENSITY 400 number of buildings 90% percentage
built pre-1950

PREDOMINANT MATERIALS X mixture steel windows
 stucco wood shingles
 natural brick asbestos/asphalt
 painted brick _____
 spanish tile _____

LOCATION MAP



INTEGRITY _____ high X medium _____ low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Intact neighborhood representing wide range of styles of 1910-1955. North, triangular area has 1945-1955 feel, predominantly Ranch and Minimal Traditional styles. Southerly areas are more mixed. Streets are straight with square curbs and sidewalks. Lawns are irrigated.

DEVELOPMENT PERIOD 1910-1955

SIGNIFICANCE _____ high X medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1910-1955.

ARCHITECTURE:

Residential architecture between 1910-1950.

Good examples of a wide stylistic variety.

Handwritten notes:
Heterogeneous mix on existing block
variety of setbacks -
diverse facade landscaping!

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Villa Potero

INVENTORY NUMBER 14-32-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Villa Potero Unit 2-July 1945

REPRESENTATIVE STYLES

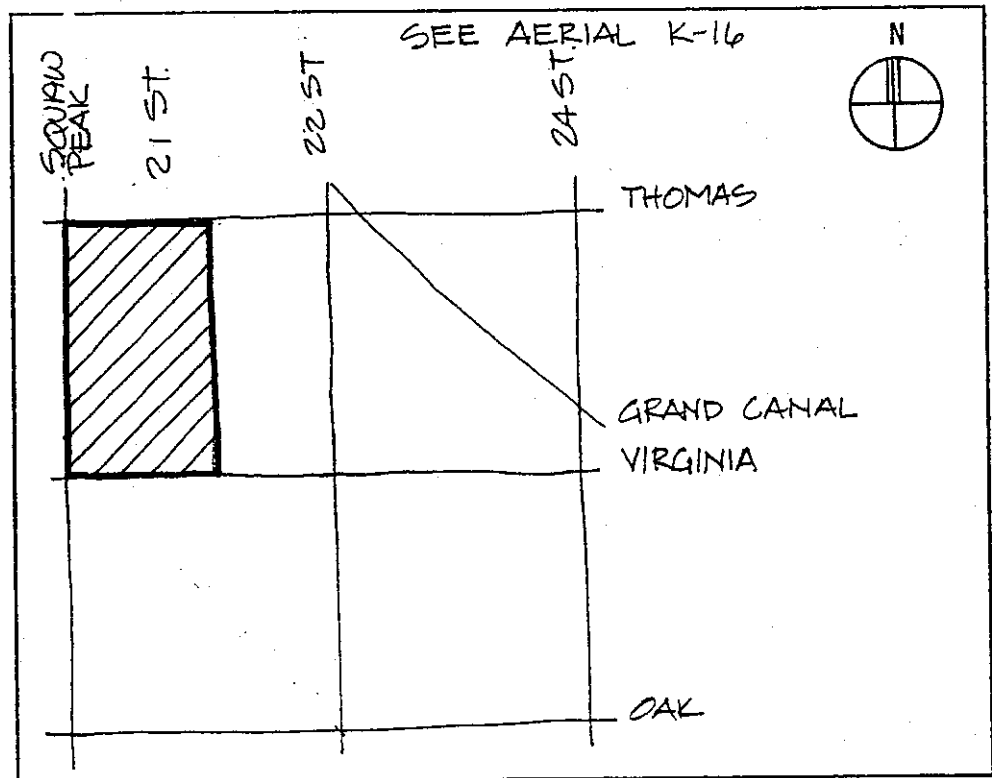
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 28 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION One-block long subdivision with wide
frontages which contrast with dense character
of neighboring areas. Street is straight with
N-S orientation. Square curbs with sidewalks.
Lawns are irrigated.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Typical small builder subdivision.

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Rancho Ventura

INVENTORY NUMBER 14-37-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Rancho Ventura-1946, Rancho Ventura Tract
2-1946, Tract 3-1947, Tract 4-1947, Tract
5-1948, Tract 6-1949

REPRESENTATIVE STYLES

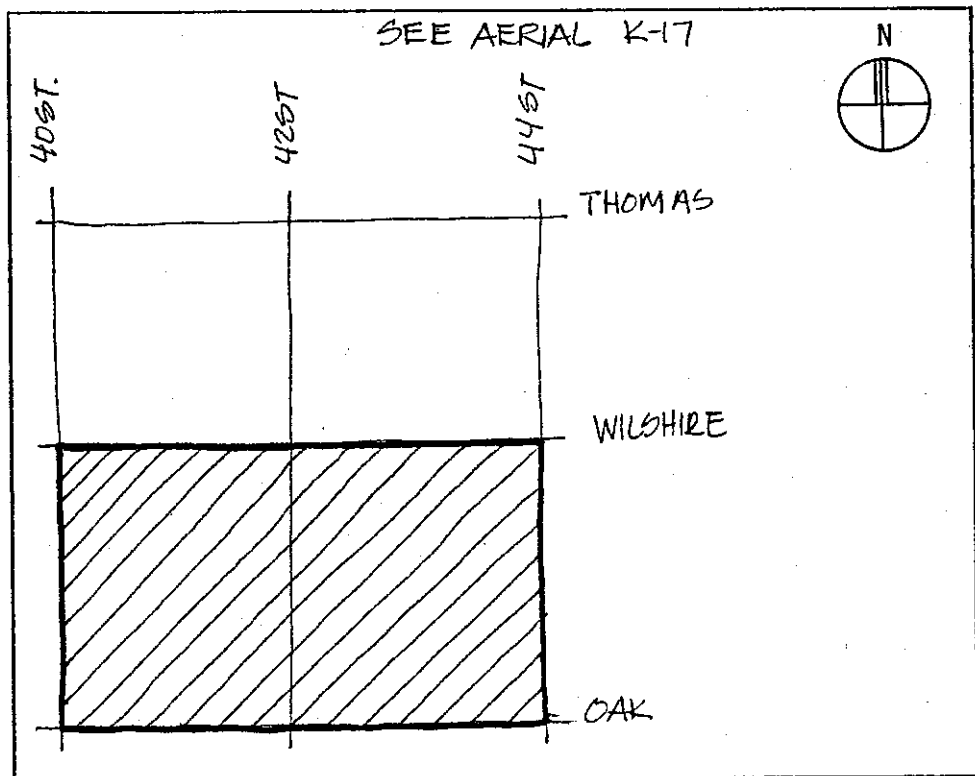
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u>X</u> international

ESTIMATED DENSITY 180 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Grid plan, rolled curbs, no sidewalks,
uniform 30' setback. Wide lots with lawns
and mature landscaping unify the area.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Typical Ranch style, automobile-oriented
development.
Transportation.
Influenced by major arterial street,
44th Street.

THREATS

SURVEYOR Miller/Mock DATE 10-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Westwood Estates

INVENTORY NUMBER 15-24-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Westwood Estates-1948

REPRESENTATIVE STYLES

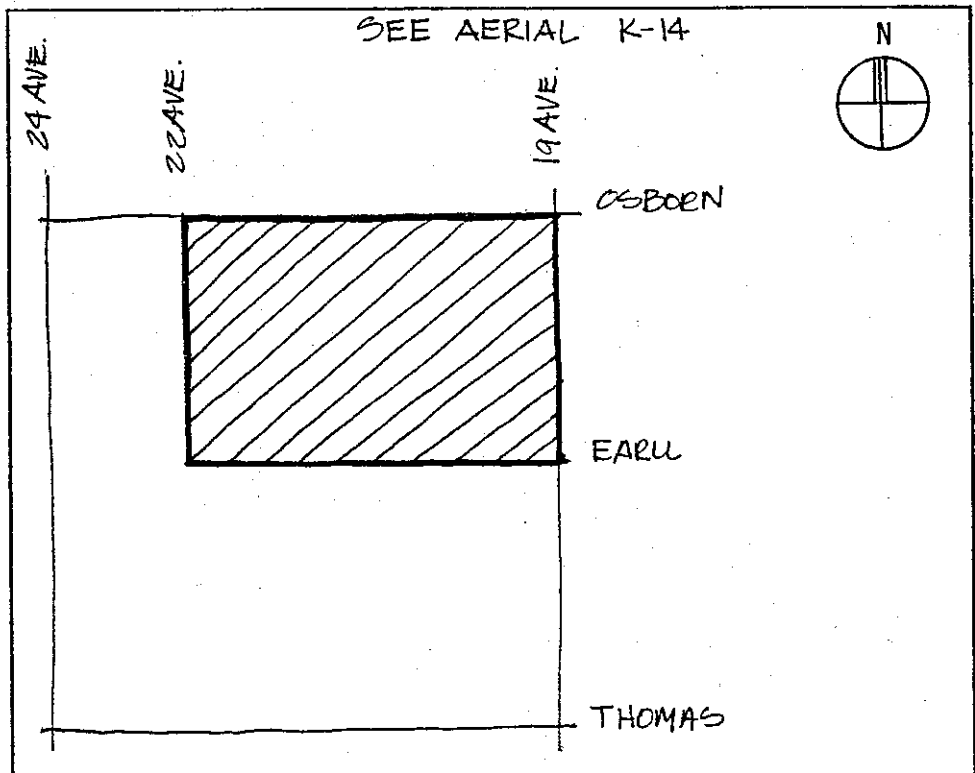
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 175 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs and sidewalks. E-W streets
access onto 19th Avenue.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.

THREATS

SURVEYOR Miller/Mock DATE 8-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Truman Terrace

INVENTORY NUMBER 15-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Truman Terrace Plat 2-1946

REPRESENTATIVE STYLES

<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

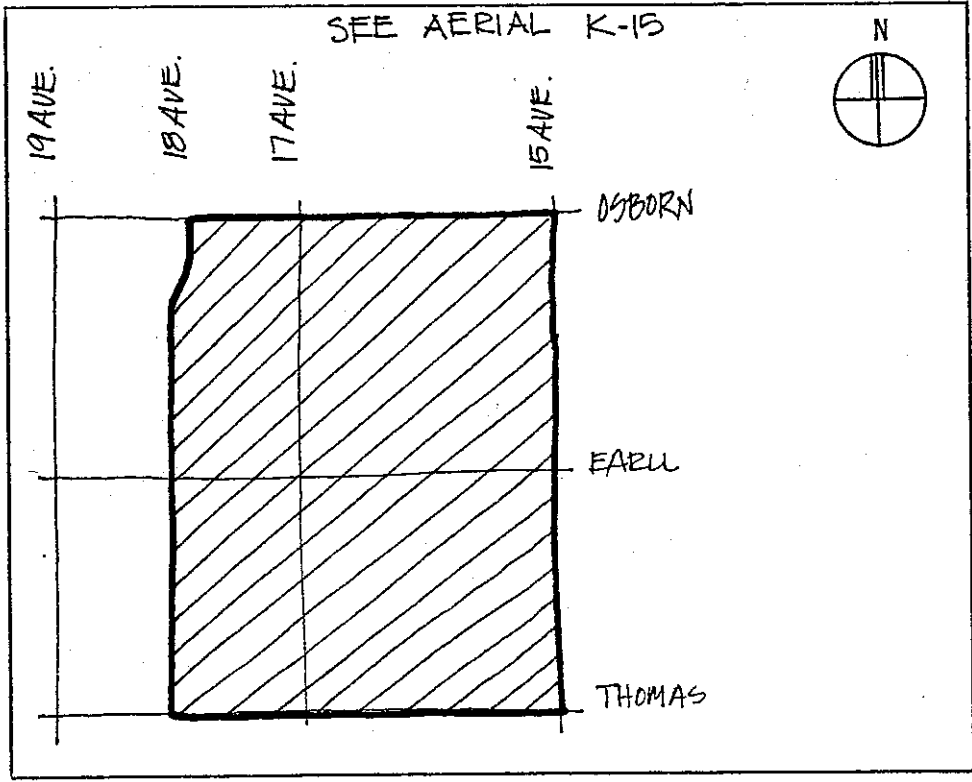
ESTIMATED DENSITY

<u>400+</u> <u>200</u> number of buildings	<u>90%</u> percentage built pre-1950
---	--------------------------------------

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u> <u> </u>
<u>X</u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION SFR with flemish bond, uniform setbacks,
sidewalks at rolled curbs. MFR at northern-
most block--red brick, flemish bond, spanish
tile. Concentric square layout of streets
adds unity and streetscape character to the
neighborhood.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Housing development post-WWII.

Concentric square layout is excellent
example of early large scale tract
development prior to Ranch style suburbs.
Layout lends to sense of neighborhood
identity.

ARCHITECTURE:

Good example of Minimal Traditional style
custom houses and multi-family architecture
of the same period. Courtyard apartments
and two private swimming clubs are unique
to this neighborhood in the city.

THREATS

SURVEYOR Miller DATE 6-6-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME College Addition

INVENTORY NUMBER 15-26-2

PRIORITY FOR STUDY urgent X necessary

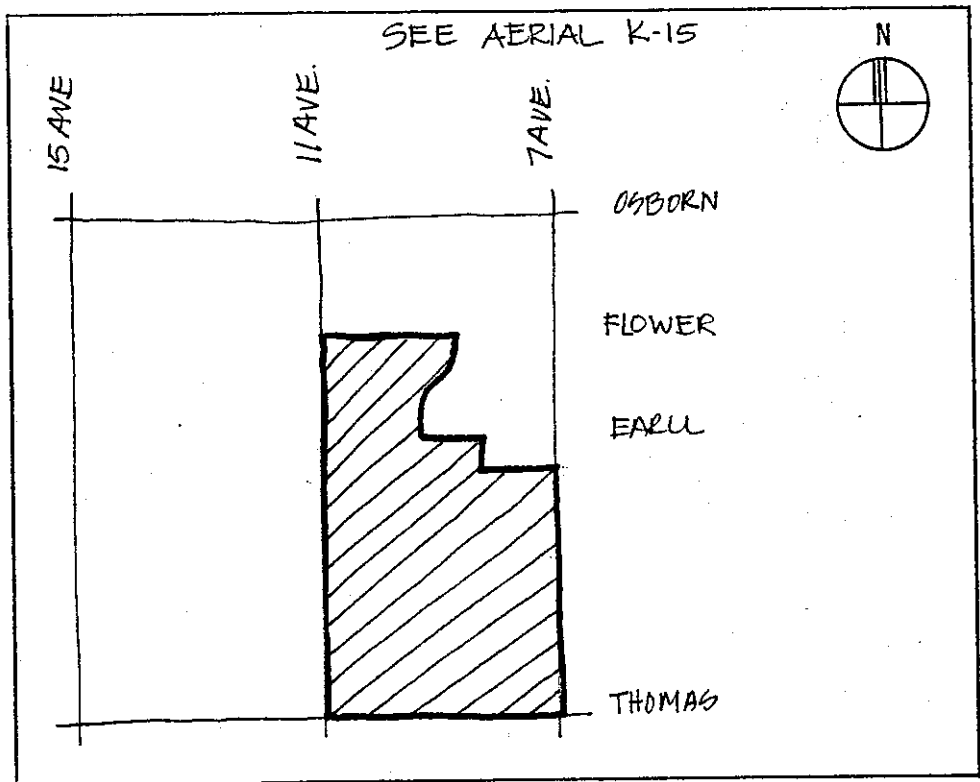
SUBDIVISIONS Campus Manor-1947, East Mulberry Place-1946,
Campus Vista-1945, College Addition-1939,
Mockingbird Manor-1946

REPRESENTATIVE STYLES national folk X moderne
 bungalow X minimal trad.
 tudor/english revival X ranch
 spanish colonial revival X prairie

ESTIMATED DENSITY number of buildings 88% percentage
 built pre-1950

PREDOMINANT MATERIALS mixture X steel windows
 stucco X wood shingles
X natural brick X asbestos/asphalt
 painted brick
X spanish tile

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Sidewalks at rolled curbs in south half; tree lawns in north. Uniform setbacks. Flemish bond brick predominates. North area has curved streets and orange trees along street--different in character from south. Southern half appears slightly older with more Minimal Traditional than Ranch.

DEVELOPMENT PERIOD 1940-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1940-1950.
Development related to proximity to Phoenix College and 7th Avenue.
(Further investigation required to determine influence on development of Temple Beth Israel).

THREATS

SURVEYOR Miller DATE 6-6-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Parker-Woodman

INVENTORY NUMBER 15-28-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Granada Place-August 1928, Flora Vista Tract-
April 1920, Parker Woodman Replat-November
1913, Fey Place-February 1945

REPRESENTATIVE STYLES

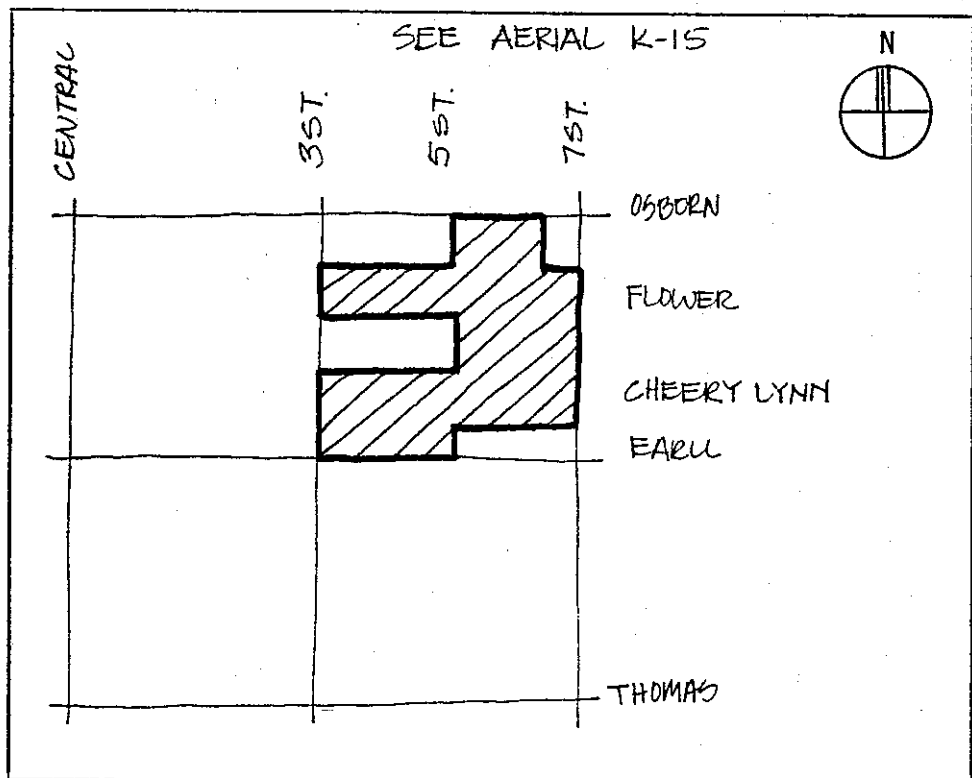
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 75 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY x high medium low
GENERAL CONDITION good x fair poor

PHYSICAL DESCRIPTION East of 5th Street developed later--Ranches
predominate. West of 5th Street developed
earlier--Bungalows predominate. Rolled curbs,
sidewalks at the street.

DEVELOPMENT PERIOD 1915-1925, 1945-1955

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1915-1925,
1945-1950.

Example of early development later expanded
after WWII.

Transportation.
Related to streetcar and proximity to
central corridor.

ARCHITECTURE:
Styles reflect development periods.

THREATS

SURVEYOR Miller DATE 6-6-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME La Hacienda

INVENTORY NUMBER 15-28-3

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Mayfair-October 1928, La Hacienda-July 1926

REPRESENTATIVE STYLES

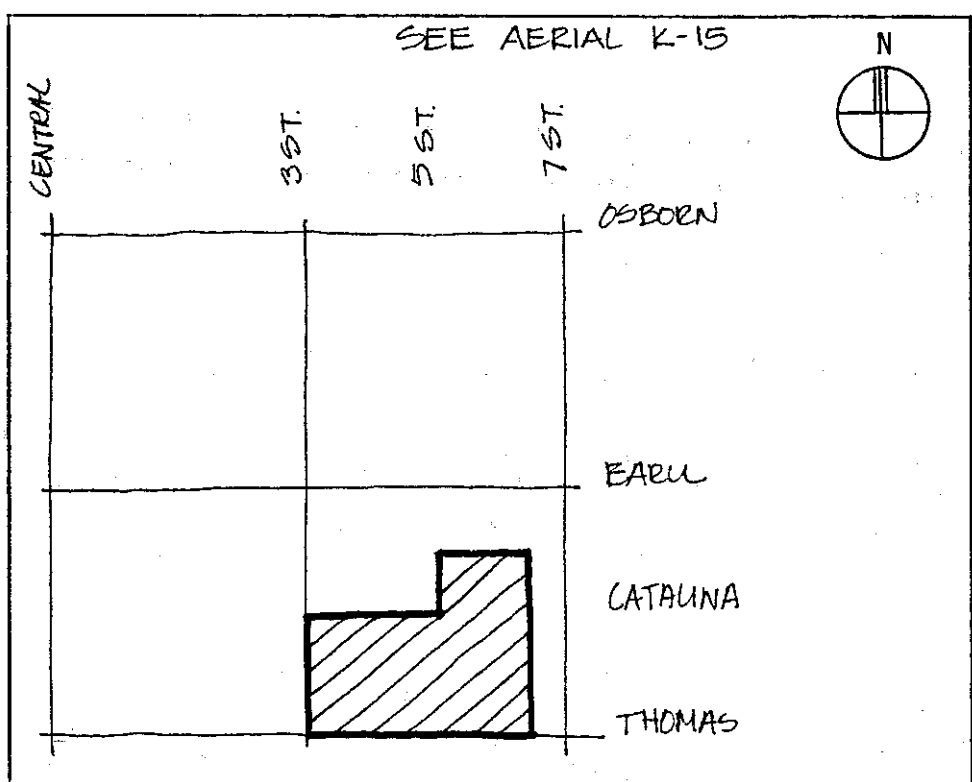
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch
<u>X</u> spanish colonial revival	<u>X</u> monterrey

ESTIMATED DENSITY 70 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> wd. csmt. wdws.
<u>X</u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Large older Spanish Colonial Revival homes
mixed with smaller Spanish Colonial Revival
and Ranch homes. Uniform olive and orange
tree streetscape, no curbs or sidewalks.
Large lots and homes give a very suburban
feeling strengthened by lack of curbs and
sidewalks.

DEVELOPMENT PERIOD 1925-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1950.
Development related to central and 7th
Street access and proximity to Phoenix
Country Club.
Transportation.
Related to streetcar line and Central Avenue.
ARCHITECTURE:
Excellent examples of Spanish Colonial
Revival custom homes.

THREATS

SURVEYOR Miller DATE 6-6-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Phoenix Country Club

INVENTORY NUMBER 15-29-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Country Club Place-1920

REPRESENTATIVE STYLES

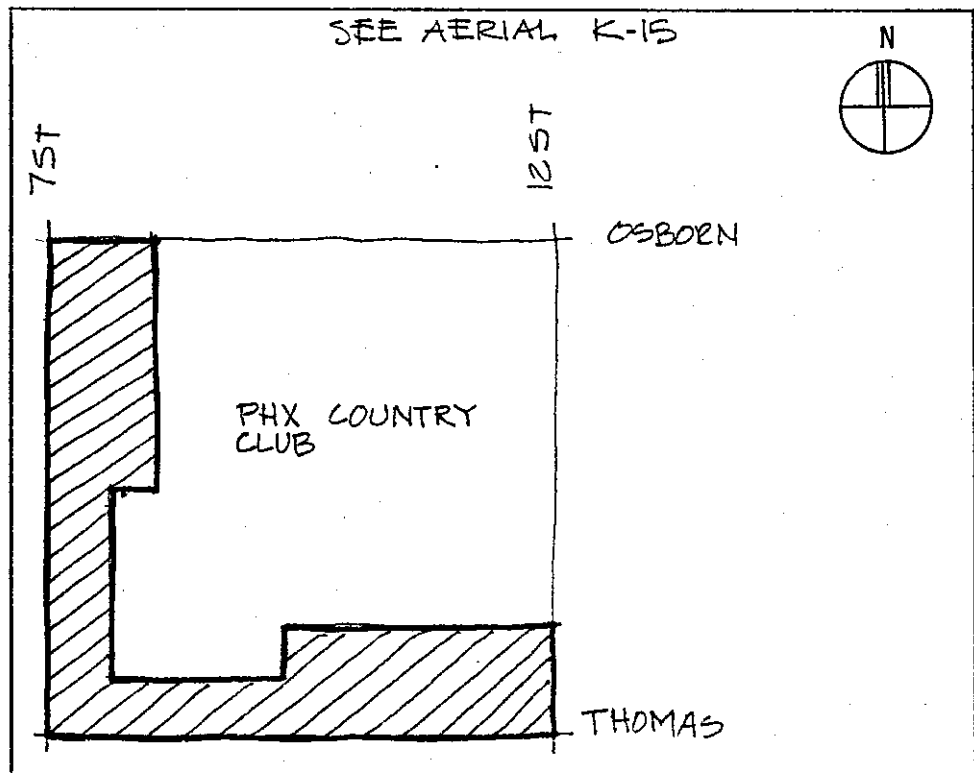
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 40 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> clay tile
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY

high medium low

GENERAL CONDITION

good fair poor

PHYSICAL DESCRIPTION

Two streets of homes surround central golf
course on two sides. South street is concrete
with rolled curbs and features many large
Spanish Colonial homes. West street has far
fewer homes from the 1920s -1930s, and has
more modern homes of various styles, including
Ranch, Minimal Traditional, and Neo-Spanish Colonial
1920-1960 styles.

DEVELOPMENT PERIOD

SIGNIFICANCE

high medium low

AREAS OF SIGNIFICANCE
AND THEMES

COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1920-1950.
Highly significant for associations to
many community leaders and for planning
concepts.
ARCHITECTURE:
Residential architecture between 1920-1950.
Many individually elibible homes within
the area.

THREATS

SURVEYOR

Graham

DATE

6-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Country Club Manor (East Country Club)

INVENTORY NUMBER 15-30-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Country Club Manor-1936

REPRESENTATIVE STYLES

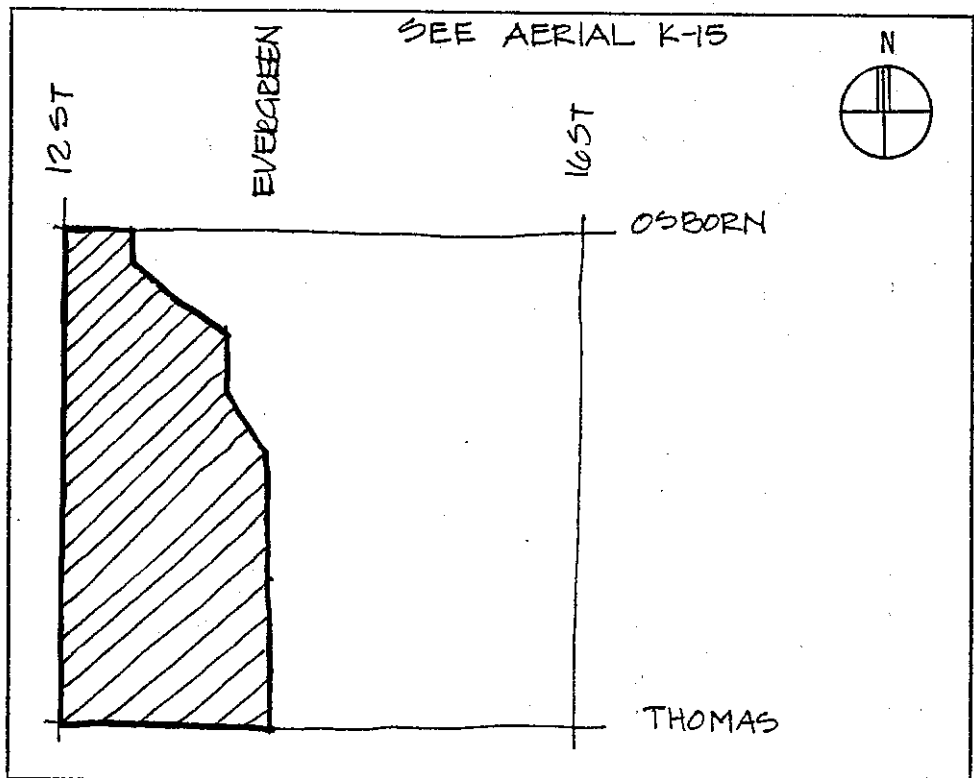
<u> </u> national folk	<u> X </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> X </u> norman revival

ESTIMATED DENSITY 60 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Two roughly parallel streets-East Manor and
West Manor abut the Phoenix Country Club's
east border. Many styles compete for attention
along the streets of large homes.

DEVELOPMENT PERIOD 1925-1960

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1936-1950.

"Poor sister" to Phoenix Country Club.

ARCHITECTURE:

Residential architecture between 1936-1950.

Excellent early examples of styles which
peaked in popularity in later years.

THREATS

SURVEYOR

Graham

DATE

6-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Cheery Lynn

INVENTORY NUMBER 15-30-2

PRIORITY FOR STUDY x urgent necessary

SUBDIVISIONS Cheery Lynn-1928, Beverly Heights-1914,
Maurice Tract-1941, Peper-Thurman-1947

REPRESENTATIVE STYLES

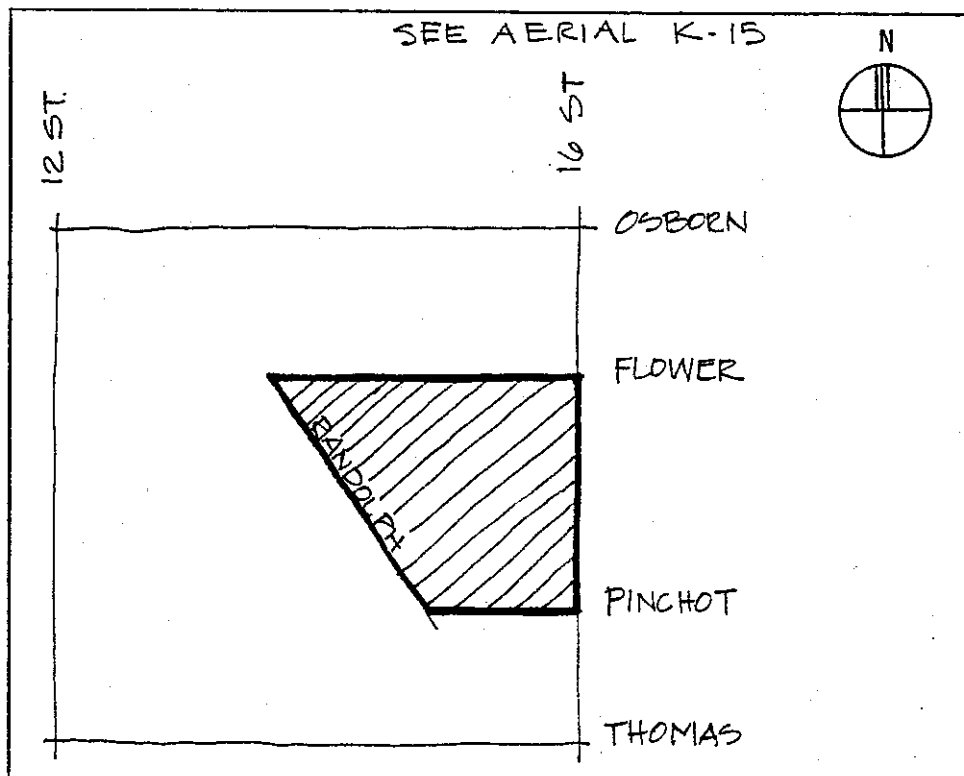
<u> </u> national folk	<u> </u> moderne
<u> x </u> bungalow	<u> </u> minimal trad.
<u> x </u> tudor/english revival	<u> x </u> ranch
<u> x </u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 120 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> x </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION This neighborhood grew just northeast of the old Maricopa Canal alignment. Northernmost part of the neighborhood is predominantly early styles--Bungalow, Tudor Revival, Spanish Colonial Revival. These streets are lined with Palm trees in tree lawns bordered with sidewalks. Southern portion is dominated by similar-appearing Ranch style homes with painted Flemish band brick walls and hipped roofs.

DEVELOPMENT PERIOD 1915-1950

SIGNIFICANCE X high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1915-1950.

Possible canal-related area.

ARCHITECTURE:

Residential architecture between 1915-1950.

Excellent areas of cohesive groups of

Bungalow/Period Revival styles and

Ranch/Minimal Traditional styles.

THREATS

SURVEYOR Graham DATE 6-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Earll Place

INVENTORY NUMBER 15-31-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Earll Place-February 1927

REPRESENTATIVE STYLES

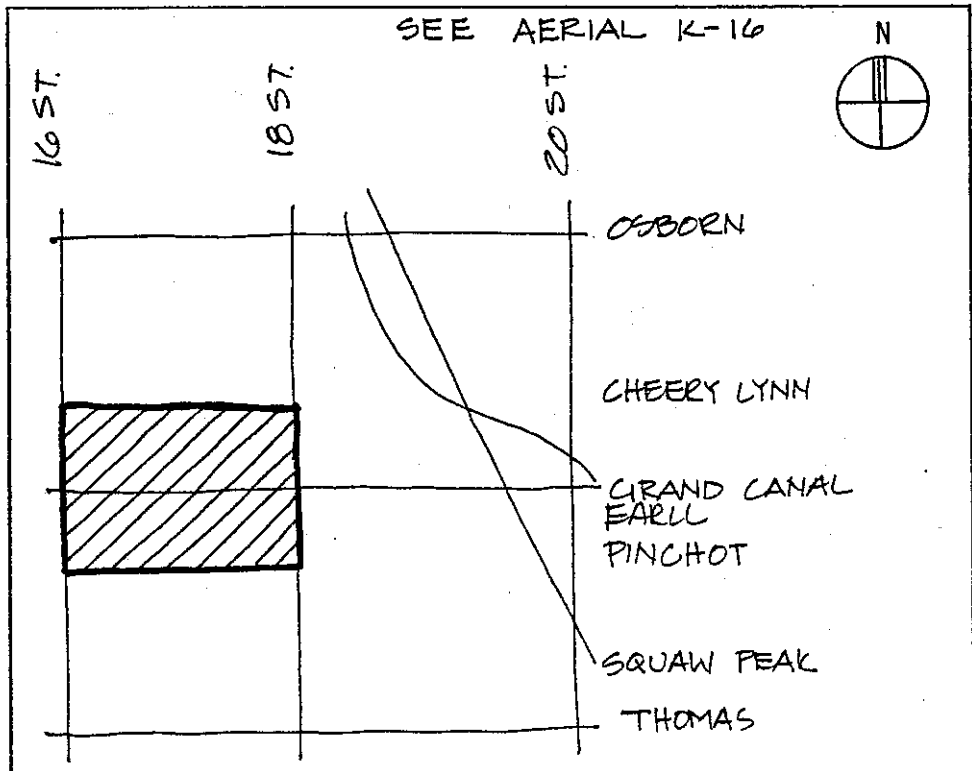
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 60 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Well-defined neighborhood of intact early (pre-1940) homes. Range of styles from period are represented. More modern intrusions/ alterations at north edge. Straight streets with square curbs and sidewalks. Lawns are irrigated.

DEVELOPMENT PERIOD 1910-1935

SIGNIFICANCE X high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1910-1940.

ARCHITECTURE:

Residential architecture between 1910-1940.

Excellent examples of Bungalow and Period Revival styles.

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Terrell Terrace

INVENTORY NUMBER 15-32-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Terrell Terrace-March 1946

REPRESENTATIVE STYLES

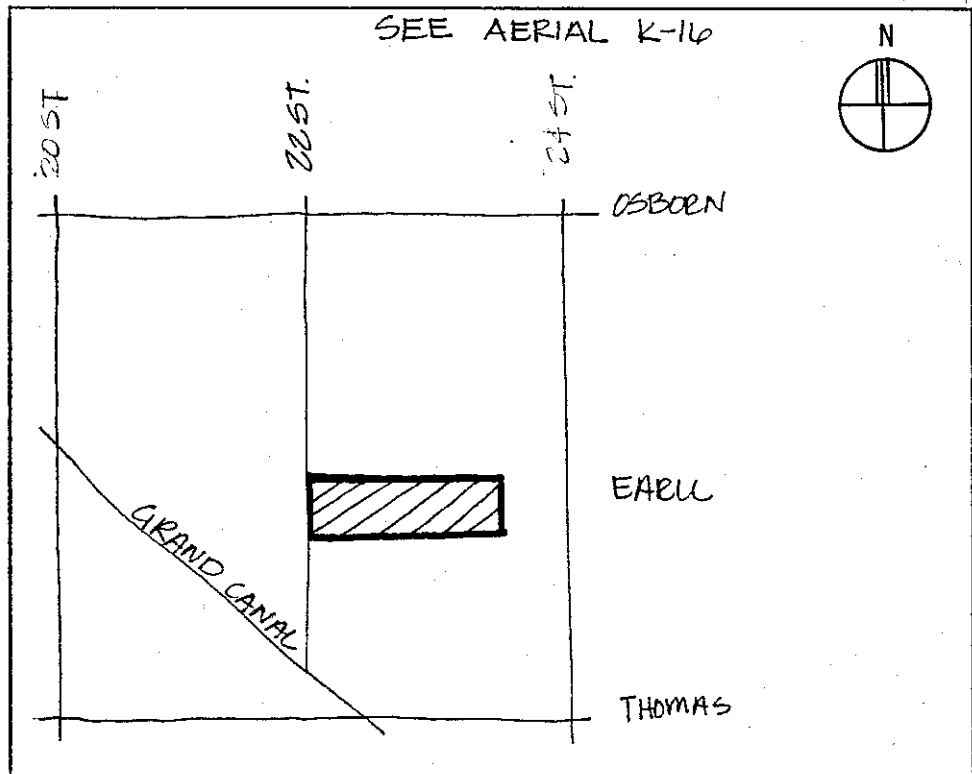
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 16 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Mature landscaping, rolled curbs with side-
 walks. The area, consisting of a single block,
 has a predominantly Spanish Colonial Revival
 character.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Development of housing after WWII.
 Typical example of small-scale
 development.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Biltmore Manor

INVENTORY NUMBER 15-33-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Biltmore Manor-May 1946

REPRESENTATIVE STYLES

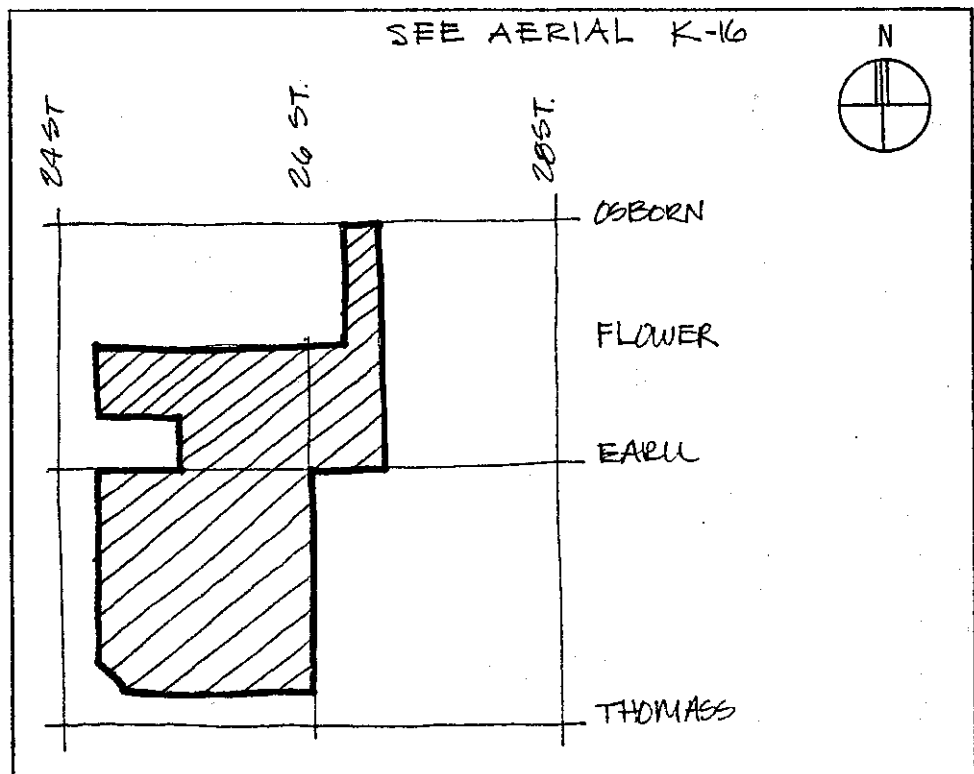
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 150 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION South area streets consist of two concentric,
bisected squares. North area is on the grid
plan. South area has no curbs or sidewalks;
north area has rolled curbs. Although the
houses are generally of the same type, the
south area has a more planned subdivision
character.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Typical mid-sized tract development
planning type. Use of concentric squares
for street layout lends to sense of
neighborhood identity.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Mountain View Park

INVENTORY NUMBER 15-34-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Mountain View Park Plat 1-June 1947, Clare-
more Estates-May 1955, Eastern Gardens-July
1954, Eastwood Park-June 1950, Mountain View
Park Plat 2-July 1947

REPRESENTATIVE STYLES

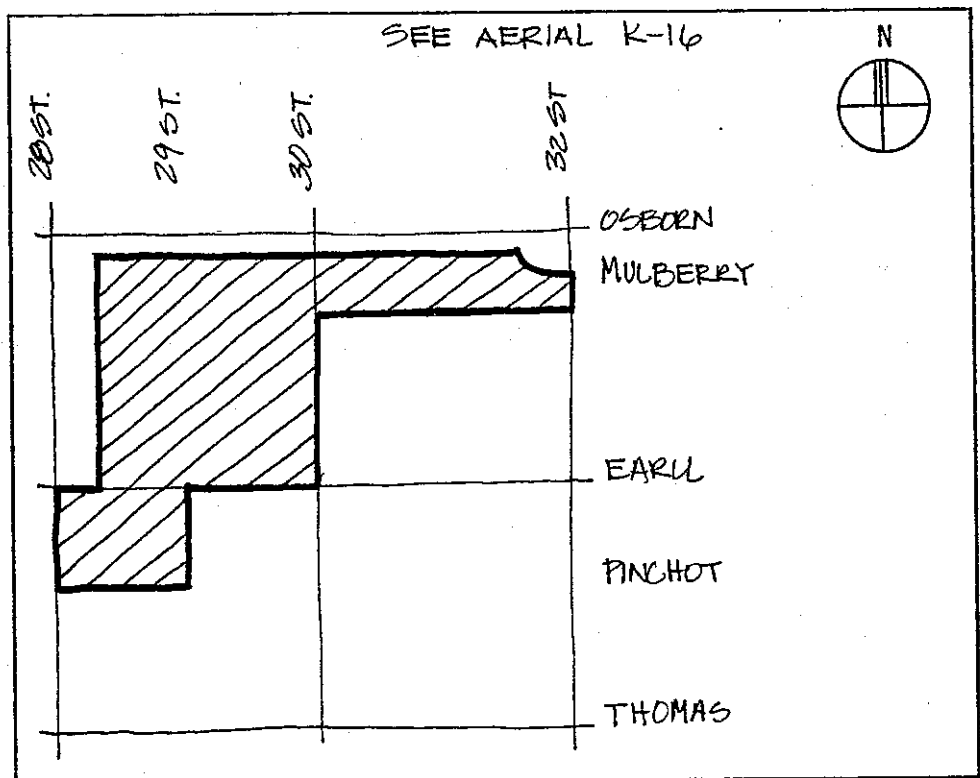
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 200 number of buildings 75% percentage
built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Square curbs, no sidewalks. Grid plan.

 Rows of palms add to the coherence of the area.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

 Development of housing post-WWII.

THREATS _____

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Skyview Homes

INVENTORY NUMBER 15-38-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Skyview Homes-1948, Middleton-1948

REPRESENTATIVE STYLES

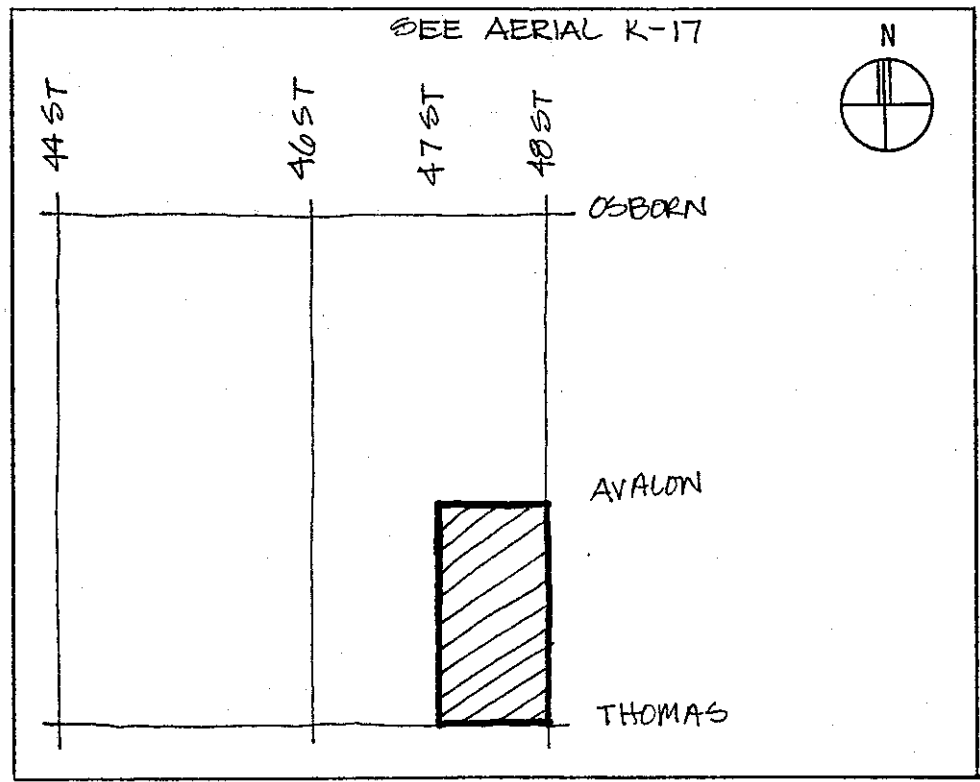
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 40 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Grid plan streets, uniform 30' setbacks. Rolled curbs, no sidewalks.

DEVELOPMENT PERIOD 1948-1952

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development circa 1950.

THREATS

SURVEYOR Miller/Mock DATE 10-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Carleton Estates

INVENTORY NUMBER 16-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Eggerth Homes-Replatted July 1947, Carleton Estates-March 1945, Long Estates-April 1945

REPRESENTATIVE STYLES

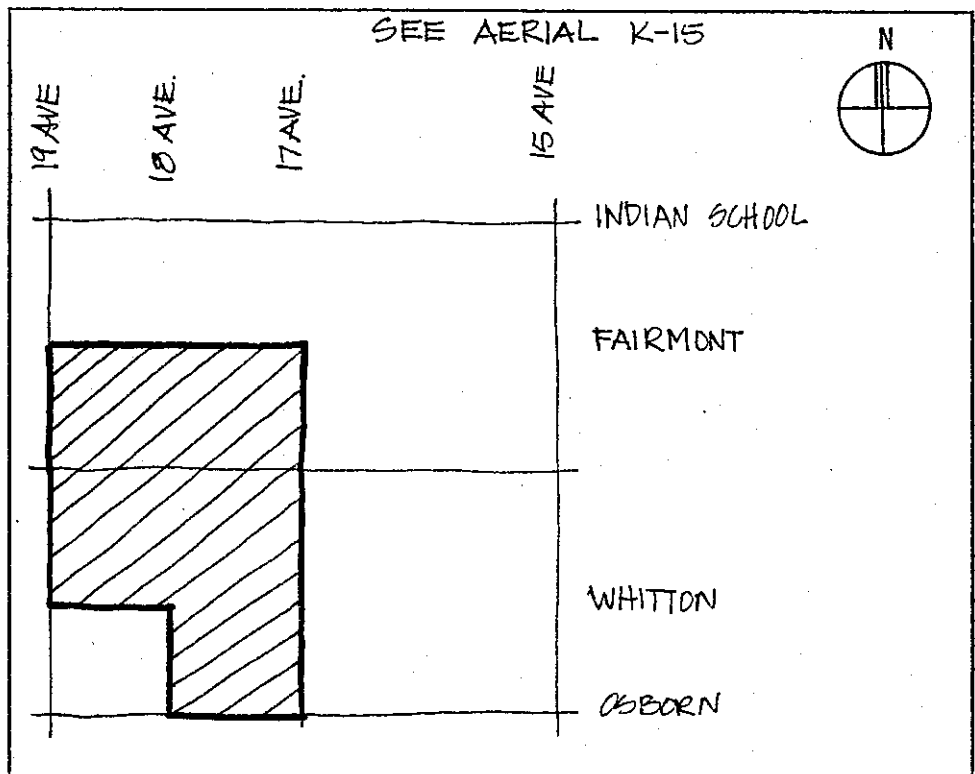
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 140 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Older, Minimal Traditional homes are mostly
in center of area; new Ranches appear to the
north and south parts. Most older homes have
alterations. Rolled curbs with sidewalks at
street.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mosher DATE 7-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Woodlawn Park

INVENTORY NUMBER 16-26-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Woodlawn Park-June 1946

REPRESENTATIVE STYLES

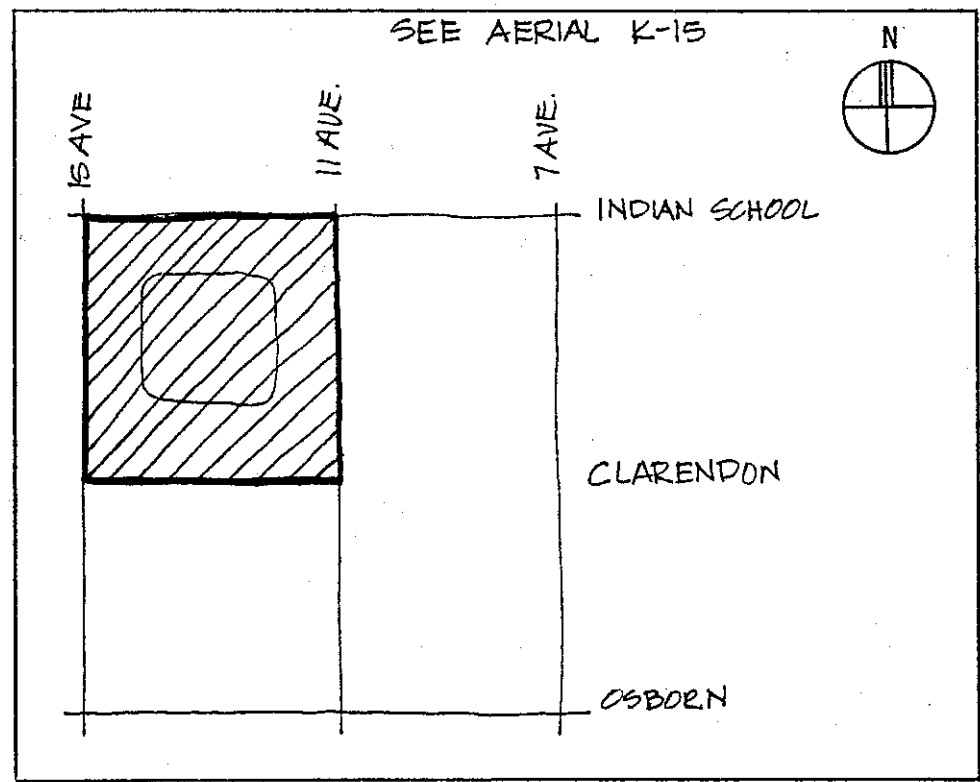
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 110 number of buildings 98% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY ___ high ___ medium X low

GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Plan of neighborhood of the bisected
 concentric square type. All residences are
 Minimal Traditional. Many (40%) have facade
 alterations (stucco, brick, aluminum siding...)

