NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: University Park Historic District

Other names / site number: University Park Addition

2. Location

Street & number: Bounded on the north by 13th Street, Forest Avenue, and the alley between Apache Boulevard and 14th Street; on the east by McAllister Avenue; on the south by the Union Pacific Railroad; and on the west by Mill Avenue. ☐ not for publication

City or town: Tempe ☐ vicinity

State: Arizona Code: AZ County: Maricopa Code: 013 Zip code: 85281

3. State/Federal Agency Certification

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

Signature of certifying official / Title — Date

State or Federal agency and bureau

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

Signature of commenting or other official / Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: — Signature of the Keeper — Date of action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register.
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply.)

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

Category of Property
(Check only one box.)

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

Number of Resources Within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
86	73	buildings
0	0	sites
1	0	structures
0	0	objects
87	73	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/irrigation facility: canal
RELIGION/religious facility: church

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling: duplex
AGRICULTURE/SUBSISTENCE/irrigation facility: canal
RELIGION/religious facility: church

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN: Ranch Style
MODERN: Minimal Traditional
MODERN: Contemporary
MODERN: Neoeclectic
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Pueblo

Materials
(Enter categories from instructions.)

foundation concrete
walls brick, concrete, wood, stone (sandstone, limestone)
roof asphalt, terra cotta, asbestos, synthetic (fiber-glass), wood, metal (steel)
other metal (steel, aluminum), wood, glass

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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

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

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

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

Areas of Significance
(Enter categories from instructions.)
Architecture
Community planning and development

Period of Significance
1945-1957

Significant Dates
1945 (first house), 1948 (irrigation system), 1952 (first concrete curbs and gutters)

Significant Person
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Various — see Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☒ Other State agency (Arizona Historical Society)
- ☒ Federal agency (U.S. Bureau of Reclamation)
- ☐ Local government
- ☒ University (Arizona State University, Tempe)
- ☒ Other

Name of repository: Tempe Historical Museum; Salt River Project

10. Geographical Data

Acreage of Property 80

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12	412685.9	3697430	3	12	412693.5	3697048
2	12	413524.6	3697438	4	12	413522.8	3697047

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name / Title Multiple preparers — see continuation sheet
Organization _____ Date 20 September 2007
Street & number _____ Telephone _____
City or town _____ State _____ Zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

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

Property Owner

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

Name Multiple — see Additional Documentation / Contact: Judy Ellison, University Park Neighborhood Association
Street & number 49 E. 15th Street Telephone 480-897-7070, ext. 211
City or town Tempe State Arizona Zip code 85281

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

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

Narrative Description

Summary

The University Park Addition in Tempe, Arizona, is an eighty-acre neighborhood built in the 1940s and 1950s that is located immediately south of the Arizona State University campus in Tempe and a short distance southeast of downtown Tempe. The historic boundaries of the subdivision—Mill Avenue on the west; McAllister Avenue on the east; 13th Street, Forest Avenue, and the alley between Apache Boulevard and 14th Street on the north; and the Union Pacific Railroad tracks on the south—encompass 160 properties, 54 percent of which have been classified as contributing to the district. The vast majority of properties are single-family residences, some featuring detached guesthouses, that are situated on 75-foot-wide and 105-foot-wide lots. The remainder of the properties includes one duplex, three churches, and the George Ditch, an irrigation ditch running down the middle of Parkway Boulevard.

The neighborhood's character is also defined by its mature vegetation. Like other early post–Second World War subdivisions in Tempe and elsewhere in the Salt River Valley, the lots in University Park were designed to be watered by flood irrigation. Many of the properties today still have flood-irrigated lawns bounded by low-perimeter berms to contain Salt River Project irrigation water within property lines. An understory of juniper, crape myrtle, orange, and grapefruit trees further defines yards and softens hard lines along house foundations; mature trees of enormous heights range from palms, pines, and pecans to mulberry, ash, and sycamore. Where arid-climate plant varieties have been planted—cactus, mesquite, olive, palo verde, palo brea, and sumac—most have reached substantial sizes thanks to flood irrigation and the rich alluvial desert soil.

The University Park exhibits strong integrity in its location, setting, and associations. The district's contributing buildings generally exhibit high levels of integrity in their design, materials, and workmanship. The neighborhood's landscape, which evolved informally over the years and now has abundant vegetation and mature trees on irrigated lawns, along with the infrastructure of streets and sidewalks, exhibits a high level of integrity in setting, design, and materials. Some of the original houses have been substantially altered and in a few cases replaced, a natural development in an urban neighborhood located near a large university (Arizona State) and a booming downtown, which together have attracted new and often affluent residents to University Park. However, when feeling is taken into account in evaluating the district's historic character, then University Park retains its historic integrity, and its design, materials, workmanship, and setting combine to create a distinct landscape for the observer (Lee 1997).

Methodology

The City of Tempe commissioned community-wide historic property surveys in 1983 (Janus), 1997 (Ryden), and 2001 (Solliday). Prior to those surveys, twelve individual properties in Tempe had been listed on the National Register of Historic Places without benefit of a comprehensive survey and with no identified historic districts. The 1983 survey resulted in the 1984 "Tempe Multiple Resource Area" study and recommended nominating sixty-one individual properties built before 1934, but the study contained no historic district recommendations. By 1997, an additional twenty-three properties had been listed in Tempe. The 1997 "Multiple Resource Area Update" followed the format of the first survey but expanded its recommendations to include three historic districts established prior to the Second World War: the Gage Addition, the Arizona State University Campus, and State Route 89 (formerly U.S. Highway 60). The 1997 survey also noted the potential

of other residential districts, including University Park, which by then had several fifty-year-old postwar Ranch Style houses. (Ryden 1997, Solliday 2001)

By the time of the 2001 survey, historic preservation officials at the local, state, and national levels had developed a more practical approach to the age and grouping of historic properties. The fifty-year guideline is now tempered for historic districts that contain properties that will be fifty years old in five to ten years. As noted in the National Park Service's National Register Bulletin *Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years*, "properties less than 50 years old may be integral parts of a district when there is sufficient perspective to consider the properties as historic."

This is accomplished by demonstrating that: (a) the district's period of significance is justified as a discrete period with a defined beginning and end; (b) the character of the district's historic resources is clearly defined and assessed; (c) specific resources in the district are demonstrated to date from that discrete era; and (d) the majority of district properties are over 50 years old. In these instances it is not necessary to prove exceptional importance of either the district itself or of the less-than-50-year-old properties.

Historic districts with less-than-50-year-old properties that share elements of historical and architectural significance of the districts illustrate the policy discussed [in the Bulletin]. For example, some historic districts represent planned communities whose plan, layout of the streets and lots, and original construction of homes all began more than 50 years ago. Frequently, construction of buildings continued into the less-than-50-year period, with the later resources resulting from identical historical patterns as the earlier buildings and representing a continuation of the planned community design. (Sherfy and Luce 1998)

University Park perfectly fits this scenario, as its development included a "defined beginning and end" that stretched from the end of the Second World War (and start of the postwar housing boom) to a practical build-out of the neighborhood in 1957. After 1957 the remaining open lots filled slowly, with buildings whose styles were notably different from those during the period of significance.

Furthermore, by considering the "contributing" status of 40-to-49-year-old places within the potential or existing historic district at the time of survey, their contributions to the character of the district are documented and the need for resurvey in the short term is lessened or eliminated. Prior to the 2001 survey update for Tempe, the 1983 and 1997 efforts barely acknowledged properties built after 1933 and 1947, respectively. In contrast, the 2001 effort anticipated the inevitable aging of Tempe's postwar neighborhoods and commercial areas, and it included University Park among its recommended postwar districts as priority projects for survey, documentation, and nomination to the National Register.

The 2001 survey examined 4,500 properties built in Tempe between 1945 and 1960. Despite this huge effort and the anticipation in 2001 of a University Park nomination with a period of significance from 1945 to 1957, only sixty-two additional properties in University Park were documented with Arizona Historic Property Inventory Forms in 2001. A comprehensive survey of University Park, at the intensive level required for a National Register nomination, therefore was necessary as part of the present historic district nomination effort.

The 2004 survey of University Park began with an examination of the 1997 and 2001 survey forms (which totaled eighty-seven properties in University Park) and then uses that same Microsoft Access database to prepare survey forms for seventy-two additional properties. In field work for the 2004 survey, the existing 1997 and 2001 forms were checked against current property conditions and new photographs were taken when the properties had changed visibly. For the all of the remaining properties in the subdivision, whether potentially

contributing or noncontributing to a National Register historic district, new forms were prepared and new photographs taken.

In recognition of the significance of the lush, irrigated landscape in University Park, the 2004 survey forms included comments on the vegetation in general, plus notes on individual properties for flood irrigation and plant types. The irrigation canal running east-west through the neighborhood's heart, the George Ditch, is a major component of the neighborhood's landscape and thus was surveyed as a contributing property to the historic district. The survey also paid close attention to infrastructure: streets, curbs and gutters, driveways, sidewalks, entry walks, walls, arbors, and the like. Most of these items from 1945 to 1957, many of which are concrete and sometimes are dated, are considered significant elements worthy of preservation and are so noted (see "Character-Defining Features" below).

Survey and research decisions on the integrity of individual properties were based on recommendations of the 1997 and 2001 surveys, on the 2004 condition of all of the subdivision's properties, and on a number of factors unique to University Park based on its buildings and cultural landscapes. These are described below in "Contributing and Noncontributing Factors," and they are intended to be used in the future to evaluate properties in University Park that may change.

Layout of University Park

The platting of the neighborhood in 1945 followed the pattern typical for the Salt River Valley at the time, namely, subdividing irrigated agricultural lands, which were rectilinear in shape due to the nineteenth-century surveys of the region based on township-range-section measurements following cardinal lines with squared corners. In subdividing University Park, the developers encountered physical limitations that helped to define the extent of the neighborhood: Apache Boulevard (then U.S. Highway 60), for sixty years the southern limit of the Arizona State College campus, formed the subdivision's northern boundary; Mill Avenue, the "main street" of Tempe running south from downtown, was the western boundary; the Southern Pacific Railroad, built in 1925, became the southern limit of the subdivision; and McAllister Avenue, the border of developer E. W. Hudson's former cotton farm, established the east boundary. Today, the neighborhood's character is that of a tree-dominated island of calm surrounded on three sides by a busy transportation corridor (Mill Avenue) and a bustling university.

Within this rectangle, the George Ditch, whose construction predated the platting of University Park by more than sixty years, divided the subdivision into two unequal tracts, the southern one larger than the northern. An alley ran between 13th and 14th streets, which were both located north of the ditch, but no alley ran between 14th and 15th streets; instead these two streets were separated by Parkway Boulevard, down the middle of which ran the George Ditch. Likewise, College Avenue, extending south from the Arizona State campus, divided the plat into two unequal tracts west and east. The two other principal north-south streets in the subdivision were Grandview Drive and Oakley Place, which were located west of College and ran only between 15th Street and Parkway Boulevard. As a result of this arrangement, most of lots on the south of 15th Street are exceptionally deep.

Landscape

In roughly chronological order of appearance, the infrastructure and landscape features in University Park range from the George Ditch, which supports a few mature cottonwood trees, to the rectilinear street system, to the flood irrigation network, to some of the oldest fruit and ornamental trees planted by early residents, to

concrete curbs and sidewalks on all streets except Parkway Boulevard, and to lush but more ephemeral understory and turf.

George Ditch runs east to west as an open ditch through the entire neighborhood between McAllister and Mill avenues, except under College Avenue, where it runs through a culvert, and along the westernmost segment of Parkway Boulevard, where it enters a culvert that extends westward underneath Mill Avenue. Ditch dimensions vary from six to ten feet in width, with the ditch being narrowest at the west end because of recent concrete lining, and three to five feet in depth, with the depth gradually increasing from east to west. The George Ditch is not the source of University Park's irrigation water, since the neighborhood's main valve is located at a higher elevation east of McAllister Avenue (a secondary valve and standpipe are near McAllister). Instead the George Ditch, which is operated by Salt River Project *zanjeros*, or ditch riders, is used to transfer water from the Hayden Branch of Tempe Canal (the main source of irrigation water for the Tempe area) to Project customers west of University Park (Boston and Dudley 2004). It is one of only a few unlined irrigation ditches still remaining in Tempe, and it is certainly the most prominent, given that it crosses a heavily traveled street: College Avenue. The fact that it is unlined gives it a semi-rural character, which is enhanced by the fact that Parkway Boulevard, which runs on either side of the ditch, is unpaved and only occasionally oiled for dust control.