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Development of housing post-WWII.
 Tract development planning scheme of
 bisected concentric squares lends
 identity to neighborhood.
 Transportation.
 Related to 7th Avenue as major corridor.

THREATS

SURVEYOR Miller/Mosher DATE 2-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Clarendon Square

INVENTORY NUMBER 16-26-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Clarendon Square-January 1948

REPRESENTATIVE STYLES

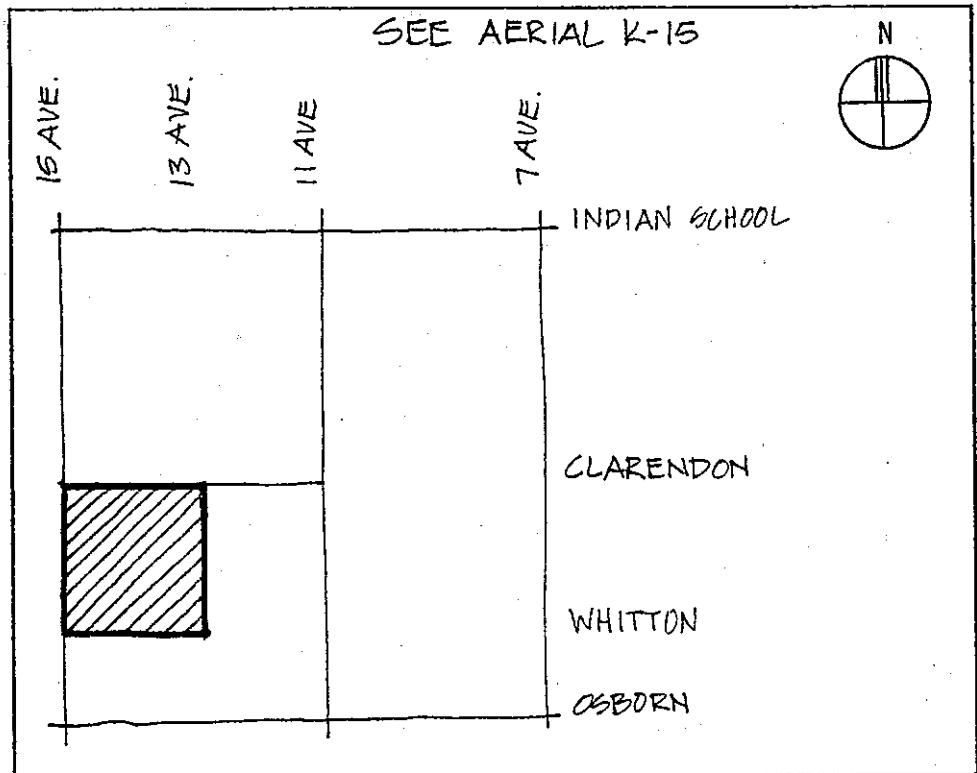
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> <u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u>X</u> pueblo revival

ESTIMATED DENSITY 30 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> <u>X</u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u>X</u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION The differing styles of apartments all have the
basic plan of a double row of one story apart-
ments facing a courtyard. A two-story complex
is the exception on the southwest corner of the
quarter section. Setbacks are uniform of 20'.
Mature landscaping typical throughout.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Transportation.
Related to 7th Avenue development.

THREATS

SURVEYOR Miller/Mosher DATE 7-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Alamo Place

INVENTORY NUMBER 16-28-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Alamo Place-March 1930, Osborn-March 1945,
Alamo Place Amended-July 1936

REPRESENTATIVE STYLES

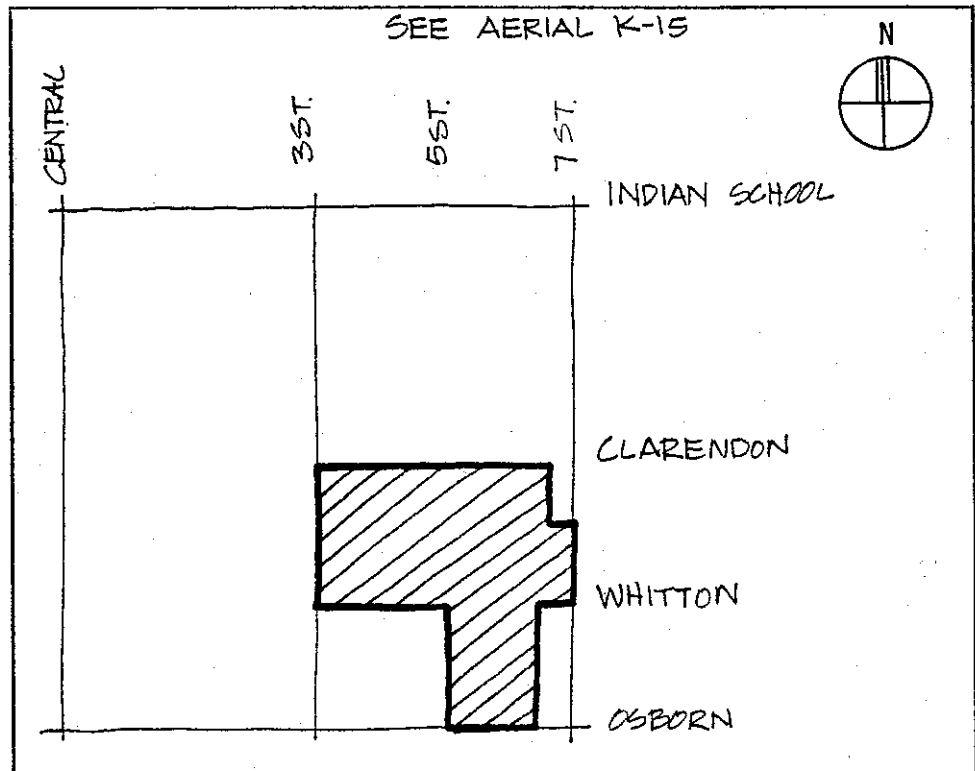
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> X </u> pueblo revival

ESTIMATED DENSITY 80 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Southwest area has been bulldozed, remaining
area is intact with little alteration. A unique
style with colonial influence is scattered
throughout the mostly Minimal Traditional
neighborhood. A few Pueblo Revival homes are
also present. Orange trees along the street
appear in groups but not consistent throughout.
DEVELOPMENT PERIOD 1925-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1935-1945.
Transportation.
Related to development along Central
Avenue and streecars.
ARCHITECTURE:
Good examples of early Minimal Traditional
styles.

THREATS

SURVEYOR Miller/Mosher DATE 7-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Thomas Place

INVENTORY NUMBER 16-28-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Thomas Place-July 1909

REPRESENTATIVE STYLES

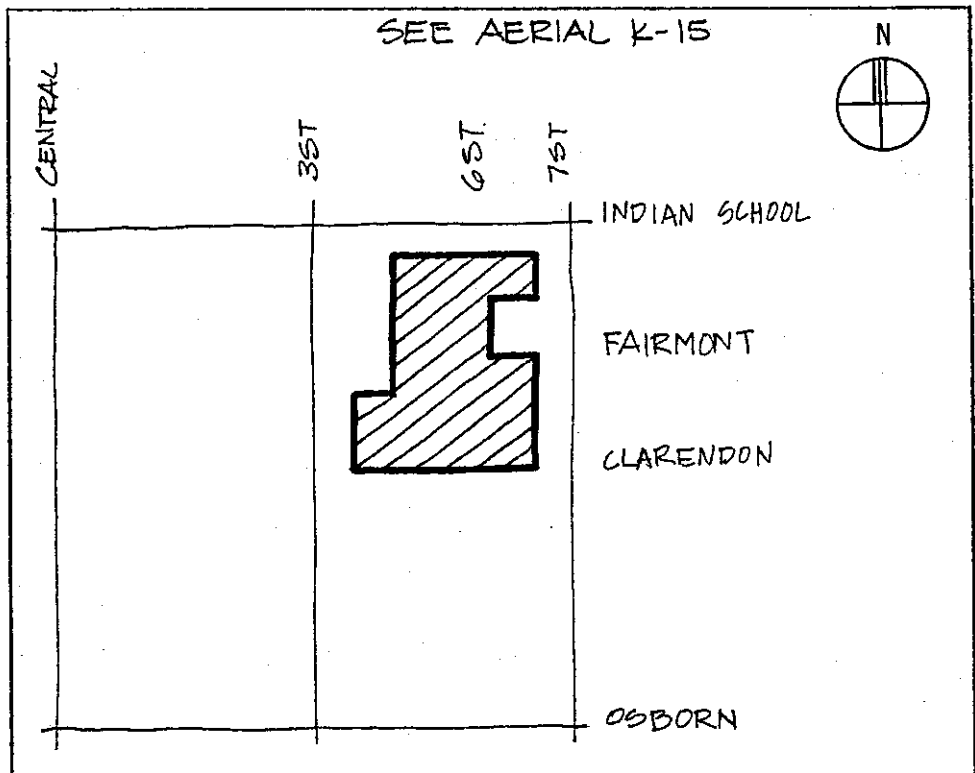
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input checked="" type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<input type="checkbox"/>

ESTIMATED DENSITY 50 number of buildings 98% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input checked="" type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input checked="" type="checkbox"/> 3/1 wd. dbl. hung wdws.
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high medium low
GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION This area predominantly contains Bungalows with
a few homes in the following styles: Spanish
Colonial Revival and Tudor. Landscaping is
very mature. The section north of Fairmont
has lost several buildings and several are
boarded up. An apartment building of the 1960s
also is in the area.

DEVELOPMENT PERIOD 1910-1930

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1910-1930.
Transportation.

Related to development along Central
corridor and streetcar lines.

ARCHITECTURE:
Typical examples of Bungalow style.

THREATS Loss of buildings; abandonment.

SURVEYOR Miller/Mosher DATE 7-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Whitton Acres

INVENTORY NUMBER 16-29-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Whitton Acres-1909, Stacy Tract-1911, Kay
Tract-1924, Stephenson-1926, Idyllwilde
Park-1928, Campbell Addition-1928, West
Idyllwilde-1929, 8 others

REPRESENTATIVE STYLES

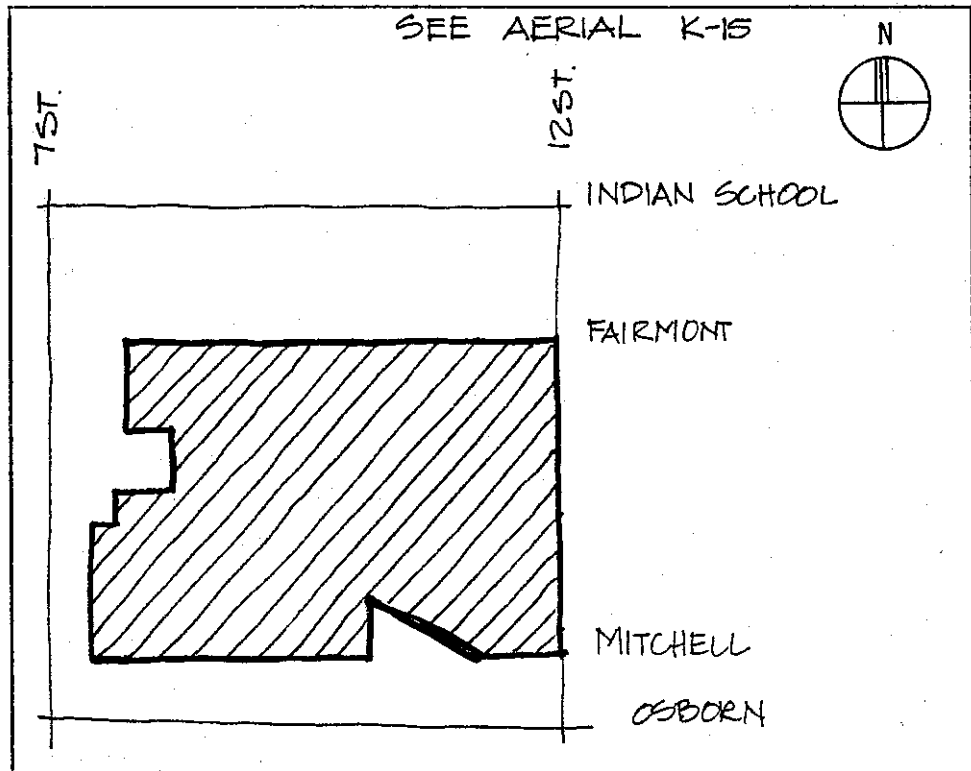
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> X </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 280 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Block at east edge (11th and 12th Streets) has
a community park with swimming pool and Tamarrsk
trees at its core. Remainder of neighborhood
has overall low integrity, but pockets of high
integrity dating back to the 1910s. Good
examples of Bungalows, Tudor Revival, and Spanish
Colonial Revival exist in this study area.

DEVELOPMENT PERIOD 1910-1940

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1910-1940.

Idyllwilde Park: very unusual and
significant, planning concept. Remainder
is typical representation of Phoenix
development patterns before 1940.

ARCHITECTURE:

Residential architecture between 1910-1940.
Good examples of representative styles of
the period.

THREATS

SURVEYOR Graham DATE 6-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Patterson Place

INVENTORY NUMBER 16-31-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS R.L. Hick Addition-January 1948, Patterson
Place-May 1947, Sheldon Manor-September 1948,
Manchester Manor-February 1949, Crittendon
Place Unit 1-May 1949

REPRESENTATIVE STYLES

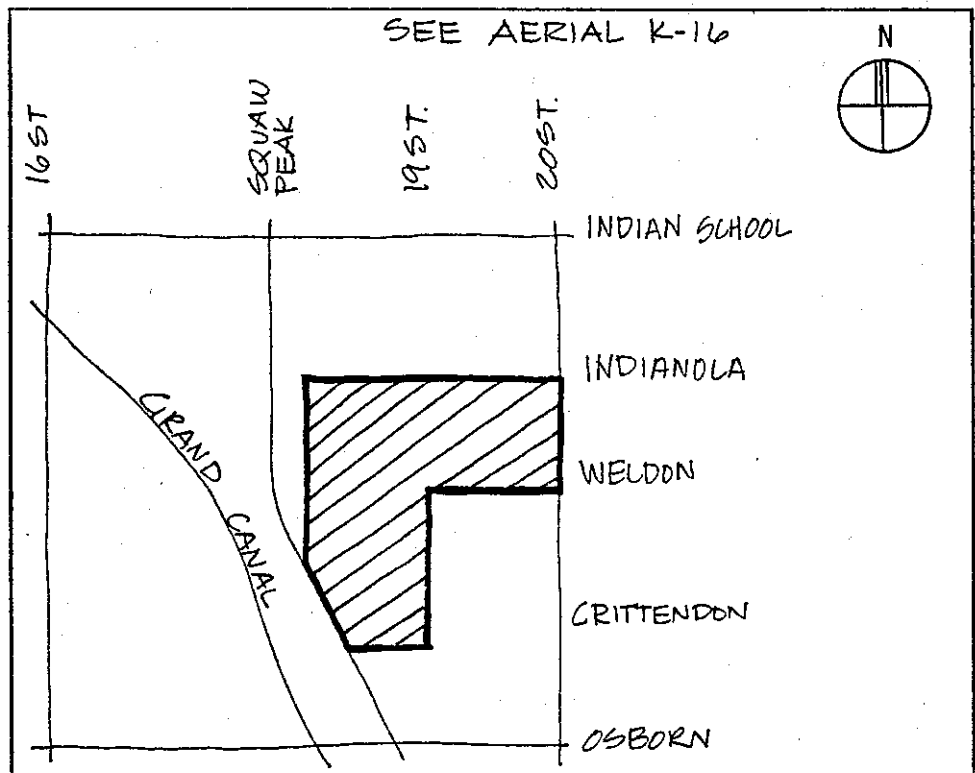
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> X </u> amer. international

ESTIMATED DENSITY 140 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Squared-off sidewalks at street. Mostly
Minimal Traditional with three blocks of
American International style at south end of
area. South area has rolled curbs and no
sidewalks.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE X high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

ARCHITECTURE:

Unusual example of American International
style subdivision development.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Olin Tract

INVENTORY NUMBER 16-31-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Olin Tract-January 1927

REPRESENTATIVE STYLES

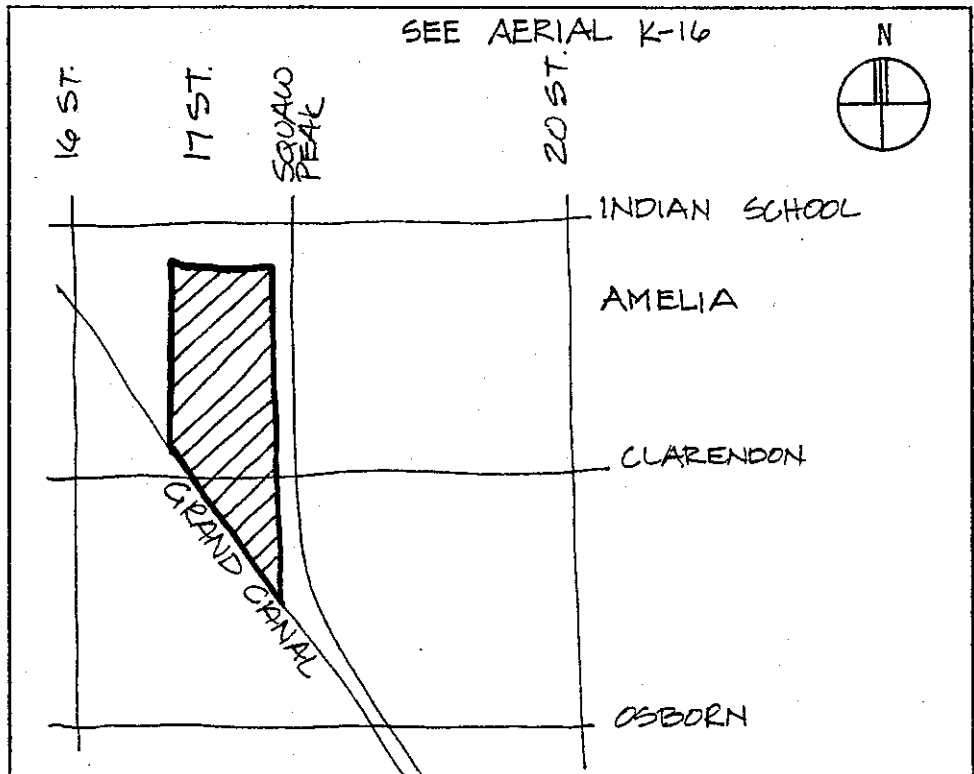
<u> </u>	national folk	<u> </u>	moderne
<u> </u>	bungalow	<u>X</u>	minimal trad.
<u> </u>	tudor/english revival	<u>X</u>	ranch
<u> </u>	spanish colonial revival	<u>X</u>	period revival

ESTIMATED DENSITY 20 number of buildings 60% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u>	mixture	<u> </u>	steel windows
<u> </u>	stucco	<u> </u>	wood shingles
<u> </u>	natural brick	<u> </u>	asbestos/asphalt
<u> </u>	painted brick	<u> </u>	
<u> </u>	spanish tile	<u> </u>	

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Very small neighborhood delineated by canal,
freeway, and Indian School Road. Representatives
of styles through period. May be related to
16-31-1, later split by freeway. Straight
streets with rolled curbs. Lawns are irrigated.

DEVELOPMENT PERIOD 1925-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1950.

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Aztec

INVENTORY NUMBER 16-32-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Meredith Square-February 1946, Aztec-March
1929

REPRESENTATIVE STYLES

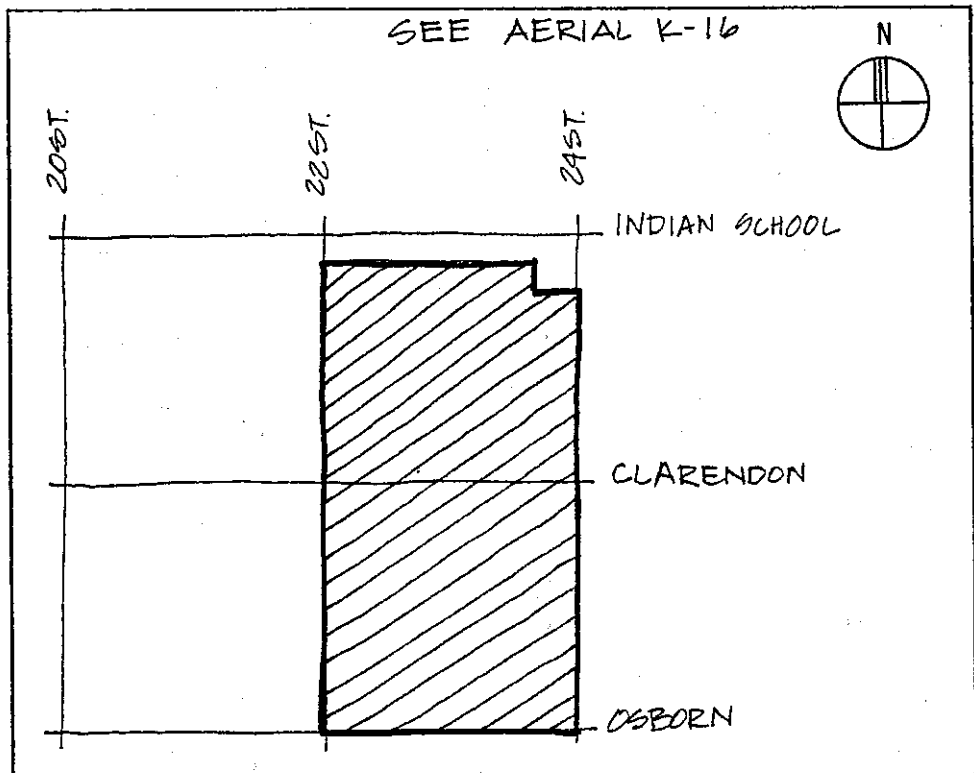
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> X </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 150 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Area is a mix of early and later Minimal
Traditional styles with a few Tudors. Most
of area has rolled curbs with sidewalks.
Northernmost two blocks have walks squared
off at street.

DEVELOPMENT PERIOD 1930-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1930-1935,
1945-1950.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Piccadilly Place

INVENTORY NUMBER 16-33-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS North Haven-February 1946, Piccadilly Place-
March 1947, Camelback Homes-October 1948,
Camelback Estates-December 1945

REPRESENTATIVE STYLES

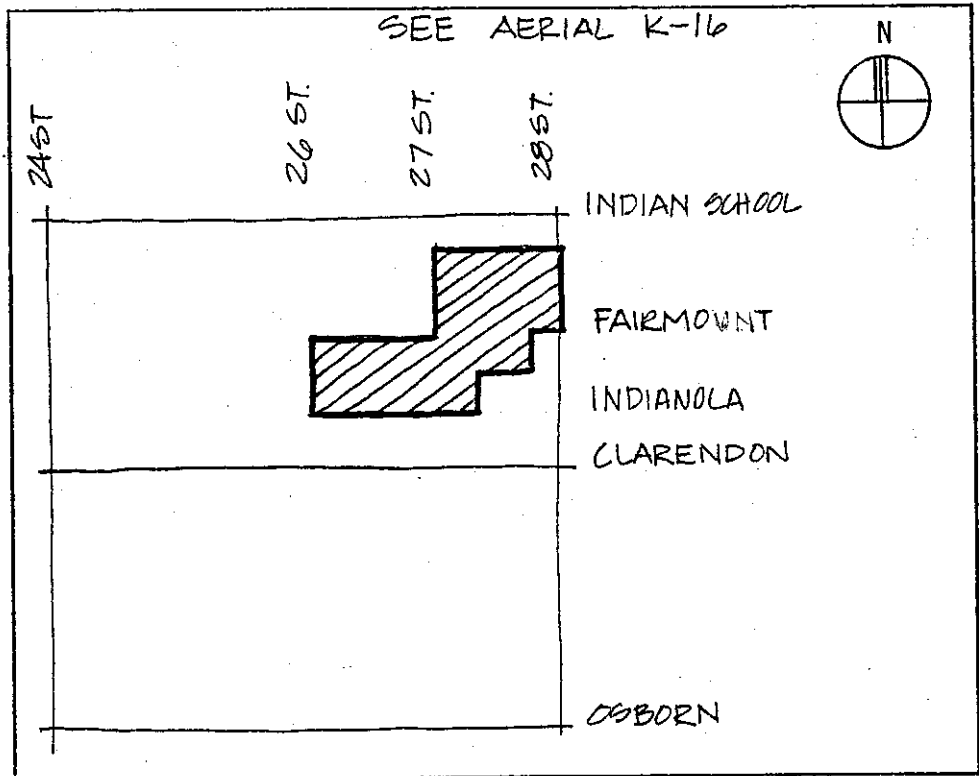
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 50 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> X </u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs with sidewalks. The area is
composed entirely of Minimal Traditional style
houses. An interesting detail of one style
is a unique, stepped pilaster at either side
of entry.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Marshall Parkway

INVENTORY NUMBER 16-35-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Marshall Parkway-October 1948

REPRESENTATIVE STYLES

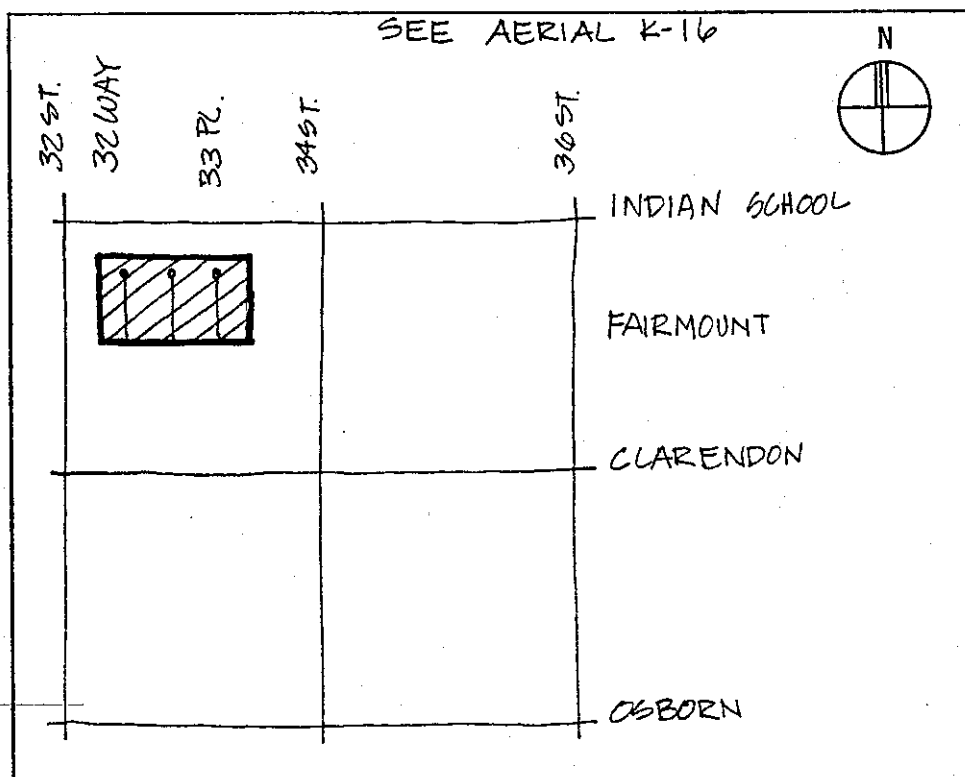
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<input checked="" type="checkbox"/> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 36 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Area consists of three cul-de-sacs in a row
with an island in the middle of each, containing
a single tree. Streets have rolled curbs and
sidewalks.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Early use of cul-de-sac plan in Phoenix.

THREATS

SURVEYOR Miller/Mock DATE 8-9-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Citrus Homes

INVENTORY NUMBER 16-40-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Citrus Homes-1915

REPRESENTATIVE STYLES

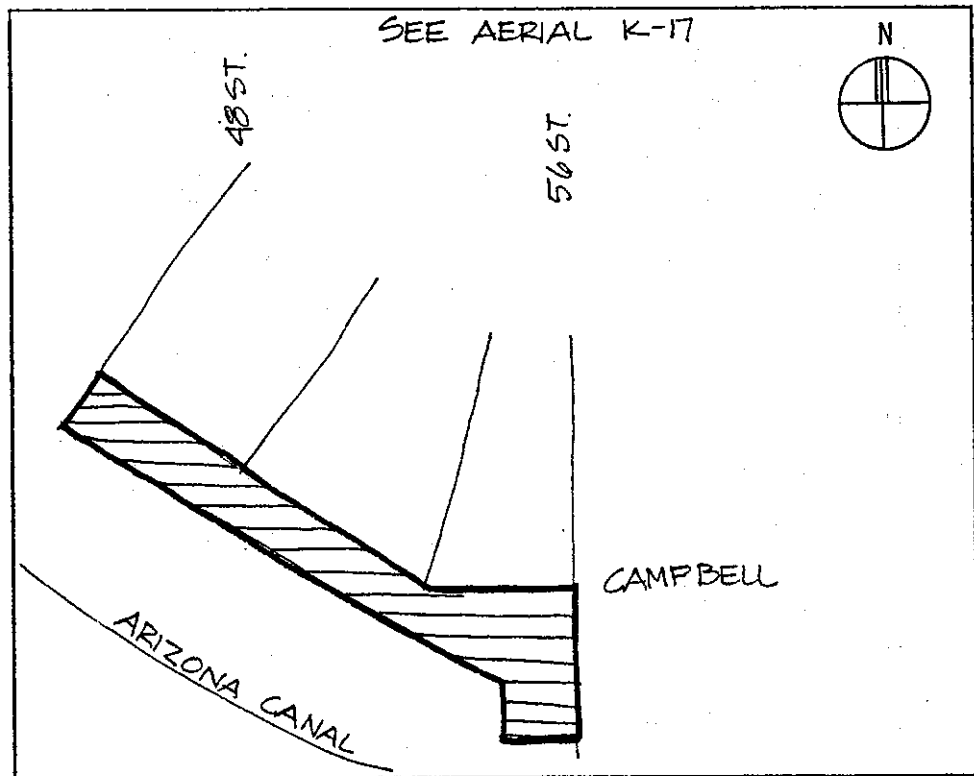
<input type="checkbox"/> national folk <input type="checkbox"/> bungalow <input type="checkbox"/> tudor/english revival <input checked="" type="checkbox"/> spanish colonial revival	<input type="checkbox"/> moderne <input checked="" type="checkbox"/> minimal trad. <input type="checkbox"/> ranch <input checked="" type="checkbox"/> pueblo revival
---	---

ESTIMATED DENSITY 12 number of buildings 65% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture <input type="checkbox"/> stucco <input type="checkbox"/> natural brick <input type="checkbox"/> painted brick <input type="checkbox"/> spanish tile	<input type="checkbox"/> steel windows <input type="checkbox"/> wood shingles <input type="checkbox"/> asbestos/asphalt <input type="checkbox"/> _____ <input type="checkbox"/> _____
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LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Ditch and oleanders along street blocks view
of most homes. Very large lots and homes are
typical.

DEVELOPMENT PERIOD 1915-?

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1915-1925.
Related to environmental amenities of
citrus and mountain views.

THREATS

SURVEYOR Miller/Mosher DATE 10-5-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Bel Air

INVENTORY NUMBER 17-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Bel Air-January 1948

REPRESENTATIVE STYLES

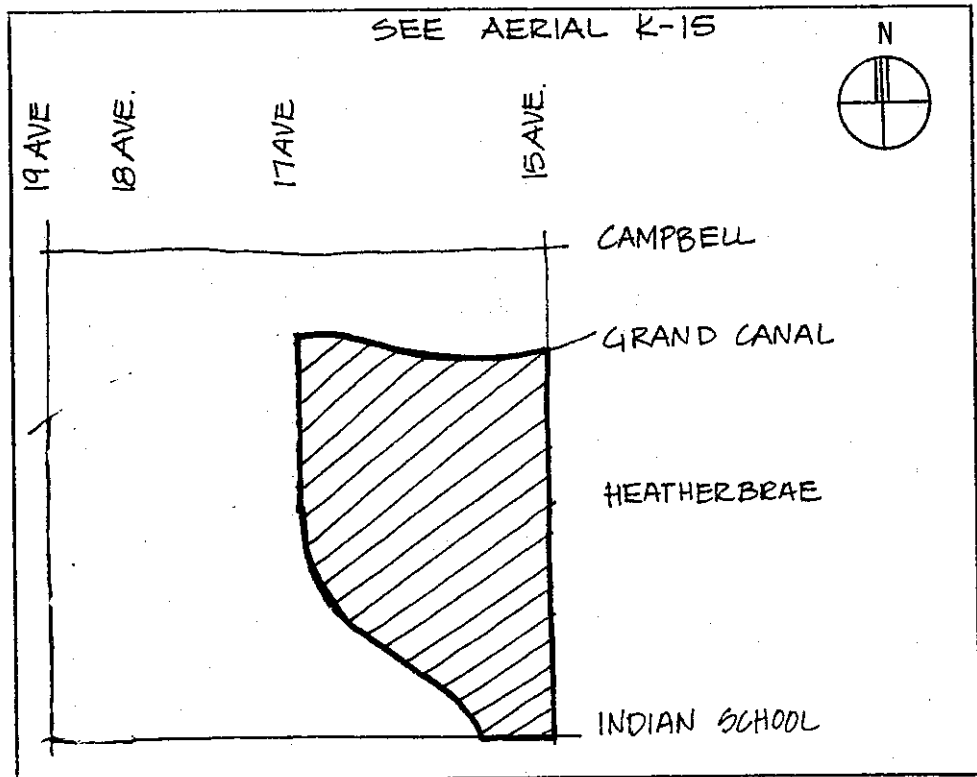
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 150 number of buildings 98% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs and sidewalks at street; uniform
40' setback; looped curvilinear street plan;
cul-de-sac. Minimal Traditional style is
transitionin into Ranch style in the examples
of this area.

DEVELOPMENT PERIOD 1948-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1948-1950.

THREATS

SURVEYOR Miller/Mock DATE 7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Woodlea

INVENTORY NUMBER 17-26-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Woodlea-January 1929

REPRESENTATIVE STYLES

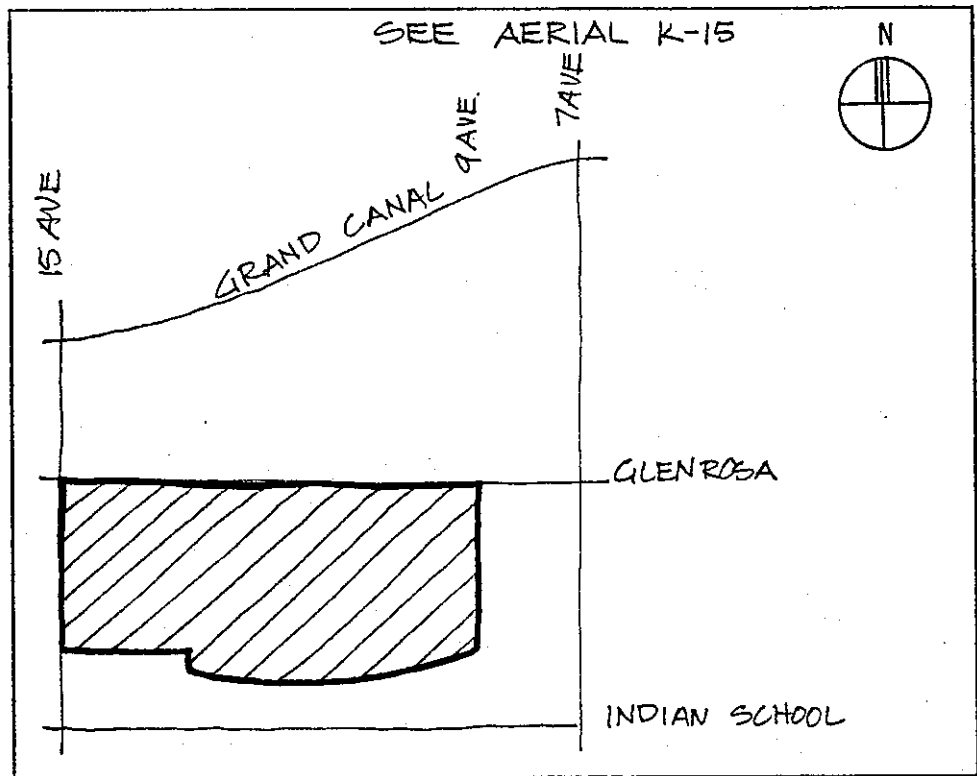
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> X </u> tudor/english revival	<u> X </u> ranch (trans.)
<u> X </u> spanish colonial revival	<u> X </u> pueblo revival

ESTIMATED DENSITY 150 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> wood windows
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Minimal Traditional and Transitional Ranch
predominate and various other Revival styles
are sprinkled throughout. Sidewalks end squarely
at street. Setbacks are uniform 30'. Very
mature landscaping. Grid street plan.

DEVELOPMENT PERIOD 1930-1940

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1930-1940.
Transportation.
Influenced by proximity to 7th Avenue.

ARCHITECTURE:
Example of transition of styles during
this period.

THREATS

SURVEYOR Miller/Mock DATE 9-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Melrose Manor

INVENTORY NUMBER 17-26-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Melrose Manor-April 1947

REPRESENTATIVE STYLES

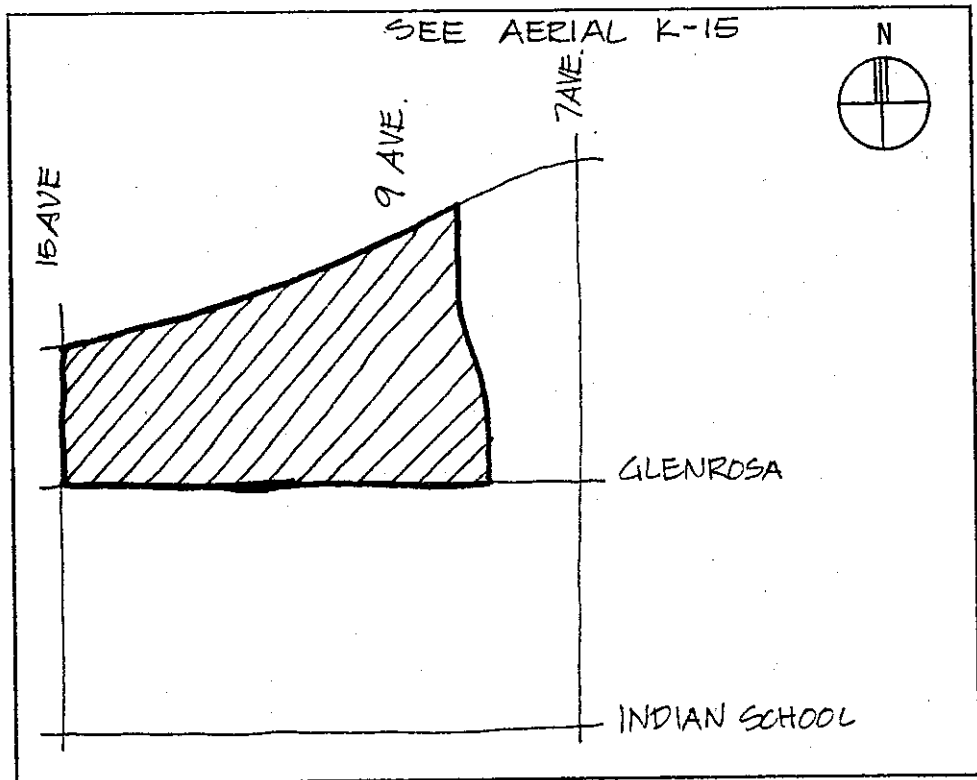
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 150 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input checked="" type="checkbox"/> steel windows
<input checked="" type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY

high medium low

GENERAL CONDITION

good fair poor

PHYSICAL DESCRIPTION

Fairly uniform home style with curvilinear
street plan and rolled curbs abutting sidewalks.
Early attached garage plan is frequent.

DEVELOPMENT PERIOD

1945-1950

SIGNIFICANCE

high medium low

AREAS OF SIGNIFICANCE
AND THEMES

COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Typical mid-sized tract development.
Transportation.
Related to proximity to 7th Avenue.

THREATS

SURVEYOR

Miller/Mock

DATE

7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Indian Park

INVENTORY NUMBER 17-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Indian Park-September 1947

REPRESENTATIVE STYLES

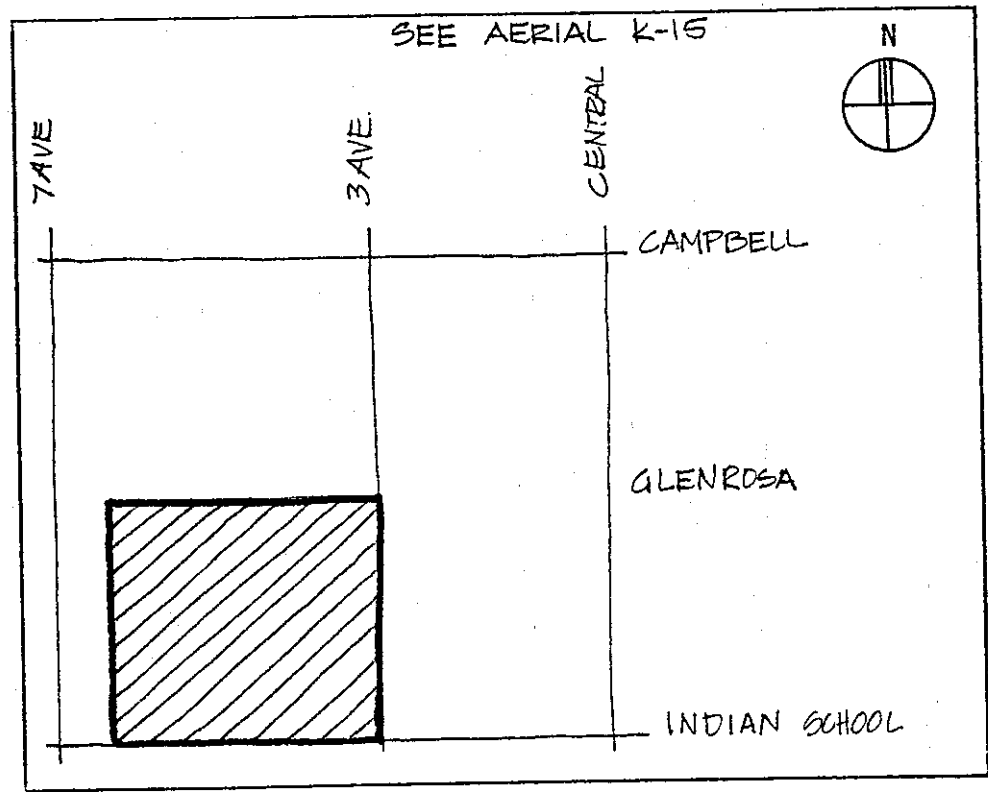
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 100 number of buildings 40% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u>X</u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Older Minimal Traditional homes occur in south-
west portion of area; Ranches are more common
towards northeast. Older Minimal Traditional
brick buildings of early 1940s are located at
far southwest corner. Curved streets and cul-
de-sac plan unifies quarter section.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Unusual curved diagonal street plan.
Transportation.
Proximity to central corridor.
ARCHITECTURE:
Clear transition from Minimal Traditional
to Ranch styles.

THREATS

SURVEYOR Miller/Mock DATE 7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Casa de Alegria

INVENTORY NUMBER 17-27-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Casa de Alegria-November 1929

REPRESENTATIVE STYLES

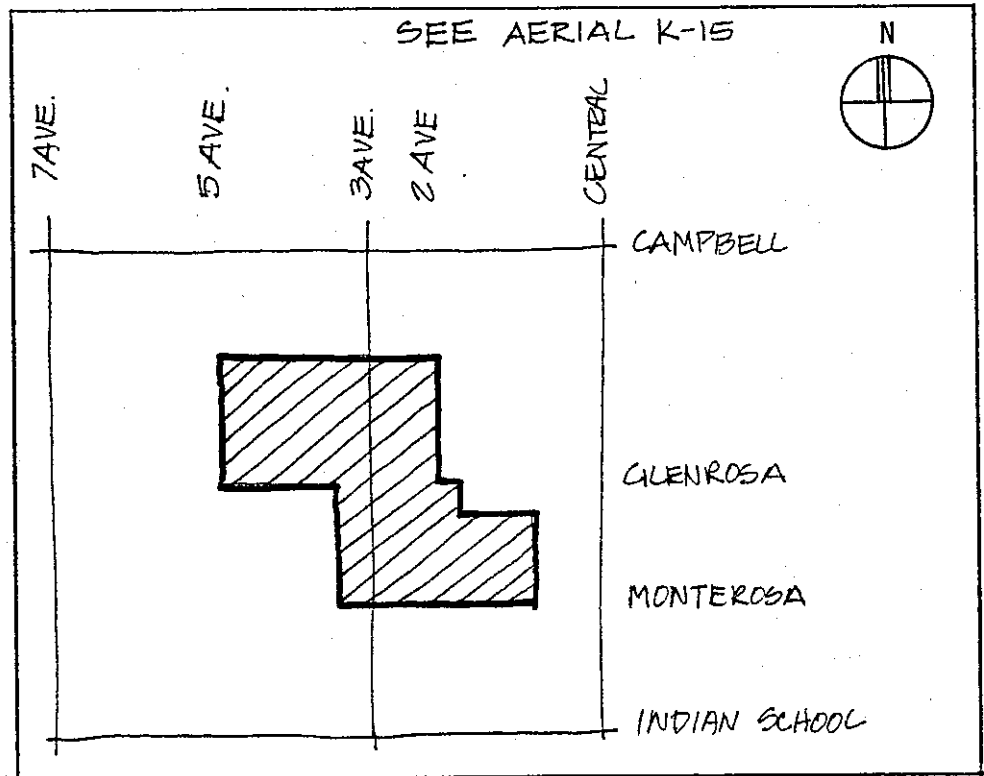
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> transitional

ESTIMATED DENSITY 75 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u>X</u> wood shingles
<u> </u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u>X</u> 4/1 wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION The southern half of the area is older and
comprised of Bungalows and a Bungalow-Minimal
Traditional Transitional style. Streets have
rolled curbs and 6' tree lawns. The north
half consists of newer Minimal Traditional
style homes with square curbs and no tree lawns.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1935.
Development influenced by environmental
amenity; nearby park, and proximity to
Central Avenue for transportation. Early
use of curved street in Phoenix.
ARCHITECTURE:
Unique examples of early Minimal Tradi-
tional styles transitioning from Bungalow
and Tudor styles.

THREATS

SURVEYOR Miller/Mock DATE 7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Chesterfield Place

INVENTORY NUMBER 17-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Evanston-1947, Chesterfield Place-1913

REPRESENTATIVE STYLES

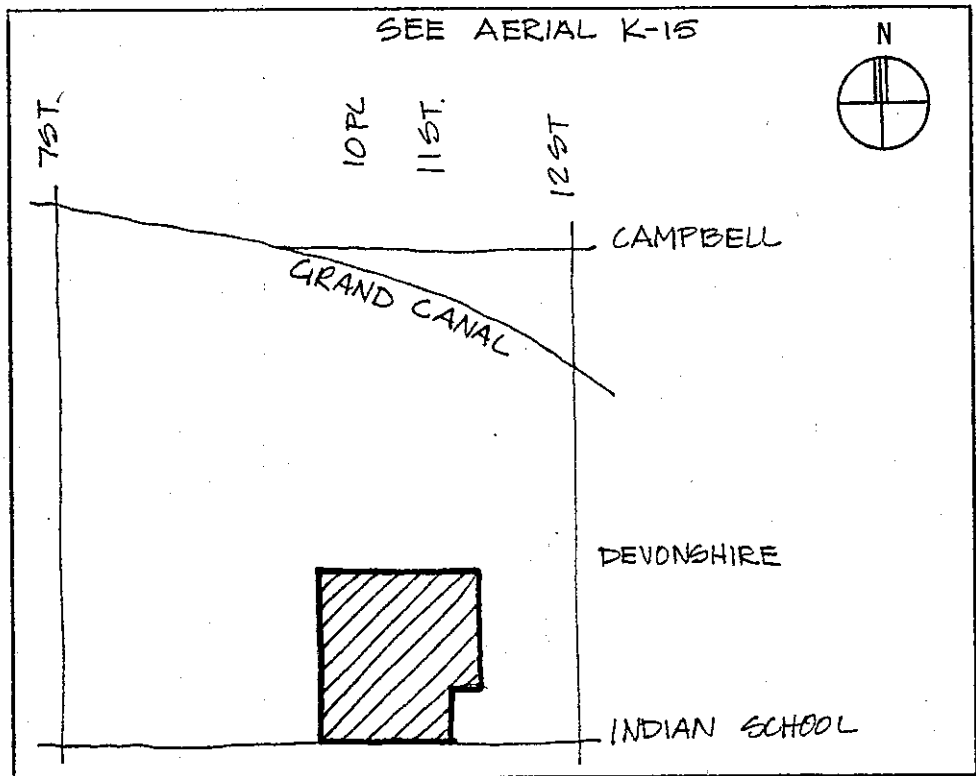
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> pueblo revival

ESTIMATED DENSITY 40 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input checked="" type="checkbox"/> steel windows
<input checked="" type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Of the three blocks, the outer two are older
with buildings from circa 1915 to late 1940s.
Mature landscaping predominates throughout. The
middle block is comprised of Ranch houses of
the late 1940s. 10th Place and 10th Street
have uniform 30' setbacks but 11th Street has
a few very deep front yards(60' approx.)
DEVELOPMENT PERIOD 1915-1950

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1915-1950.
Transportation.

Proximity to 7th Street.

ARCHITECTURE:
Juxtaposition of styles reflects
development periods.

THREATS

SURVEYOR Miller/Mock DATE 7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Carolyn Place

INVENTORY NUMBER 17-29-4

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Carolyn Place-1946

REPRESENTATIVE STYLES

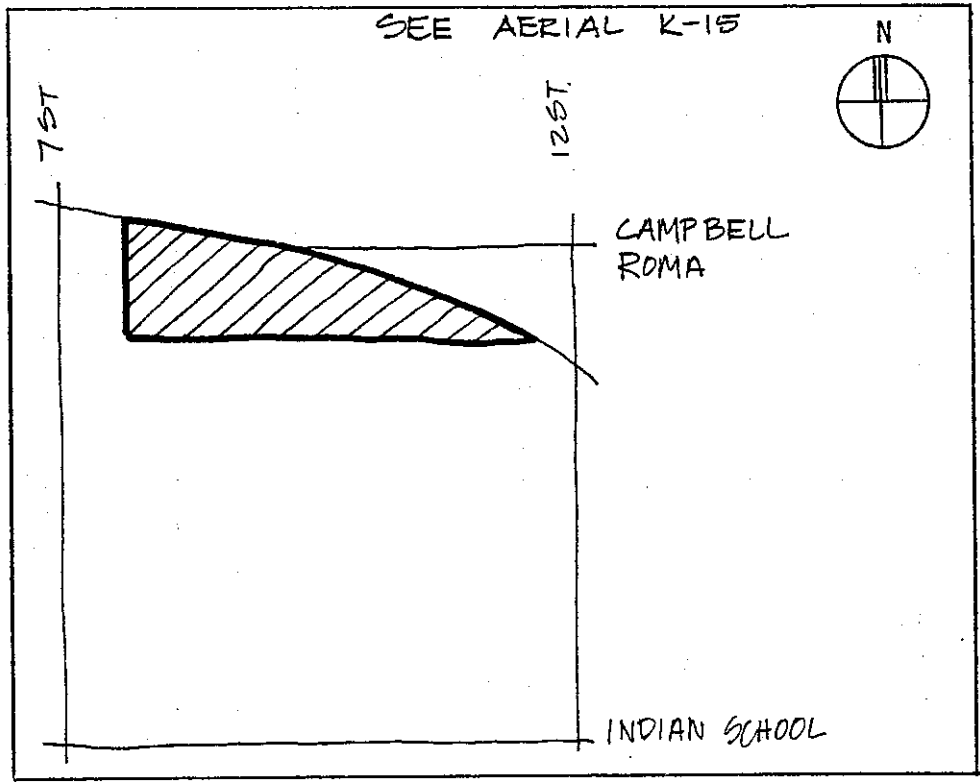
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 50 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u>X</u> asbestos/asphalt
<u>X</u> painted brick	<u> </u> _____
<u>X</u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low
GENERAL CONDITION good fair poor
PHYSICAL DESCRIPTION Predominantly multi-family residences of long
narrow plans with narrow ends facing street.
The buildings face shared courtyards. Minimal
Traditional homes are mixed into the area.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Transportation.
Proximity to 7th Street.
ARCHITECTURE:
Typical example of low-income housing
and layout.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Meadowbrook

INVENTORY NUMBER 17-30-1

PRIORITY FOR STUDY urgent x necessary

SUBDIVISIONS Meadowbrook-April 1914

REPRESENTATIVE STYLES

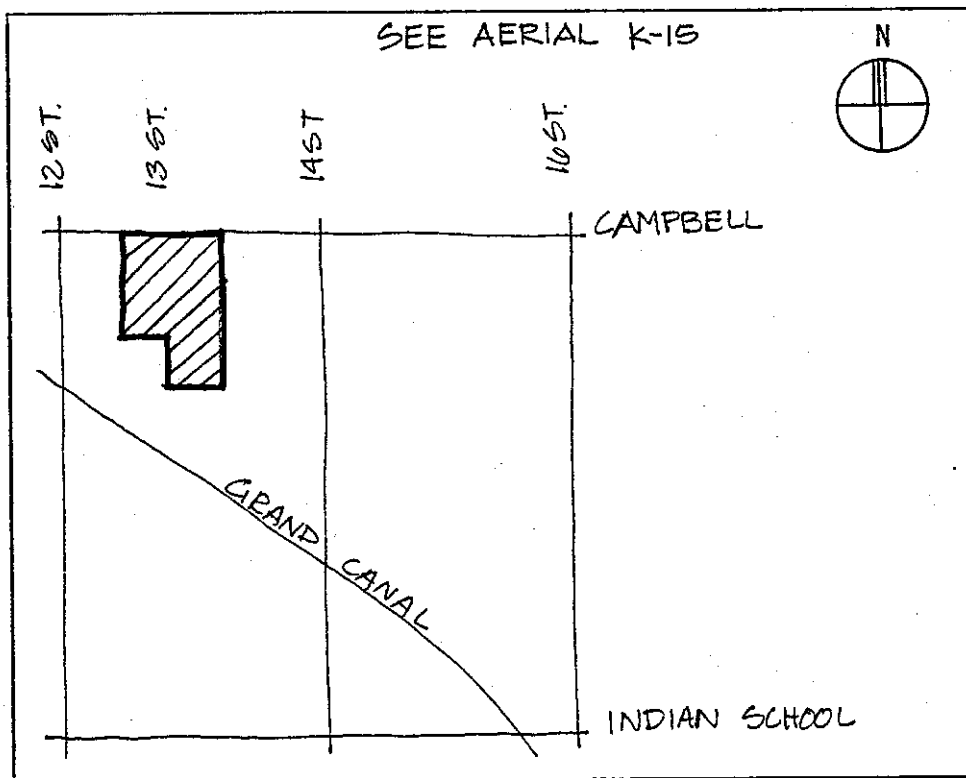
<u> x </u> national folk	<u> </u> moderne
<u> x </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 10 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> x </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Well maintained and restored Bungalow and Folk
homes. Square curbs and no sidewalks; gravel
drives. The center of this small area is
North Longivew which is unusual in that it
is a small street that crossed the Grand Canal.

DEVELOPMENT PERIOD 1915-1930

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1915-1930.

Transportation.

Proximity to streetcar line.

ARCHITECTURE:

Good examples of early Folk and Bungalow
styles.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Montecito

INVENTORY NUMBER 17-31-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Montecito-January 1928, Montecito Tract Two-
April 1928.

REPRESENTATIVE STYLES

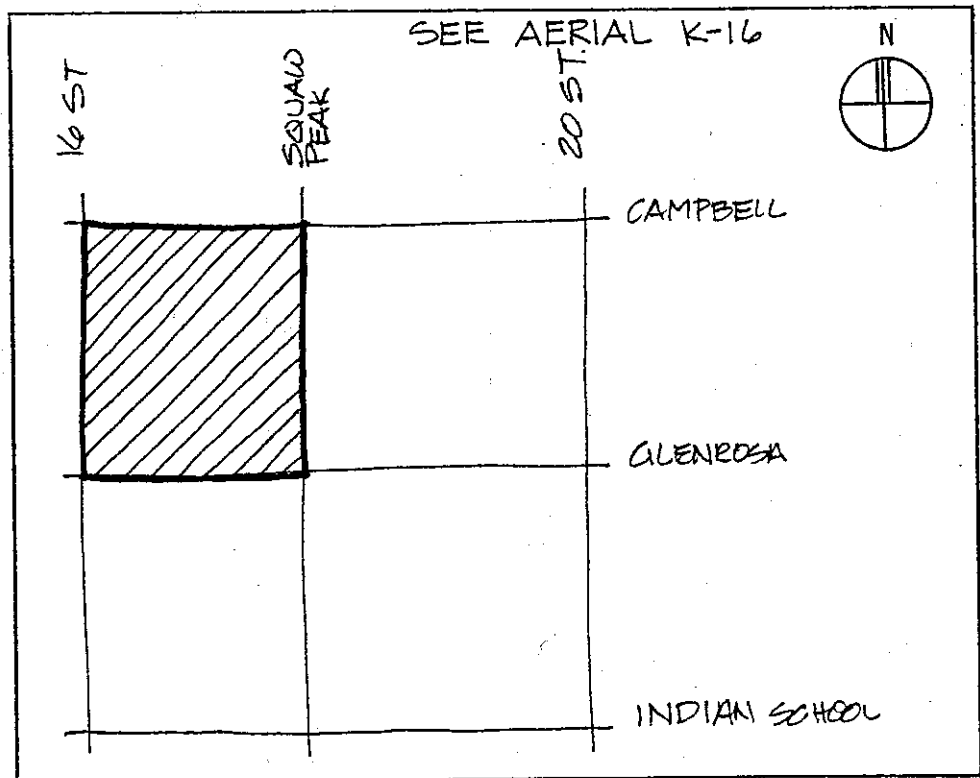
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> X </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 150 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high _____ medium X low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Early-subdivided area developed through the
 1950s. Concentrated areas have intact
 resources. Streets are straight with rolled
 curbs.

DEVELOPMENT PERIOD 1910-1955

SIGNIFICANCE _____ high X medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1910-1950.

THREATS

SURVEYOR Graham DATE 8-10-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Peters View Tract

INVENTORY NUMBER 17-31-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Peters View Tract-March 1945, Peters View
Tract 2-February 1946, Peters View Tract
3-April 1946

REPRESENTATIVE STYLES

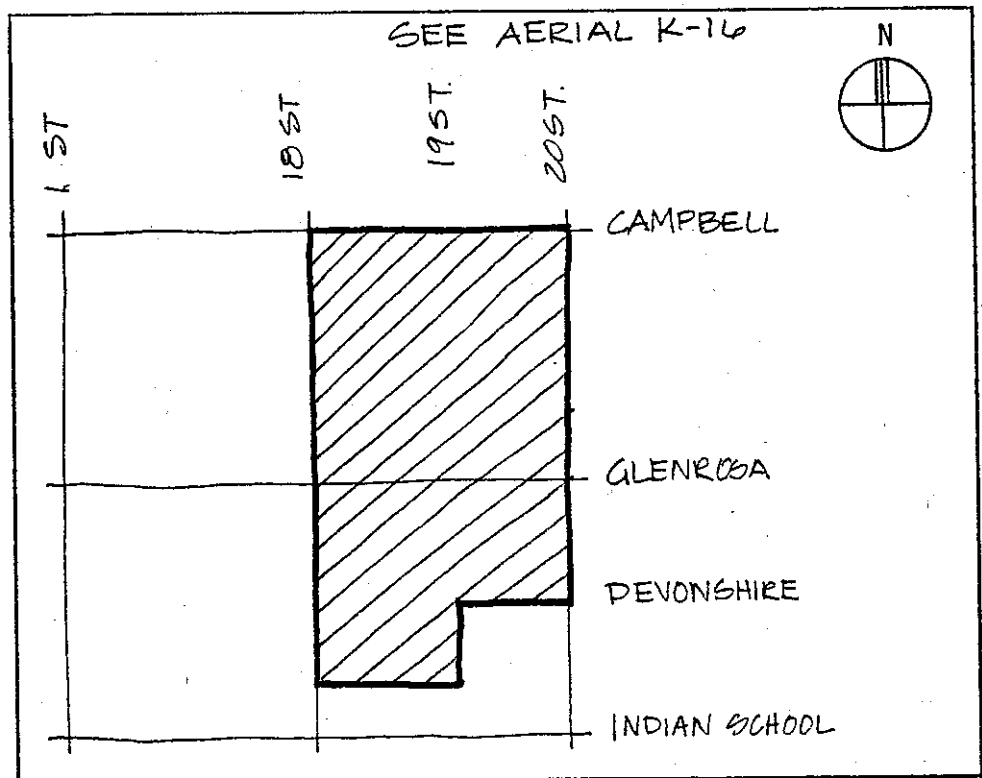
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 200 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> X </u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high x medium low

GENERAL CONDITION x good fair poor

PHYSICAL DESCRIPTION Rolled curbs with sidewalks. Concentric,
 bisected square street plan to north, grid
 to south.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Development of housing post-WWII.
 Typical example of tract development
 planning scheme.

THREATS

SURVEYOR Miller/Mock DATE 8-13-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Camelback Way

INVENTORY NUMBER 17-35-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Camelback Way-1948

REPRESENTATIVE STYLES

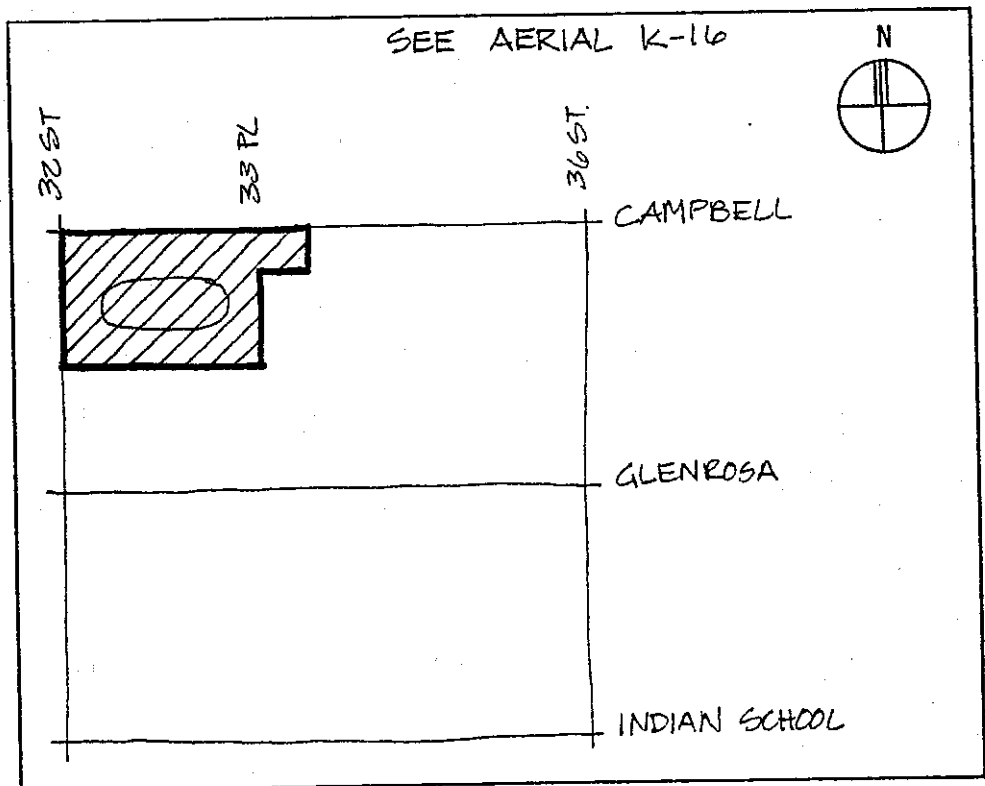
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 50 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs, no sidewalks, burned yards for
flooding. Well maintained streets.

Interesting street plan consists of a loop
within a square.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Development of housing post-WWII.

Unusual street layout lends to unified
character of neighborhood.

ARCHITECTURE:

Typical example of Ranch style.

THREATS

SURVEYOR Miller/Mock DATE 8-9-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Pierson

INVENTORY NUMBER 18-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Pierson Place Amended Plat of Block 1-1927,
Stanley Place-1928

REPRESENTATIVE STYLES

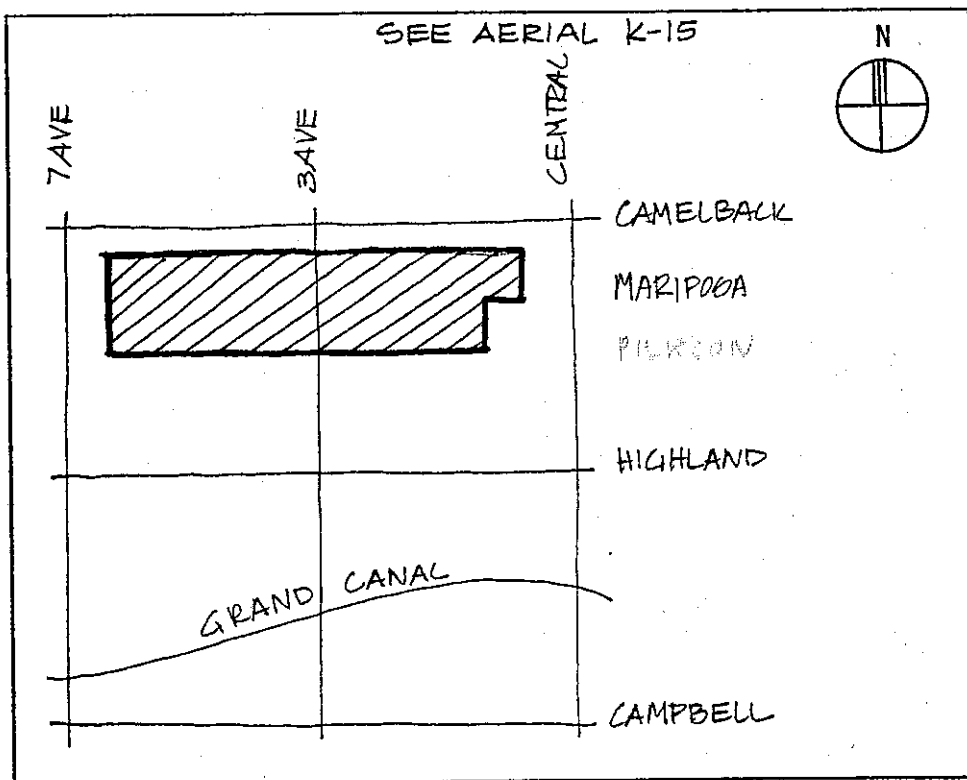
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch (trans.)
<u>X</u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 90 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> dbl. hung wd. wdws.
<u>X</u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Streets on grid with rolled curbs and no side-
walks. The area has developed sporadically
over time with a mixture of Bungalows, Period
Revivals, Transitional Ranches, International
and Moderne styles.

DEVELOPMENT PERIOD 1925-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1945.

Transportation.

Proximity to Central Corridor.

ARCHITECTURE:

Juxtaposition of styles reflects

development periods. Good examples of

styles represented.

THREATS

SURVEYOR Miller/Mock DATE 7-25-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Suburban Acres

INVENTORY NUMBER 18-27-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Suburban Acres-1924, Del Monte Park-1946

REPRESENTATIVE STYLES

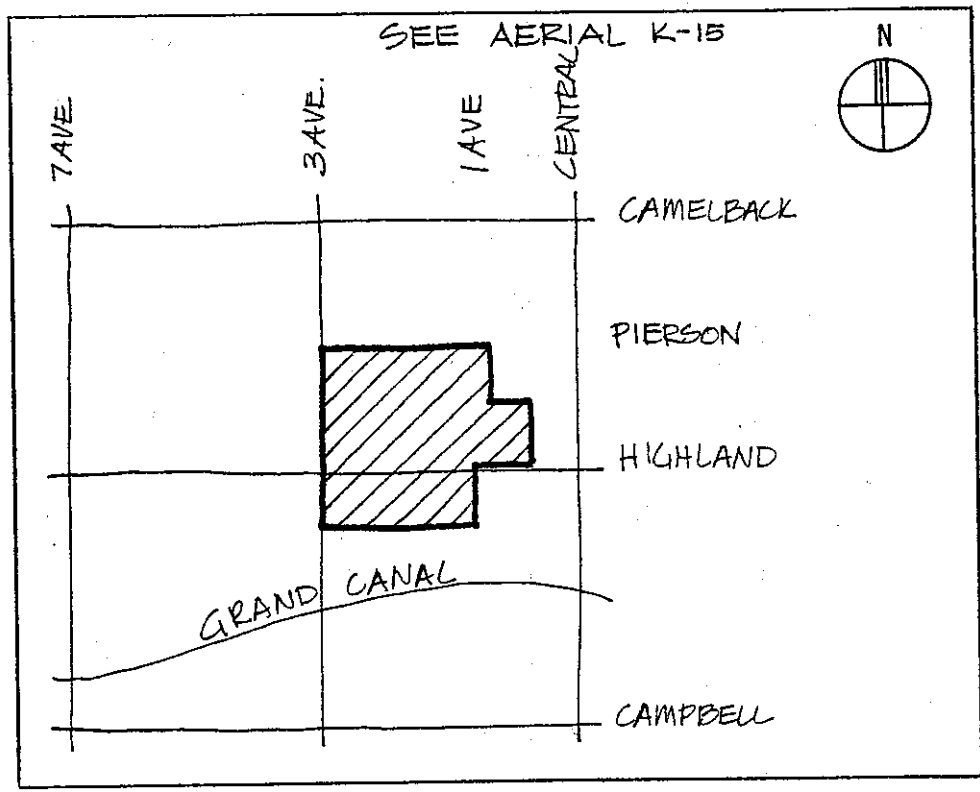
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch (trans.)
<u>X</u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 85 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs with no sidewalks; square curb
on Coolidge at south end. Older area to south
with Bungalows. Larger area to north comprised
of Minimal Traditional and Transitional
Ranch styles. Multi-family residential to
east in the Spanish Colonial Revival style.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1930,
1945-1950.
Transportation.
Proximity to Central Avenue.

THREATS

SURVEYOR Miller DATE 7-24-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Yamplé Park (17-27)
 INVENTORY NUMBER 18-27-5
 PRIORITY FOR STUDY urgent necessary
 SUBDIVISIONS Yamplé Park-1929, Myrtle Park

REPRESENTATIVE STYLES

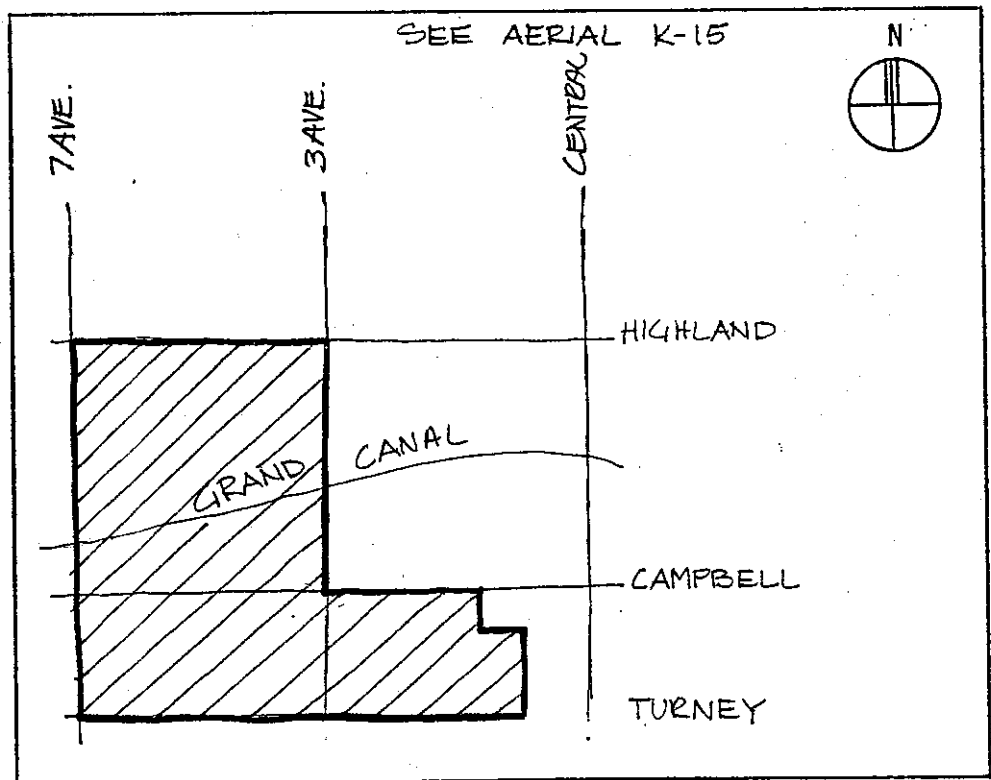
<u> </u> national folk	<u> </u> bungalow	<input checked="" type="checkbox"/> moderne
<u> </u> tudor/english revival	<input checked="" type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> minimal trad.
<input checked="" type="checkbox"/> spanish colonial revival		<input checked="" type="checkbox"/> ranch (trans.)

ESTIMATED DENSITY 150 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<input checked="" type="checkbox"/> stucco	<input checked="" type="checkbox"/> steel windows
<input checked="" type="checkbox"/> natural brick	<input checked="" type="checkbox"/> painted brick	<input checked="" type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> spanish tile		<input checked="" type="checkbox"/> asbestos/asphalt
		<input checked="" type="checkbox"/> wd. dbl. hung wdws.

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs or no curbs; no sidewalks typical.

The area is a mixture of styles with Minimal
Traditional dominating and other sprinkled
throughout. Setbacks are uniform 30'. Mature
Allepo pines are a notable feature.

DEVELOPMENT PERIOD 1930-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1930-1950.

Transportation.

Proximity to Central Avenue.

THREATS

SURVEYOR Miller/Mock DATE 7-24-90

(on "A" list)

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

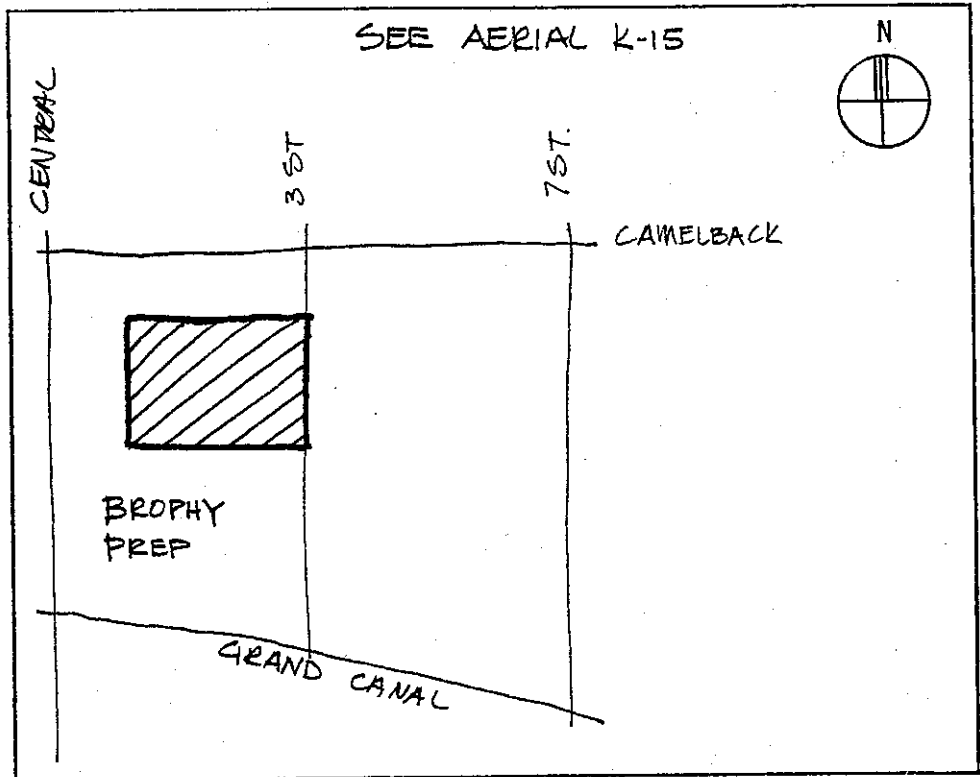
STUDY AREA NAME St. Francis Place
INVENTORY NUMBER 18-28-1
PRIORITY FOR STUDY urgent X necessary
SUBDIVISIONS St. Francis Place-1936

REPRESENTATIVE STYLES
 national folk moderne
 bungalow minimal trad.
 tudor/english revival ranch
 spanish colonial revival mixture

ESTIMATED DENSITY 40 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS
 mixture steel windows
 stucco wood shingles
 natural brick asbestos/asphalt
 painted brick
 spanish tile

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Two streets to north of Brophy Prep with
large lots and palms lining road. Custom homes
are in a variety of styles with a number of Ranches.
Multi-family units of circa 1940 in Spanish
Colonial Revival style are found to west end.

DEVELOPMENT PERIOD Curbs are squares with no sidewalks. Brick planters
around palms at street add uniformity to street.
1935-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1940-1950.
Transportation.
Influenced by location in Central Corridor.

THREATS

SURVEYOR Miller/Mosher DATE 11-28-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Camelback Terrace

INVENTORY NUMBER 18-28-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Camelback Terrace-1945

REPRESENTATIVE STYLES

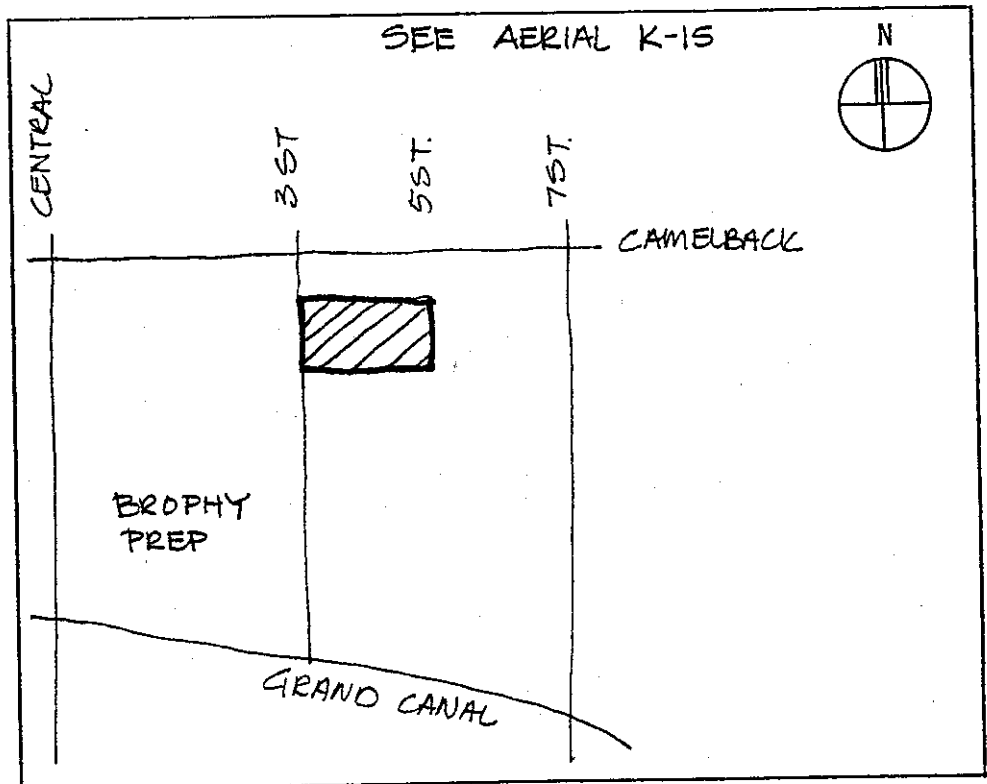
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<input type="checkbox"/> details

ESTIMATED DENSITY 45 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input checked="" type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input checked="" type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Two streets of similar plan homes to the
west, multi-family units to east. Use of
materials and consistent style give coherence
to area.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Transportation.
Influenced by location in Central Corridor.
Typical example of small scale tract
development.
ARCHITECTURE:
Good examples of early Ranch style with
Spanish Colonial Revival influences.

THREATS

SURVEYOR Miller/Mosher DATE 11-28-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME College Vista

INVENTORY NUMBER 18-28-3

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Sierra Vista Acres-1926, College Vista-1928

REPRESENTATIVE STYLES

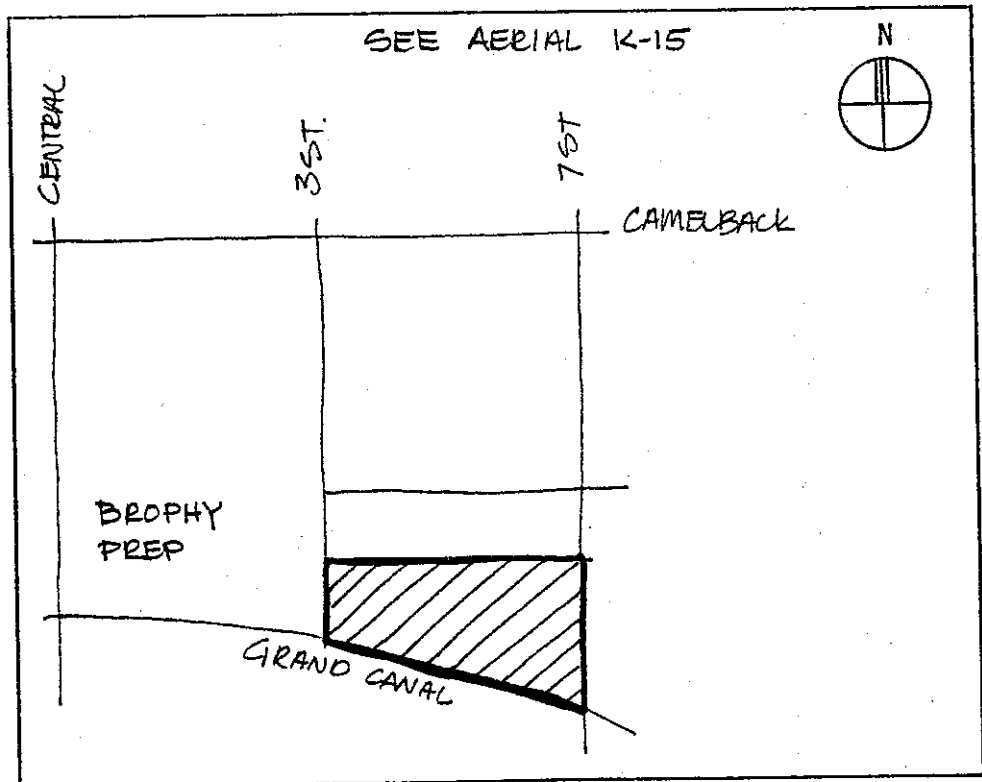
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> mixture

ESTIMATED DENSITY 20 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Area south of Brophy Prep and north of Grand
Canal. Mature landscaping, Minimal Traditional
homes are typical. Pueblo Revival, Folk, and
Bungalow are other styles in area.

DEVELOPMENT PERIOD 1930-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1930-1950.
Transportation.
Influenced by location in Central Corridor.

THREATS

SURVEYOR Miller/Mosher DATE 11-28-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Minnezona

INVENTORY NUMBER 18-29-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Minnezona Unit 2-December 1928, Delores Tract-
April 1948, Meadowbrook Acres-April 1921,
Minnezona Amended-September 1927, Davis
Place-November 1927

REPRESENTATIVE STYLES

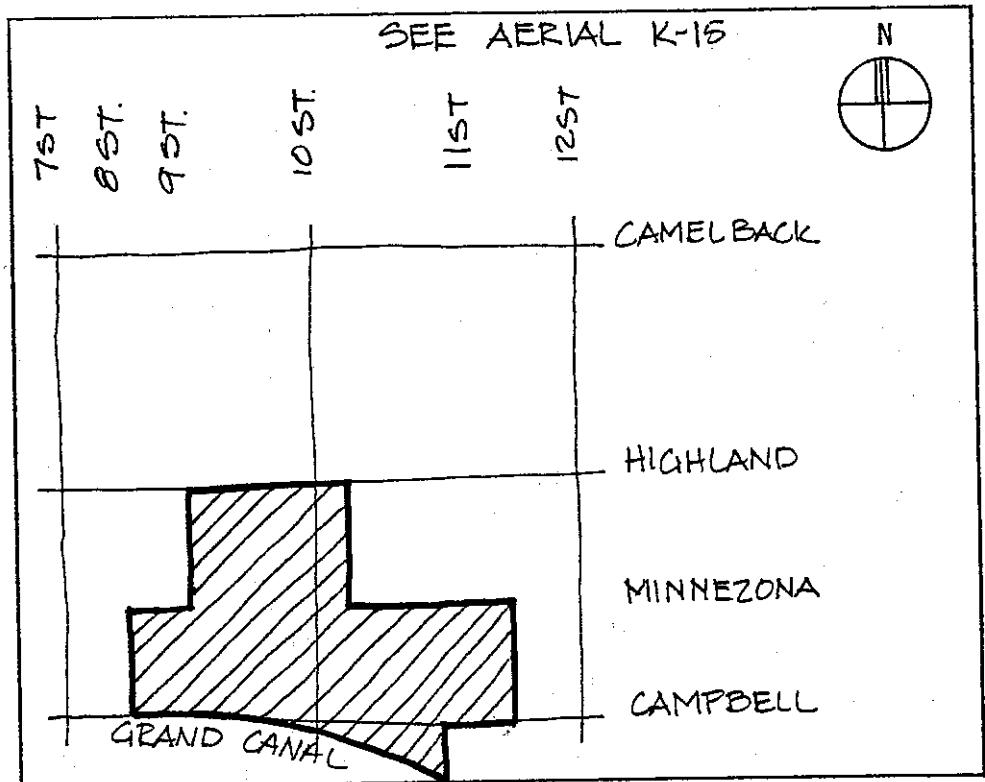
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u>X</u> minimal trad.
<u>X</u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 150 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION ___ good X fair ___ poor

PHYSICAL DESCRIPTION Located on the north side of Grand Canal,
 mature trees, no sidewalks or curbs, gravel
 drives are frequent. Older styles (Bungalow
 and Period Revivals) occur more frequently
 at the south nearer canal. Newer Minimal
 Traditional homes appear towards north half
 more frequently. Rural feeling because of
 no curbs and mature landscaping and adjacent
 canal.

DEVELOPMENT PERIOD 1920-1945

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1920-1945.
 Distribution of styles reflects growth
 pattern northward from canal.

THREATS

SURVEYOR Miller/Mock DATE 7-31-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Palo Verde Place

INVENTORY NUMBER 18-29-3

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Palo Verde Place-1945

REPRESENTATIVE STYLES

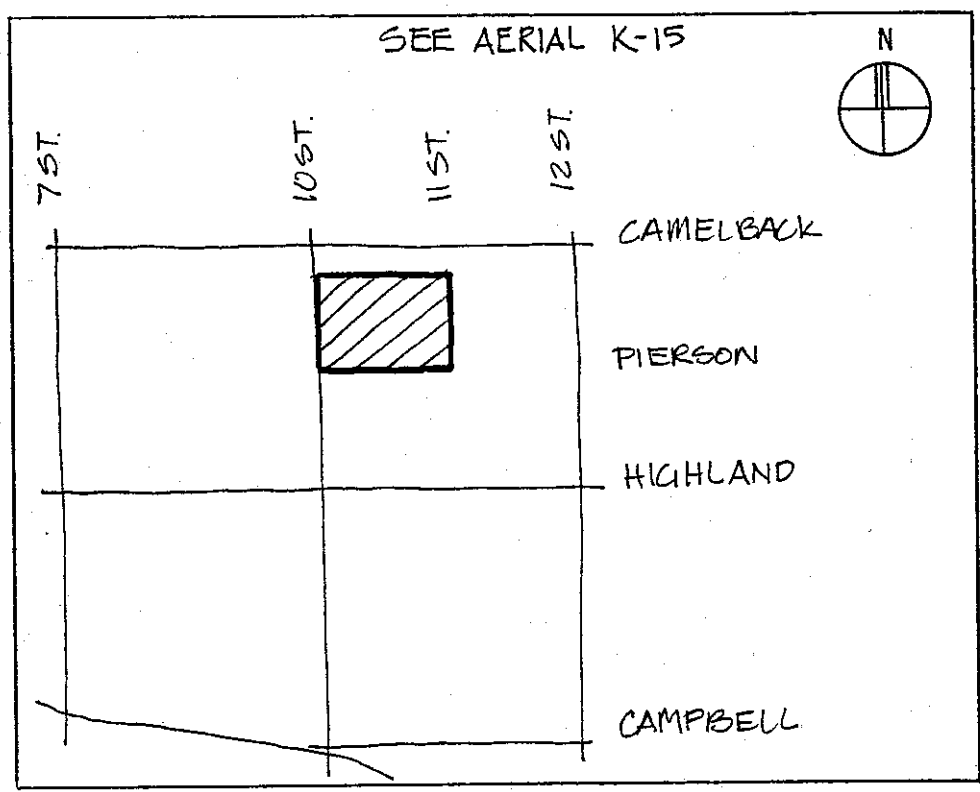
<u> </u> national folk bungalow	<u> </u> moderne
<u> </u> tudor/english revival	<u> X </u> minimal trad.
<u> </u> spanish colonial revival	<u> </u> ranch

ESTIMATED DENSITY 34 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> X </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Rolled curbs and sidewalks adjacent to street.
This small two street area is an intact late
1940s Minimal Traditional area surrounded by
commercial and multi-family.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mock DATE 7-31-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Hayes Tract

INVENTORY NUMBER 18-30-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Hayes Tract-1913

REPRESENTATIVE STYLES

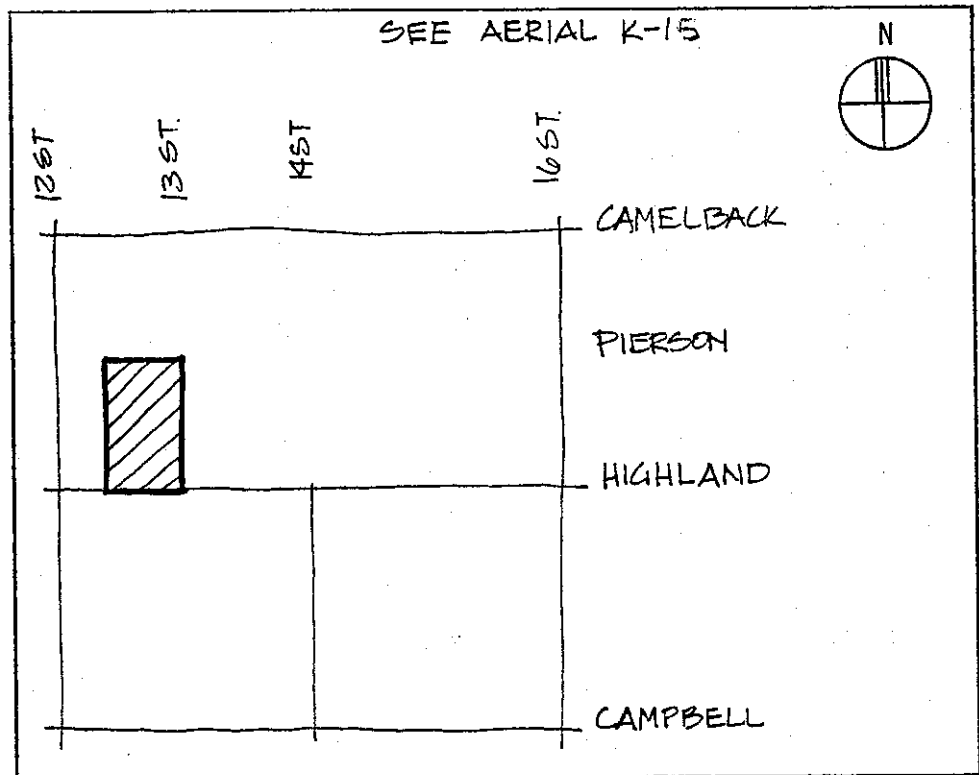
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 20 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Mid-teens subdivision with wood clapboard
 sided Bungalows with several 1940s Minimal
 Traditional infill houses. Rolled curbs;
 no sidewalks.

DEVELOPMENT PERIOD 1915-1920

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Residential development between 1915-1920.
 Unusual early example of small tract
 development north of the Grand Canal.
 ARCHITECTURE:
 Wood frame Bungalows uncommon to area.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Patricia Jane

INVENTORY NUMBER 18-30-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Patricia Jane-1945

REPRESENTATIVE STYLES

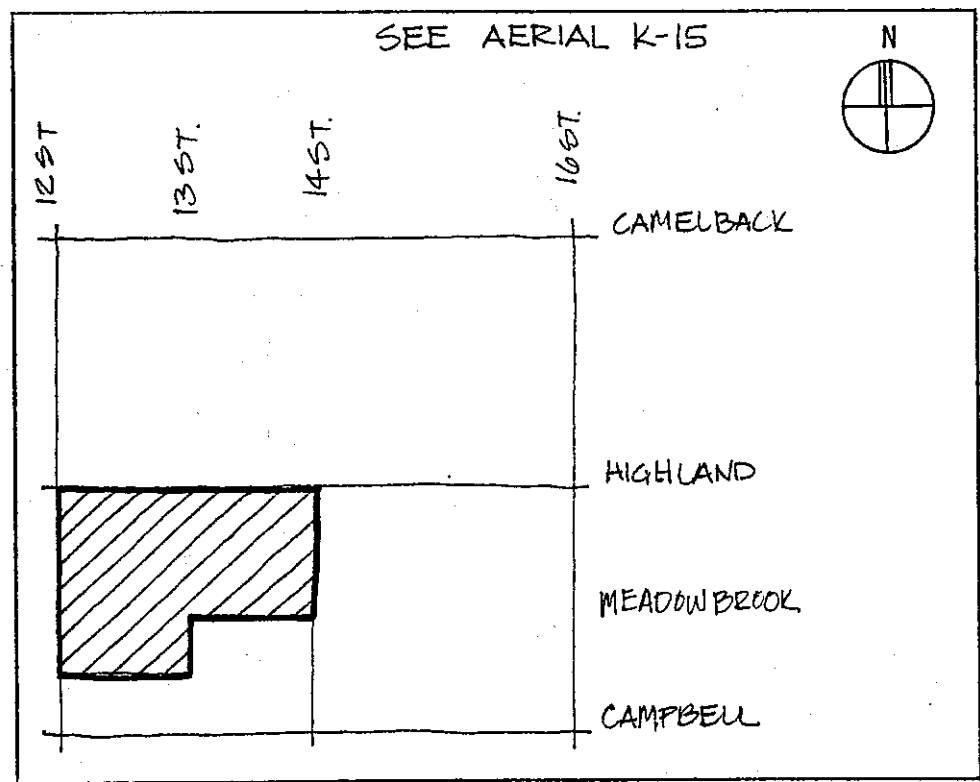
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 80 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> X </u> alum. dbl. hung &
<u> </u> spanish tile	<u> </u> <u>sliding wdws.</u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Rolled curbs, no sidewalks, uniform 30' setback, "U" shaped interior street.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Clifton Place

INVENTORY NUMBER 18-30-3

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Clifton Place-1929, Lincoln Square Plat
A-1938

REPRESENTATIVE STYLES

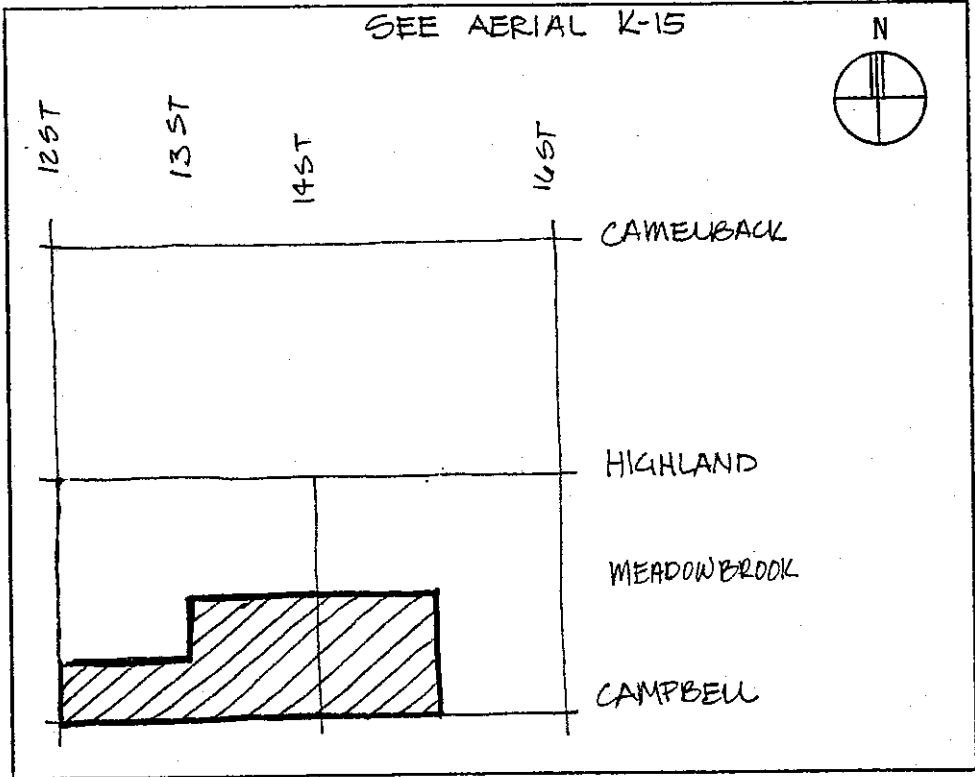
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 70 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Periphery mostly Bungalow and National Folk;
interior mostly early (1930s) Minimal Traditional.
Mature landscaping and lack of sidewalks
help unify area.