The constructed features of a typical University Park residential yard, progressing from facade to street, consist of a "porch" platform of concrete that is almost at ground level; a concrete entry walk running straight to the driveway and/or the sidewalk; a concrete driveway, which in some cases consists of parallel concrete strips with a grass median; ground-level "alfalfa valves" for flood irrigation that is contained by berms along the yard perimeter and carried under drives and walks by small culverts; a concrete sidewalk with contractor names and dates (1952, 1958, and later) and more recently constructed accessibility curb cuts and ramps; a concrete curb with a "rolled" or "mountable" profile; and the asphalt-paved street. Overhead utility cables are fixed to wooden poles, which are located in the alley for 14th Street residents and along the south side of the street for 15th Street residents.

The landscape includes mature examples of shade and ornamental trees that include date and fan palms, Aleppo (Mediterranean) pines, paper-shell pecans, ash, mulberry, and sycamore; some of these reach impressive heights. Shorter, arid-climate trees include mesquite, olive, palo verde, palo brea, and sumac. Beneath the shade trees is an equally lush understory of bushes and turf. Oleander and juniper create hedges, enhance lot lines, and screen back yards from the alley and from George Ditch. Juniper trimmed to "bonsai" configurations, citrus trees, and mesquite provide interest and their own limited shade in many yards. Flood irrigation keeps these plantings lush, as it does with the Bermuda and St. Augustine turf growing in most yards. Occasional Sonoran Desert natives also thrive under these conditions, including a relatively large blue palo verde tree at 114 E. 15th Street. A few yards no longer receive flood irrigation and have been converted to desert landscapes, but this trend toward landscaping with cacti and succulents is limited and a recent phenomenon.

Architectural Styles

University Park was not a tract home development. Lots were sold vacant to purchasers, either contractors or home owners, who then constructed houses of whatever size and style they wanted. This made University Park a custom home neighborhood by postwar standards, and today that is reflected in a much wider variation in house plans and styles than would be found in a modern subdivision. By far the two most prevalent architectural styles are Minimal Traditional and Ranch, which were the dominant styles when University Park was

developed. Of the 159 buildings currently standing in the proposed district, 135 are either Minimal Traditional or Ranch; of the 86 contributing buildings, all but 7 are either of these two styles.

Minimal Traditional

First appearing in the 1930s, Minimal Traditional (which was named by Virginia and Lee McAlester) became the dominant style in American home building in the late 1940s and early 1950s, after which time its popularity began to subside in favor of the Ranch house. The Minimal Traditional was a much simpler style than the period revival styles (Pueblo, Spanish Colonial, Tudor, and the like) that preceded it—a reflection of the financial constraints and lowered ambitions that characterized the home building industry during the Great Depression.

As described by the McAlesters, the Minimal Traditional house has a low- or intermediate-pitched roof, close eaves, and a compact floor plan that can be rectangular or square; if they have wings or els, these are usually rather small and often roofed with a front gable. The Minimal Traditional house, in Arizona at least, is almost by definition a small house. It is typically minimally ornamented, though some have chimneys or front gables. Above all, what distinguishes a Minimal Traditional house from a Ranch house is that the former is not so horizontal in appearance, as it presents a more compact and less rambling facade to the street than does the Ranch house. In Arizona, Minimal Traditional houses often have less complex roof designs, usually simple hipped or side-gabled roofs.

Ranch

The most common and therefore the most important style in University Park is the Ranch style. As noted in the 2001 survey, *Post World War II Subdivisions, Tempe, Arizona: 1945-1960*, Ranch houses at first glance often appear to exhibit few if any hallmarks of any style at all. As Scott Solliday wrote, "The houses … tended to be stark and featureless, consisting of little more than plain block walls, casement windows, and a roof." In University Park, this tendency toward plainness if moderated somewhat by subtle adjustments and details to add variety, especially in the use of exterior building materials, which range from red brick to large brick to concrete brick to concrete block, the latter "often … a locally produced type of lightweight pumice block." As noted by Solliday, "these Ranch houses general[ly] had no true porch; instead, a broad overhanging eave, with or without porch posts, extended over the entry. A carport attached to the side was a standard feature on all houses built after 1950." (Solliday 2001: 91)

The following characteristics have been identified as typical of Ranch homes in University Park:

- "L" floor plan, with an extended side bay presented to the street
- foundation, most often a concrete slab, only slightly above ground level
- relatively narrow facade conforming to the standard 75-foot and 105-foot lot widths
- occasional screened sleeping porch, or "Arizona room," visible from the street
- exterior walls of wood siding, painted stucco, standard 2x4x8 brick (in "shiners and rowlocks" or "vertical Flemish bond" pattern and in "running bond" pattern), large (2.5x5x10) brick, concrete brick (2x4x16), or "pumice block" (8x8x16), some of the latter with rounded edges at the corners
- at least one picture window on the facade
- on earlier homes, double-hung wooden windows (reflecting steel shortages after the Second World War)
- on later homes (late 1940s and 1950s), casement windows, first in wood and then in steel
- occasional casement windows at the corners, usually for the kitchen

- a single front entry door, typically off center and sometimes placed at right angles to the street in L-shaped plans
- occasional diamond window near the front door
- shallow stoop, veranda, or linear front "porch" under an extended eave
- porch posts of wood, sometimes roughly finished, sometimes with brackets
- low-pitched roof, which on L-shaped plans has multiple gables, is hipped, or is a combination of the two
- wood siding on gable ends
- various roof materials including composition (asphalt) shingles, asbestos shingles, barrel tile, interlocking tile, flat shingles (usually asbestos) with barrel-tile ridgelines, and wood shingles
- roof vents in a variety of forms, such as miniature "Mansard" dormers, "Colonial" cupolas, or "Western barn" clerestories on the ridgelines, often topped by a wind vane
- rarely an original offset chimney on side gable or centered at rear
- driveways most frequently at one side of the lot leading into a carport or garage
- on 1940s houses, detached and attached garages, with wall finishes matching that of the house
- on 1950s houses, carports mostly, typically under an extension of the house roof (which is often gabled), as a shed-roof extension from the side of the house, under four independent posts at the driveway's end, or under the house roof in a shallow indention into the house at the end of the driveway

Ranch houses can also borrow ornament and design elements from other styles—a very common practice of builders in the postwar period. What keeps such houses from being classified as examples of other styles is that they retain the footprint, massing, and roof form of the typical Ranch house, as described above. In University Park, the most common variation of the Ranch is Spanish or Mediterranean, which is accomplished by cladding the roof with barrel tiles, employing stucco as a wall cladding or wood beams as porch elements, or framing windows and doors with arches.