DEVELOPMENT PERIOD 1925-1940

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1940.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Lincoln Place

INVENTORY NUMBER 18-30-5

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Wells Place-1947, Lincoln Place-1909

REPRESENTATIVE STYLES

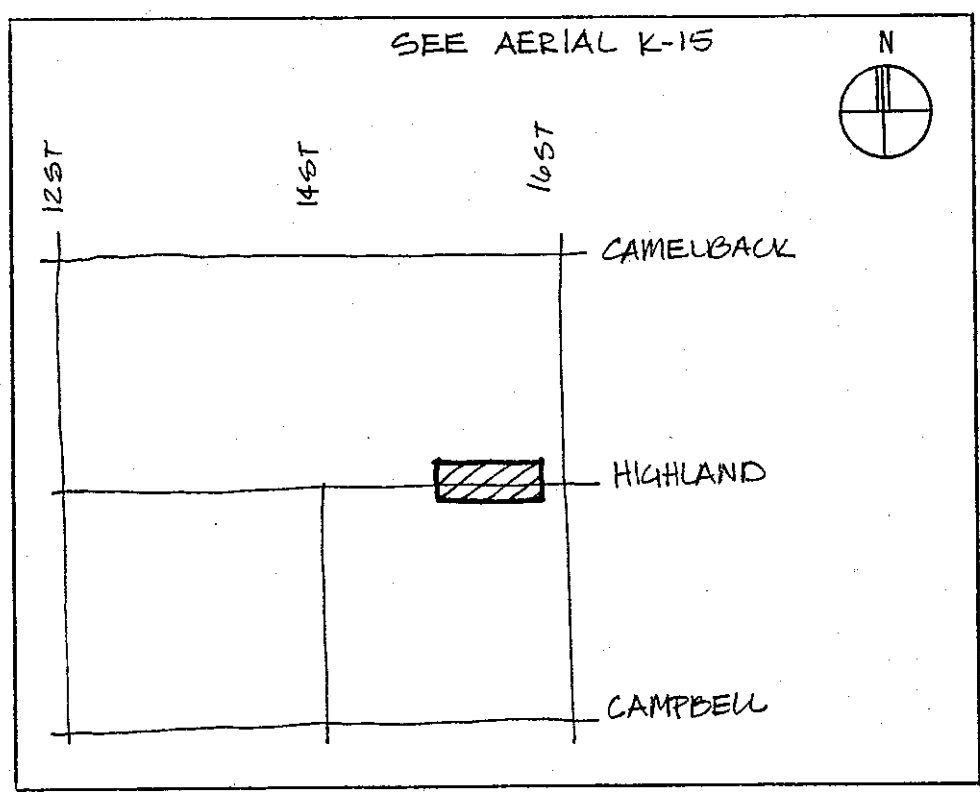
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 8 number of buildings 100%percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low
GENERAL CONDITION good fair poor
PHYSICAL DESCRIPTION Spanish Colonial Revival, one-story apartments
at east end, single family in the rest. Mature
palms help unify street.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mock DATE 8-7-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME La Celesta Homes

INVENTORY NUMBER 18-35-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS La Celesta Homes-January 1950

REPRESENTATIVE STYLES

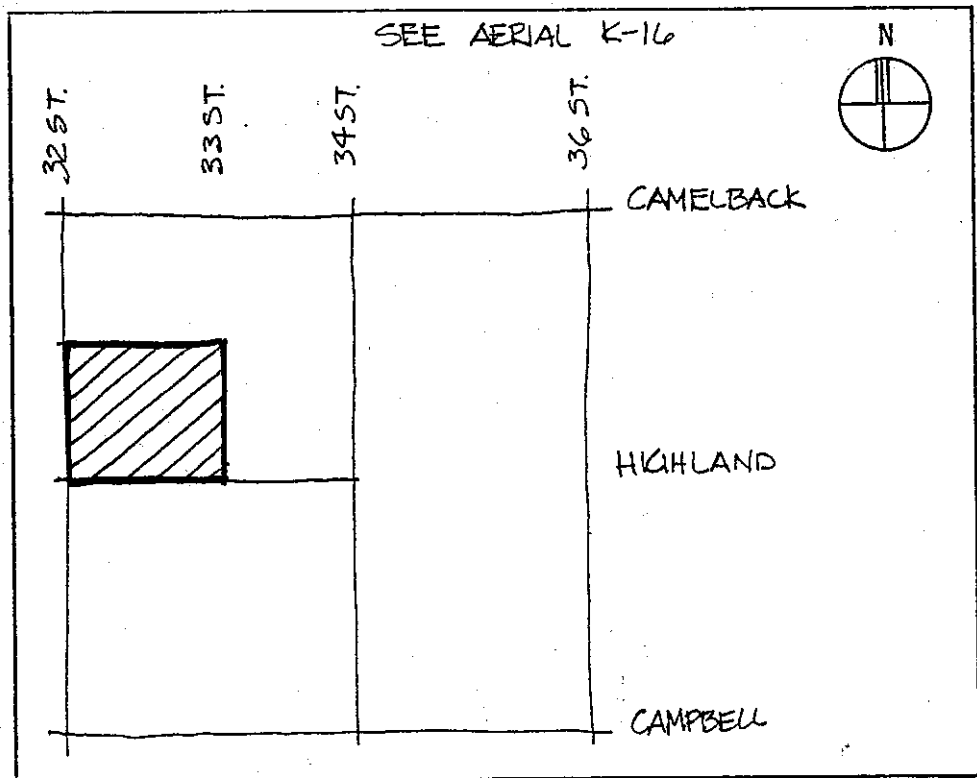
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 16 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Street is loop plan, gravel and asphalt road,
no curb or sidewalk, mature landscaping.
A very secluded, rural feeling to the area.

DEVELOPMENT PERIOD 1935-1945

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1935-1945.
Unusual loop plan example.
ARCHITECTURE:
Good examples of Spanish Colonial
Revival and Minimal Traditional styles.

THREATS

SURVEYOR Miller/Mock DATE 8-9-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Casa Blanca

INVENTORY NUMBER 19-23-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Casa Blanca-1945

REPRESENTATIVE STYLES

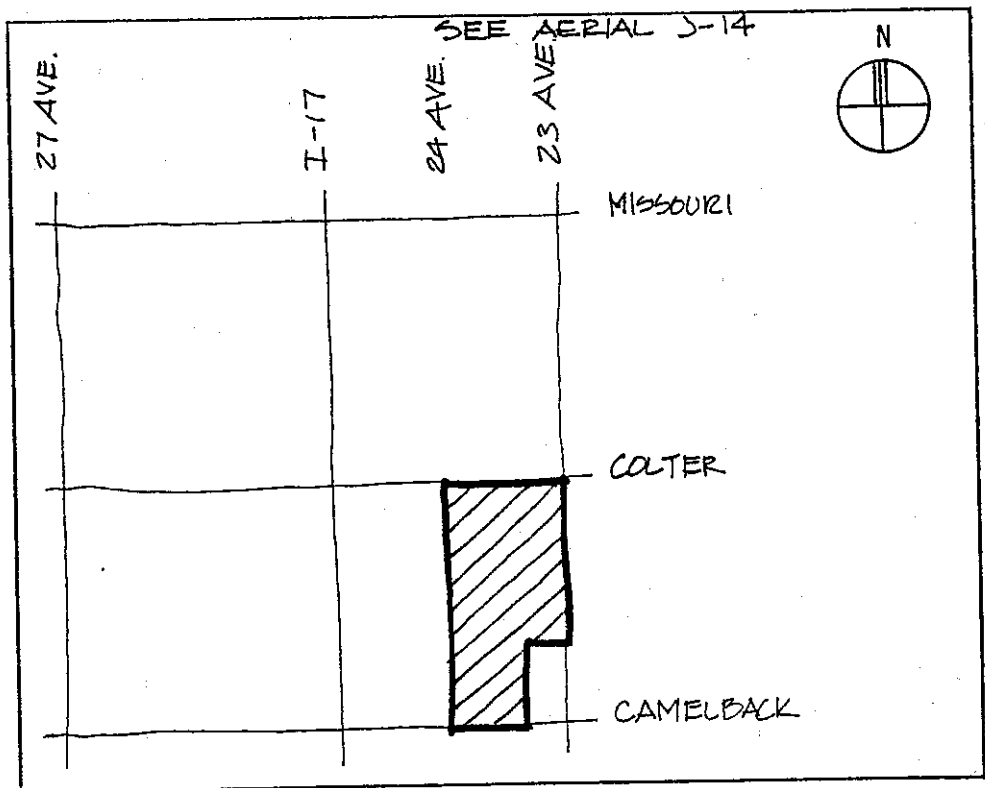
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u>X</u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 70 number of buildings 99% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Relatively small subdivision of similarly-styled red brick houses. Roof types and floor plans vary for each house. The neighborhood includes a small market at one edge and wraps around an electrical substation on the east side. Street layout is modern with straight and curved streets with rolled curbs, No consistent landscape pattern.
DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

Typical builder subdivision of the period.

ARCHITECTURE:

Residential architecture between 1945-1950.

Typical builder-designed ranch tract.

THREATS

SURVEYOR Graham DATE 10-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Sunset Terrace

INVENTORY NUMBER 19-24-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Sunset Terrace

REPRESENTATIVE STYLES

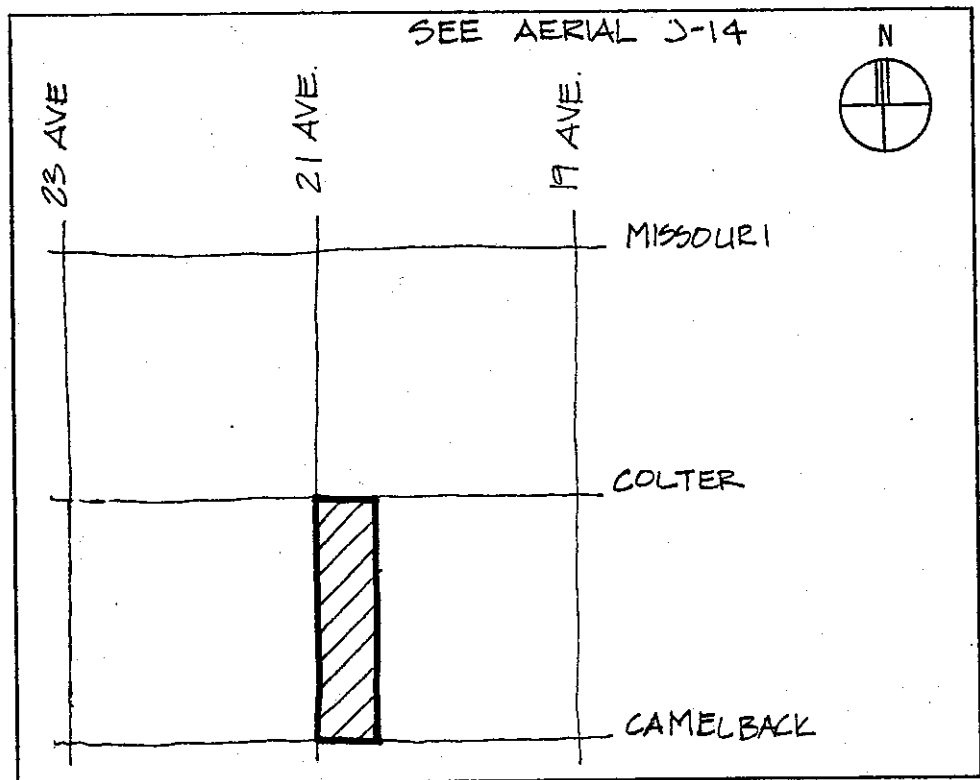
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 35 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> X </u> painted brick	<u> X </u> clay tile
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Well defined small area of Ranch type homes,
all of similar construction and detailing.
All houses have various colors of square-
sectioned clay tile roofing, which sets the
neighborhood apart from others. Streets are
straight and provided with rolled curbs.
Lawns are irrigated.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
Typical small builder subdivision.

ARCHITECTURE:

Residential architecture between 1945-1950.
Cohesive appearance of Ranch homes with
unusual roofing material-builder
subdivision.

THREATS

SURVEYOR Graham DATE 10-12-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Orangewood Estates

INVENTORY NUMBER 19-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Orangewood Estates-October 1928, South

Orangewood-July 1937

REPRESENTATIVE STYLES

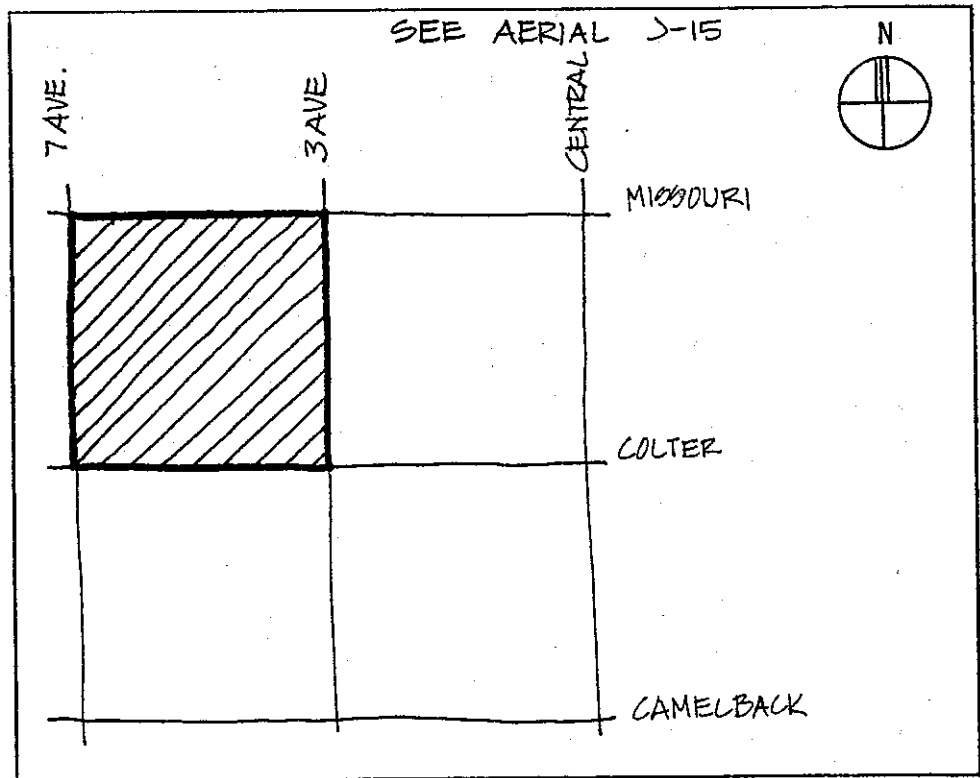
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> X <u> </u> tudor/english revival	<u> </u> X <u> </u> ranch
<u> </u> X <u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 150 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> X <u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> X <u> </u> natural brick	<u> </u> X <u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> X <u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Neighborhood of mostly Ranch homes circa 1945-
1950, with few homes from earlier periods circa
1930. Most Ranch homes have a "spanish" feel
to them from the use of spanish tile and
exposed brick. Lawns are irrigated. Streets
are straight with rolled curbs.

DEVELOPMENT PERIOD 1930-1950+

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1930-1950.
Typical early subdivision developed at a
later date.

Transportation.
Relates to major transportation corridor
(7th Avenue).

ARCHITECTURE:
Residential architecture between 1945-1950.
Many examples of typical spanish-influenced
Ranch and Minimal Traditional style homes.

THREATS

SURVEYOR Graham DATE 8-8-90

(not on "A" list but should be)

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Medlock Place

INVENTORY NUMBER 19-27-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Medlock Place-June 1926, South Medlock-April 1927

REPRESENTATIVE STYLES

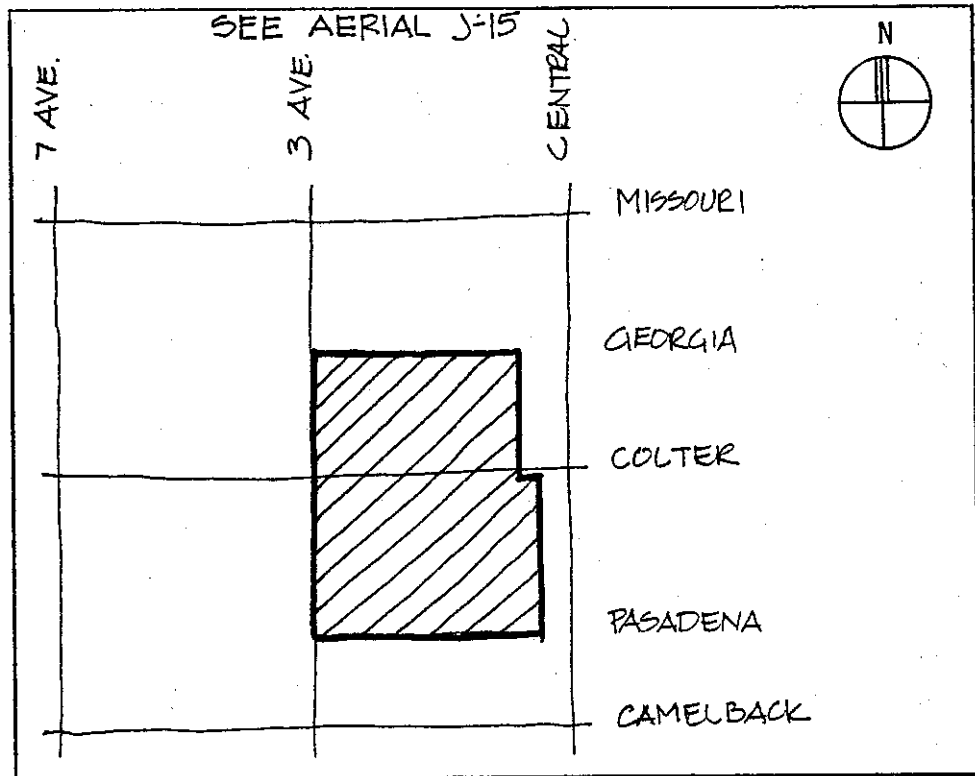
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u>X</u> tudor/english revival	<u>X</u> ranch
<u>X</u> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 100 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Early subdivision--central part predominantly Tudor and Spanish Colonial Revival styles with some more modern Ranch style mixed in.
Northern and southern streets have more Ranch style homes, most being built before 1950.
Central two streets are lined with Canary Island date palms of very mature (40') size; southerly street lined with tall Mexican fan palms. All streets are paved, no curbs.
Lawns are irrigated.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE X high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1950.
Relates to major northward push of residential development along Central Avenue.
ARCHITECTURE:
Residential architecture between 1925-1950.
Intact streetscapes include many fine examples of Period Revival and Ranch styles.

THREATS _____

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Windsor Square

INVENTORY NUMBER 19-28-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Windsor Square-March 1928

REPRESENTATIVE STYLES

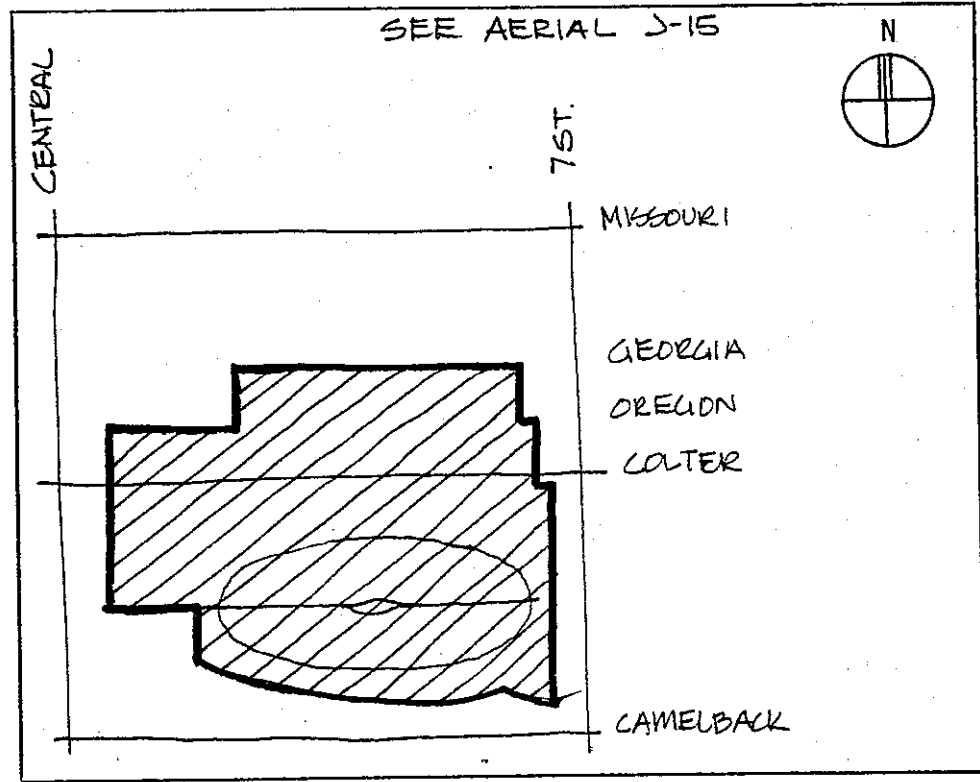
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 250 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION Large neighborhood of predominantly Ranch style homes. The center of the neighborhood features a small, oval median park.
Curvilinear streets are provided with slightly rolled curbs and sidewalks.
Originally the streets were lighted by low-scale cast concrete lightstandards--removed circa 1960. There is a subdivision monument at Central and Medlock.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1940-1950.
Excellent example of builder subdivision, Ranch neighborhood. Street plan reflects 1920s subdivision plan.
Transportation.
Related to major transportation corridor of Central Avenue.
ARCHITECTURE:
Typical examples of Ranch-style builder homes.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Smith Place

INVENTORY NUMBER 19-29-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Smith Place extended-December 1947, Smith
Place-October 1928

REPRESENTATIVE STYLES

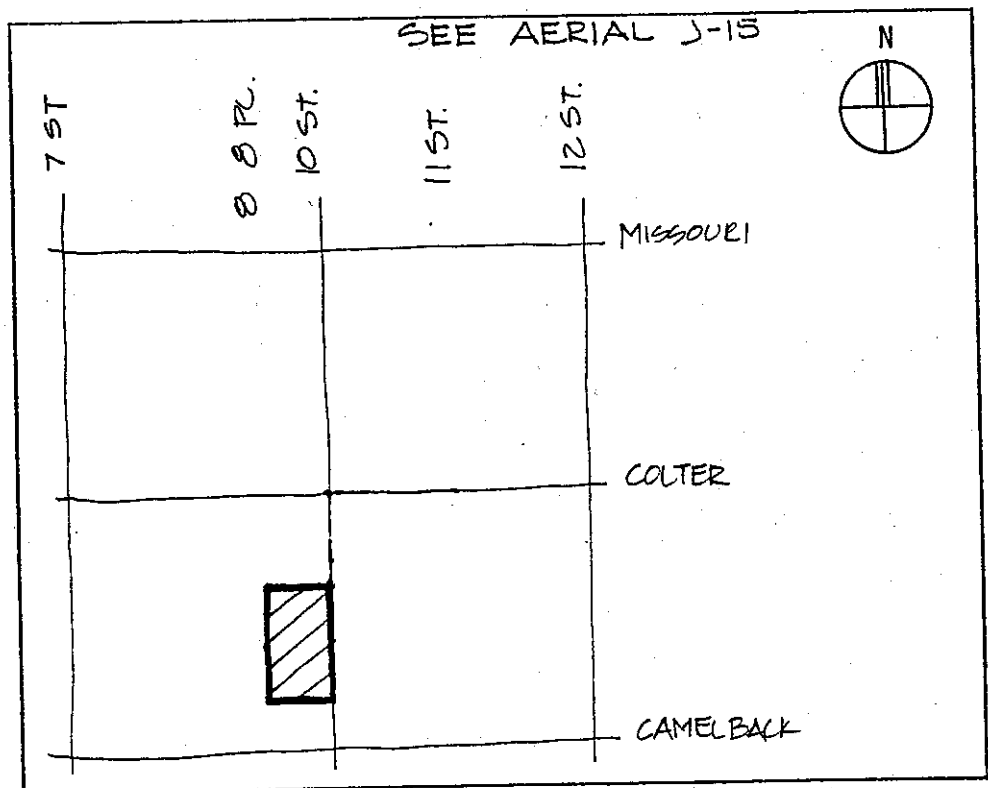
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> period revival

ESTIMATED DENSITY 15 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u>X</u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high medium _____ low

GENERAL CONDITION _____ good fair _____ poor

PHYSICAL DESCRIPTION Bungalow and Period Revival style homes in a
small area. Streets have been dead-ended to
a commercial property to the west. Sidewalks
are provided. Streets are straight with
square curbs.

DEVELOPMENT PERIOD 1925-1955

SIGNIFICANCE _____ high medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1950.

ARCHITECTURE:

Residential architecture between 1925-1950.

Some outstanding examples of styles,
particularly Period Revival.

THREATS _____

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Chadwick Place

INVENTORY NUMBER 19-29-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Chadwick Place-1928, Smith Place-1928

REPRESENTATIVE STYLES

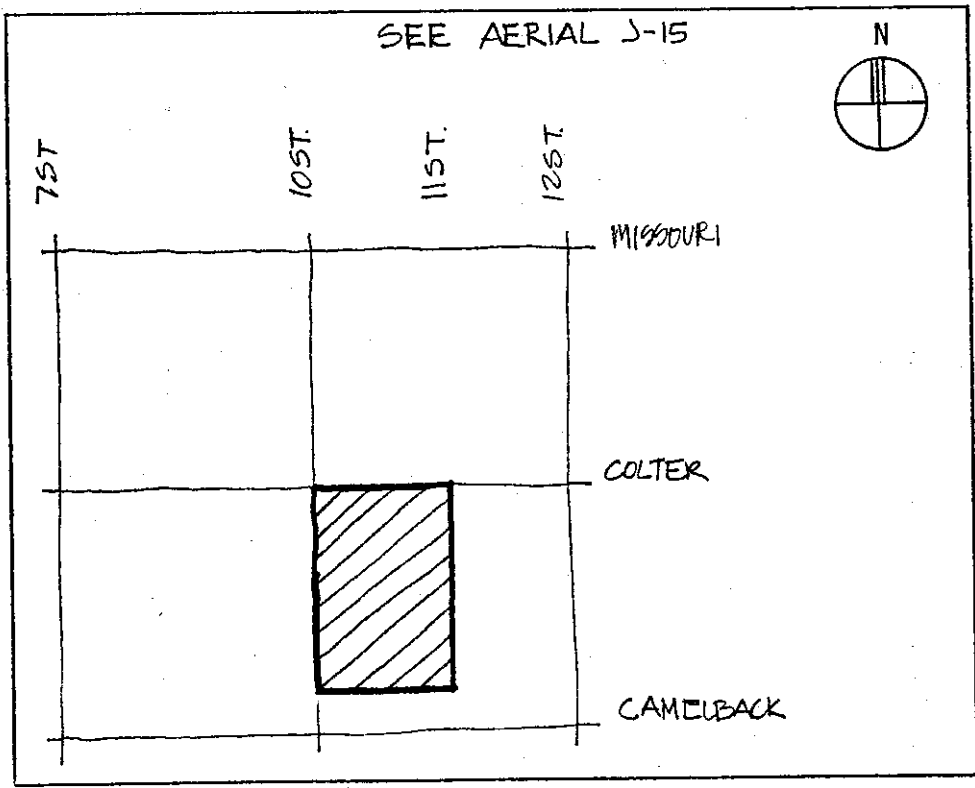
<u>X</u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u>X</u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 25 number of buildings 90% percentage built pre-1950

PREDOMINANT MATERIALS

<u>X</u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low
GENERAL CONDITION good fair poor
PHYSICAL DESCRIPTION

The area is comprised of mostly Minimal
Traditional style homes. The older Tudor
and National Folk homes indicate a long
development period. Streets have no sidewalks
or curbs. Mature landscaping throughout.
Ditch and very mature landscaping along
10th Way.

DEVELOPMENT PERIOD 1925-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1925-1950.
Transportation.
Proximity to streetcar line.

ARCHITECTURE:
Mixture of styles reflects extended
development period.

THREATS

SURVEYOR Miller/Mosher DATE 8-25-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Winston Place

INVENTORY NUMBER 19-29-3

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Winston Place-1937

REPRESENTATIVE STYLES

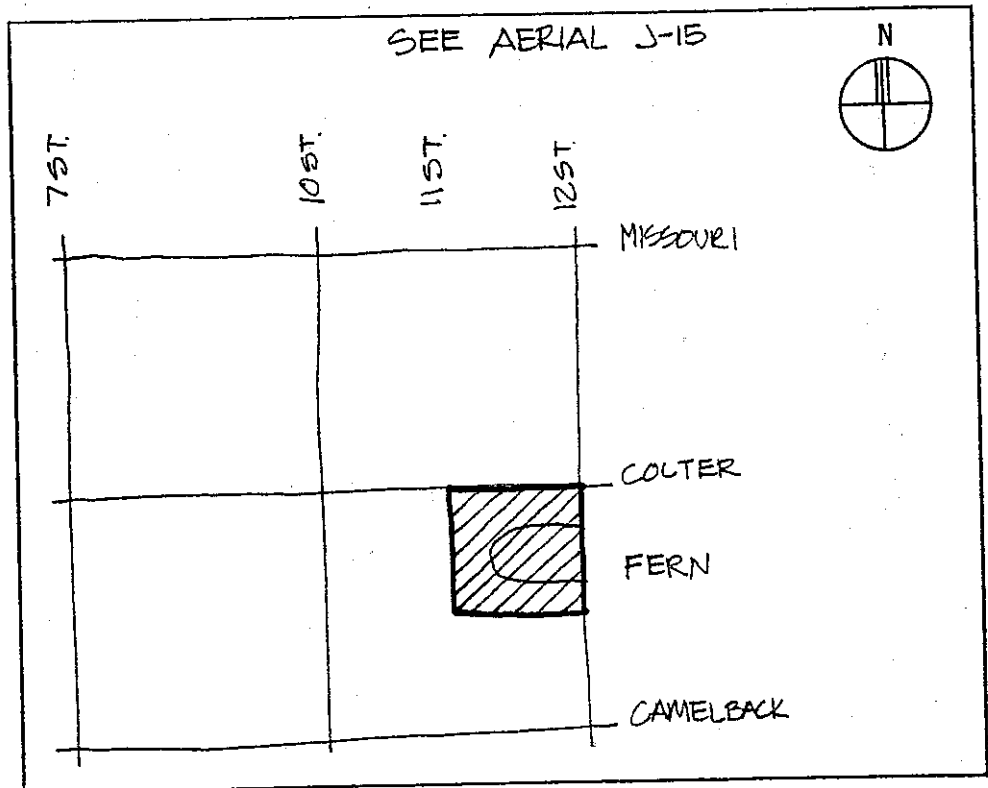
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> X </u> international

ESTIMATED DENSITY 30 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Loop street off 12th Street. Street has no
curbs or sidewalks. The homes consist mainly
of a variety of Minimal Traditional types.

DEVELOPMENT PERIOD 1940-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1940-1950.

THREATS

SURVEYOR Miller/Mosher DATE 8-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Marow Homes

INVENTORY NUMBER 19-30-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Marow Homes-1947

REPRESENTATIVE STYLES

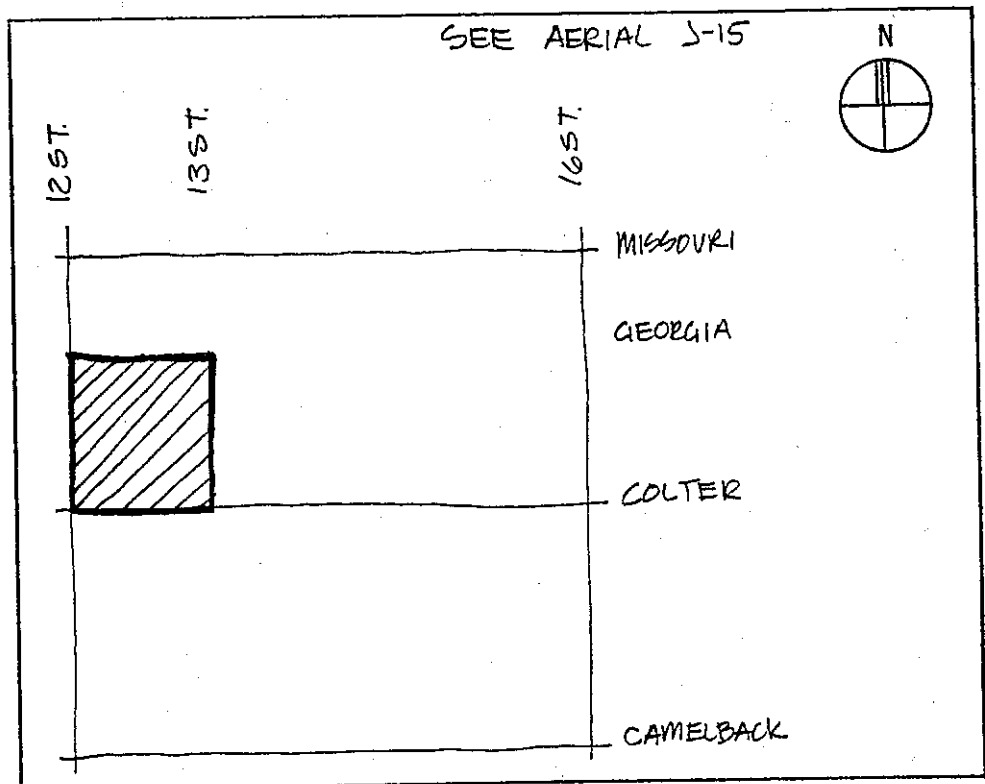
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 45 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> wd. dbl. hung wdws.
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high x medium low

GENERAL CONDITION x good fair poor

PHYSICAL DESCRIPTION Grid streets with rolled curbs and sidewalks.
Three typical facades of Minimal Traditional
style give the area a planned development look
and feel.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1930-1950.

ARCHITECTURE:
Typical Minimal Traditional examples.

THREATS

SURVEYOR Miller/Mosher DATE 8-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Seis Palmas

INVENTORY NUMBER 19-30-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Seis Palmas

REPRESENTATIVE STYLES

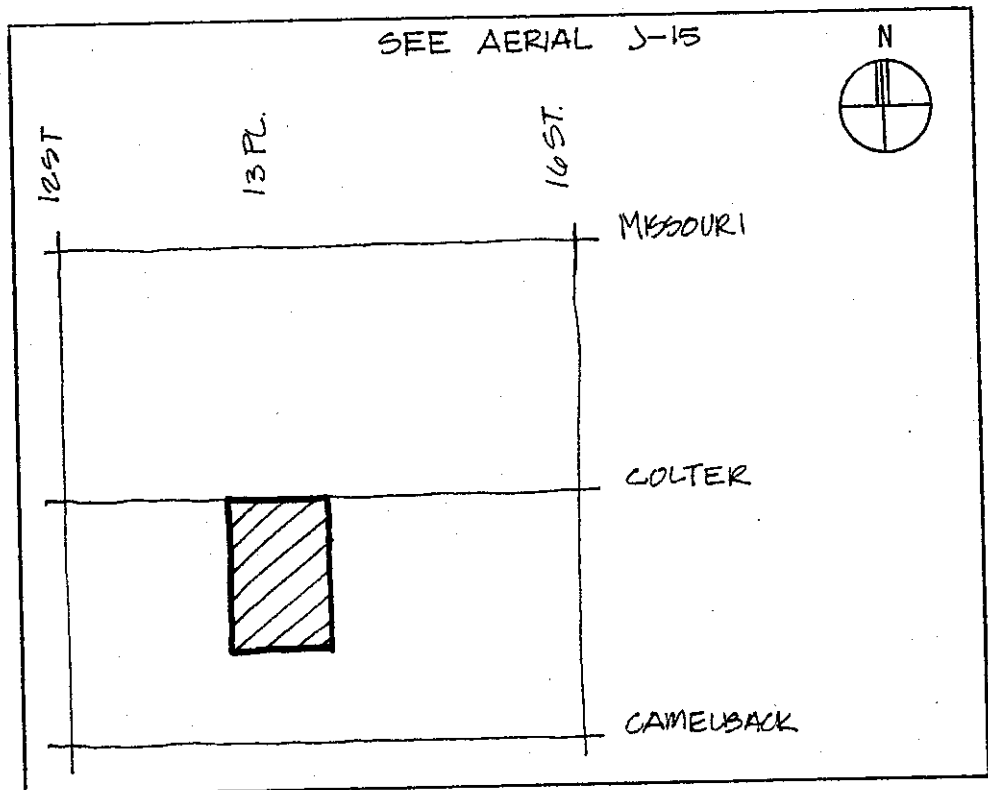
<u> </u> national folk	<u> X </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> X </u> spanish colonial revival	<u> X </u> pueblo revival

ESTIMATED DENSITY 25 number of buildings percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Single street with square curbs and no side-
walks. The street curves before entering
commercial zone on north side of Camelback.
Homes are a mixture of Minimal Traditional and
Revivals.

DEVELOPMENT PERIOD 1935-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1935-1950.

THREATS

SURVEYOR Miller/Mosher DATE 8-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Biltmore Estates

INVENTORY NUMBER 19-33-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Biltmore Estates-February 1930

REPRESENTATIVE STYLES

- | | |
|---|--|
| <input type="checkbox"/> national folk | <input type="checkbox"/> moderne |
| <input type="checkbox"/> bungalow | <input type="checkbox"/> minimal trad. |
| <input type="checkbox"/> tudor/english revival | <input type="checkbox"/> ranch |
| <input type="checkbox"/> spanish colonial revival | <input checked="" type="checkbox"/> mix of custom styles |

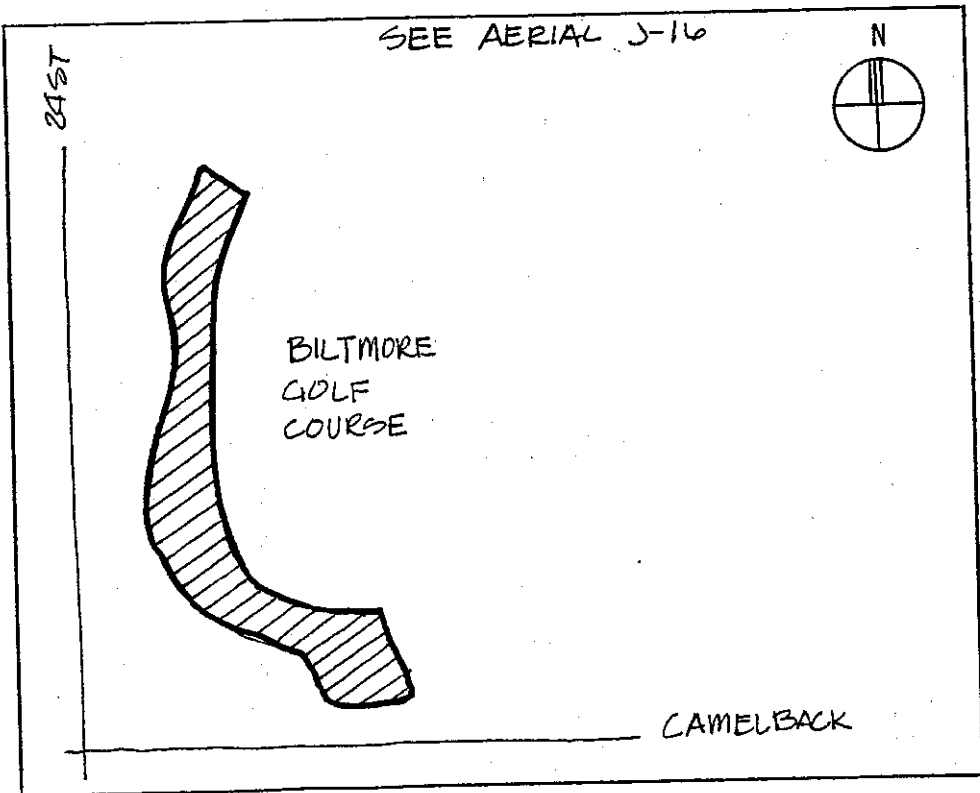
ESTIMATED DENSITY

16 number of buildings 65% percentage built pre-1950

PREDOMINANT MATERIALS

- | | |
|---|---|
| <input checked="" type="checkbox"/> mixture | <input type="checkbox"/> steel windows |
| <input type="checkbox"/> stucco | <input type="checkbox"/> wood shingles |
| <input type="checkbox"/> natural brick | <input type="checkbox"/> asbestos/asphalt |
| <input type="checkbox"/> painted brick | <input type="checkbox"/> |
| <input type="checkbox"/> spanish tile | <input type="checkbox"/> |

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION No curbs, red sidewalk next to street, circular
drives. Large lots and well maintained
landscaping add to the feeling of a planned
resort. Custom homes.

DEVELOPMENT PERIOD 1930-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1930-1950.

Excellent example of a planned resort
community.

ARCHITECTURE:

Excellent examples of a variety of styles.

THREATS

SURVEYOR

Miller/Mock

DATE

8-9-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME West Bartlett Estates

INVENTORY NUMBER 19-32-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS West Bartlett Estates-1939, East Bartlett
Estates-1941

REPRESENTATIVE STYLES

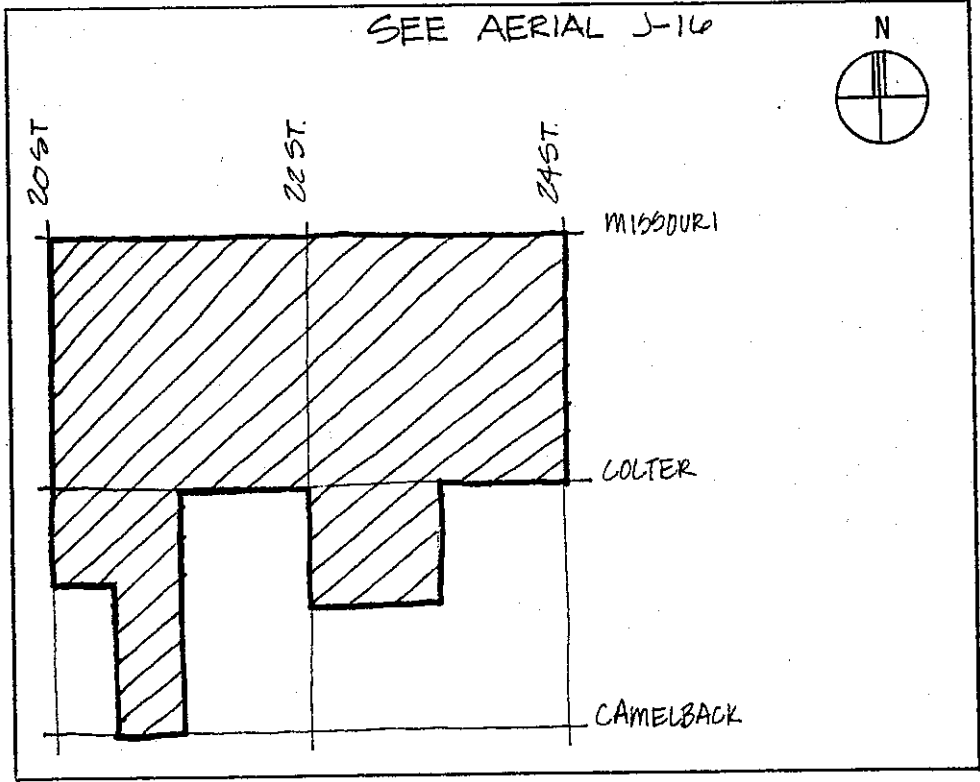
<u> </u> national folk bungalow	<u> </u> moderne
<u> </u> tudor/english revival	<u> </u> minimal trad.
<u> </u> spanish colonial revival	<u> X </u> ranch

ESTIMATED DENSITY 40 number of buildings 60% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION The area is visually unified by mature land-
scaping, no curbs or sidewalks, 1/2-1 acre
lots. Open, unimproved irrigation ditches
occur in this area. The large lots and
ditches give a very suburban, rural character.

DEVELOPMENT PERIOD 1940-1960

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1940-1950.

Environmental Amenities.

Proximity to resort.

Transportation.

Good example of auto suburb.

ARCHITECTURE:

Excellent examples of Ranch style.

THREATS

SURVEYOR Miller/Mock DATE 8-9-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME San Miguel

INVENTORY NUMBER 20-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS San Miguel-May 1946

REPRESENTATIVE STYLES

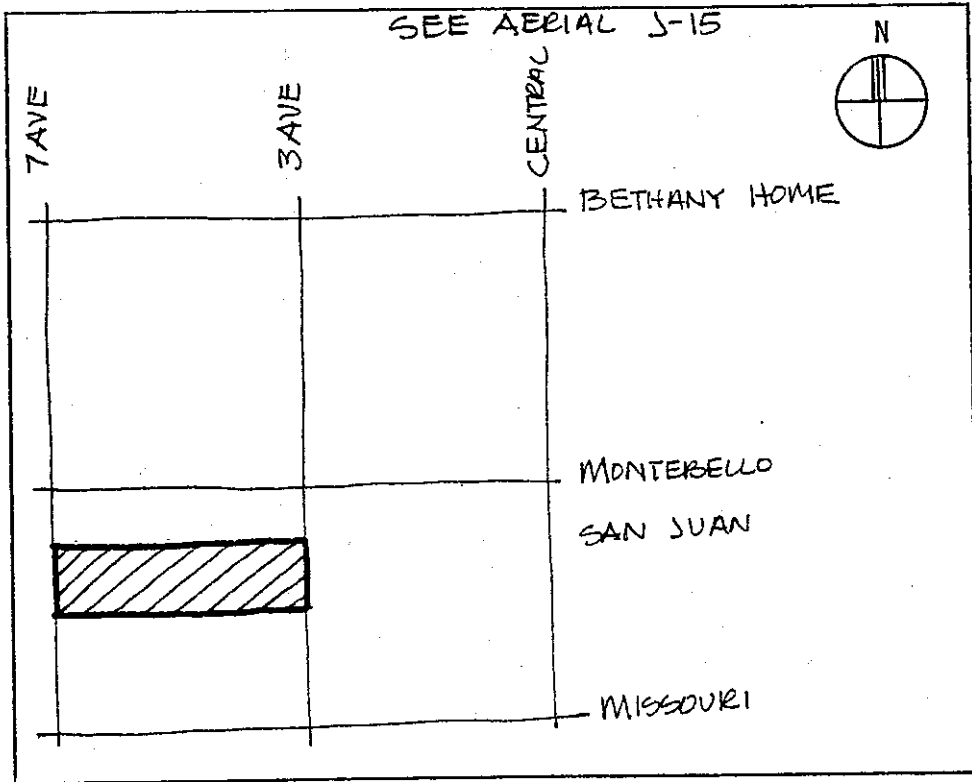
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 35 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> X </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high x medium low

GENERAL CONDITION x good fair poor

PHYSICAL DESCRIPTION One-street neighborhood defined by smaller
lot within a larger "estate-sized" lot area.
Most houses are Ranch style. Wide, paved
street has rolled curbs and sidewalks; street
is straight. Lawns are irrigated.

DEVELOPMENT PERIOD 1945-1955.

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
Typical period builder subdivision.
Transportation.
Related to major transportation corridor
(7th Avenue).

ARCHITECTURE:
Residential architecture between 1945-1950.
Typical examples of Ranch style homes.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Camel Square

INVENTORY NUMBER 20-28-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Camel Square-January 1948

REPRESENTATIVE STYLES

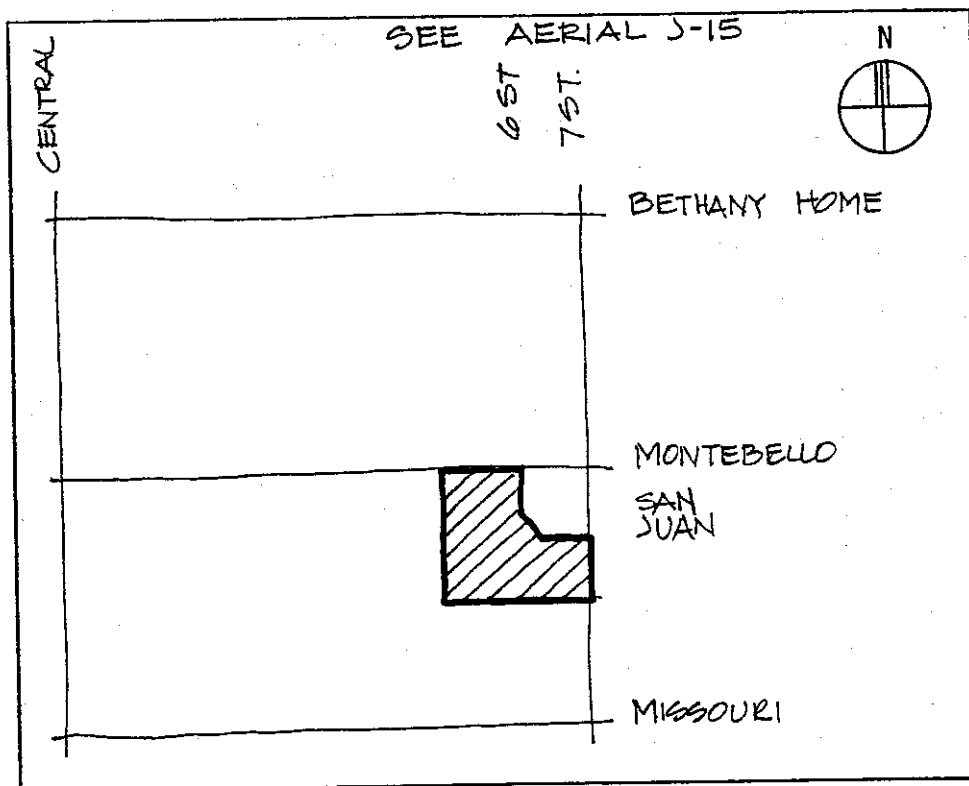
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> <input checked="" type="checkbox"/> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 25 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> <input checked="" type="checkbox"/> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> <input checked="" type="checkbox"/> natural brick	<u> </u> <input checked="" type="checkbox"/> asbestos/asphalt
<u> </u> painted brick	<u> </u> <input checked="" type="checkbox"/> spanish tile
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY X high medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Small neighborhood of Ranch style houses.
 Appearance of most houses is similar--narrow
 concrete walks to front door. Streets are
 curvilinear and are provided with square curbs.
 Many orange trees are found between houses and
 in front yards.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
 Good example of coherent builder
 subdivision.