Contemporary

The third most popular style in University Park is Contemporary—another style identified by the McAlesters. In many respects—floorplan, setback, driveway, and landscape characteristics—the Contemporary houses in University Park (among which there are four contributors and four noncontributors) are quite similar to their Ranch house neighbors. What distinguishes them is the subtle influence of Modern design principles: a more geometric appearance that highlights planar surfaces, exhibits bolder lines, and is less conventional in the placement of openings. Windows often are arranged differently, in window walls, floor-to-ceiling groupings, corner windows, and clerestory windows just below the roofline. Sometimes the entry doors are hidden behind walls. Many Contemporary houses have flat, very low-pitch, or shed roofs, or combine such roof forms with gabled or hipped roof sections. Other common features include deep eaves, exposed roof beams, and metal porch or carport posts.

Minor Styles

As one would expect in a neighborhood where houses were built not by a single builder but instead by individual property owners, there are isolated examples of other styles as well. In University Park these include Neoeclectic and Pueblo Revival, of which there are one and two examples, respectively, among the contributing properties (the Neoeclectic contributor is a church).

Neoeclectic refers not to a single style but to a collection of styles that, beginning in the 1960s, marked a turning away from Modern architectural principles and a partial return to architectural shapes and details found

in the period revivals and other styles of the late nineteenth and early twentieth centuries. The McAlesters have identified several variations of Neoeclectic, including Mansard, Neocolonial, Neo-French, Neo-Tudor, Neo-Mediterranean, Neoclassical, and Neo-Victorian. Of those, only one is found among the contributing buildings in University Park: Neo-Mediterranean. In this case, the Seventh-Day Adventist Church, a simple cross-gabled structure is ornamented with clay roof tiles, an arched portico, and a Mission-style bell tower. There are other Neoeclectic buildings in University Park, but they are all noncontributing properties.

Pueblo Revival is one of the academic revival styles that evolved in the early twentieth century as architects sought to develop American styles of architecture that were adaptations of indigenous building traditions. Originally found on commercial structures in Arizona, New Mexico, and California, Pueblo Revival never attained the national popularity of the other revival styles, remaining largely a regional style—and a durable one, as Pueblo buildings are still being built today. Pueblo buildings are always flat-roofed, often with stepped parapets and several different roof levels, and are always clad with stucco or plaster (over frame, adobe, cast concrete, or concrete block). Their massing is typically blocky and solid, and the best Pueblo Revival buildings have a sculptural, handmade quality, with rounded corners, rounded parapet edges, and hand-peeled log beams on ceilings and porch covers. In more ordinary examples, the ornamentation is less suggestive of hand craftsmanship and often consists only of projecting *vigas* or wood beams (which are usually decorative). Sometimes Pueblo-style buildings have exposed wood lintels over doorways and window openings.

Noncontributing Styles

In University Park, the noncontributing styles are found on buildings either built or significantly remodeled after the district's period of significance (that is, starting roughly in 1957). They vary considerably, reflecting the eclecticism that has increasingly characterized American domestic architecture.

The most numerous are the Neoeclectics, of which there are seven noncontributing examples in University Park. This includes a Neo-Mediterranean house built in the style of modern tract homes, with a clay tile roof and stucco finish; several newer neo-traditional houses (and one church) that employ a variety of features and details that hark back to older styles, such as gabled roofs, prominent porches, clapboard siding, decorative stone cladding, and the like, but have the substantial massing and prominent garages of modern tract homes; and two houses that defy easy categorization and could just as easily be labeled Postmodern. Several of these newer Neoeclectic examples depart dramatically from the low-profile massing that once typified University Park, rising not only to two stories but incorporating outsize entry porches and other features that increase their monumentality.

There is one example of the Shed house, which the McAlesters describe as a style that emerged in the 1960s and employed, as its characteristic feature, the multi-directional shed roof (which can either stand alone or be combined with a gabled or hipped roof). "The effect," they write, "is of colliding geometric shapes." Typically Shed houses are clad with wood siding or brick, have entries that are recessed or obscured, and have asymmetrical window arrangements. (One of the Contemporary contributors might be classified as a Shed house, except that its date of construction, 1951, preceded the beginning of the Shed style period by nearly a decade.)

Postmodern is, in many respects, simply a convenient label for what came after Modernism. Postmodern is not a formal style, nor—in contrast with Modernism—is it informed by a broadly accepted set of design values that originated in a prototypical style. What Postmodern buildings have in common, and what sets them apart from other buildings, is that they are influenced by the Modern style at the same time that they challenge some

of Modernism's fundamental tenets. This is why architecture critic Charles Jencks has described Postmodern buildings as "part Modern and part something else: vernacular, revivalist, local, commercial, metaphorical, or contextual." (Jencks 1982:111)

Additional Character-Defining Features

In addition to the style characteristics noted above, other features are essential to the integrity—and thus contributing status—of historic properties in University Park. These include:

- setback, which must be uniform and conform to the norm for the neighborhood;
- facade width, which must not have been changed significantly by additions;
- foundation placement, with uniform setbacks on either side of the house;
- location of the front driveway, which must be offset to one side;
- accommodation of pedestrians with sidewalks, walkways, and small but shading porches;
- accommodation of automobiles with curbs, driveways (including double-strip driveways), carports, and garages;
- exterior cladding with stucco, unpainted brick, concrete brick (unpainted or painted), or concrete block (painted); and
- roof cladding with composition shingles, asbestos shingles, or rolled composition roofing (when necessary, it can have been replaced with matching material).

Identifying Contributing and Noncontributing Properties

In the 1997 and 2001 surveys in University Park, those properties that were generally considered eligible retained their original footprints, roof forms, and windows and doors—as seen by the public from the street. University Park has been and remains a dynamic neighborhood economically, and a large percentage of the neighborhood's property owners have, over the years, made changes to their houses. Typical "medium-impact" changes have included window and door replacement, roof material replacement (e.g., adding barrel tiles when not original, replacing asbestos shingles with composition shingles, etc.), painting masonry, applying new stucco, and adding landscape structures that do not obscure the building facade. Typical "major-impact" changes have included applying new exterior finishes (e.g., stucco over wood or vinyl siding over concrete block), installing new windows and doors that are larger or smaller than the original openings, making additions that change the footprint of the building or the length of the facade, and adding privacy walls that partially or totally obscure the building facade. Surprisingly, most of the existing carports appear to be original or at least built in the period of significance (that is, before 1957), and few of the carports and garages have been converted to living space, a testament to the value of automobile shelter in the Salt River Valley's hot climate.

To guide preservation officials and neighborhood residents in assessing the integrity of properties in University Park, the following registration requirements have been developed. When combined with the discussion of architectural styles and character-defining features (see above), they also will help residents undertake sensitive remodeling and rehabilitation projects that will not compromise the historic integrity of their houses.

As a general rule, in assessing "medium-impact" changes (updated windows and doors, non-historic roof materials, subtle wall material changes, and pronounced landscape structures), their effects are considered to be cumulative. If only two of these changes have been made, the building generally will be contributing; if three or four of these changes have been made, the building generally will be noncontributing. In some cases where

more changes have been made, properties may still be considered contributing if they meet certain "mitigating" requirements, which are described below.

Paint colors are generally considered reversible, especially on wood and stucco surfaces. While nonhistoric paint on brick exteriors is generally not considered fatal to a building's integrity, any future attempts to remove such paint should be undertaken with care, for fear of damaging the original masonry surfaces; that is, no particle blasting or high-pressure water blasting should be done, only approved chemicals should be used, and only hand cleaning methods should be used). If the vegetation surrounding a property has grown to such an extent that it masks the building's facade, contributing property owners should trim the foliage sufficiently to allowed the house to be viewed from the street and sidewalk.

Requirements for Contributing Properties

The following requirements are based on the seven integrity categories as specified by the Department of the Interior:

1. Footprint intact, particularly those foundation limits in public view from the front and sides.
2. Roof form intact, particularly roof planes in public view, and without interference from excessively high nonhistoric rear additions.
3. Original exterior wall surface material (but not paint colors) and roof cladding material retained.
4. Original windows and doors retained, with two exceptions: doors can be replaced if the original windows are retained, and the windows can be replaced if sympathetic replacements are used.
5. Porches, entry stoops, and verandahs intact, with only reversible infills allowed.
6. Landscape elements and infrastructure conforming to the period of significance (that is, no xeriscape landscaping or alterations to the driveways and walks).

Determinants of Noncontributing Status

1. Front addition eliminating part of the original facade and/or protruding into the historic setback.
2. Porch enclosure, as opposed to a reversible porch infill.
3. Side addition without sympathetic design, as evidenced by insufficient setback, size of addition equal to or larger than original house, and incompatible cladding or other materials (sympathetic material preferable to exact match of historic material).
4. Window and door replacements that expand or blank-out original openings.
5. Perimeter walls and gates blocking all views—pedestrian and automobile—of the front elevation.
6. Vegetation too dense to view the front of the house (this is reversible, for reevaluation upon appeal).

Mitigating Factors

In cases where it is difficult to determine whether a property is contributing or noncontributing, the following mitigating factors should be taken into account. Marginal properties that meet some or all of these criteria will be considered contributors to the district:

1. Substantial original landscape intact.
2. Substantial documented original plantings present and dominating (e.g., huge trees).
3. Extremely rare example of building style and materials.
4. Occupation by significant individuals who would recognize the building today.
5. Passes the test: are the majority of character-defining features intact?
6. Passes the extreme test: would its removal be an irreplaceable loss?

Summary of Integrity

The following assessments of University Park's historic integrity are based on the criteria for assessing integrity outlined in *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1997:44-45).

Location University Park Addition retains its integrity of location in that all its contributing resources occupy their original sites from the period of significance, 1945-1957, through the present.

Design The large majority of buildings in University Park retain the characteristic features of their original design, as reflected in their architectural styles, materials, floorplans, accommodation of the automobile, and placement on lots. Furthermore, the neighborhood as a whole has good integrity in its design, as it continues to exhibit the "spatial relationships between major features; visual rhythms in [the] streetscape [and] landscape plantings; the layout and materials of walkways and roads; and the relationship of other features," such as the George Ditch, that were present during its period of significance. (Savage and Pope 1997).

Materials The buildings in University Park that are contributors "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the propert[ies] and indicate the availability of particular types of materials and technologies" (Savage and Pope 1997).

Workmanship The contributing buildings in University Park continue to exhibit evidence of workmanship that was typical of the early postwar Salt River Valley building boom, before the Valley was completely dominated by large tract home developments, and they illustrate "the aesthetic principles of [this] historic period." In addition, workmanship here reveals "individual, local, [and] regional...applications of both technological practices and aesthetic principles" (Savage and Pope 1997).

Setting The physical environment of University Park is very much intact, particularly through vegetation, the George Ditch, and the "relationships between buildings and other features [and] open space." Not only is the setting within the district relatively intact; so is the larger setting for the subdivision, that is, the relationship "between the property and its surroundings," including the university, Apache Boulevard, Mill Avenue, the railroad, and Daley Park (Savage and Pope 1997).

Association University Park's physical setting is "sufficiently intact to convey" its period of significance to "an observer," particularly someone familiar with the neighborhood between 1945 and 1957. Integrity of association is dependent upon strength in other aspects of integrity, particularly design, materials, workmanship and setting (Savage and Pope 1997).

Feeling The physical features of University Park, "taken together, convey the property's historic character." The neighborhood's retention of original design, materials, workmanship, and setting relate the strong feeling of a postwar residential subdivision in the Salt River Valley (Savage and Pope 1997).

Narrative Statement of Significance

Summary

University Park is being nominated to the National Register of Historic Places as a historic district at the local level of significance under Criteria A and C. It is significant under Criterion A as an example of local trends in postwar community planning and development—it is one of Tempe's first and best preserved postwar neighborhoods—and as an example of an urban water-use policy—flood irrigation of residential areas—that has been largely abandoned by Arizona's cities and is now associated only with historic neighborhoods. University Park is significant under Criterion C for its large collection of 1940s and 1950s Minimal Traditional and Ranch homes, which were typical of Arizona postwar subdivisions and today are generally well preserved in this neighborhood.