ARCHITECTURE:
 Residential architecture between 1945-1950.
 Typical examples of Ranch style houses.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Tangerine Park

INVENTORY NUMBER 20-31-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Tangerine Park Unit 1 Amended-1948

REPRESENTATIVE STYLES

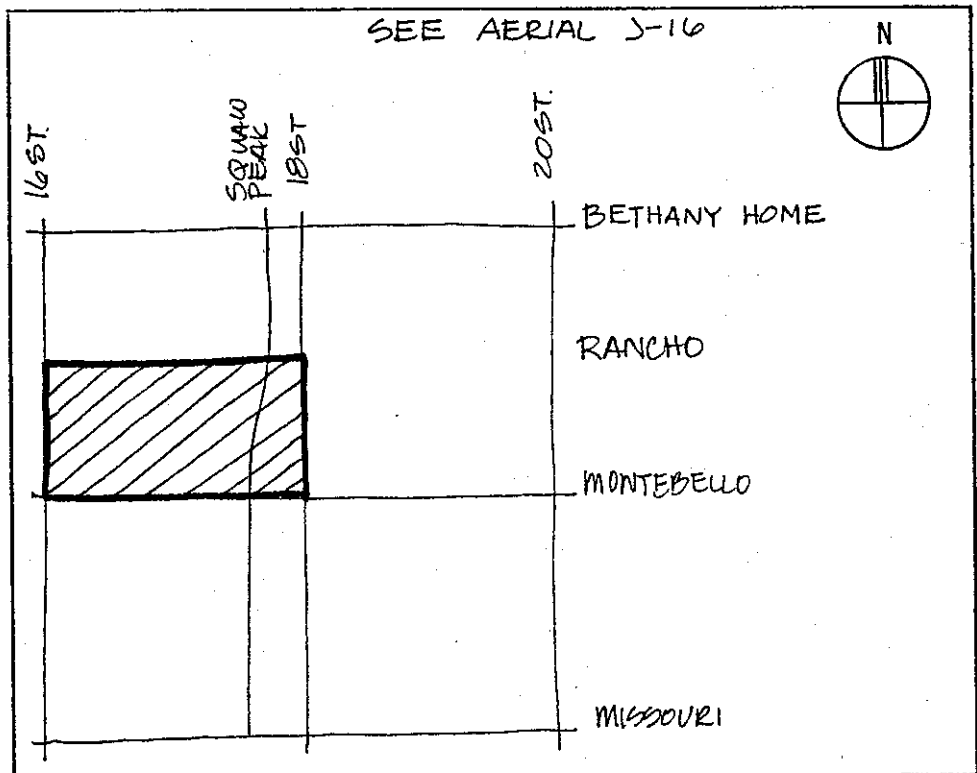
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> X </u> amer. international

ESTIMATED DENSITY 40 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> X </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION "H" plan streets with rolled curbs, no side
sidewalks. East is bounded by Squaw Peak
Parkway. All homes are Ranch with one
American International.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.

THREATS

SURVEYOR Miller/Mosher DATE 8-23-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Winter Garden Manors

INVENTORY NUMBER 21-27-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Winter Garden Manors-January 1947

REPRESENTATIVE STYLES

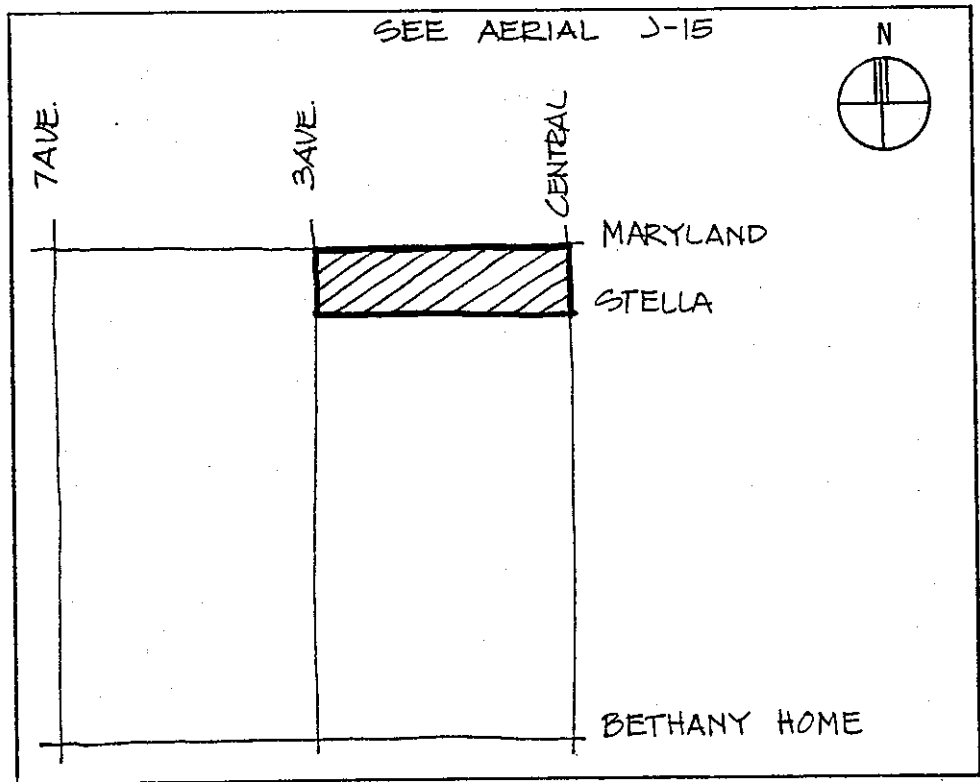
<u> </u> national folk	<u> X </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 15 number of buildings 85% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> X </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high x medium low

GENERAL CONDITION good x fair poor

PHYSICAL DESCRIPTION A series of several 1945-era multi-family
 apartment units. Most are of courtyard plan.
 Mature landscaping is dominated by palm trees.
 Some modern apartments and single-family homes
 have been added to the area.

DEVELOPMENT PERIOD 1945-1965

SIGNIFICANCE high x medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

 Residential development between 1945-1950.
 Good example of typical multi-residential
 courtyard development.

 Transportation.
 Relates to major transportation corridor
 of Central Avenue.

 ARCHITECTURE:
 Example of Ranch style courtyard aesthetic
 applied to multi-family residences.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME El Ranchito

INVENTORY NUMBER 21-28-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS El Ranchito-March 1947

REPRESENTATIVE STYLES

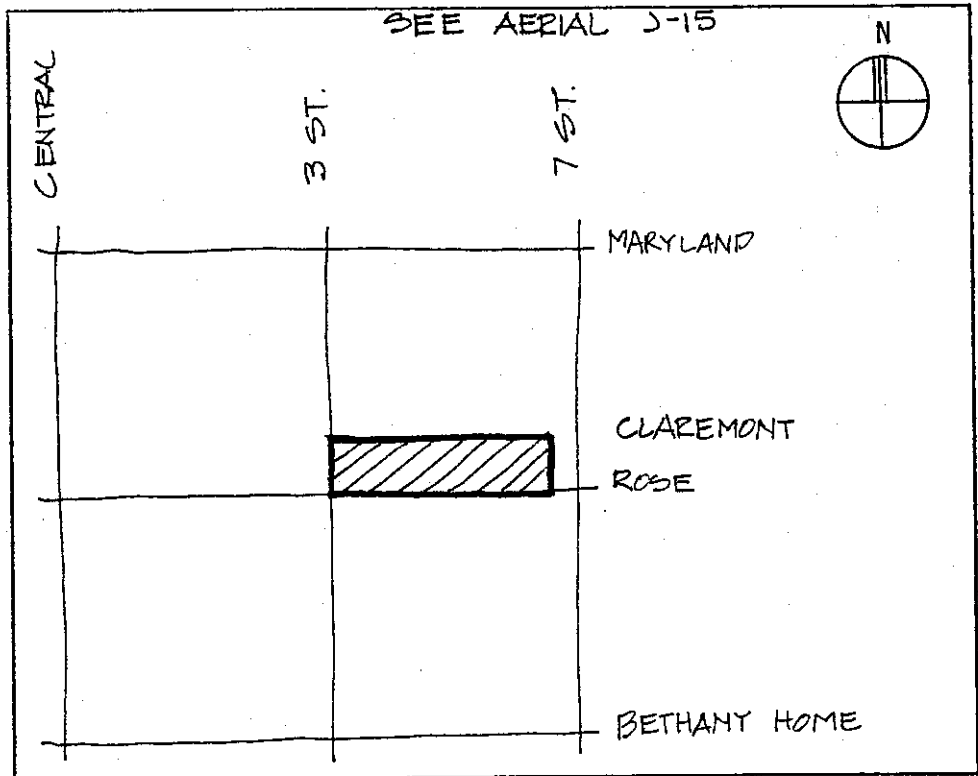
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 15 number of buildings 60% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY _____ high X medium _____ low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Single-block subdivision of Ranch homes on
large lots. North side of the block is
dominated by a pasture. Streets are straight
with rolled curbs. Homes are large. Lawns
are irrigated.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE _____ high _____ medium X low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Transportation.
Relates to major transportaton corridor
of 7th Street.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Orange Heights

INVENTORY NUMBER 21-30-2

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Orange Heights-1911

REPRESENTATIVE STYLES

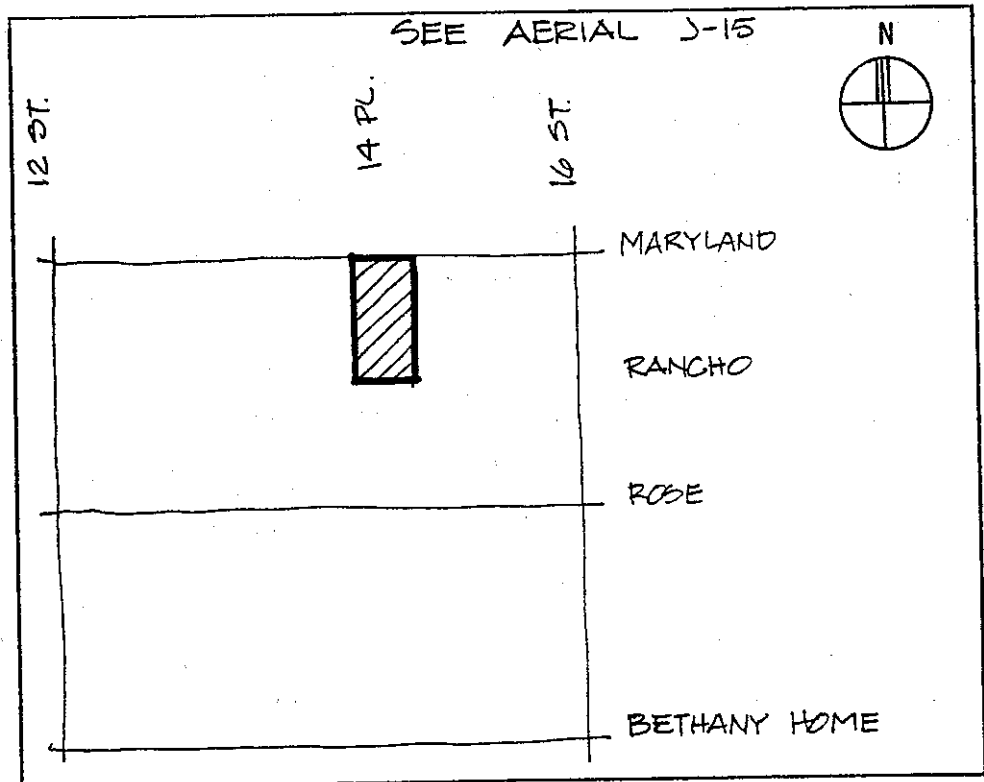
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 12 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> spanish tile
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY _____ high medium _____ low

GENERAL CONDITION good _____ fair _____ poor

PHYSICAL DESCRIPTION One-block, long dead-end residential street of Ranch style homes. Street is provided with flat ribbon curbs and date palm rows. Street is very well defined as a neighborhood of similarly styled Ranch homes.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high _____ medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Illustrates typical redevelopment pattern of former citrus grove lots.
ARCHITECTURE:
Residential architecture between 1945-1950.
Good examples of popular Ranch-style aesthetic.

THREATS

SURVEYOR Graham **DATE** 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Ambassador Heights

INVENTORY NUMBER 22-22-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Ambassador Heights-1923

REPRESENTATIVE STYLES

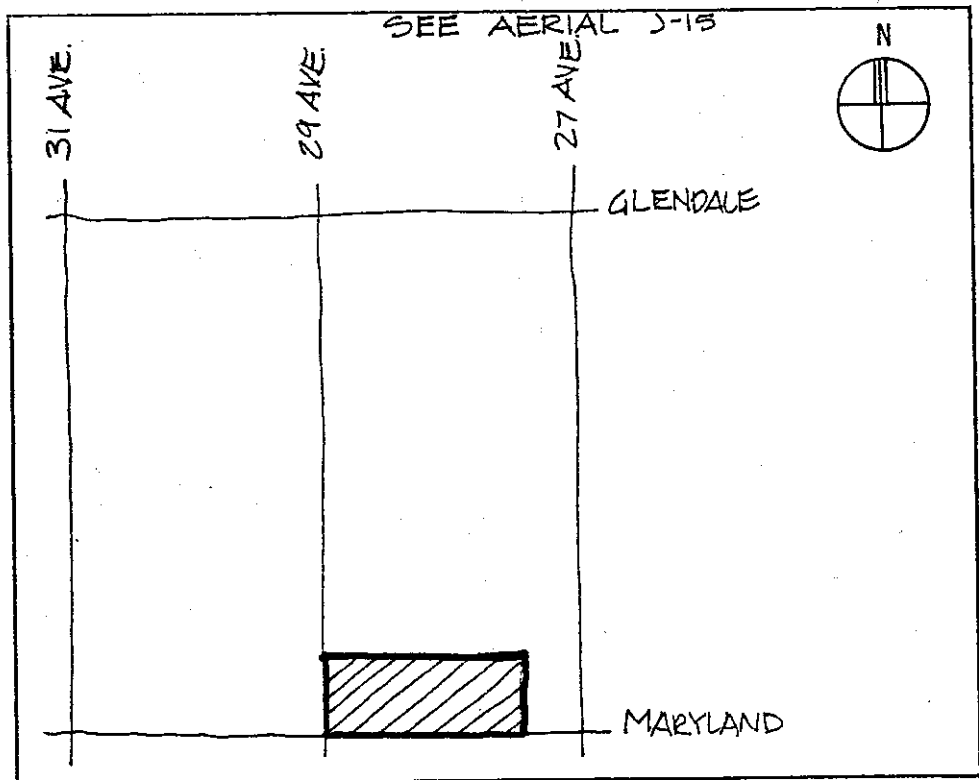
<input checked="" type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> _____

ESTIMATED DENSITY 20 number of buildings 50% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY _____ high X medium _____ low

GENERAL CONDITION _____ good X fair _____ poor

PHYSICAL DESCRIPTION Single-street of agriculturally-related homes and modern buildings, including several churches and newly-completed Eastern Indian Cultural Center. Western end of the area retains the character of the historic period, especially on the north side of the street. Area abuts a large open field with four radio antennae. Street is narrow, paved, and without curbs or sidewalks.

DEVELOPMENT PERIOD 1923-1990

SIGNIFICANCE _____ high X medium _____ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1923-1950.
Probably related to local agricultural
activities as worker housing.

THREATS

SURVEYOR Graham DATE 10-18-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME La Mar Estates

INVENTORY NUMBER 22-28-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS La Mar Estates-December 1947

REPRESENTATIVE STYLES

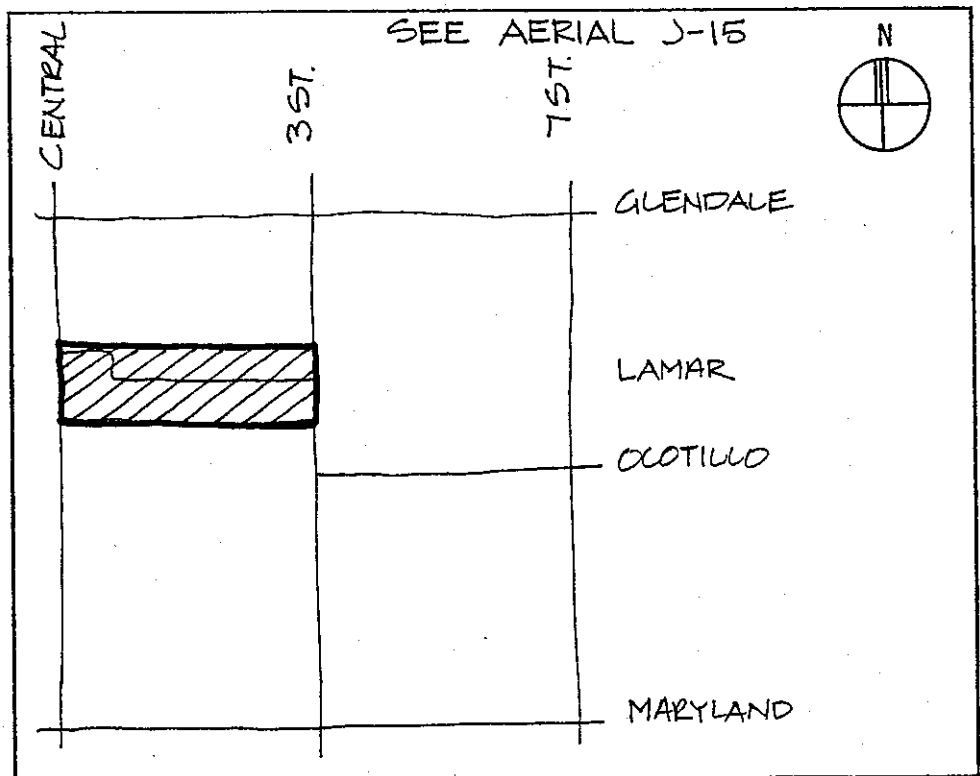
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> </u> <u> </u>

ESTIMATED DENSITY 20 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> X </u> spanish tile
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION One straight street with predominantly
1945-1950-era Ranch homes. Homes are large,
rambling, and mostly spanish in character.
Lawns are irrigated. Streets have rolled
curbs.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
Transportation.

Related to Central Avenue transportation
corridor.

ARCHITECTURE:

Residential architecture between 1945-1950.
Good example of Ranch style area.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Grace Estates

INVENTORY NUMBER 22-28-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Grace Estates-June 1947

REPRESENTATIVE STYLES

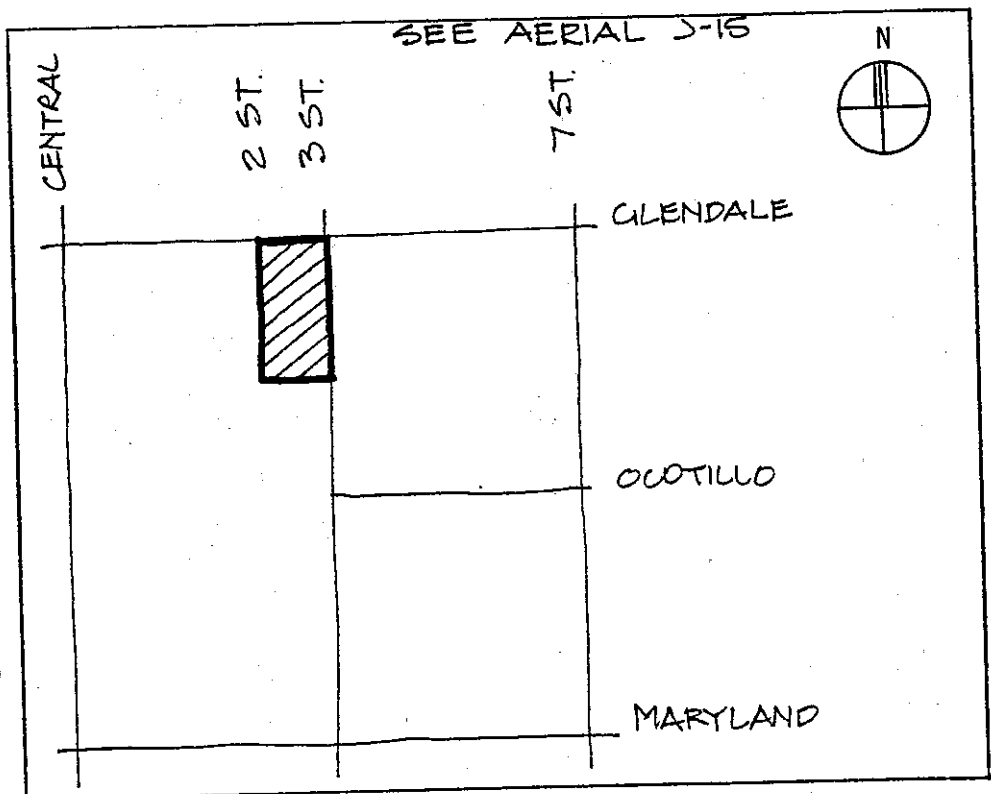
<input type="checkbox"/> national folk bungalow	<input type="checkbox"/> moderne
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> ranch

ESTIMATED DENSITY 13 number of buildings 98% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> spanish tile	<input type="checkbox"/> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION One-street cul-de-sac neighborhood. Street
is straight with rolled curbs. Homes are
spanish in character with red brick and tile
roofs. Lawns are irrigated.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

ARCHITECTURE:

Residential architecture between 1945-1950.

Good examples of spanish influence in
local Ranch style home design.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Canyon Court

INVENTORY NUMBER 23-23-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Canyon Court Unit 1-1948

REPRESENTATIVE STYLES

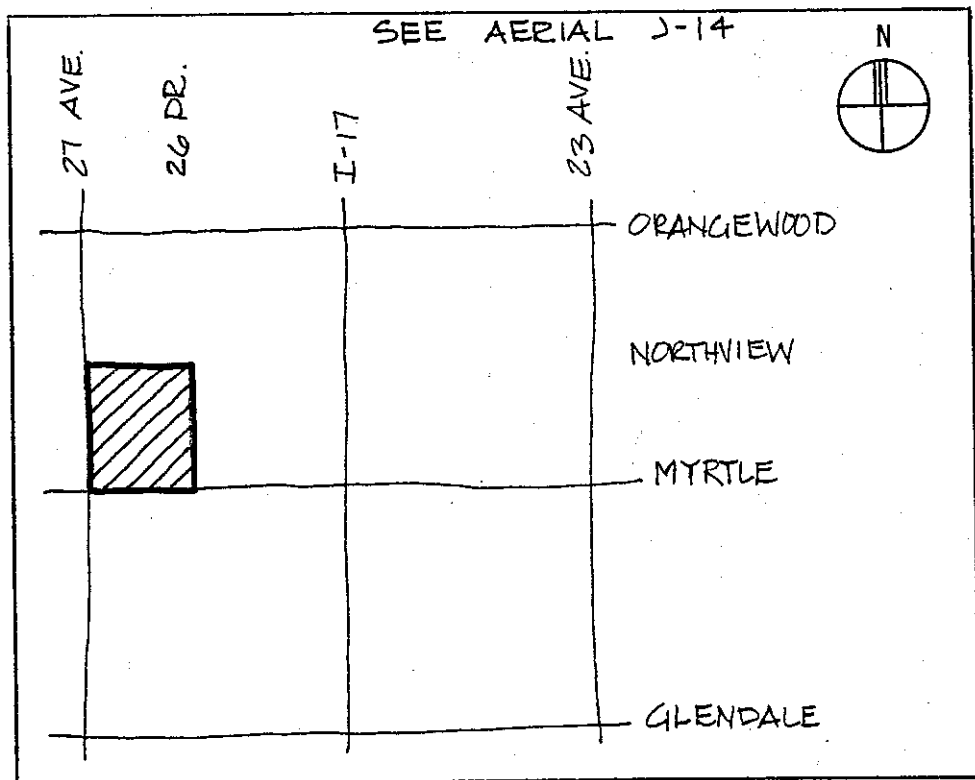
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input checked="" type="checkbox"/> international

ESTIMATED DENSITY 40 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input checked="" type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good X fair poor

PHYSICAL DESCRIPTION Cohesive neighborhood on loop road. Homes are
similar, but vary in particular design(low-
slope roofs vs. flat roofs). Appears related
to Canyon Court Unit 2(23-23-2), although
designs are different. Streets are provided
with rolled curbs and sidewalks.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.

Typical small builder subdivision.

ARCHITECTURE:

Residential architecture between 1945-1950.

Good examples of popular Ranch/International
style homes.

THREATS

SURVEYOR Graham DATE 10-18-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Canyon Court (Unit 2)

INVENTORY NUMBER 23-23-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Canyon Court Unit 2-1948

REPRESENTATIVE STYLES

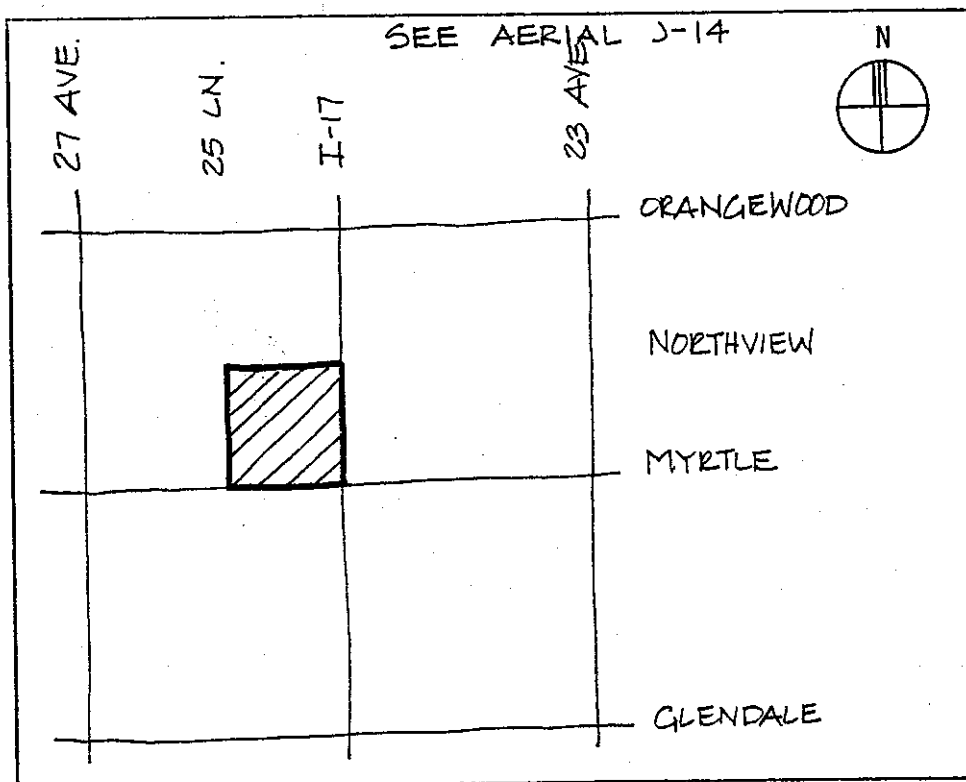
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> X </u> spanish colonial revival	<u> </u> _____

ESTIMATED DENSITY 40 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> X </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> X </u> natural brick	<u> </u> asbestos/asphalt
<u> X </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME West Orangewood

INVENTORY NUMBER 23-25-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Lot 6-Orangewood-1913

REPRESENTATIVE STYLES

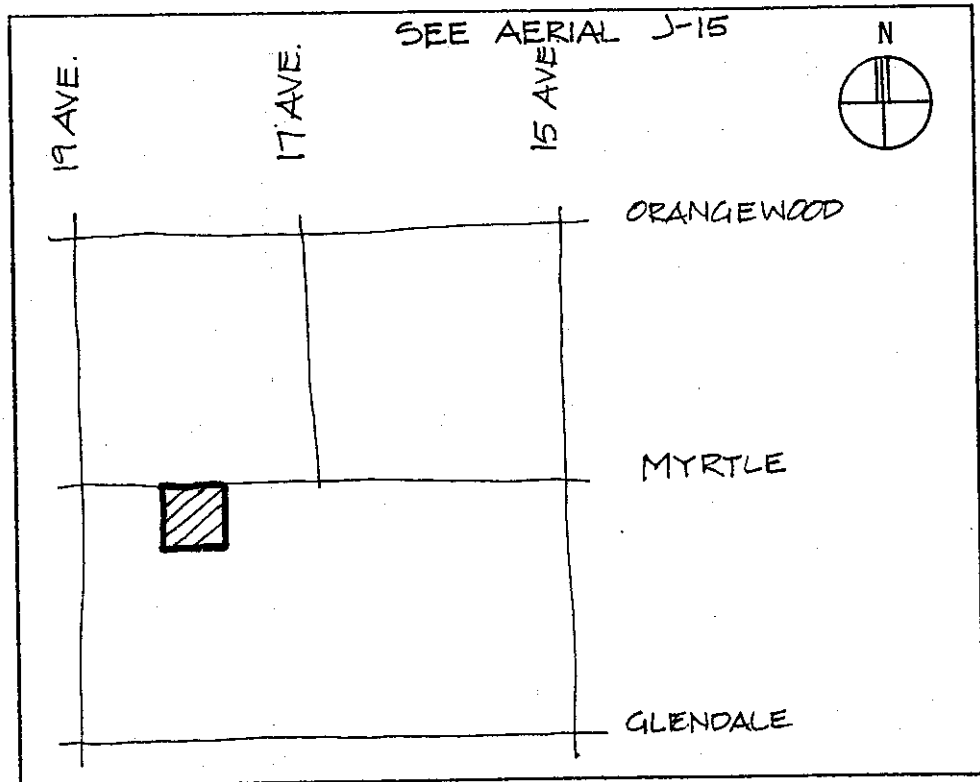
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> amer. int'l.

ESTIMATED DENSITY 8 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u> <u> </u>
<u> </u> spanish tile	<u> </u> <u> </u>

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION good fair X poor

PHYSICAL DESCRIPTION Inexpensively-built multi-family courtyard
housing consisting of individual detached
units and central community house.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium X low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Example of isolated multi-residential
housing development.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Merriewood

INVENTORY NUMBER 23-26-1

PRIORITY FOR STUDY X urgent necessary

SUBDIVISIONS Merriewood-July 1947

REPRESENTATIVE STYLES

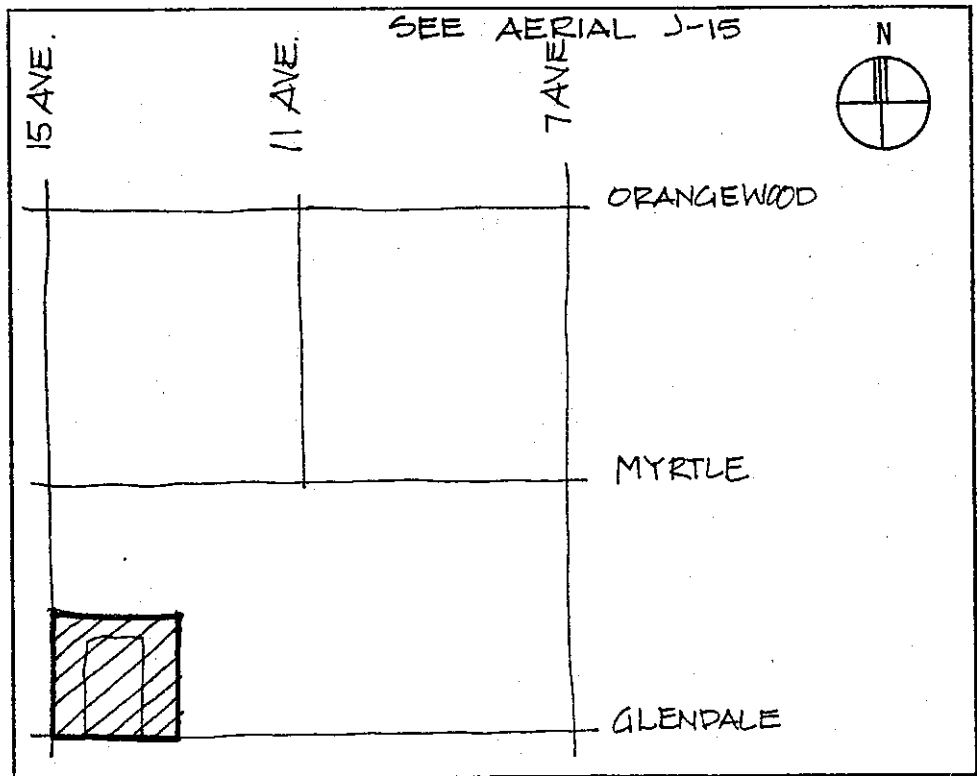
<u> </u> national folk	<u> </u> moderne
<u>X</u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u>X</u> amer. int'l.

ESTIMATED DENSITY 30 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u>X</u> wood siding
<u> </u> spanish tile	<u>X</u> wood windows

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Bungalow farmhouse surrounded by a loop road
with identically-built American International
style wood-frame homes. Streets have rolled
curbs. Lawns are irrigated.

DEVELOPMENT PERIOD 1920, 1940-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1945-1950.
Good example of pattern of redevelopment
of former agricultural properties.

ARCHITECTURE:

Residential architecture between 1945-1950.
Good example of relatively rare American
International style builder subdivision.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Wilder Place

INVENTORY NUMBER 23-27-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Wilder Place-November 1940

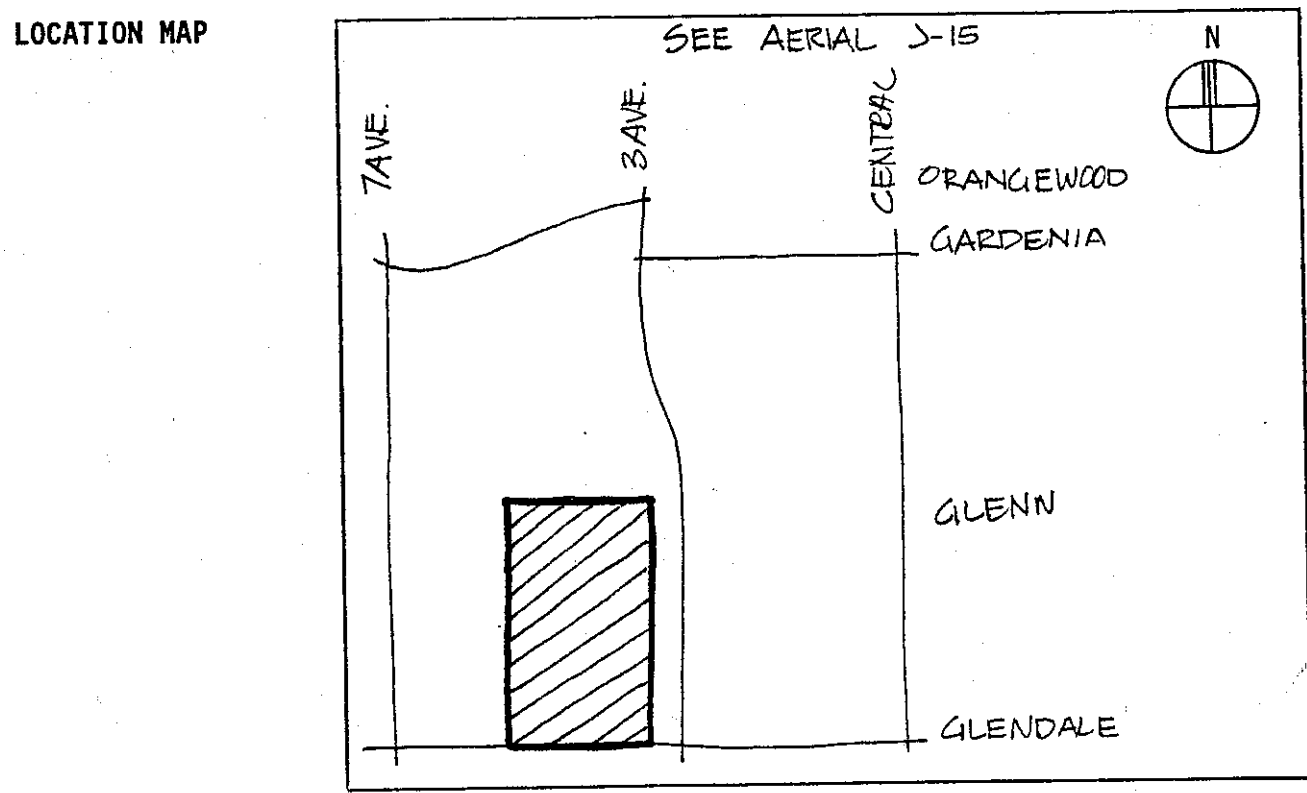
REPRESENTATIVE STYLES

<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	<u> </u>

ESTIMATED DENSITY 20 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Buildings of several different influences on
a one-block cul-de-sac neighborhood. Streets
have no curbs. Wide lawns setback large, low-
scale homes. Lawns are irrigated. Showcase of
well-off neighborhood home styles circa 1950.

DEVELOPMENT PERIOD 1945-1955

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:

Residential development between 1940-1950.

Typical "cul-de-sac" subdivision.

Transportation.

Relates to Central Avenue corridor.

ARCHITECTURE:

Residential architecture between 1940-1950.

Showcase of home styles popular in upper-
income areas during the period.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Palm Heights

INVENTORY NUMBER 23-29-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Palm Heights-October 1946

REPRESENTATIVE STYLES

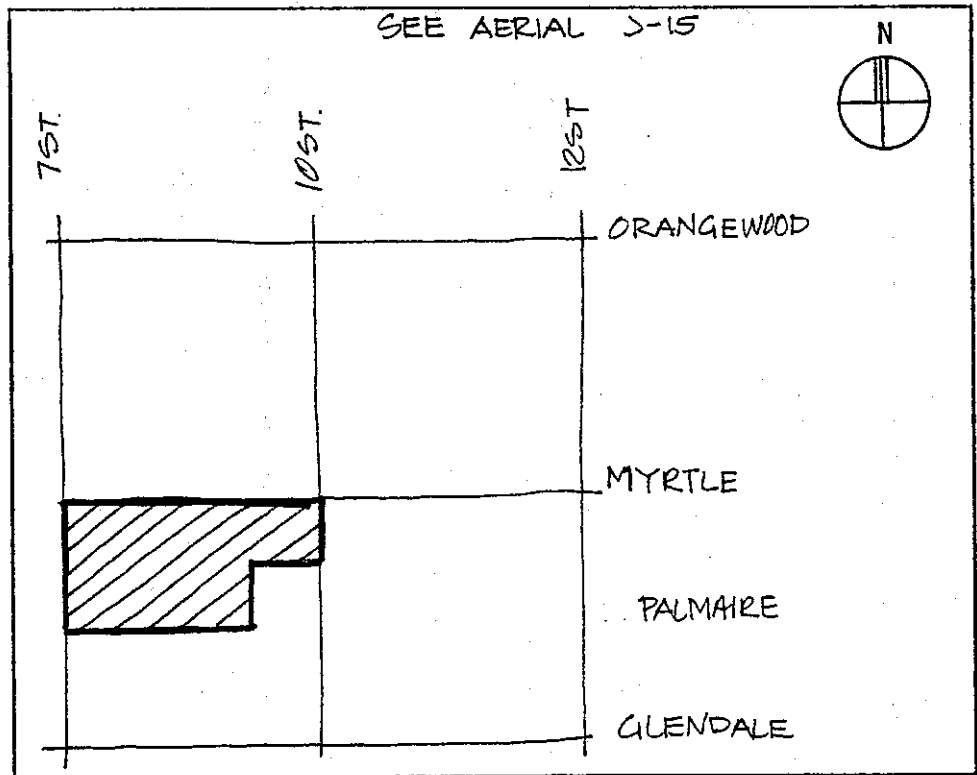
<input type="checkbox"/> national folk	<input type="checkbox"/> moderne
<input type="checkbox"/> bungalow	<input type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> ranch
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/>

ESTIMATED DENSITY 60 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<input type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input checked="" type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Many nearly-identical Ranch homes identifiable
by a rooftop cupola and finial. Streetscape
is dominated by rows of intact citrus trees.
Lawns are irrigated. Streets have square
curbs.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1945-1950.
Typical builder subdivision.
Transportation.
Relates to major transportation corridor
of 7th Street.

ARCHITECTURE:
Residential architecture between 1945-1950.
Ranch style homes showing early hints of
"country" emphasis popular in later years.

THREATS

SURVEYOR Graham DATE 8-8-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Cactilone

INVENTORY NUMBER 25-28-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Cactilone Park-1926

REPRESENTATIVE STYLES

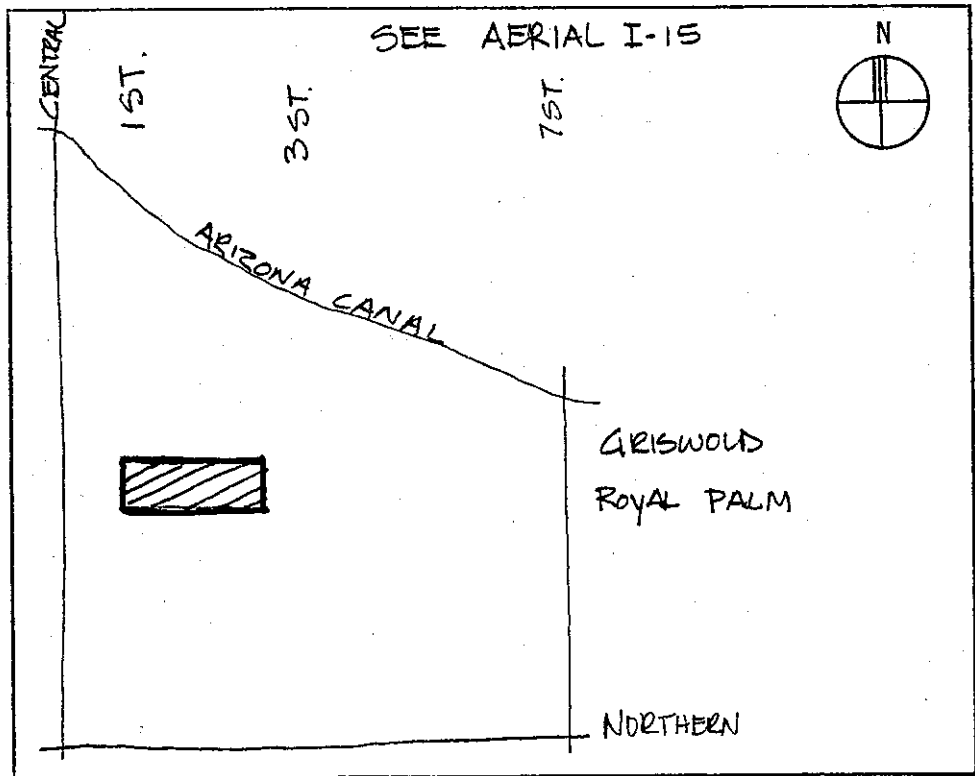
<u> </u> national folk	<u> </u> moderne
<u> X </u> bungalow	<u> </u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u> </u> spanish colonial revival	<u> X </u> mission

ESTIMATED DENSITY 5 number of buildings 100% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Four large properties located in the middle of
a block on one side, with modern houses and
apartments surrounding. Mature landscaping and
no curbs contrast newer landscaping and rolled
curbs surrounding. Large two story Mission Revival
style house is visual focus of block. Other three
properties contain Bungalows of high quality.
DEVELOPMENT PERIOD 1925-1930

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1925-1930.
Transportation.

Influenced by Central Corridor location.

ARCHITECTURE:

Excellent examples of Mission and
Bungalow styles.

THREATS

SURVEYOR Miller/Mosher DATE 11-28-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Garden Addition

INVENTORY NUMBER 26-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS Tracts 2 and 3 Garden Addition to Orangewood-
1925, Lawson Groves-1950

REPRESENTATIVE STYLES

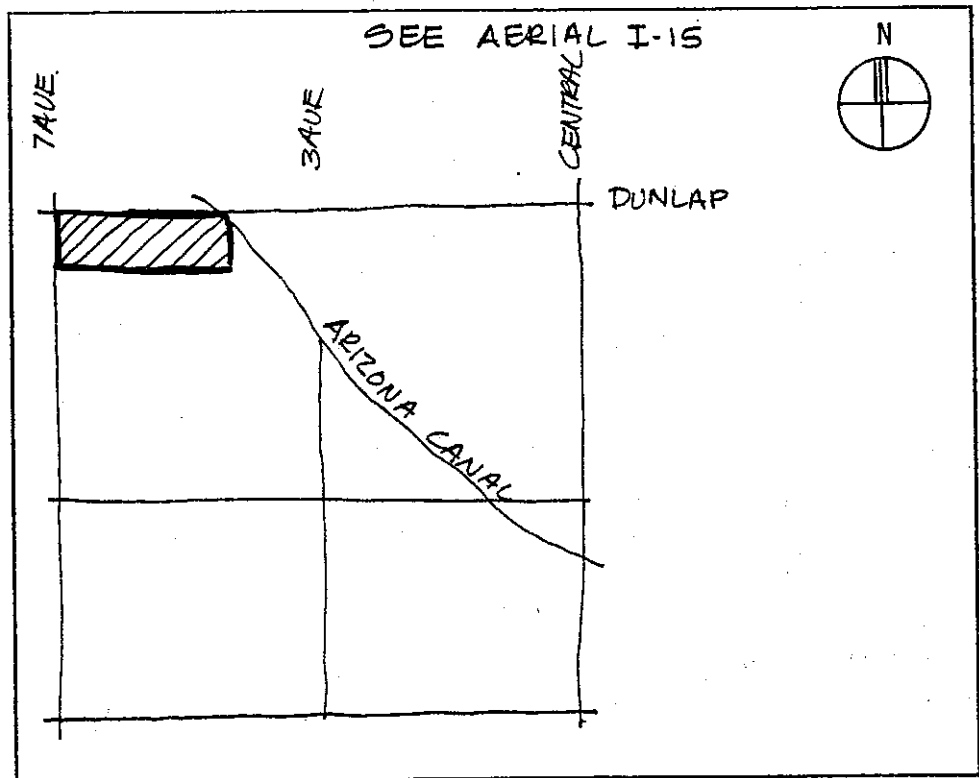
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u> X </u> minimal trad.
<u> </u> tudor/english revival	<u> X </u> ranch
<u> </u> spanish colonial revival	<u> X </u> amer. international

ESTIMATED DENSITY 25 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> X </u> mixture	<u> </u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u> </u> painted brick	<u> </u> _____
<u> </u> spanish tile	<u> </u> _____

LOCATION MAP



INTEGRITY high X medium low

GENERAL CONDITION X good fair poor

PHYSICAL DESCRIPTION A single, date palm-lined street with a grassy
sunken median with palm trees. The homes are
a mixture of late 1940s styles listed above
with two modern intrusions. The street
terminates in a 'Y' with a cul-de-sac at one
end containing a landscaped island featuring
orange trees and palms typical of entire block.
1945-1950

DEVELOPMENT PERIOD

SIGNIFICANCE high X medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Transportation.
Influenced by proximity to 7th Avenue.