Background: Development of Tempe

Tempe is one of a number of Salt River communities founded in the late nineteenth century along the river to utilize ancient canal systems for a remarkable revival of agriculture throughout the river basin. Enterprising farmers first reestablished prehistoric canals around present-day Tempe Butte about 1869, through a combination of Hispanic farmers from the Tucson area, Charles Trumbell Hayden, and other Anglo settlers. These pioneers cooperated in agricultural work ranging from canal improvements, fieldwork ,and grain storage to marketing and shipping. On the west flanks of the butte, Hayden operated a ferry across the Salt River, as well as a store and mill, and he opened a post office in 1872. Hayden and other settlers extended their water system and operated successful farms radiating from the Kirkland-McKinney Ditch (later the Hayden Ditch and then part of the Tempe Canal) as it diverted Salt River water onto fertile desert south of the butte. Most early homes for Hayden and his neighbors were built of adobe bricks, a natural combination of locally plentiful water, cultivated straw, and clay-laden soil. Hayden and his wife Sallie Calvert Davis, after their marriage in 1876, brought Bermuda grass from California for their lawn north of the butte, and imported as many as four hundred citrus trees for their adjacent orchard, reputedly the first citrus production in the valley. (Furlong 1997)

The settlement growing around Hayden's store assumed the name Tempe by 1870, supposedly at the suggestion of "Lord" Darrell Duppa, an Englishman who earlier had helped establish Phoenix and who said the new settlement's river and nearby expanse of green fields reminded him of the Vale of Tempe in ancient Greece. By 1883 farmers realized that cotton grew well under local conditions, and after 1887, with the arrival of a railroad connecting to Phoenix, the area grew rapidly as a farming, supply, and cattle-feeding center. Meanwhile, in 1885 the Arizona territorial legislature approved location of the state's new Normal School in Tempe, primarily to serve as a training institute for teachers, and the community secured twenty acres of land for the new college south of the butte. With a population of about 900 in 1894, Tempe incorporated as a town. It boasted telephones by 1895, hydroelectric power by 1899, and a city water system by 1903. When the U.S. Reclamation Service finished Roosevelt Dam upstream on the Salt River, in the Tonto Basin, in 1911 and the Salt River Valley Water Users' Association (Salt River Project) was formed to distribute the irrigation water, Tempe farmers who were by then served by the Tempe Canal Company refused to join the Project; instead they drew their water independently from the Salt River until 1924. The Southern Pacific Railroad completed a long-anticipated mainline route through Phoenix in 1925, entering Tempe from the east between Apache Road and Broadway, and then curving north just west of Mill Avenue to join the original railroad line from Maricopa and

then cross the Salt River at Hayden's Ferry. Also that year, Tempe Normal became the Tempe State Teachers College, then Arizona State Teachers College in 1929. (Ryden 1997a, Furlong 1997)

When the Great Depression stymied national and international productivity after 1929, Tempe's heretofore steady growth practically stopped. The town's 1930 population of 2,495 lived in buildings typical of small American communities: a few brick edifices downtown, a small railroad industrial area dominated by Hayden's large 1918 concrete grain elevator, neighborhoods of small wood-frame, masonry, and a few adobe houses, and scattered institutional masonry (and some adobe) buildings such as churches and schools. Arizona State Teachers College boasted the largest permanent brick buildings in town, including Old Main (1895), the Science Building (1909), the Industrial Arts Building (1914), Men's Gymnasium (1927), and Matthews Library (1930). Dr. Grady Gammage became president of the college in 1933, just as Franklin D. Roosevelt became President of the United States and began instituting his now-famous New Deal, which among many programs provided labor and funds for constructing new public buildings. Gammage took full advantage of such New Deal programs, overseeing a steady campus expansion (and thereby boosting local employment) and constructing several buildings including West Hall (1936), the Moeur Activity Building (built of adobe in 1939), the Lyceum Theater (1940), and Dixie Gammage Hall (1941). (Ryden 1997b, Furlong 1997).

By the late 1930s some economic recovery could be seen in the Salt River Valley, based primarily on agricultural markets and associated services. Tempe recorded a population in 1940 of 2,906, and it was still a small agricultural service center when the United States entered the Second World War in the winter of 1941. College enrollment dropped to 481 the next spring. U.S. military bases at Chandler (Williams Field) and Phoenix (Luke Field and other, auxiliary installations), plus a prisoner of war camp at Papago Park north of downtown Tempe, brought moderate economic activity to Tempe during the war years. Manufacture of war products mostly took place in the western Salt River Valley, particularly around Goodyear; otherwise the Salt River Valley produced the agricultural commodities necessary to fighting a war and feeding the population (Ryden 1997, Collins, et al. 1993).

Like other Arizona cities, Tempe was transformed after the Second World War. The city had grown steadily since the town's incorporation in 1894, but those increases had been modest. After the war Tempe experienced a genuine boom. Between 1940 and 1950, Tempe's population more than doubled. When the war ended, the city of Tempe was still confined to the original city limits established when the town was incorporated in 1894. Bounded by the Salt River on the north, the railroad tracks and Kyrene Road on the west, Rural Road on the east, and 13th Street on the south, the city encompassed only two square miles. By 1950 Tempe's population had more than doubled to 7,684, with much of that growth accounted for by rising enrollment at the teacher's college, which in 1945 changed its name to Arizona State College. With the GI Bill bringing hundreds of veterans to campus, Arizona State's enrollment jumped from 567 in 1945 to 4,094 in 1949. (Pry 2004)

As historian Scott Solliday has noted, "For Tempe, the fifteen-year period from 1945 to 1960 witnessed the greatest rate of change in population and annexation of any period of like duration in our history." He continues:

> Between 1945 and 1960, Tempe's population increased 370 percent [by 1960 it was 24,897], while the long dormant annexation process increased Tempe's corporate areas by nearly 700 percent. The manner in which Tempe would evolve from a rural support base for an agricultural hinterland into a metropolitan place of regional influence was rooted in this period…. [The housing] morphology resulted largely from

hometown builders and developers responding to Federal efforts to direct and influence market forces. (Solliday 2001:iii)

Development of University Park Addition

The historical context for University Park's development was the rapid growth of low-density residential subdivisions in Tempe and other Phoenix-area communities after the Second World War. In his 2001 survey of historic properties in Tempe, Scott Solliday labeled this context both as "Post World War II Subdivisions, Tempe, Arizona: 1945-1960" and "Residential Development In Tempe, 1946-1960." It is within the latter that this nomination places the University Park district, whose development actually began in 1945, when builders began construction on more than twenty homes in the subdivision.