THREATS

SURVEYOR Miller/Mosher DATE 11-28-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Waltmore

INVENTORY NUMBER 27-29-2

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Taylor Park-1946, Waltmore-1944

REPRESENTATIVE STYLES

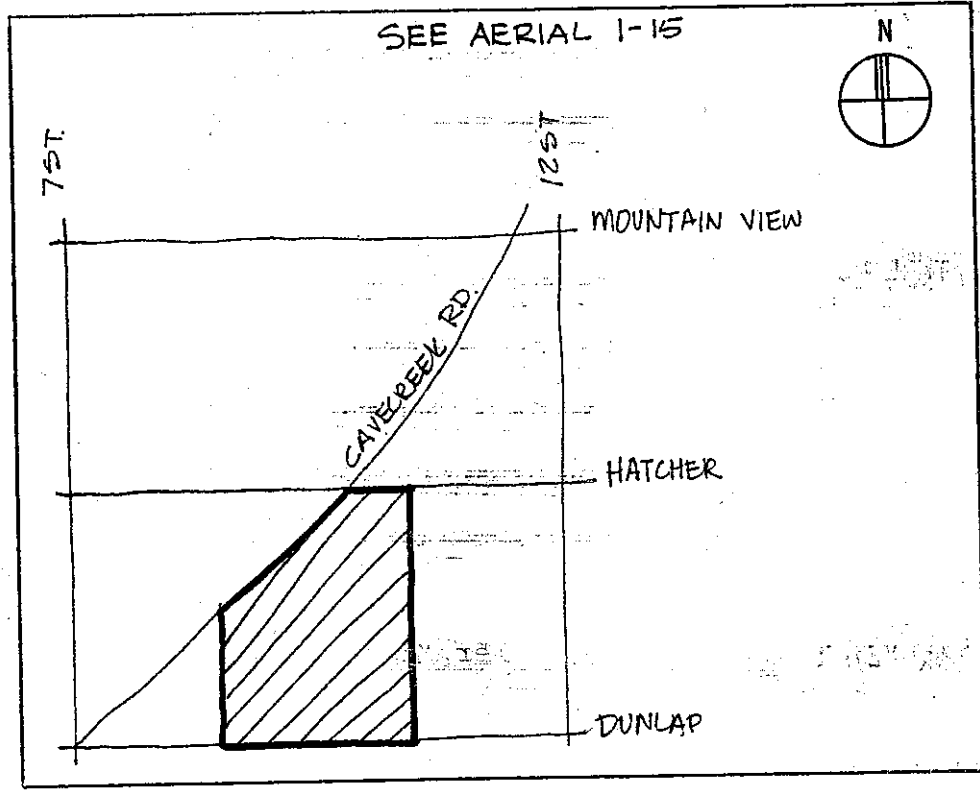
<input checked="" type="checkbox"/> national folk	<input checked="" type="checkbox"/> moderne
<input checked="" type="checkbox"/> bungalow	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> tudor/english revival	<input type="checkbox"/> ranch
<input checked="" type="checkbox"/> spanish colonial revival	

ESTIMATED DENSITY 35 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	
<input type="checkbox"/> spanish tile	

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION N-S grid streets with square curbs, and no
sidewalks; approximately 20% Bungalow, 30%
Folk, 20% Minimal Traditional, 10% Moderne,
and 20% Spanish Colonial Revival. Area
includes Spanish Colonial Revival multi-
family units. Modest homes sit on small, narrow
lots.

DEVELOPMENT PERIOD 1920-1940

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Residential development between 1920-1940.
Transportation.
Proximity to 7th Street influenced
development.

THREATS

SURVEYOR

Miller

DATE 10-22-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME North Central Heights B

INVENTORY NUMBER 27-27-1

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS North Central Heights Plat B-1947

REPRESENTATIVE STYLES

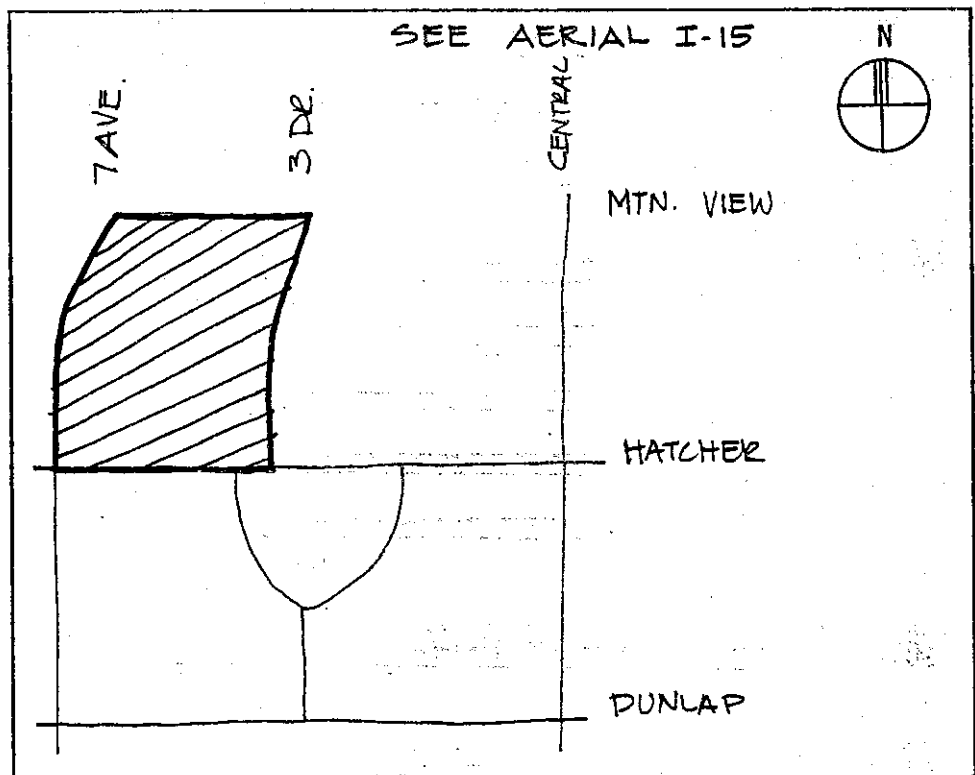
<u> </u> national folk bungalow	<u> </u> moderne
<u> </u> tudor/english revival	<u> </u> minimal trad.
<u> </u> spanish colonial revival	<u>X</u> ranch

ESTIMATED DENSITY 100 number of buildings 75% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u> </u> natural brick	<u> </u> asbestos/asphalt
<u>X</u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY ___ high X medium ___ low

GENERAL CONDITION X good ___ fair ___ poor

PHYSICAL DESCRIPTION Curvilinear streets relate to topography at
 base of North Mountain. Homes are all of
 similar style. North Mountain provides focus
 at terminus of N-S streets.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE ___ high X medium ___ low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
 Development of housing post-WWII.
 Transportation.
 Influenced by location in Central Corridor.

THREATS

SURVEYOR Miller/Mosher **DATE** 11-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME North Central Heights A

INVENTORY NUMBER 27-27-2

PRIORITY FOR STUDY urgent X necessary

SUBDIVISIONS North Central Heights Plat A-1947

REPRESENTATIVE STYLES

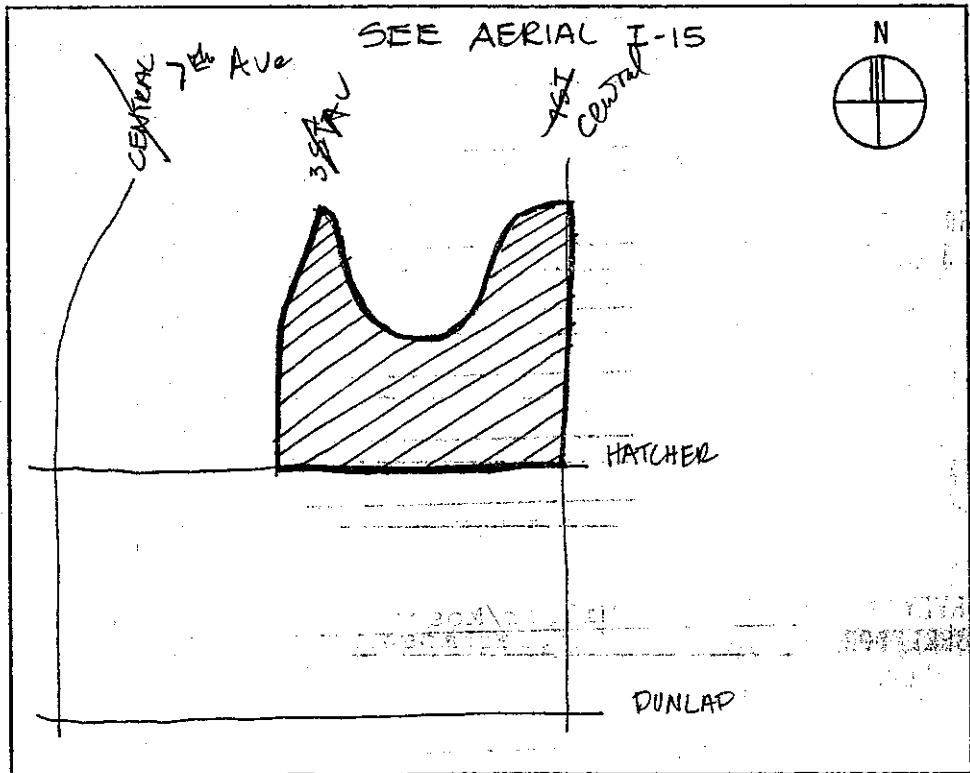
<u> </u> national folk	<u> </u> moderne
<u> </u> bungalow	<u>X</u> minimal trad.
<u> </u> tudor/english revival	<u> </u> ranch
<u>X</u> spanish colonial revival	<u>X</u> contemporary

ESTIMATED DENSITY 65 number of buildings 80% percentage built pre-1950

PREDOMINANT MATERIALS

<u> </u> mixture	<u>X</u> steel windows
<u> </u> stucco	<u> </u> wood shingles
<u>X</u> natural brick	<u>X</u> asbestos/asphalt
<u> </u> painted brick	<u> </u>
<u> </u> spanish tile	<u> </u>

LOCATION MAP



INTEGRITY high medium low

GENERAL CONDITION good fair poor

PHYSICAL DESCRIPTION Located at the base of North Mountain, the
curvilinear streets relate to topography.
Properties often have poured concrete basements
burmed into hill and retaining walls at front
yard. Homes are predominantly Minimal Traditional
with a mixture of flat roofed Spanish Colonial
Revival. Custom Contemporary homes to the north.

DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE high medium low

AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Environmental Amenities.
Location near North Mountain influenced
development.
Transportation.
Influenced by location in Central Corridor.

THREATS

SURVEYOR Miller/Mosher DATE 11-20-90

PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Upshaw Desert Heights

INVENTORY NUMBER 27-28-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Upshaw Desert Heights-1946

REPRESENTATIVE STYLES

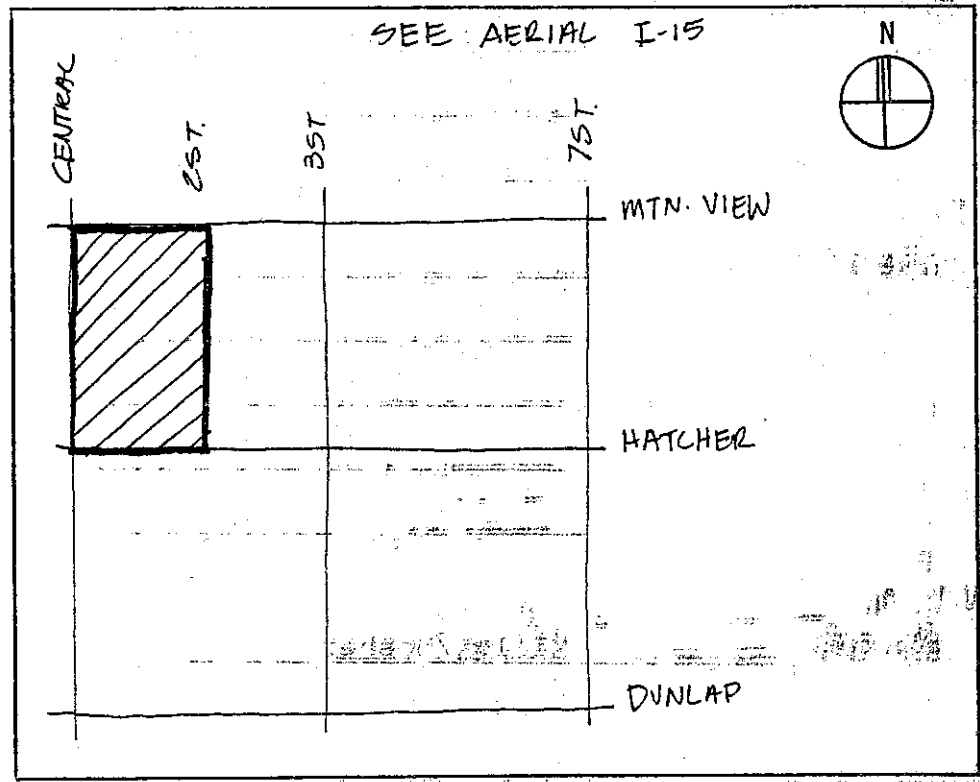
<input type="checkbox"/> national folk bungalow	<input type="checkbox"/> moderne
<input type="checkbox"/> tudor/english revival	<input checked="" type="checkbox"/> minimal trad.
<input type="checkbox"/> spanish colonial revival	<input type="checkbox"/> ranch

ESTIMATED DENSITY 75 number of buildings 95% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/> mixture	<input type="checkbox"/> steel windows
<input type="checkbox"/> stucco	<input type="checkbox"/> wood shingles
<input type="checkbox"/> natural brick	<input type="checkbox"/> asbestos/asphalt
<input type="checkbox"/> painted brick	<input type="checkbox"/>
<input type="checkbox"/> spanish tile	<input type="checkbox"/>

LOCATION MAP



PRE-1950 HISTORIC RESIDENTIAL RESOURCES

Reconnaissance Survey

STUDY AREA NAME Sunland

INVENTORY NUMBER 28-28-1

PRIORITY FOR STUDY urgent necessary

SUBDIVISIONS Sunland-1945

REPRESENTATIVE STYLES

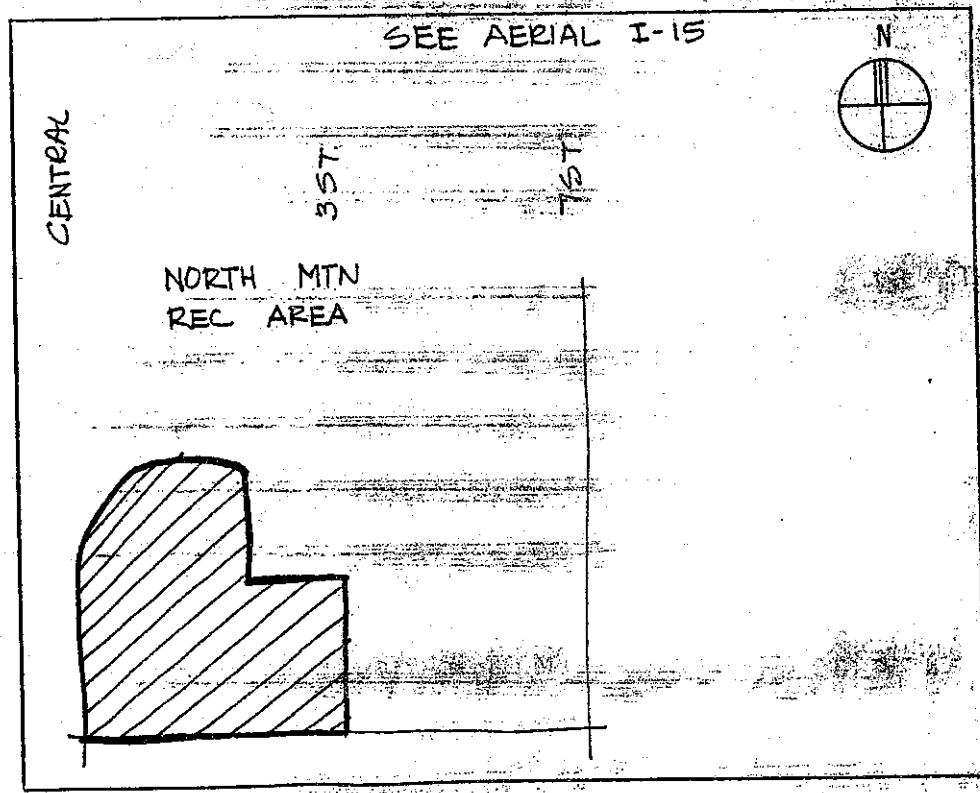
<input type="checkbox"/>	national folk	<input checked="" type="checkbox"/>	moderne
<input type="checkbox"/>	bungalow	<input checked="" type="checkbox"/>	minimal trad.
<input type="checkbox"/>	tudor/english revival	<input type="checkbox"/>	ranch
<input checked="" type="checkbox"/>	spanish colonial revival	<input checked="" type="checkbox"/>	international

ESTIMATED DENSITY 90 number of buildings 70% percentage built pre-1950

PREDOMINANT MATERIALS

<input checked="" type="checkbox"/>	mixture	<input type="checkbox"/>	steel windows
<input type="checkbox"/>	stucco	<input type="checkbox"/>	wood shingles
<input type="checkbox"/>	natural brick	<input type="checkbox"/>	asbestos/asphalt
<input type="checkbox"/>	painted brick	<input type="checkbox"/>	
<input type="checkbox"/>	spanish tile	<input type="checkbox"/>	

LOCATION MAP



INTEGRITY _____ high medium _____ low _____

GENERAL CONDITION good _____ fair _____ poor _____

PHYSICAL DESCRIPTION Square curbed streets are in N-S grid pattern
with curvilinear streets relating to
mountain to north. Styles are mixed evenly
with larger homes to north against mountain.
Interesting International style example is
repeated throughout.

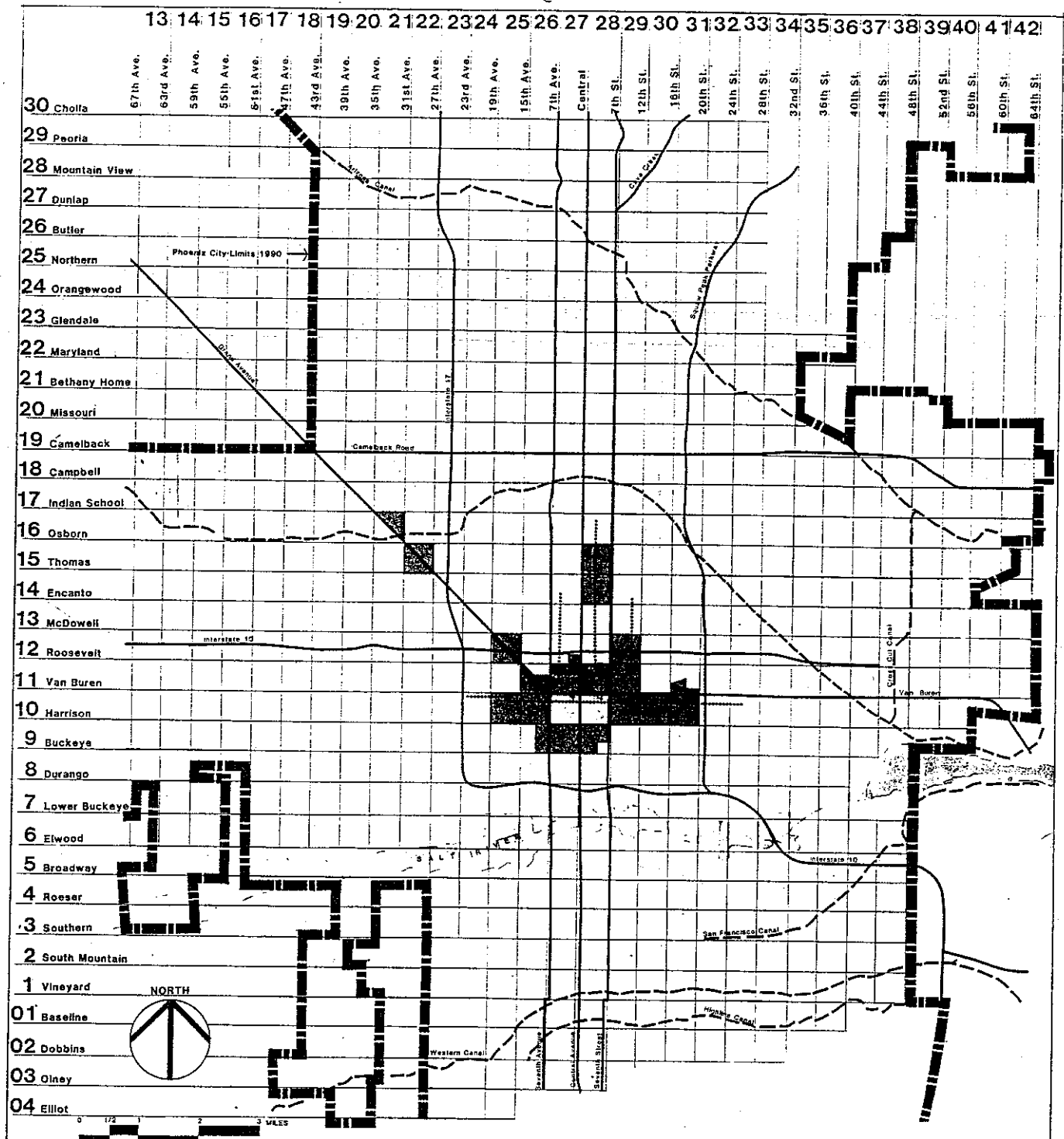
DEVELOPMENT PERIOD 1945-1950

SIGNIFICANCE _____ high medium _____ low _____



AREAS OF SIGNIFICANCE AND THEMES COMMUNITY PLANNING AND DEVELOPMENT:
Development of housing post-WWII.
Transportation.
Development influenced by proximity to
Central Avenue.
ARCHITECTURE:
Several good examples of International
style as well as a variety of larger
custom homes to north.

THREATS

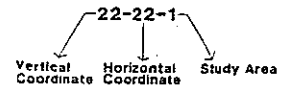
SURVEYOR Miller/Mosher, JAMES DATE 10-22-90



MAJOR SUBDIVISIONS 1880 - 1899

-  Pre-1880 Subdivisions
-  1880-1899 Subdivisions

Numbering System



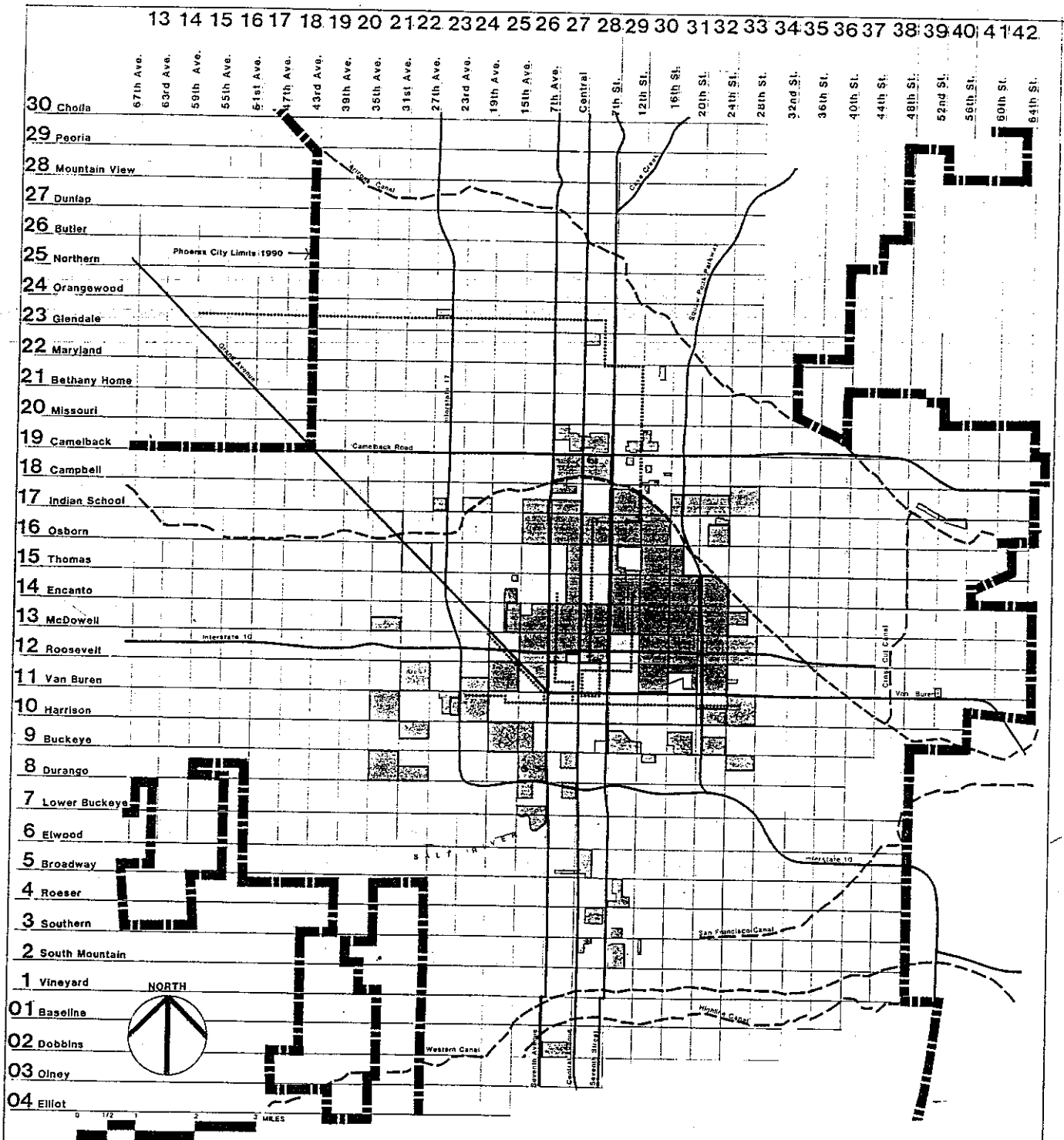
Phoenix Pre-1950 Historic Residential Reconnaissance Survey





December 1990

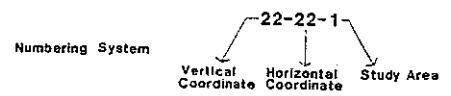
Draft 10/90

1



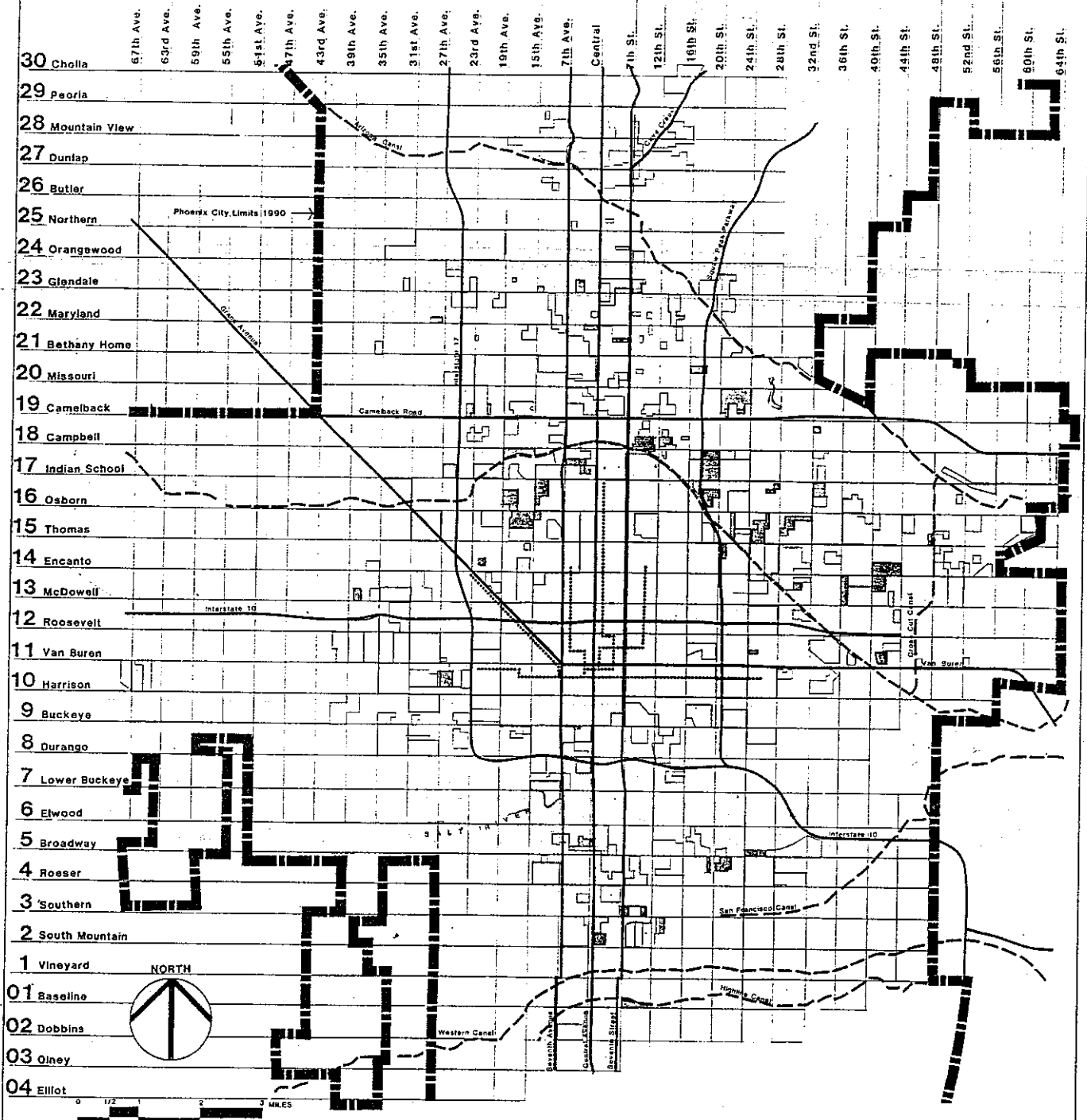
MAJOR SUBDIVISIONS 1900 - 1929

-  Pre-1900 Subdivisions
-  1900-1929 Subdivisions






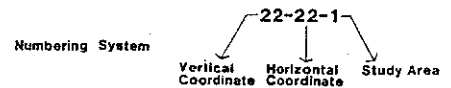
Phoenix Pre-1950 Historic Residential Reconnaissance Survey

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42



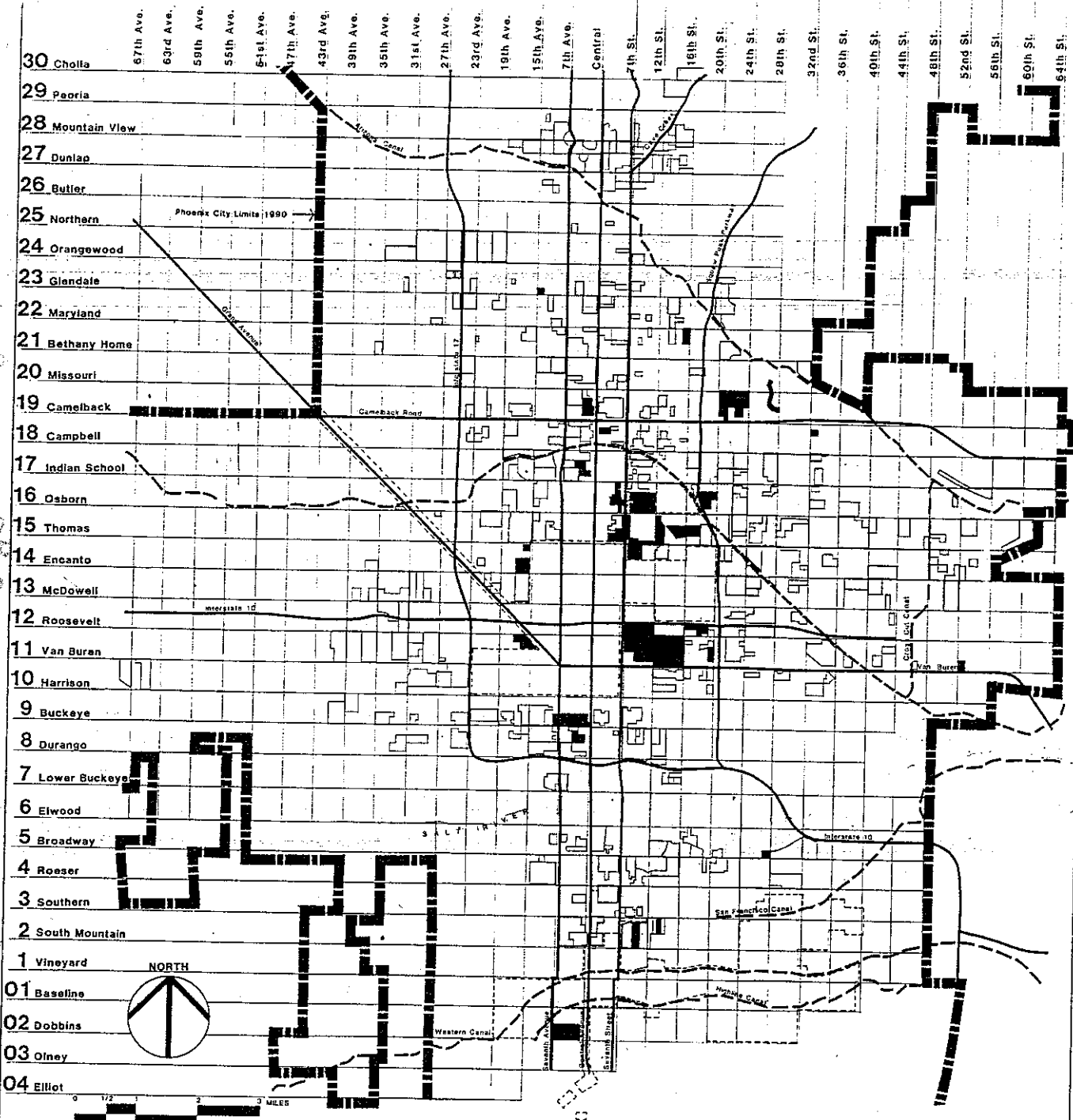
MAJOR SUBDIVISIONS 1930 - 1949

-  Pre-1930 Subdivisions
-  1930-1949 Subdivisions
-  No data indicating year of Subdivision



Phoenix Pre-1950 Historic Residential Reconnaissance Survey

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42



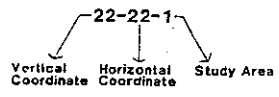
5500
2000
8300
1600

7600
9000

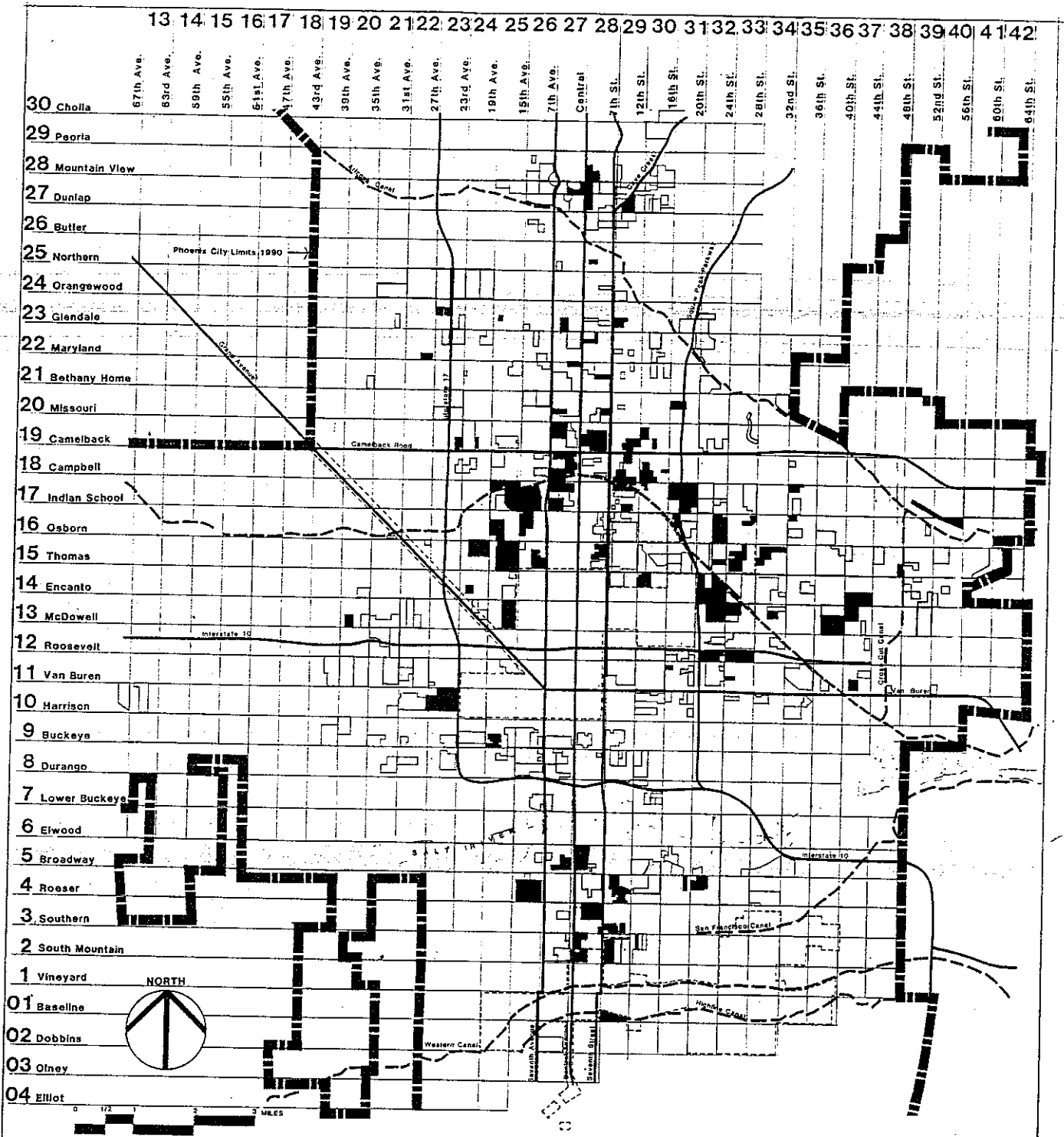
A NEIGHBORHOODS REQUIRING URGENT SURVEY

- Previously Surveyed
- Identified in this Survey
- Threatened and/or Eligible for Phoenix or National Register




Numbering System

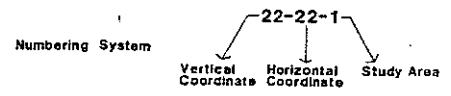


Phoenix Pre-1950 Historic Residential Reconnaissance Survey

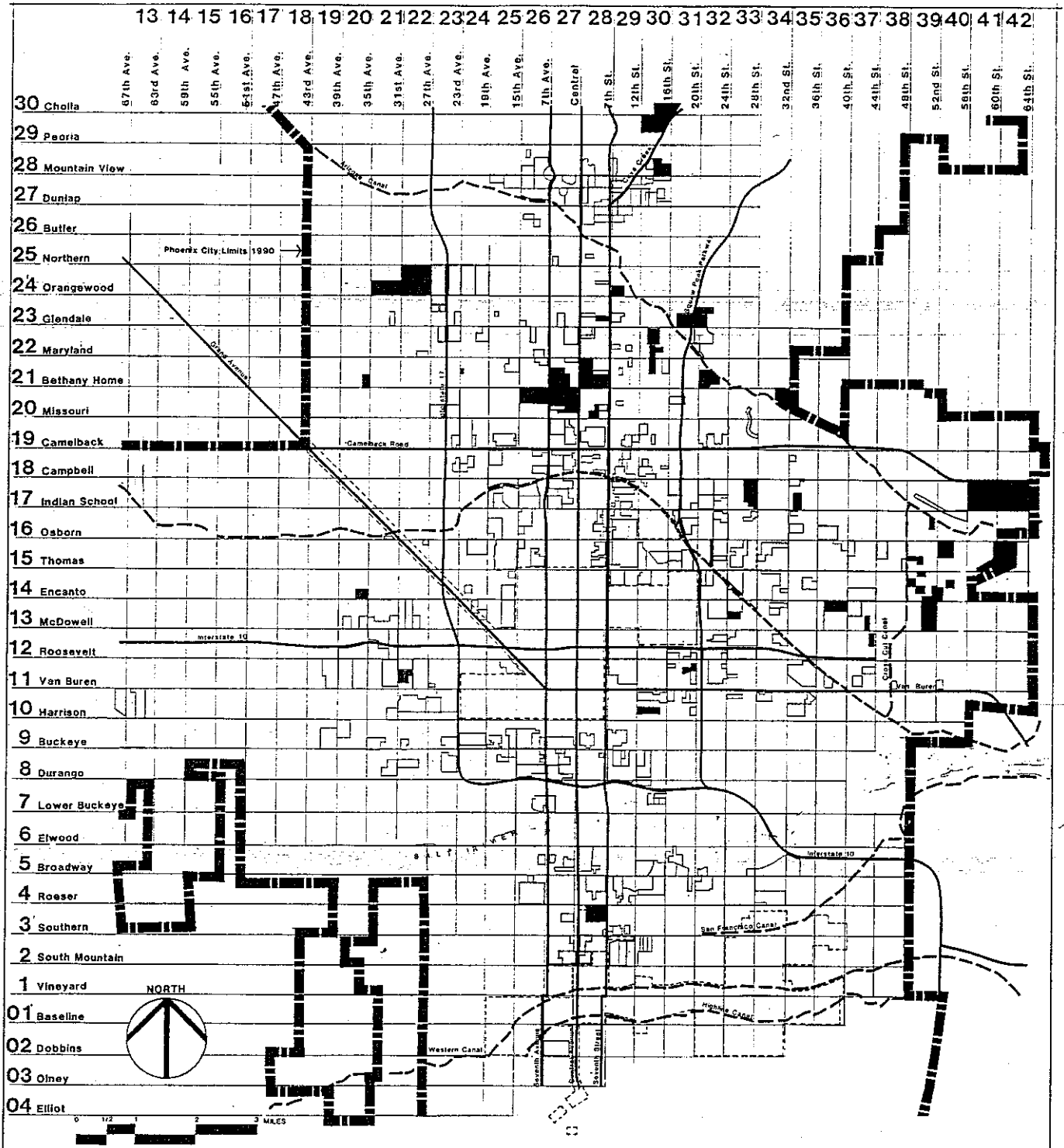


B NEIGHBORHOODS REQUIRING FUTURE SURVEY

-  Previously Surveyed
-  Identified in this Survey
-  Possibly eligible for Phoenix or National Register

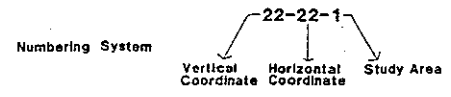


Phoenix Pre-1950 Historic Residential Reconnaissance Survey

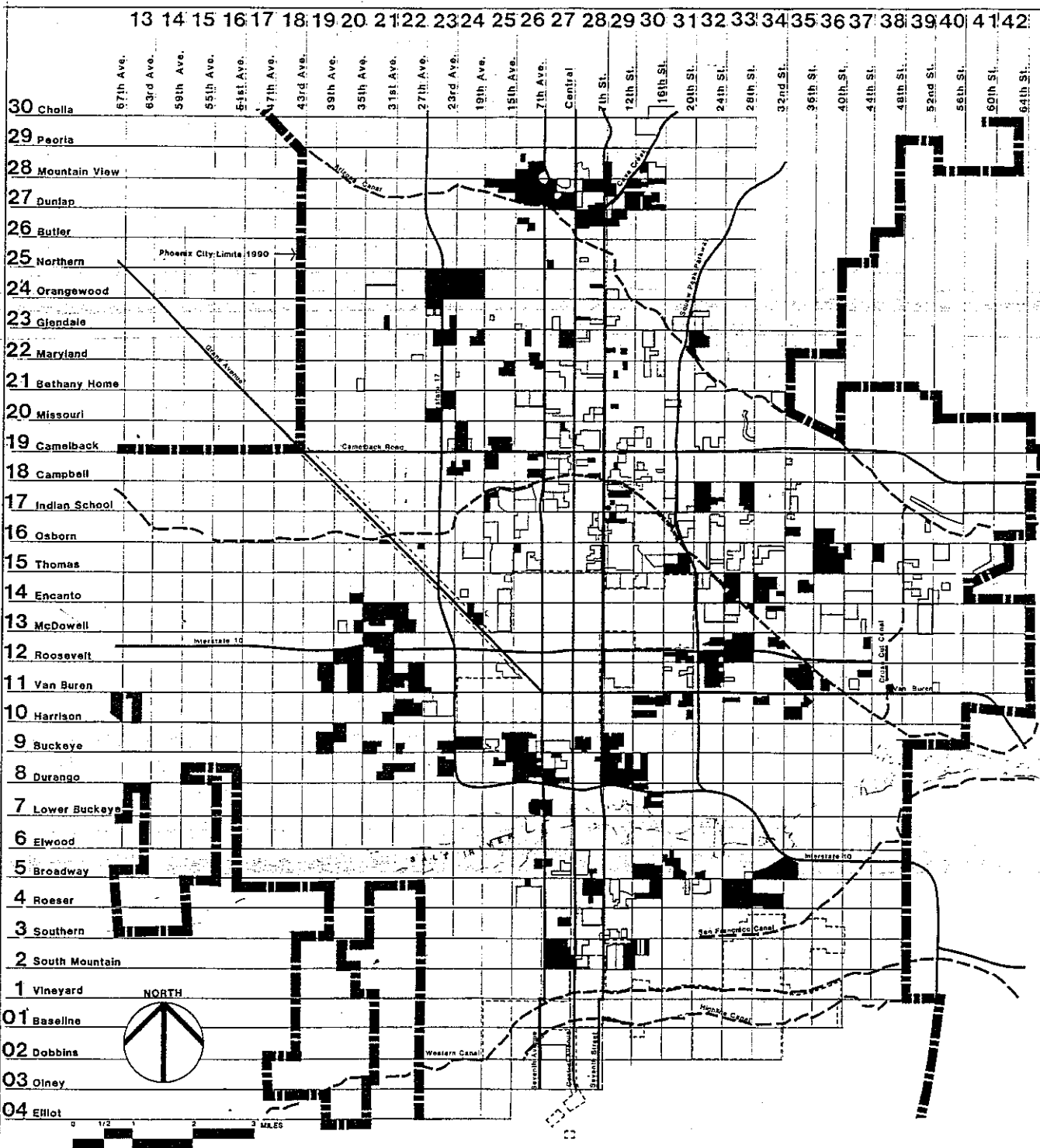


C NEIGHBORHOODS REQUIRING RE-EVALUATION

- Previously Surveyed-
- Identified in this Survey
- Possibly eligible in the future for Phoenix or National Register

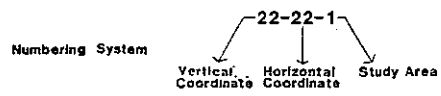


Phoenix Pre-1950 Historic Residential Reconnaissance Survey

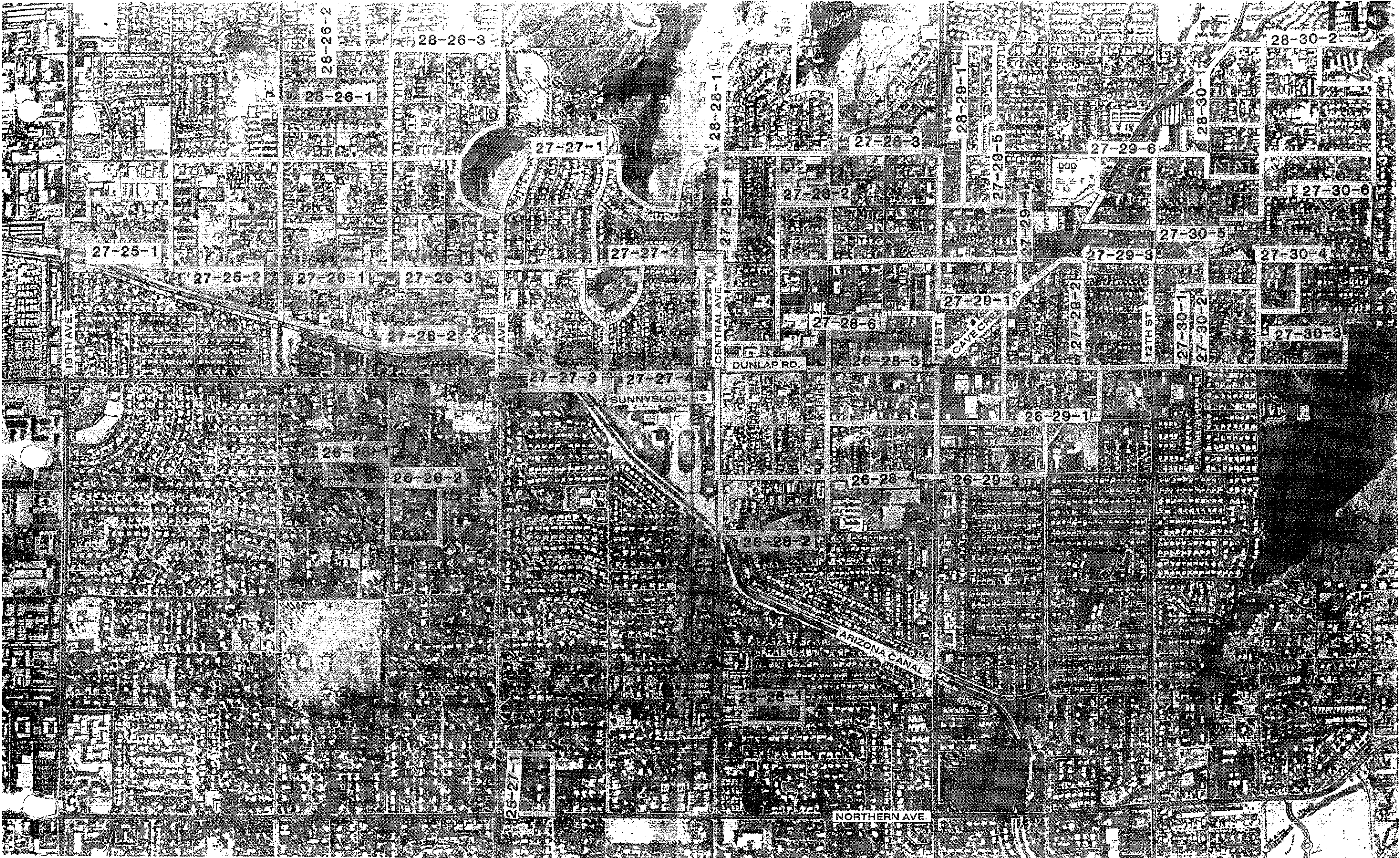


D NEIGHBORHOODS REQUIRING NO FURTHER STUDY

- Previously Surveyed
- Identified in this Survey
- Not Eligible for Phoenix or National Register



Phoenix Pre-1950 Historic Residential Reconnaissance Survey



28-26-2

28-26-3

28-26-1

27-27-1

28-28-1

27-28-3

28-29-1

28-30-2

27-29-6

28-30-1

27-30-6

27-25-1

27-27-2

27-28-2

27-29-5

27-30-5

27-25-2

27-26-1

27-26-3

27-28-1

27-29-3

27-30-4

27-26-2

27-28-6

27-29-10

27-30-1

27-30-3

19TH AVE

19TH AVE

CENTRAL AVE

DUNLAP RD

CAVECILLE

12TH ST

27-27-3

SUNNYSLOPE

26-28-3

26-29-1

26-26

26-26-2

26-28-2

26-28-4

26-29-2

ARIZONA CANAL

25-27-1

NORTHERN AVE

POINTE RESORT

NORTH MOUNTAIN REC AREA

29-30-1

POINTE TAPATIO

19TH AVE

7TH AVE

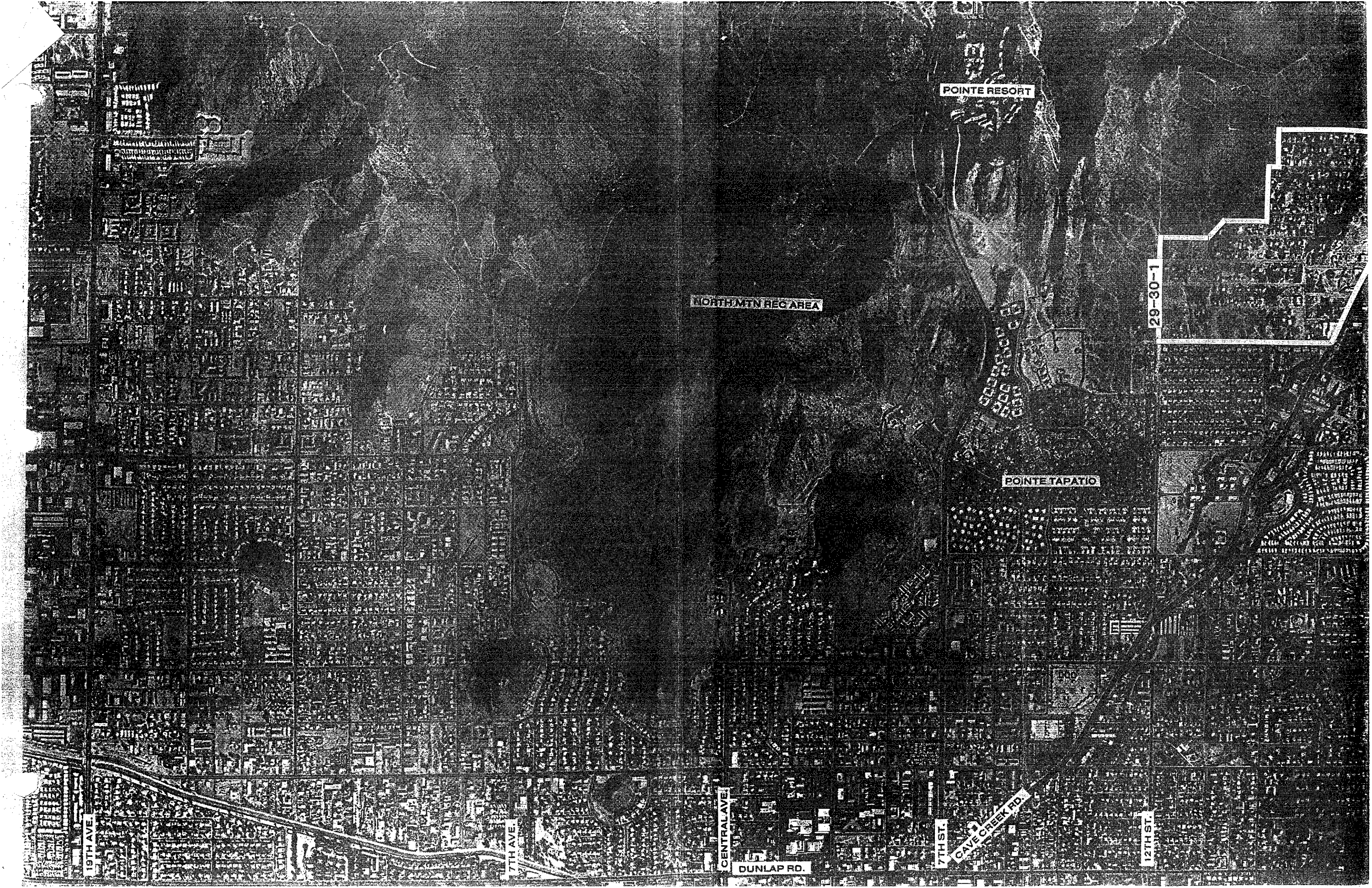
CENTRAL AVE

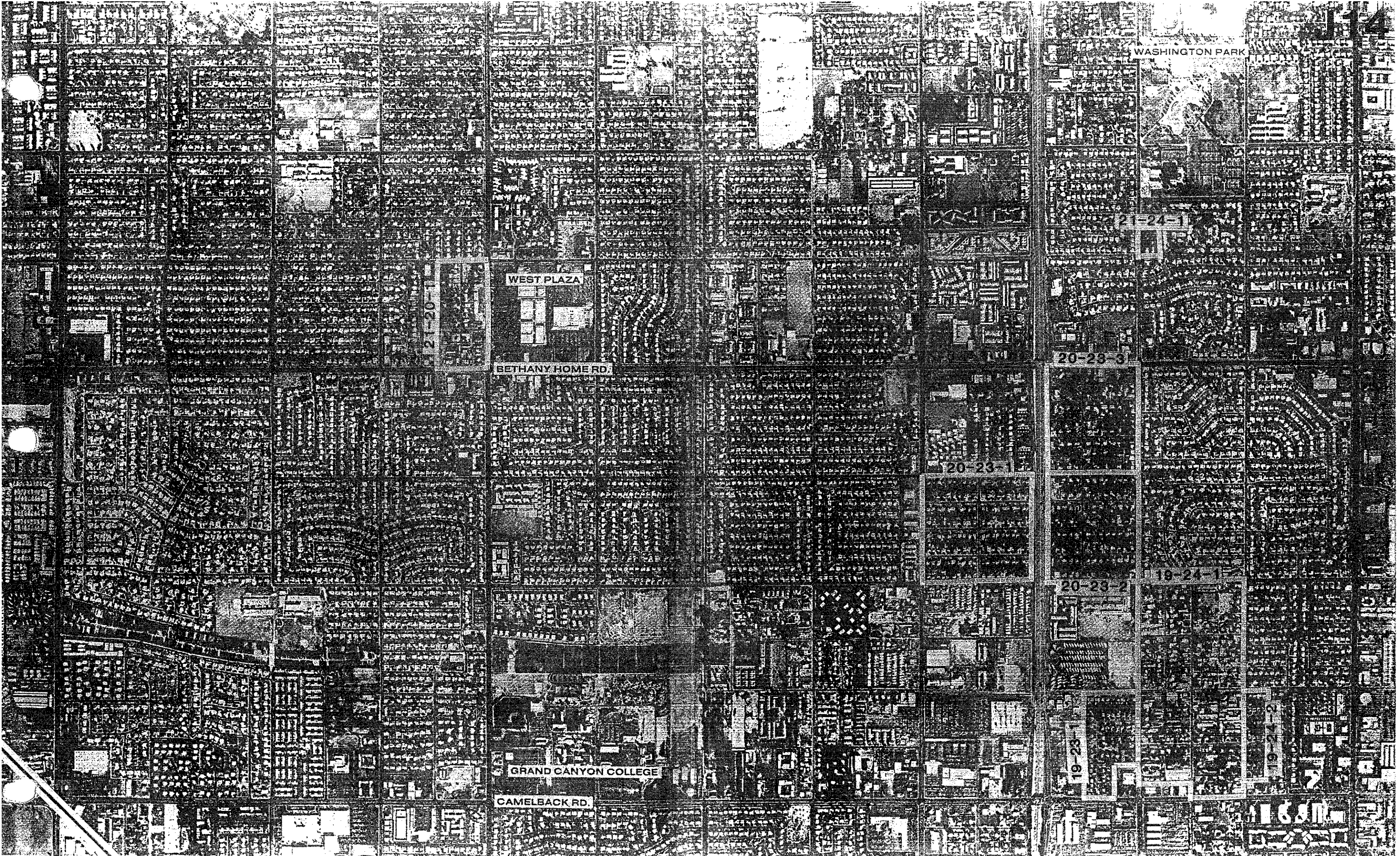
DUNLAP RD.

7TH ST

CAVE CREEK RD.

12TH ST





WASHINGTON PARK

WEST PLAZA

BETHANY HOME RD.

20-23-3

20-23-1

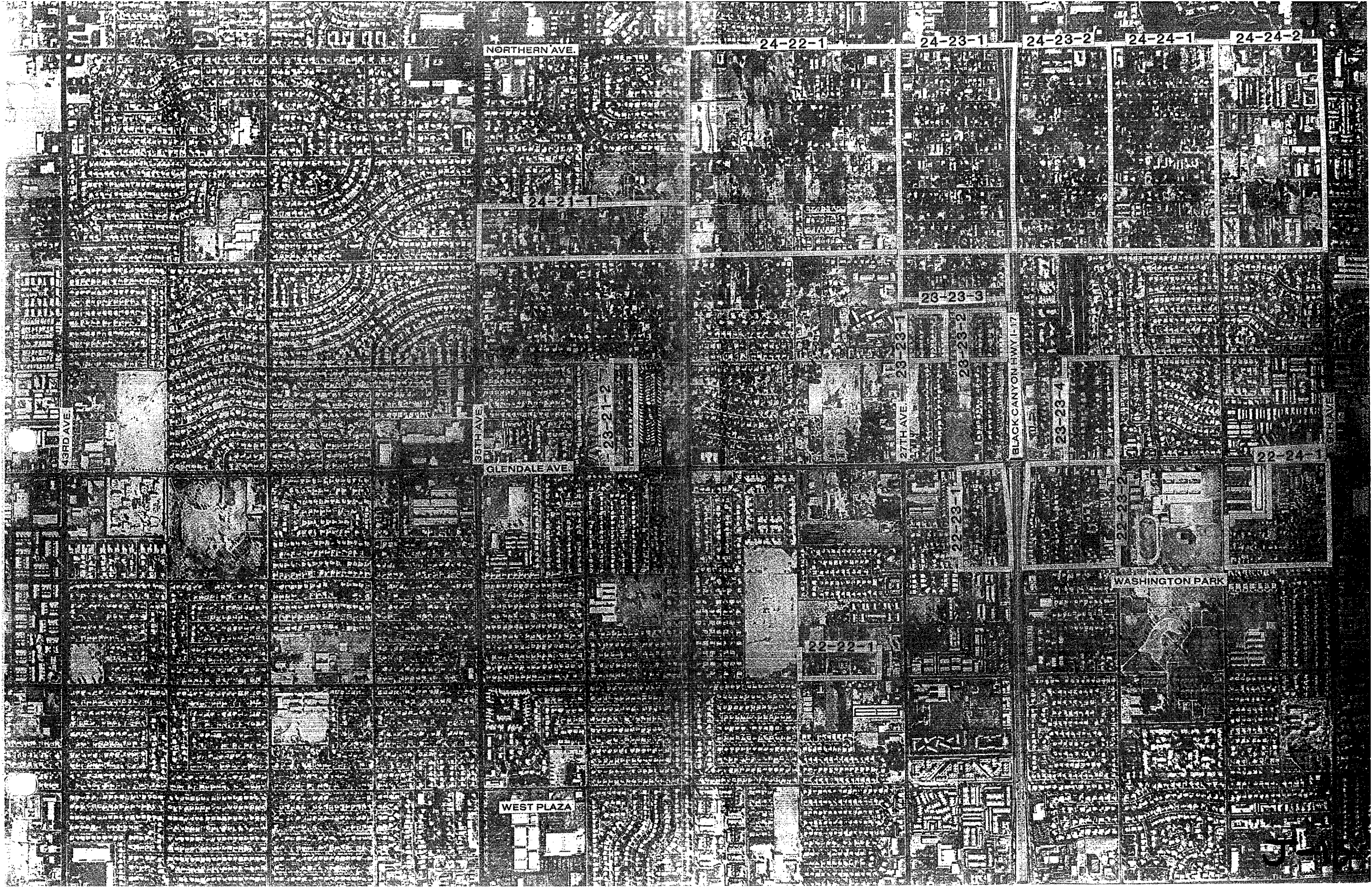
20-23-2

19-23-1

GRAND CANYON COLLEGE

CAMELBACK RD.

19-23



NORTHERN AVE

24-22-1

24-23-1

24-23-2

24-24-1

24-24-2

24-21-1

28-23-3

43RD AVE

36TH AVE

28-21-2

27TH AVE

28-23-2

BLACK CANYON HWY

23-23-4

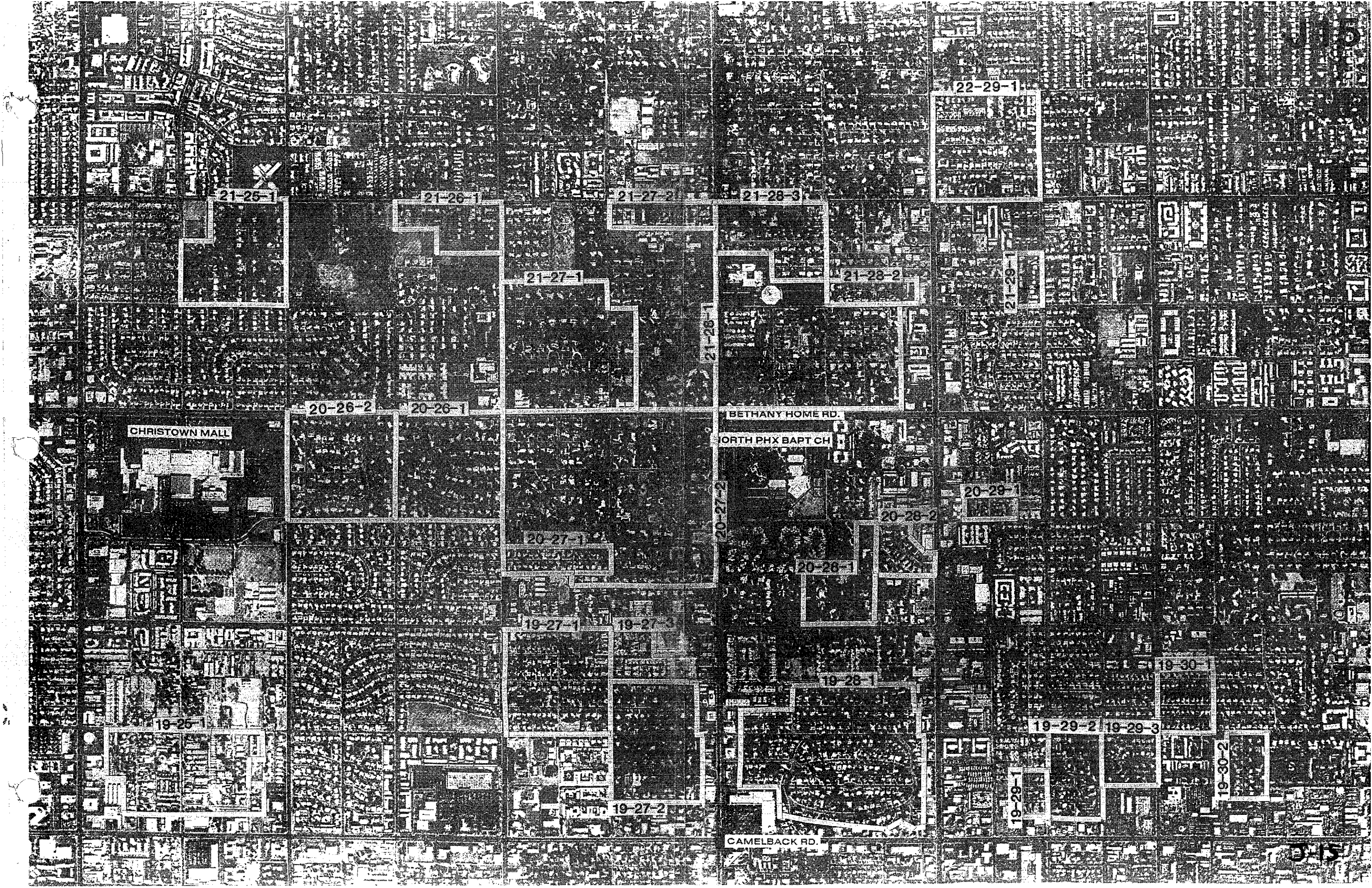
22-24-1

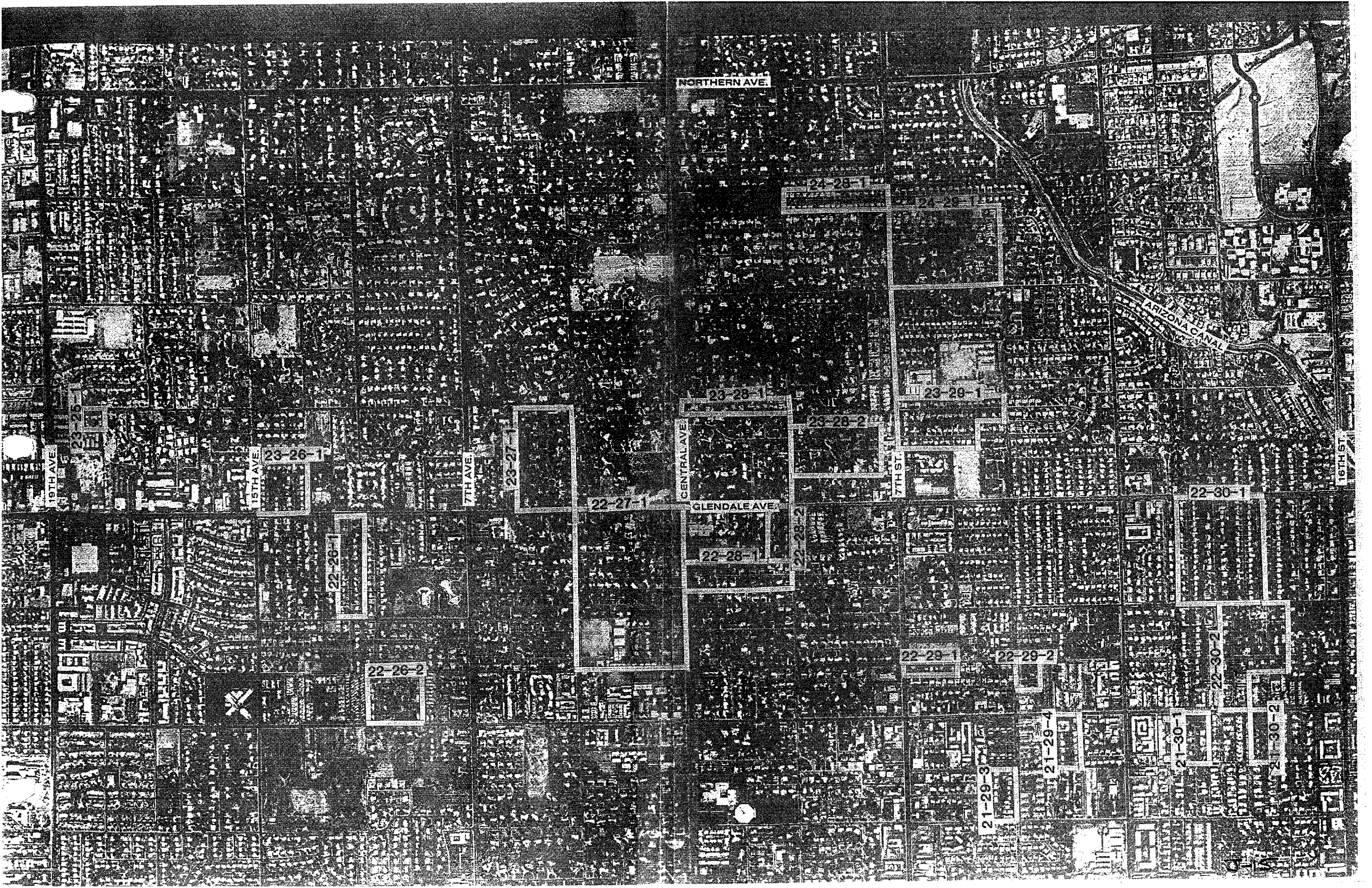
GLENDALE AVE

WASHINGTON PARK

WEST PLAZA

22-22-1





PHOENIX MTNS PRESERVE

AMERICAN EXPRESS

LINCOLN DR.

21-32-1

20-34-1

BILTMORE RESORT

BETHANY HOME RD.

20-31-1

BILTMORE GC

19-32-1

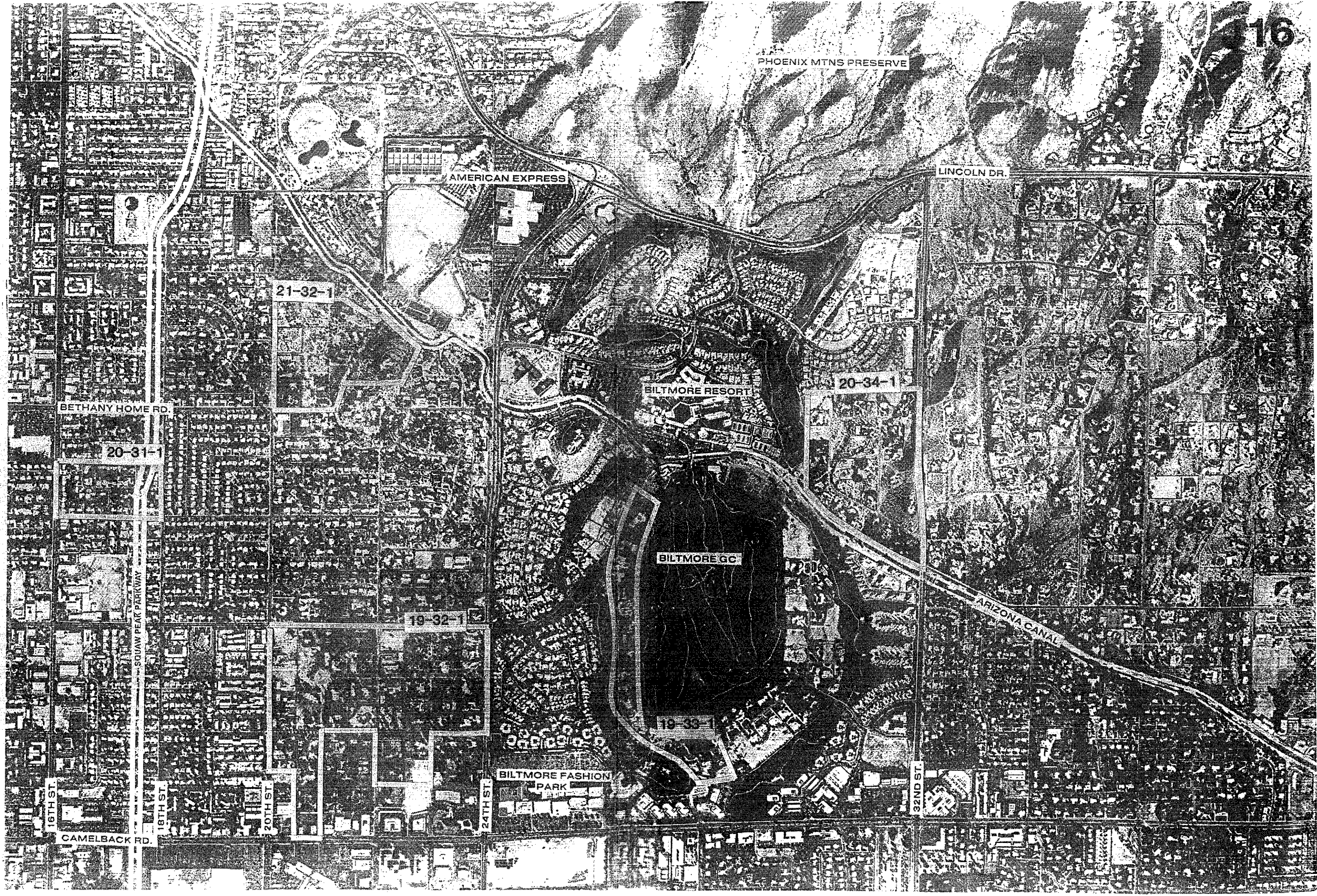
ARIZONA CANAL

19-33-1

BILTMORE FASHION PARK

1
12
13
3E

Y, INC.
T. - B
5014



THE POINTE RESORT

SQUAW PEAK

23-31-2

GLEND 23-31-1

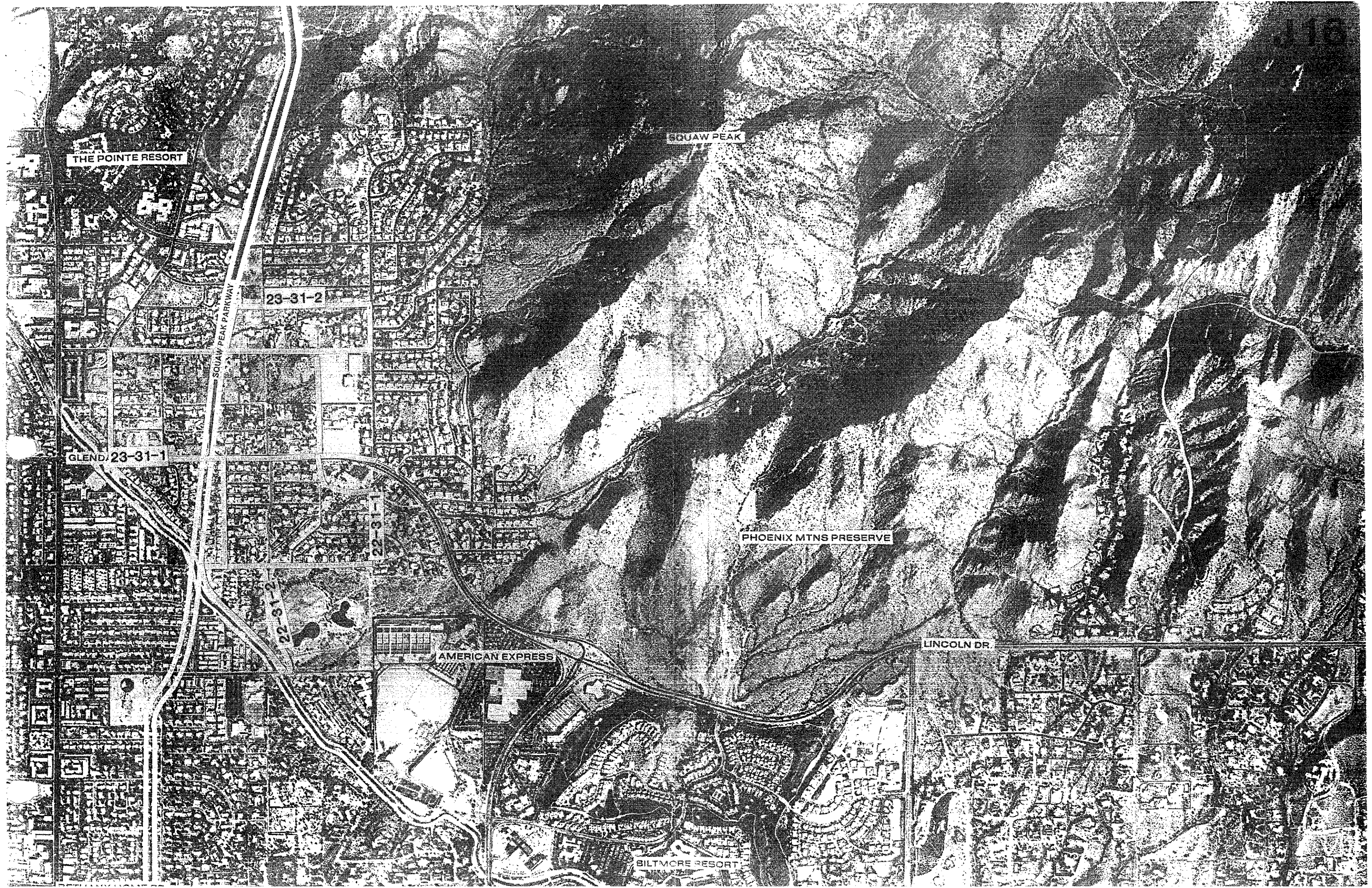
SQUAW PEAK PARKWAY

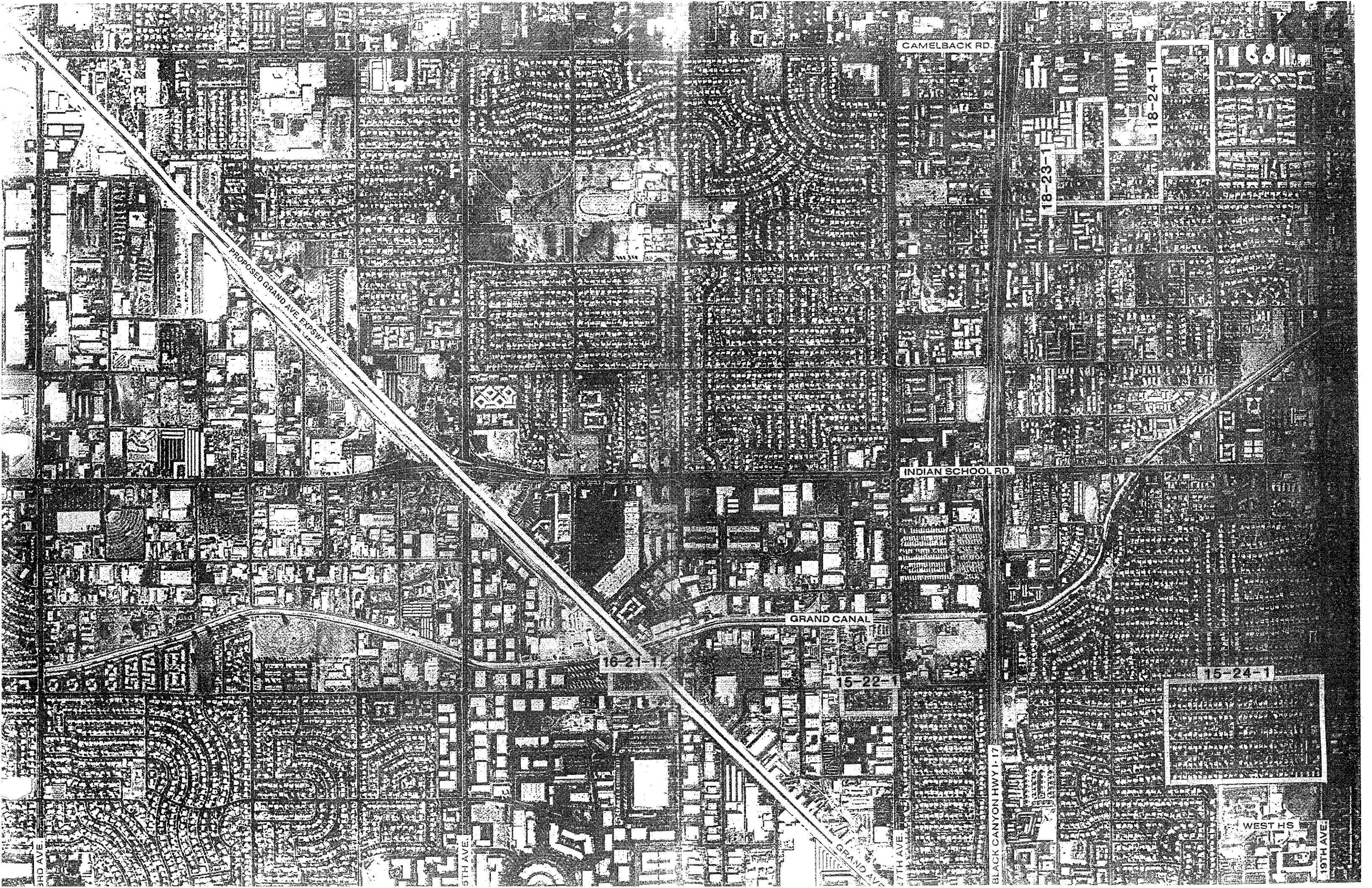
PHOENIX MTNS PRESERVE

AMERICAN EXPRESS

LINCOLN DR.

BILTMORE RESORT





CAMELBACK RD.

PROPOSED GRAND AVE. EXPSWK

INDIAN SCHOOL RD.

GRAND CANAL

16-21-1

15-22-1

18-23-1

18-24-1

15-24-1

3RD AVE

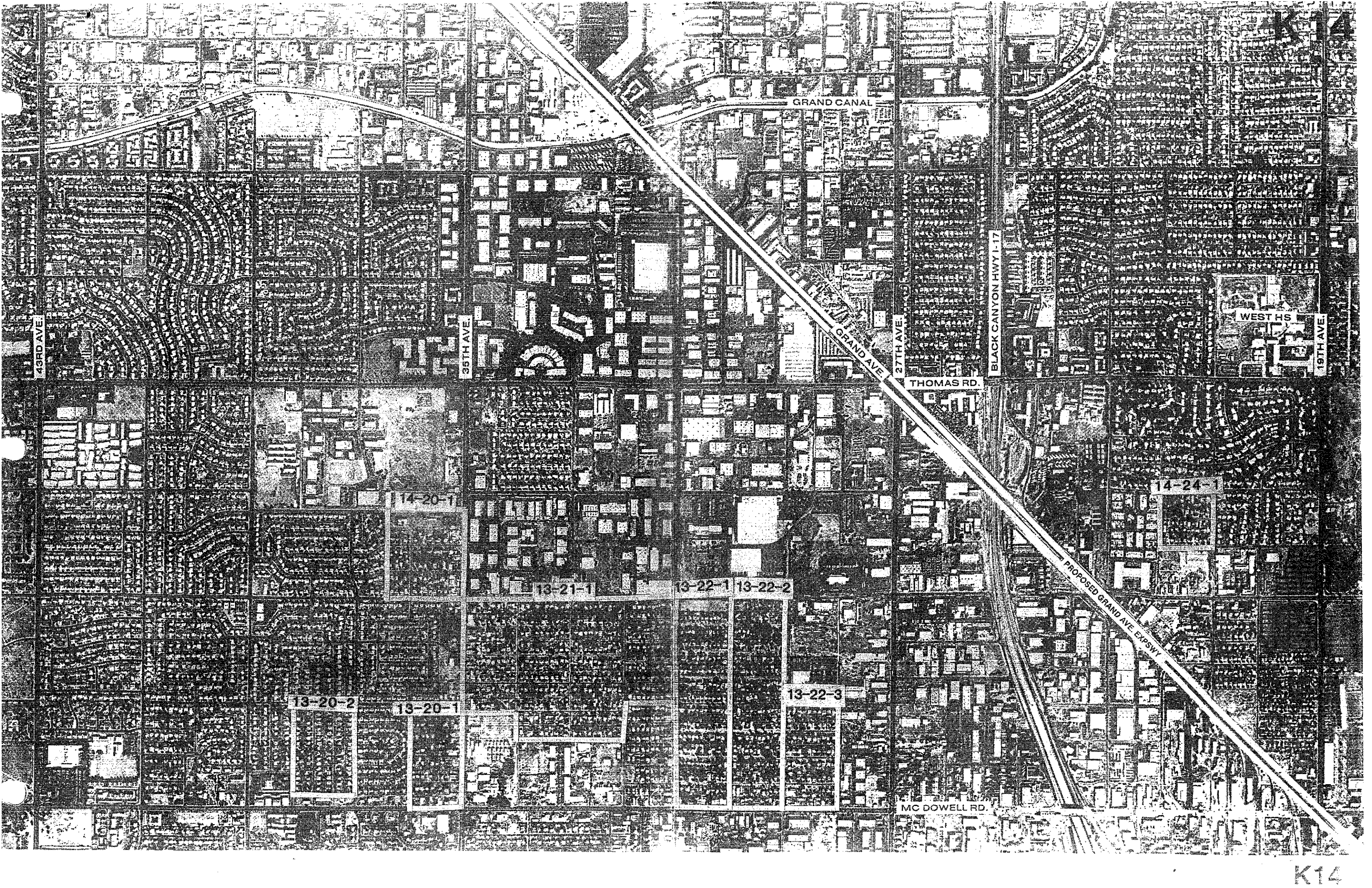
5TH AVE

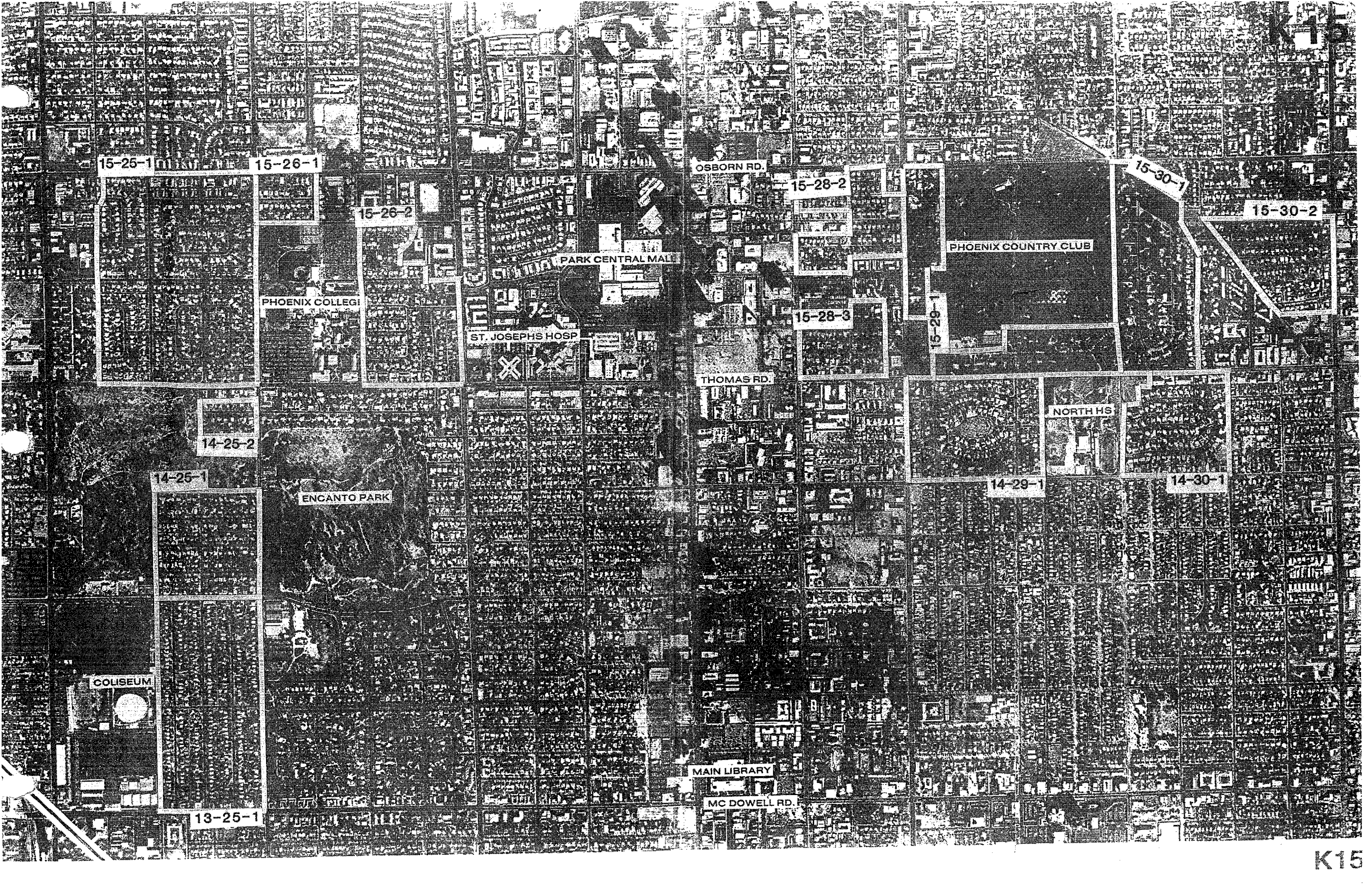
7TH AVE

BLACK CANYON HWY 1-17

19TH AVE

WEST HS





15-25-1

15-26-1

15-26-2

OSBORN RD.

15-28-2

15-30-1

15-30-2

PHOENIX COLLEGE

PARK CENTRAL MALL

ST. JOSEPHS HOSP

15-28-3

15-29-1

PHOENIX COUNTRY CLUB

THOMAS RD.

NORTH HS

14-25-2

14-25-1

ENCANTO PARK

14-29-1

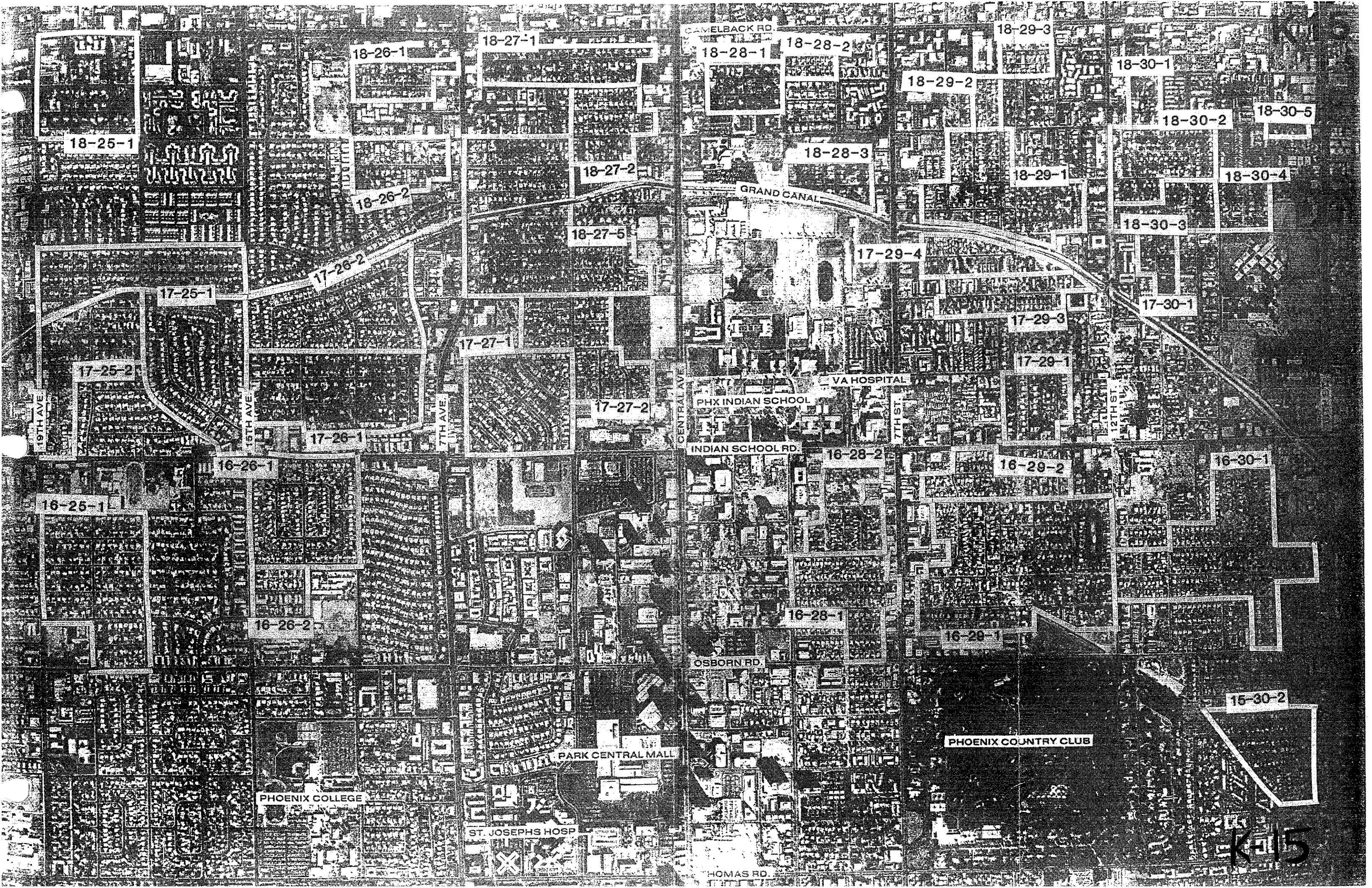
14-30-1

COLISEUM

13-25-1

MAIN LIBRARY

MC DOWELL RD.



CAMELBACK RD.

18-29-3

18-26-1

18-27-1

18-28-1

18-28-2

18-30-1

18-25-1

18-29-2

18-30-2

18-30-5

18-26-2

18-27-2

18-28-3

18-29-1

18-30-4

18-27-5

GRAND CANAL

18-30-3

17-25-1

17-26-2

17-29-4

17-30-1

17-25-2

17-27-1

17-29-3

17-29-1

17-26-1

17-27-2

PHX INDIAN SCHOOL

VA HOSPITAL

16-26-1

INDIAN SCHOOL RD.

16-28-2

16-29-2

16-30-1

16-25-1

16-26-2

16-28-1

16-29-1

OSBORN RD.

15-30-2

PHOENIX COLLEGE

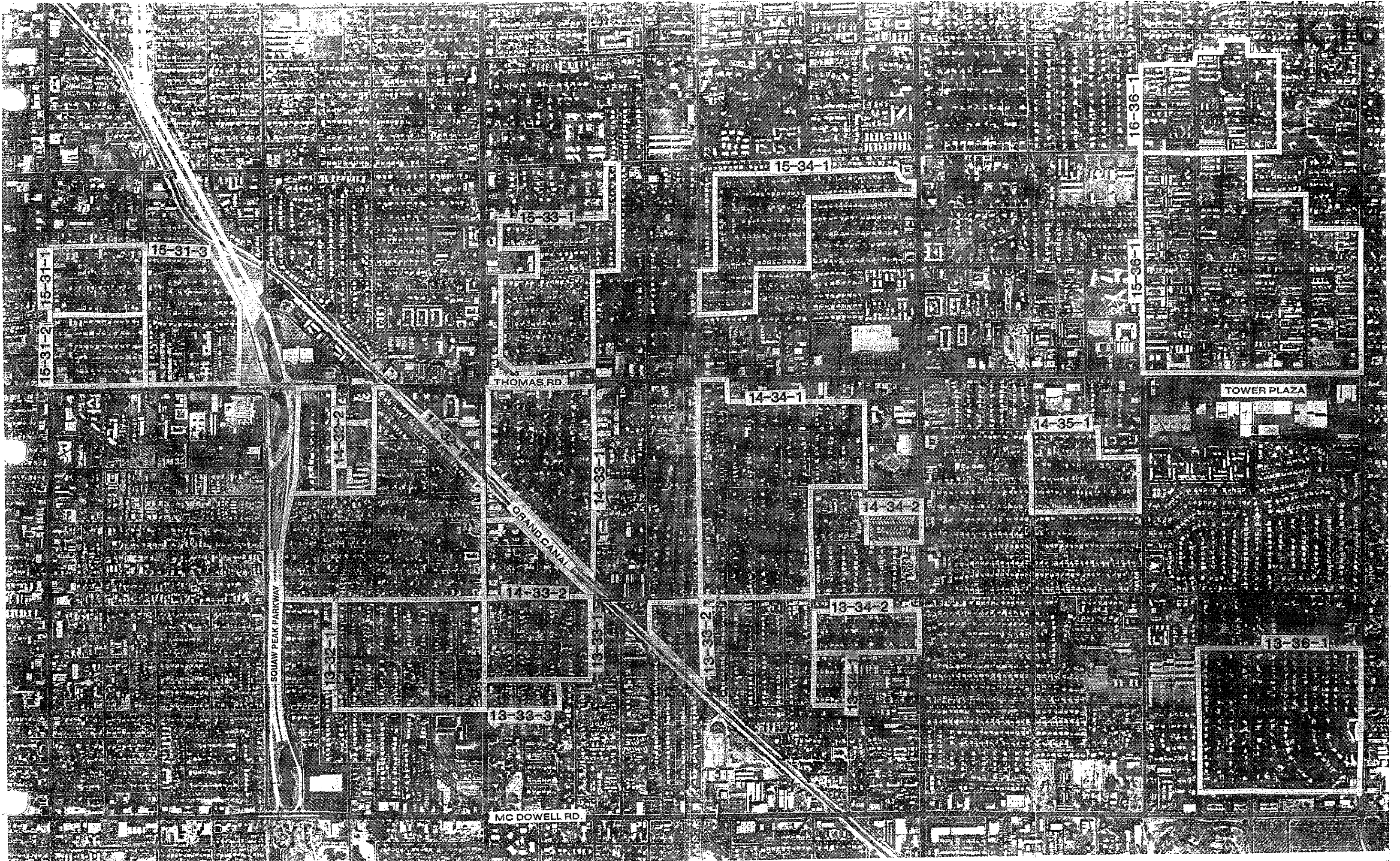
PARK CENTRAL MALL

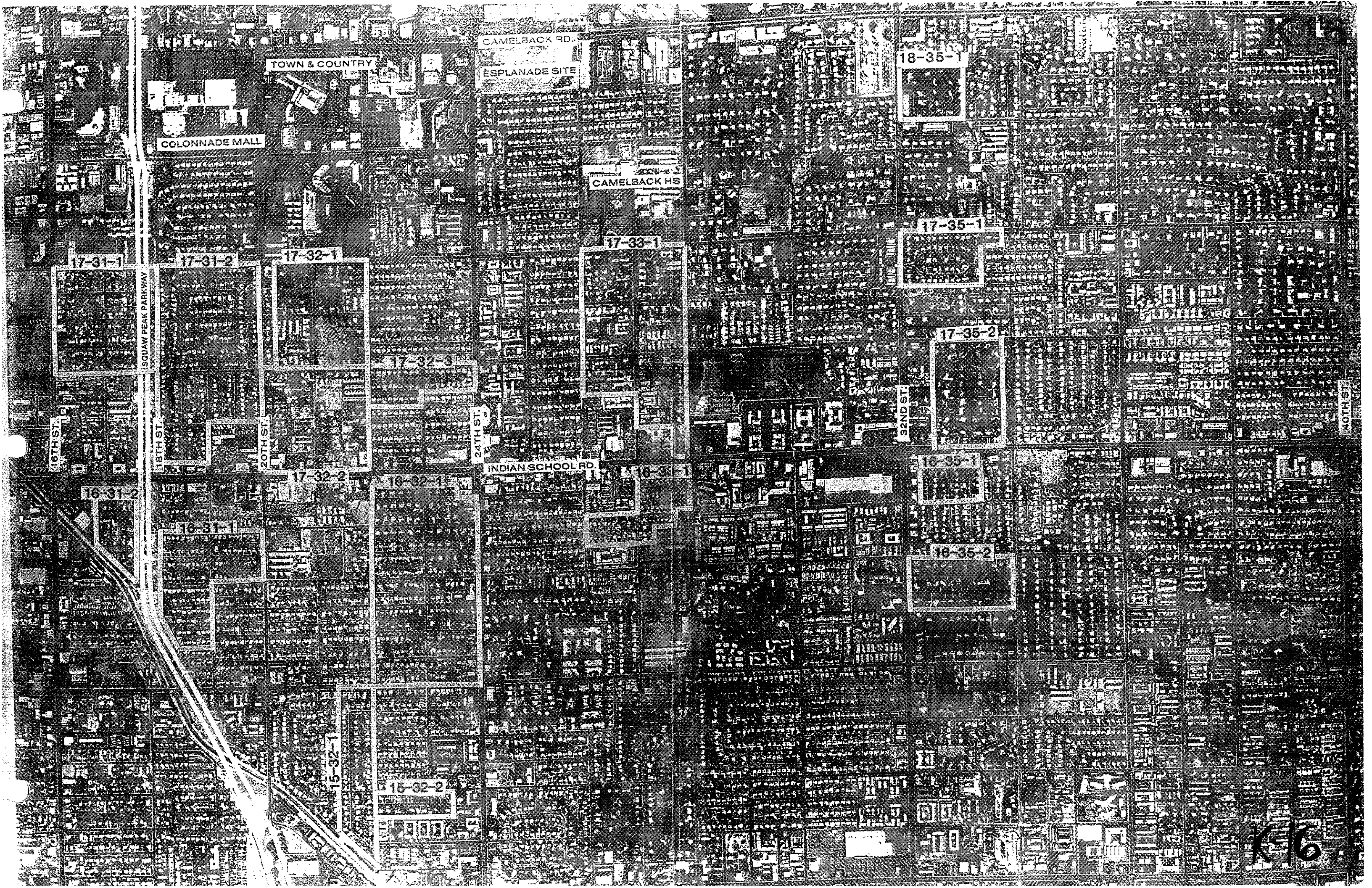
PHOENIX COUNTRY CLUB

ST. JOSEPHS HOSP

THOMAS RD.