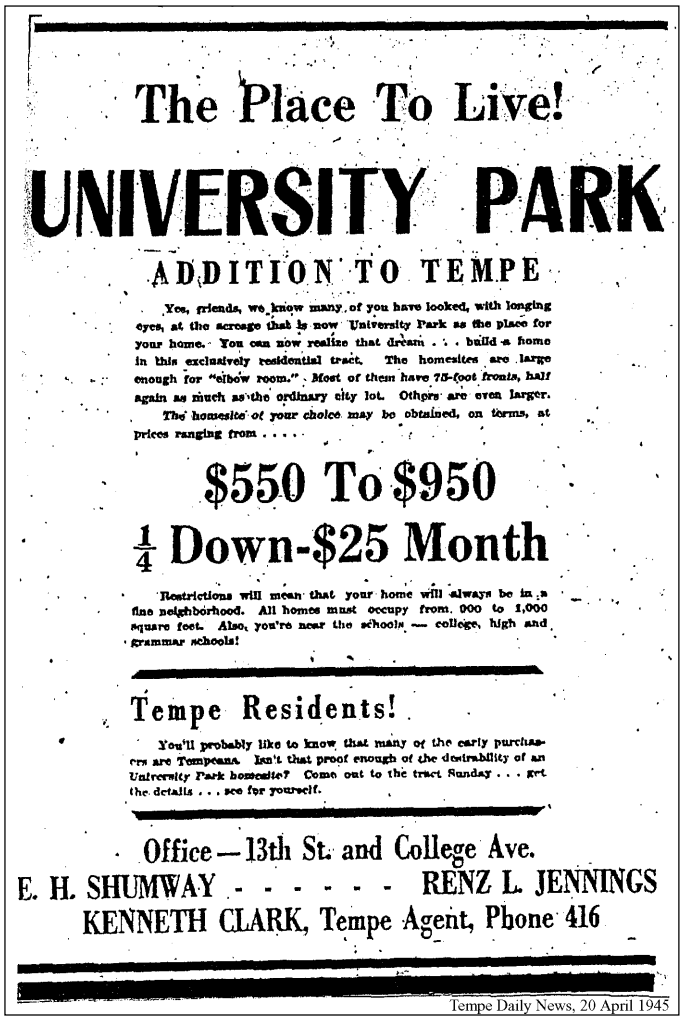
Prior to the Second World War, in the decade between 1930 and 1940, only four small subdivisions were developed in Tempe. During the war, Jen Tilley Terrace was built in 1943 within the city limits. As the war's end approached, in early 1945, Tempe developers filed three new subdivision plats with Maricopa County on unincorporated land adjacent to the city: College View (southwest of the city limits), College Manor (east of the city), and University Park (immediately south). The City of Tempe quickly annexed these subdivisions, and it also annexed four more subdivisions between the war's end in August and the close of 1945.

University Park Addition was the brainchild of Tempe businessmen Estmer W. Hudson and Kenneth Clark, who reasoned in April 1945 that with the war's inevitable conclusion, rationing of food, transportation, and building materials would end. Not only did they expect students and faculty to return to Arizona State College in large numbers; they also reasoned that the proven attraction of Arizona's weather and water would continue to attract newcomers from the eastern states, and second, that the federal Serviceman's Readjustment Act of 1944, the "GI Bill," would benefit ASC and Tempe by providing both tuition and housing assistance to veterans returning from the war.

Hudson was a longtime owner of large tracts of land in the Tempe area, where he raised cattle and grew cotton (he helped develop long-staple Pima, or Egyptian, cotton, which became an important component in the Salt River Valley's agricultural economy). Kenneth Clark was an insurance agent, realtor, and former Tempe city council member. After developing University Park, Hudson and Clark extended their successful partnership to the postwar College View Addition (immediately adjacent to University Park on the west side of Mill Avenue). Clark otherwise concentrated on his local real estate business, and Hudson continued to develop scattered parcels of his vast landholdings, including University Terrace after 1951 (immediately south of University Park and east of College Avenue, and now known as the Daley Park Neighborhood).

In a familiar pattern begun long before the war but then stalled for four years, irrigated agricultural lands adjacent to Arizona cities attracted housing developers who also found ready partners in city governments eager for expansion. An eighty-acre parcel of Hudson's irrigated cotton fields—part of his one-quarter plus one-eighth ownership of Section 22—lay just south of the ASC campus in Tempe, and Hudson and Clark subdivided it as University Park before ASC could organize its own resources for a southerly expansion of the campus. After platting University Park Addition in April 1945, Hudson and Clark agreed to its swift annexation by the city, and in the fall of 1945 housing construction commenced here in earnest.

The two small subdivisions that today exist within University Park were created by two early purchasers of large tracts of what was still undeveloped land. They replatted their parcels in 1947 as the Blades Subdivision,



The Place To Live!

UNIVERSITY PARK

ADDITION TO TEMPE

Yes, friends, we know many of you have looked, with longing eyes, at the acreage that is now University Park as the place for your home. You can now realize that dream . . . build a home in this exclusively residential tract. The homesites are large enough for "elbow room." Most of them have 75-foot fronts, half again as much as the ordinary city lot. Others are even larger.

The homesite of your choice may be obtained, on terms, at prices ranging from . . . . .

$550 To $950

¼ Down-$25 Month

Restrictions will mean that your home will always be in a fine neighborhood. All homes must occupy from 900 to 1,000 square feet. Also, you're near the schools — college, high and grammar schools!

Tempe Residents!

You'll probably like to know that many of the early purchasers are Tempeans. Isn't that proof enough of the desirability of an University Park homesite? Come out to the tract Sunday . . . get the details . . . see for yourself.

Office—13th St. and College Ave.

E. H. SHUMWAY - - - - - - RENZ L. JENNINGS

KENNETH CLARK, Tempe Agent, Phone 416

Tempe Daily News, 20 April 1945

for which Grandview Drive was created, and in 1951 as Oakley Place, for which the eponymous street was created. (Solliday 2001)

Another part of the original plat for University Park, a broad strip between Apache Boulevard and the alley to the south, and between Forest Avenue on the west and McAllister Avenue on the east, followed a rather different development pattern. Few homes were ever built there—a 1959 aerial photograph shows only two single-family homes in this stretch, and while they were still visible in 1962 and 1969 aerial photographs, they were no longer standing by 1971 (Scheatzle 2000). Instead it was incorporated into the Arizona State University campus, a process first envisioned by College president Grady Gammage, who worked to expand the college during the 1930s and planned for further expansions following the war. Gammage wrote in June 1945:

> It is possible now to purchase about 33 acres of land across the highway south of the athletic field. It would seem the part of wisdom to exert every effort to acquire this land before it is too late. There is no fund for this purpose. Unless the college can tie it up at once, the land will be opened for residences. In fact, it is already opened and a few lots have been sold but the owners are delaying further sale pending discussion of this problem (Thomas 1960: 47).