K-15





TOWN & COUNTRY

CAMELBACK RD.

ESPLANADE SITE

18-35-1

COLONNADE MALL

CAMELBACK HS

17-35-1

17-31-1

17-31-2

17-32-1

17-33-1

17-35-2

SQUAW PEAK PARKWAY

16TH ST.

18TH ST.

20TH ST.

24TH ST.

32ND ST.

40TH ST.

17-32-3

INDIAN SCHOOL RD.

16-31-2

17-32-2

16-32-1

16-33-1

16-35-1

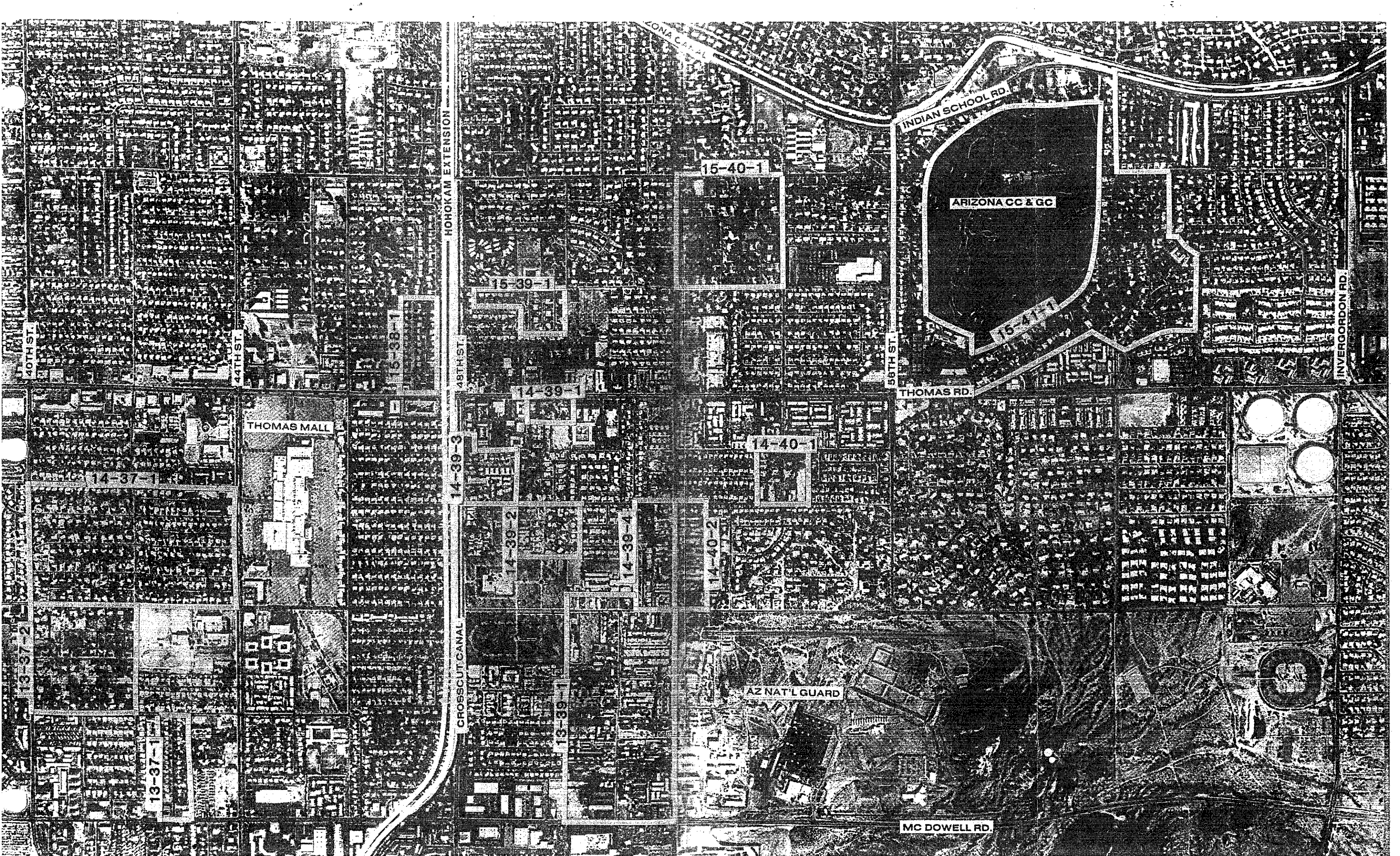
16-31-1

16-35-2

15-32-1

15-32-2

K-16



ARIZONA CC & GC

AZ NAT'L GUARD

THOMAS MALL

MC DOWELL RD.

THOMAS RD.

INDIAN SCHOOL RD.

HOHOKAM EXTENSION

CROSSCUT CANAL

INVERGORDON RD.

15-40-1

15-39-1

14-39-1

14-40-1

14-39-2

14-39-4

14-40-2

13-39-1

13-37-1

40TH ST.

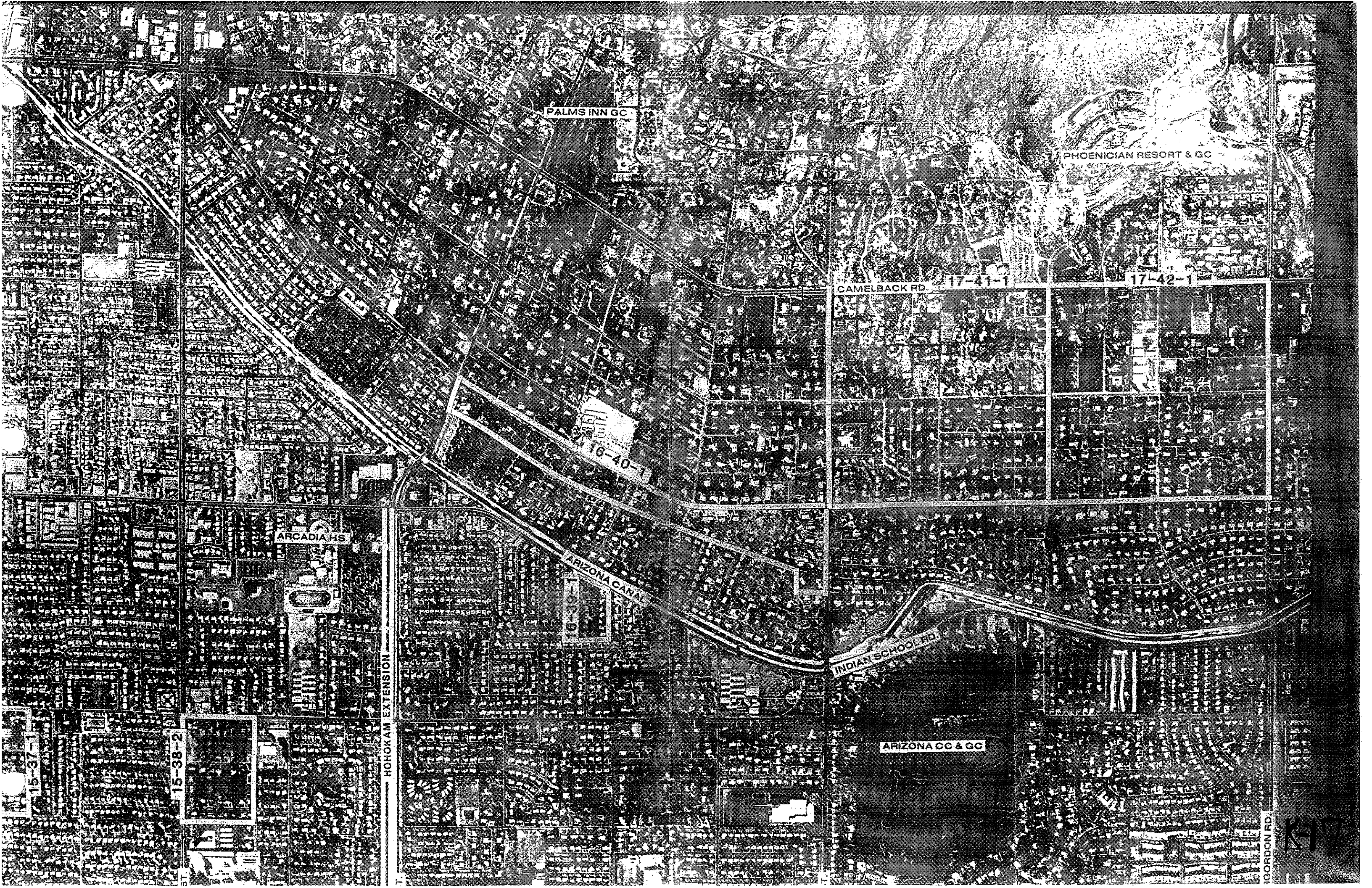
44TH ST.

48TH ST.

56TH ST.

13-37-2

14-37-1



PALMS INN GC

PHOENICIAN RESORT & GC

CAMELBACK RD. 17-41-1

17-42-1

16-40-1

ARIZONA CANAL

INDIAN SCHOOL RD.

ARIZONA CC & GC

ARCADIA HS

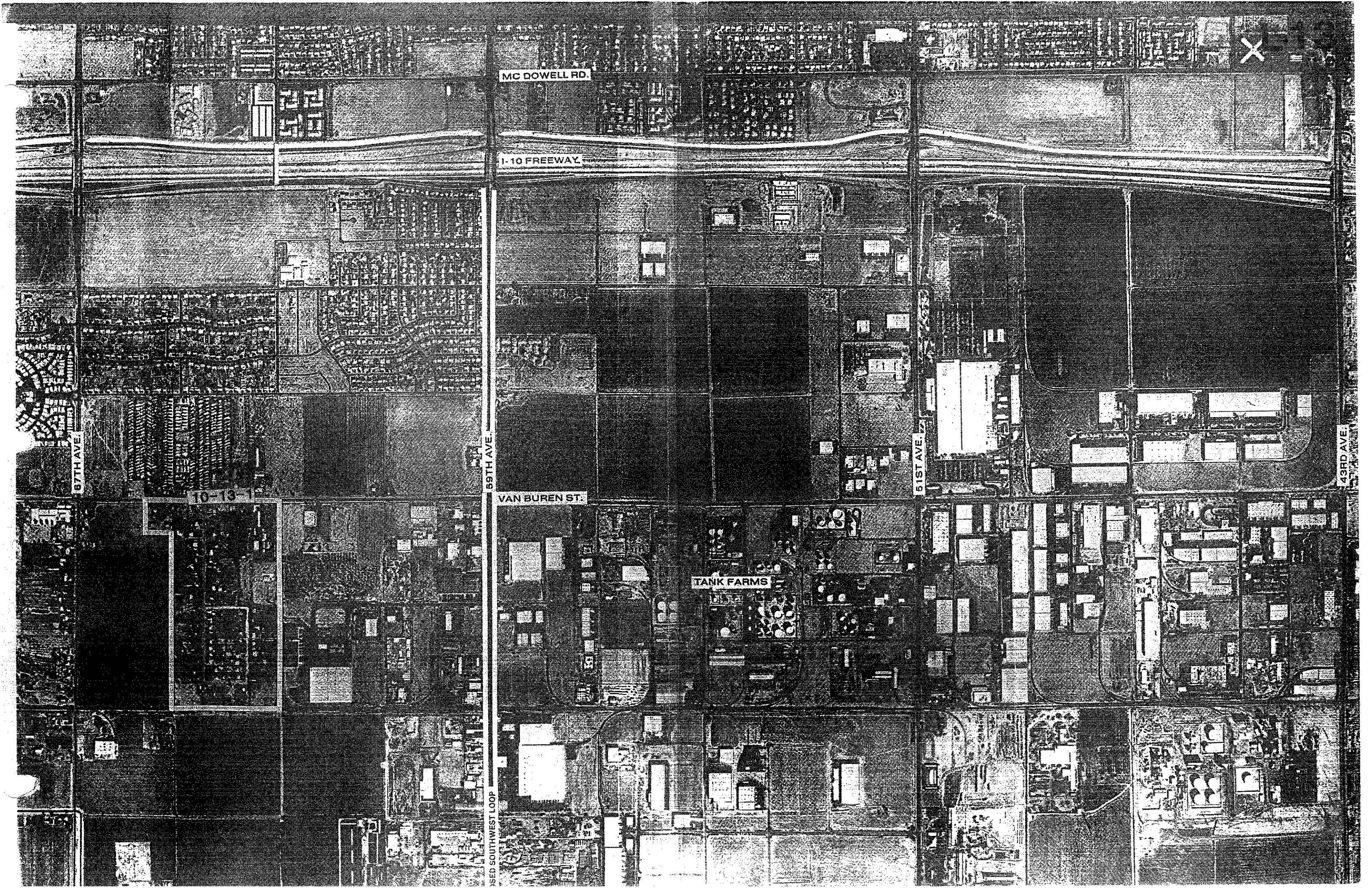
HOHOKAM EXTENSION

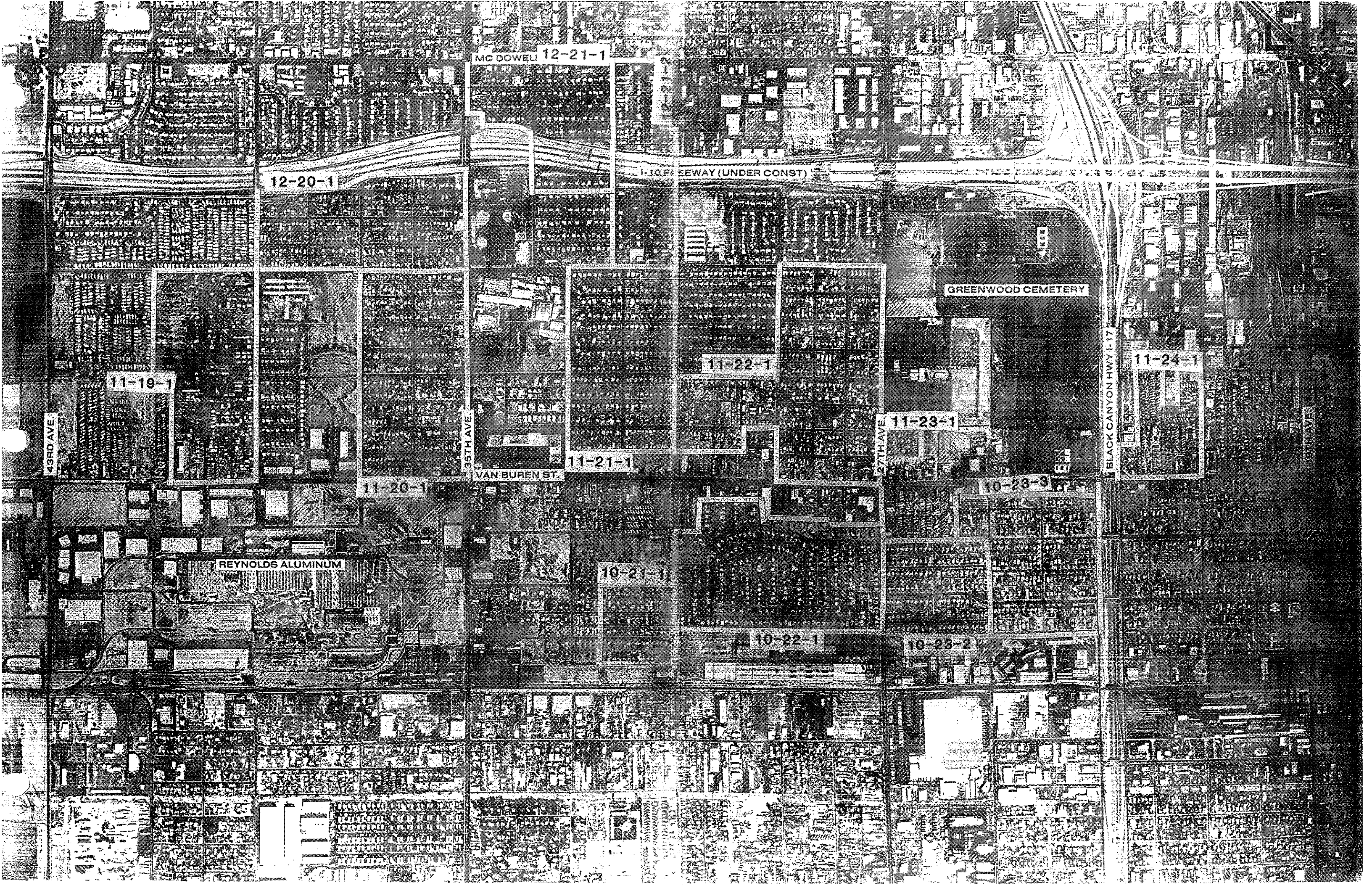
GORDON RD.

15-37-1

15-38-2

KM





MC DOWEL 12-21-1

12-20-1

I-10 FREEWAY (UNDER CONST)

GREENWOOD CEMETERY

BLACK CANYON HWY (I-17)

11-24-1

11-23-1

11-22-1

11-21-1

VAN BUREN ST.

36TH AVE

11-20-1

11-19-1

43RD AVE

10-23-3

REYNOLDS ALUMINUM

10-21-1

10-22-1

10-23-2

REYNOLDS ALUMINUM
INDUSTRIAL PARK
1000 VAN BUREN ST.
DENVER, CO 80202
TEL: 333-3333
FAX: 333-3333

REYNOLDS ALUMINUM

9-20-1

9-19-1

9-21-1

9-22-1

9-23-1

9-24-1

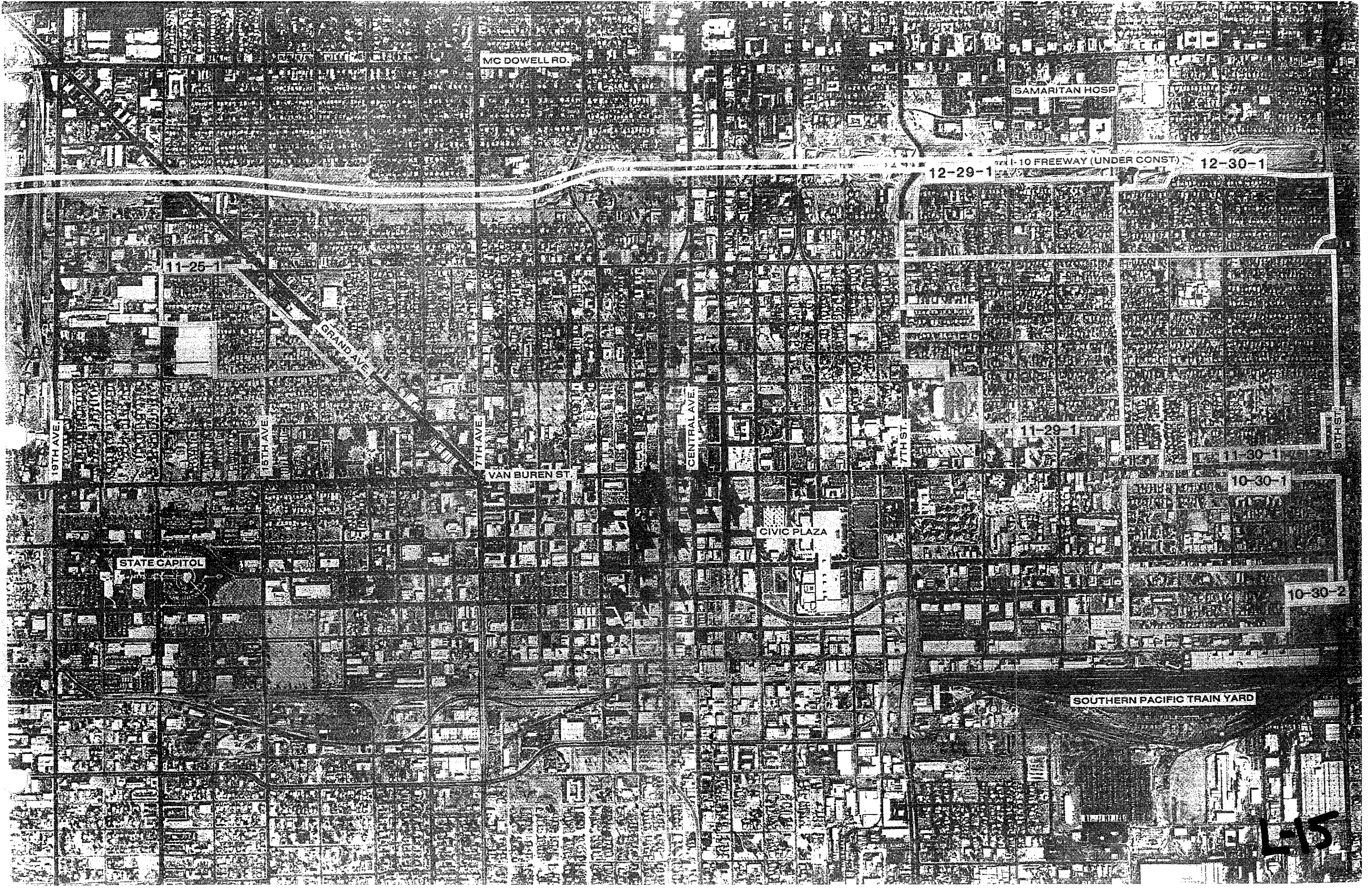
BUCKEYE RD.

8-21-1

8-22-1

8-23-1

LOWER BUCKEYE RD.



MC DOWELL RD.

SAMARITAN HOSP.

12-29-1

I-10 FREEWAY (UNDER CONST.)

12-30-1

11-25-1

GRAND AVENUE

19TH AVE.

15TH AVE.

7TH AVE.

VAN BUREN ST.

CENTRAL AVE.

17TH ST.

11-29-1

11-30-1

STATE CAPITOL

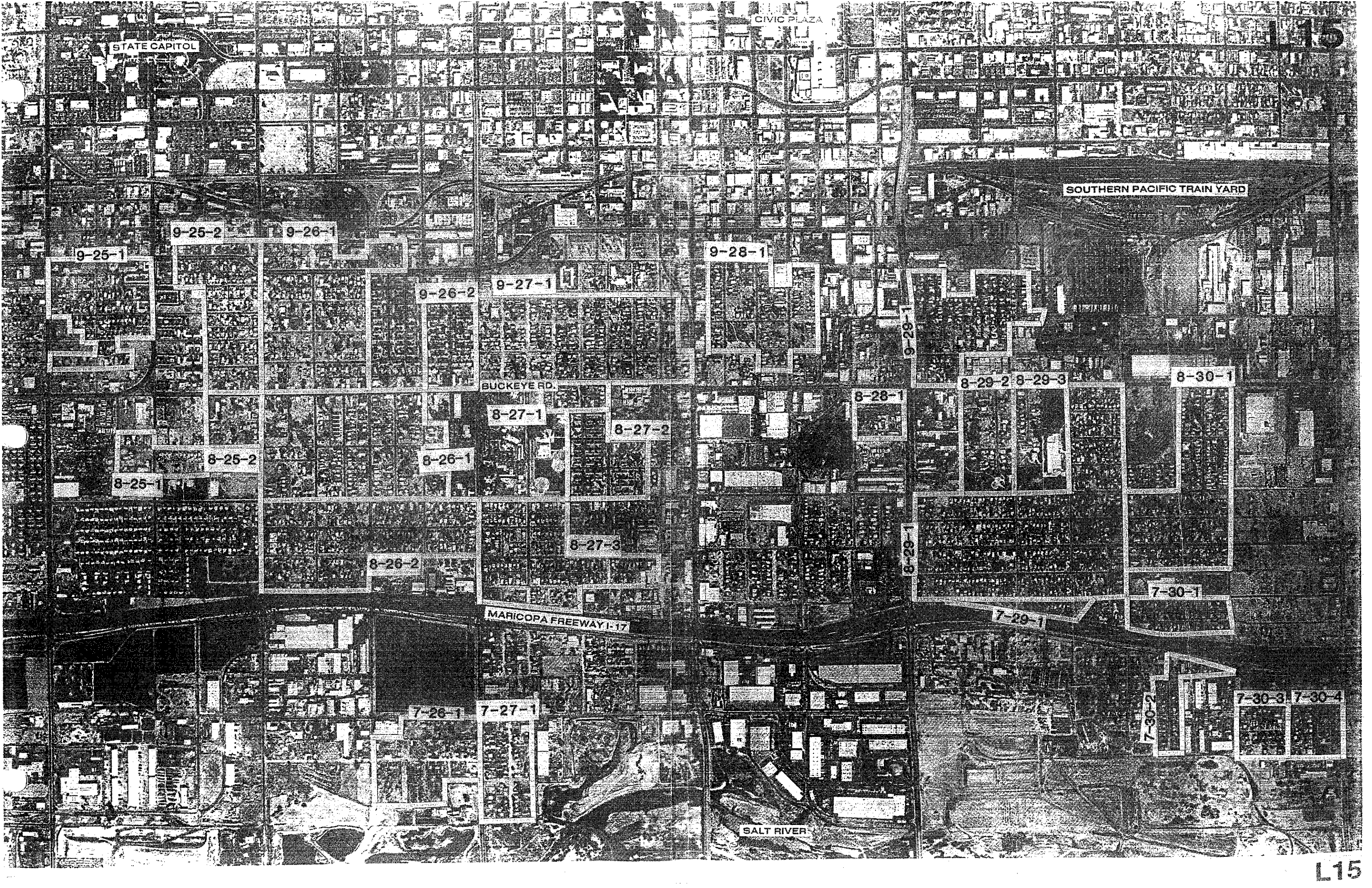
CIVIC PLAZA

10-30-1

10-30-2

SOUTHERN PACIFIC TRAIN YARD

15



STATE CAPITOL

CIVIC PLAZA

SOUTHERN PACIFIC TRAIN YARD

9-25-2

9-26-1

9-25-1

9-28-1

9-26-2

9-27-1

9-29-1

BUCKEYE RD.

8-29-2 8-29-3

8-30-1

8-27-1

8-27-2

8-28-1

8-25-2

8-26-1

8-25-1

8-27-3

8-29-1

7-30-1

MARICOPA FREEWAY I-17

7-29-1

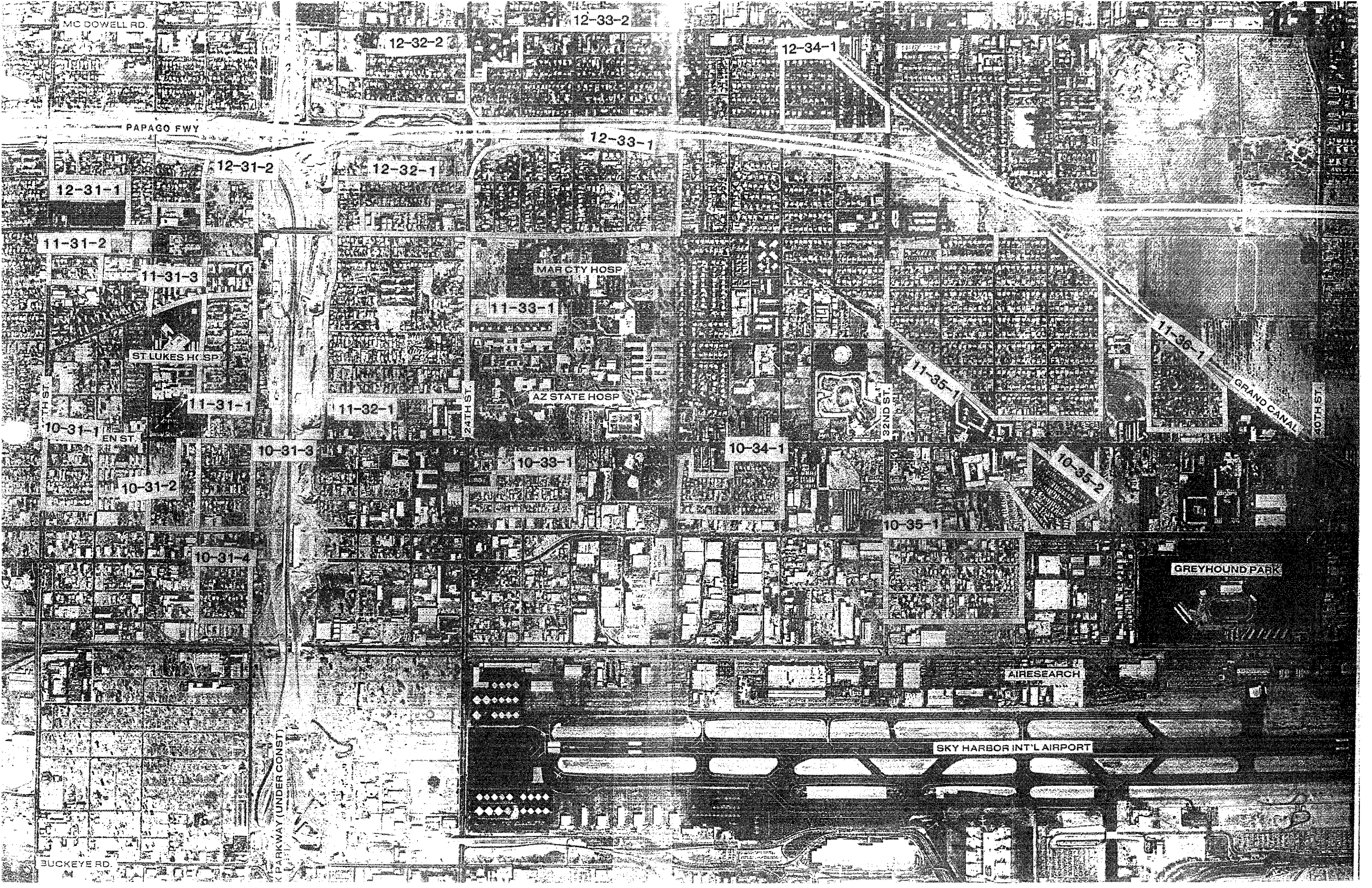
7-26-1

7-27-1

7-30-2

7-30-3 7-30-4

SALT RIVER



MC DOWELL RD.

12-33-2

12-32-2

12-34-1

PAPAGO FWY

12-33-1

12-31-2

12-32-1

12-31-1

11-31-2

11-31-3

MAR CTY HOSP

11-33-1

ST LUKES HOSP

11-31-1

AZ STATE HOSP

11-32-1

32ND ST

11-36-1

GRAND CANAL

30TH ST

10-31-1

11TH ST

10-31-3

10-33-1

10-34-1

10-35-2

10-31-2

10-35-1

10-31-4

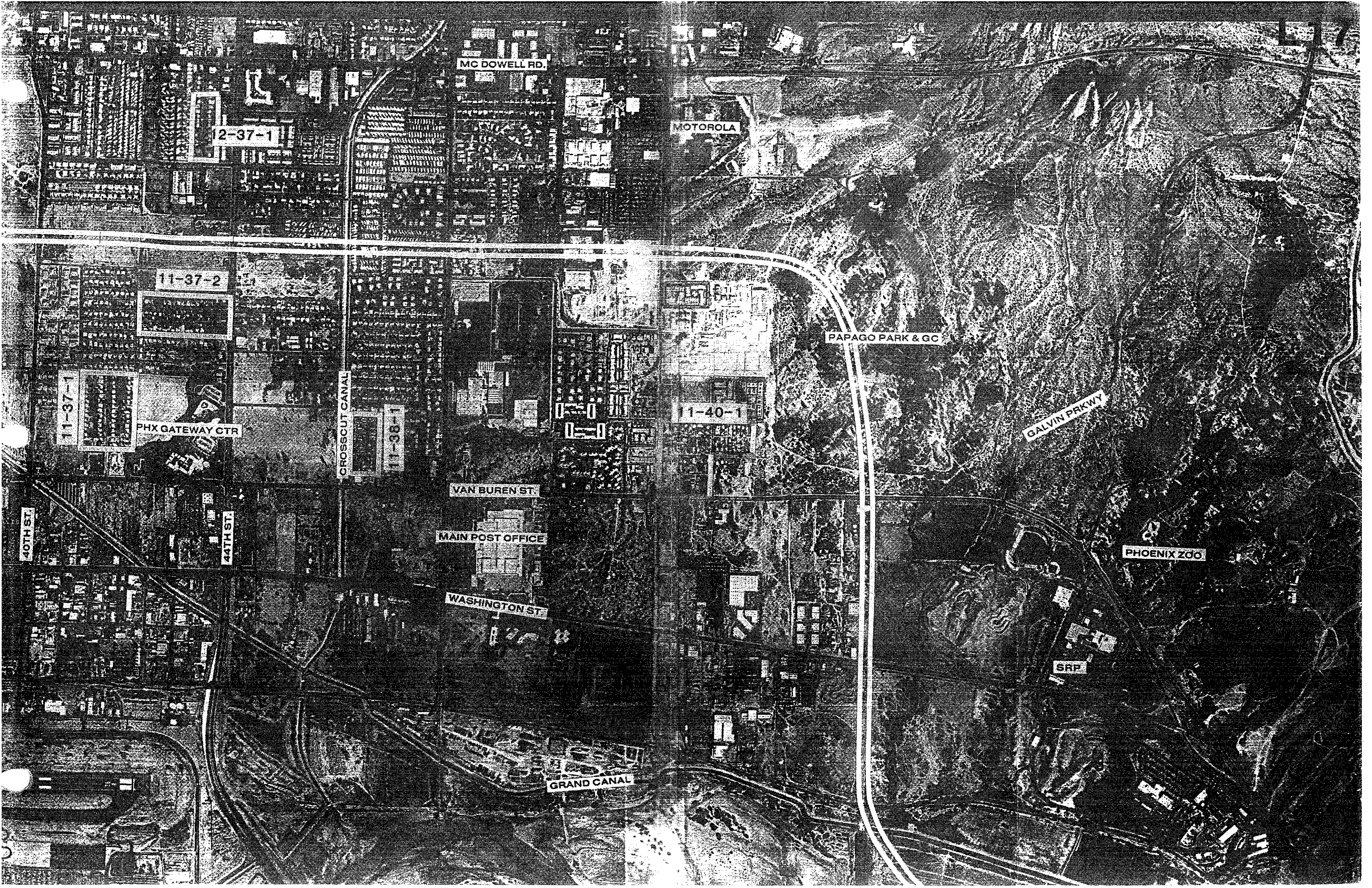
GREYHOUND PARK

AIRSEARCH

SKY HARBOR INT'L AIRPORT

BUCKEYE RD.

K PARKWAY (UNDER CONST)



MC DOWELL RD.

MOTOROLA

2-37-1

11-37-2

11-37-1

PHX GATEWAY CTR

CROSSCUT CANAL

11-38-1

11-40-1

PAPAGO PARK & GC

GALVIN PKWY

40TH ST

44TH ST

VAN BUREN ST

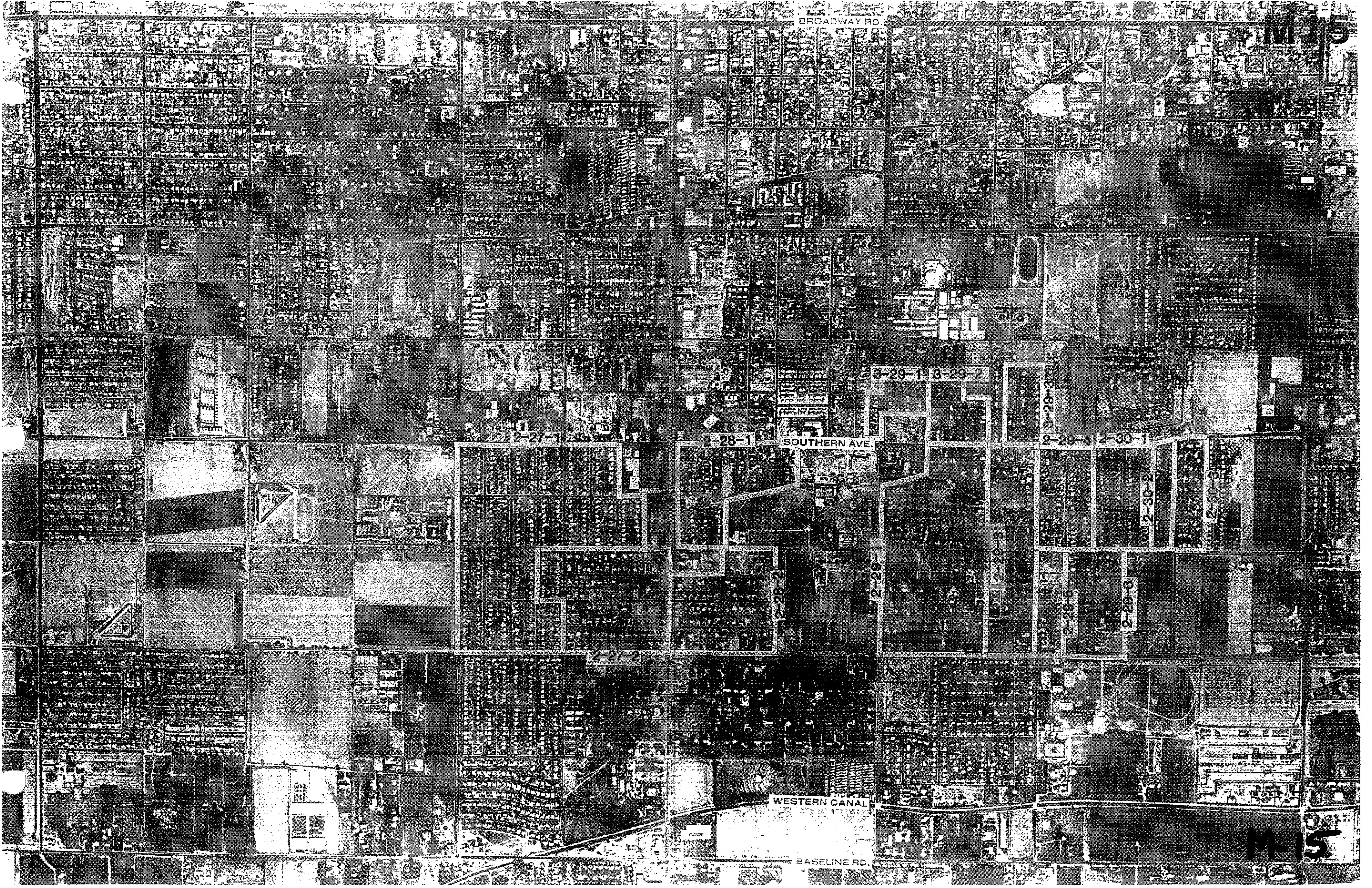
MAIN POST OFFICE

WASHINGTON ST

PHOENIX ZOO

SRP

GRAND CANAL



BROADWAY RD.

2-27-1

2-28-1

SOUTHERN AVE.

3-29-1

3-29-2

2-29-3

2-29-4

2-30-1

2-30-2

2-30-3

2-28-2

2-29-1

2-29-3

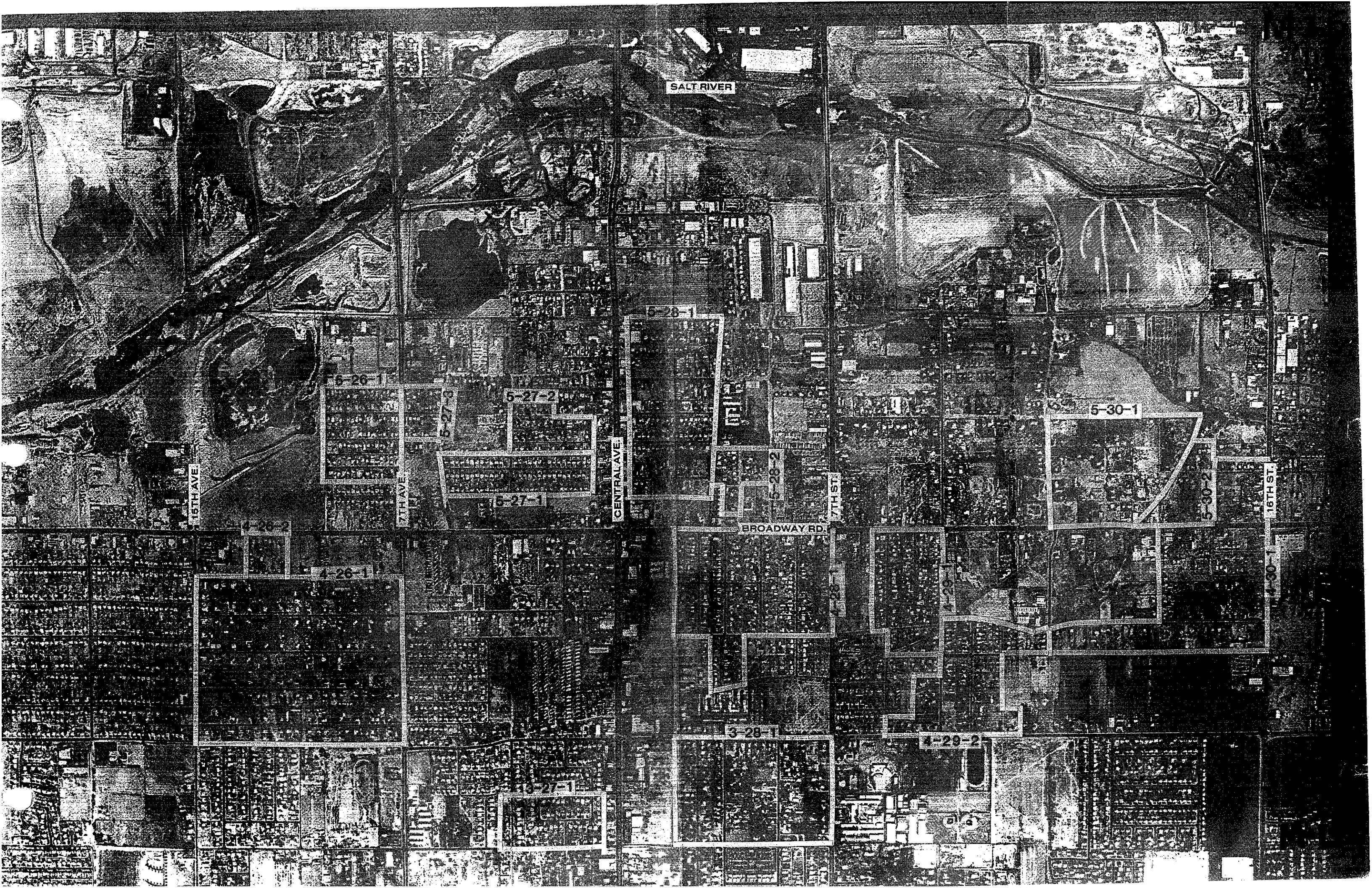
2-29-5

2-29-6

WESTERN CANAL

BASELINE RD.

M-15



SALT RIVER

16TH AVE

5-26-1

5-27-2

5-27-1

CENTRAL AVE

5-28-1

5-28-2

BROADWAY RD.

17TH ST

5-30-1

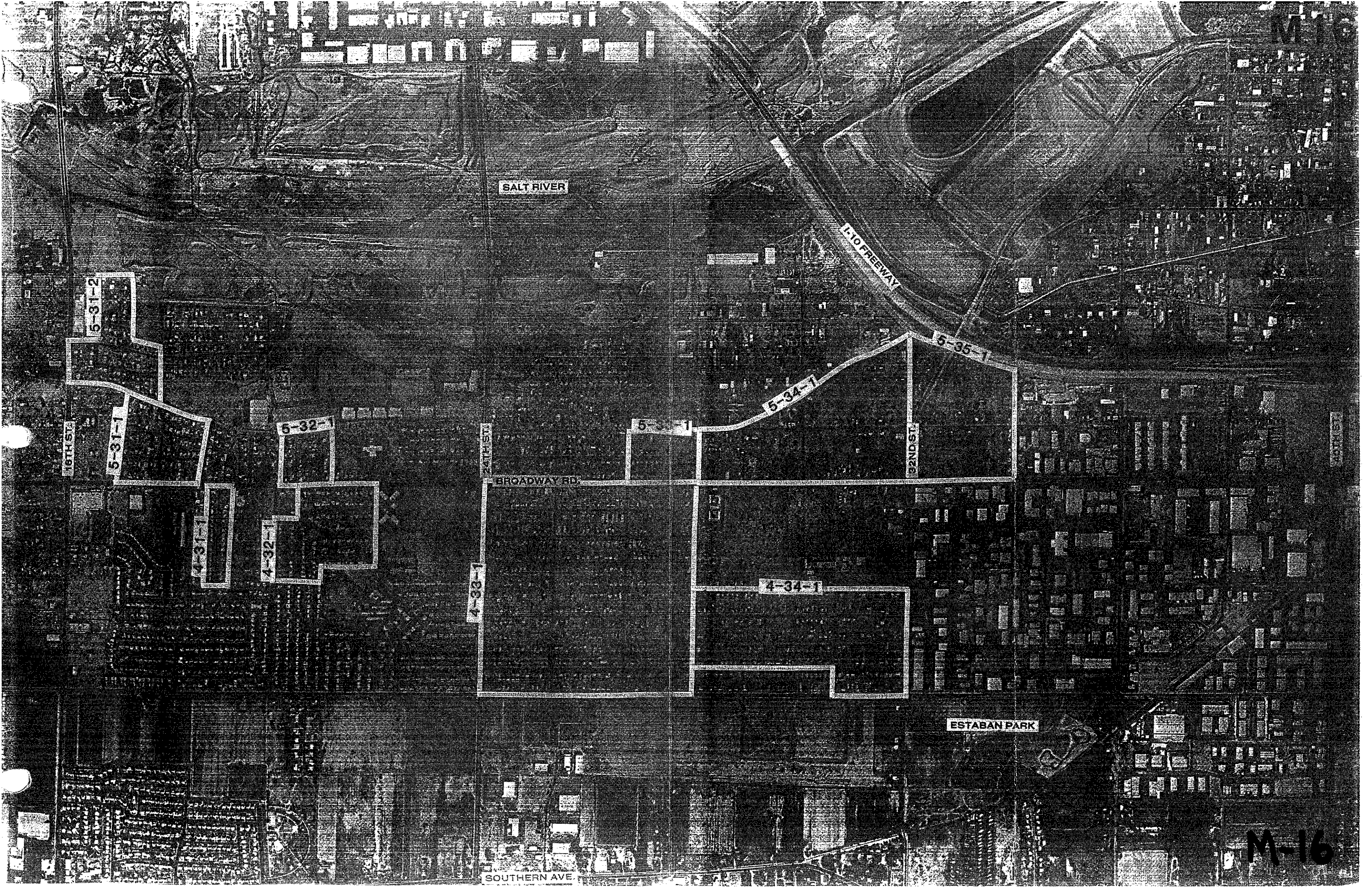
5-30-2

16TH ST

4-26-1

3-28-1

4-29-2



SALT RIVER

OFFWAY

5-31-2

16TH ST

5-31-1

14TH ST

4-32-1

5-32-1

21ST ST

4-33-1

BROADWAY RD

5-33-1

5-34-1

32ND ST

5-35-1

4-34-1

ESTABAN PARK

SOUTHERN AVE

M-16

WESTERN CANAL

BASELINE RD.

HIGHLINE CANAL

01-29-1

02-27-1

DOBBINS RD.

5TH AVE

6TH AVE

7TH AVE

CENTRAL AVE

7TH ST

THUNDERBIRD CC & GC