ASC was apparently able to purchase this property and halt further residential construction. The first major building in this stretch was the construction of a "dormitory hotel" by College Inns of America at 401 E. Apache Boulevard. This 235-room hotel opened in late 1967 (Tempe Historical Museum Building Card Collection). This filled in the entire block between Normal and McAllister avenues. Today this building is Ocotillo Hall, an ASU dormitory (http://www.asu.edu/tour/main/ocotillo.html 2006).

A Howard Johnson Hotel opened in 1970 at 225 E. Apache Boulevard, just east of Forest Avenue (Tempe Historical Museum Building Card Collection). The 140 room, seven-story building is now the Twin Palms Hotel. As of 2006, Arizona State University still used the stretch between College and Normal avenues as a parking lot.

Because this stretch of Apache Boulevard frontage between Forest and McAllister avenues had such a different history compared to the rest of University Park, and because the existing structures and buildings there were built after the neighborhood's period of significance (1945-1957), it has been excluded from the historic district boundaries.

University Park as a Typical Postwar Subdivision

Although University Park is not properly speaking a suburb, but rather a neighborhood in a city, its pattern of development can be viewed within the larger context of suburban residential development in postwar America. This reflects both the timing of University Park's development (during the nation's postwar shift to a more automobile-dependent society) and the low density patterns that characterized development in Tempe and other Arizona cities. Viewed in this context, University Park could be said to fall into the latter part of the "third stage" and the "fourth stage" of suburban development as described in the National Park Service (NPS) bulletin *Historic Residential Suburbs* (Ames and McClelland 2002:16). In the third stage, which ran from 1908 to 1945, planners responded to the growing popularity of the family car and built what the bulletin refers to as "Early Automobile Suburbs." As the automobile continued to grow more central to American life, the fourth stage of suburban development, "Post-World War II and Early Freeway Suburbs," occurred between 1945 and 1960.

The plan of University Park is based on a grid street system typical of cities and towns in the American West, but it also reflects the influenced of postwar trends, especially wider lot widths and increasing accommodation of automobiles (wider streets and driveways). "The rapid adoption of the mass-produced automobile by Americans," the NPS bulletin explains, "led to the creation of the automobile-oriented suburb of single-family houses on spacious lots that has become the quintessential American landscape of the twentieth century" (Ames and McClelland 2002:21). This same era brought advancements in highway planning, funding, and construction that resulted in the development of Apache Boulevard and Mill Avenue through Tempe as U.S. Highway 60.

Following general practices that had been in place in the United States since the development of "streetcar suburbs" in the late 1900s, residential or suburban neighborhoods in the immediate postwar period might be developed in one of several ways. "Subdividers" were developers who improved former agricultural land by building streets and water systems, then sold the lots to individuals or to builders. "Home builders" were developers who not only did the land improvements but also built some of the homes, both to stimulate sales and to distinguish their subdivisions from questionable land schemes risky to the individual lot buyer (Ames and McClelland 2002:26).

Although other types of developers were opening subdivisions elsewhere on much larger tracts of land in the Salt River Valley—Ames and McClelland call them "community builders," "operative builders," and "merchant builders"— University Park's developers chose a relatively small area near the state college, where the well-proven "subdivider" approach would turn a quick profit for themselves. They did not need to worry about attracting buyers, for the risk of lot sales for them and buyers alike evaporated with the housing shortage caused by general prosperity amid wartime rationing. As noted by Ames and McClelland, "the postwar housing boom was fueled by increased automobile ownership, advances in building technology, and the Baby Boom. A critical shortage of housing and the availability of low-cost, long-term mortgages, especially favorable to veterans, greatly spurred the increase in home ownership" (Ames and McClelland 2002:24).

Marketing of the new University Park subdivision was handled by the Urban Development Company of Phoenix, headed by E. H. Shumway and Renz J. Jennings, who promoted University Park to buyers in and

outside Tempe. Their combined strategy for University Park included deed restrictions that required homes facing west on Mill Avenue (the city's main north-south artery) and north on 13th Street (across from the ASC campus) to be at least 1,000 square feet, and other homes to be at least 900 square feet. (Ryden 1997:8/8, Solliday 2001:15)

Marketing of University Park is typified by an advertisement placed in the *Tempe Daily News* in 1945 under the heading, "The Place to Live!":

> Yes, friends, we know many of you have looked, with longing eyes, at the acreage that is now University Park as the place for your home. You can now realize that dream … build a home in this exclusively residential tract. The home sites are large enough for "elbow room." Most of them have 75-foot fronts, half again as much as the ordinary city lot. Others are even larger. / The homesite of your choice may be obtained, on terms, at prices ranging from … / $550 To $950 / ¼ Down — $25 Month / Come on out to the tract Sunday … get the details … see for yourself. (Solliday 2001:94)

The first buyers of University Park lots in 1945 faced a number of difficulties, including wartime restriction on building materials, and then a shortage of materials from suppliers once restrictions were lifted. Financing for home construction presented another hurdle for most, as "Tempe banks did not offer home mortgages," Solliday writes (1997:17). "After the war the only restriction on Arizona's growth was cool air and ready cash," explain Lynne Doti and Larry Schweikart in "Financing the Postwar Housing Boom in Phoenix and Los Angeles, 1945-1960" (1989:177). Federal Housing Administration (FHA) loans partly filled this gap, and Veterans Administration (VA) loans provided additional home financing for returning veterans. By 1948 FHA-guaranteed mortgage loans for up to 90 percent of a home's value were available, with repayment extended to thirty years. The GI Bill allowed veterans to apply their postwar benefits to the remaining 10 percent down payment, thus meaning that they could buy homes without any cash at all (Ames and McClelland 2002:31). Phoenix financial entrepreneurs leveraged East-coast insurance company funds to purchase an enormous sum in Salt River Valley FHA and VA mortgages, thus meeting the tremendous demand created by the ever-increasing number of loan applicants (Doti and Schweikart 1989:178-179).

Federal Housing Administration standards applied to both the neighborhood and the individual houses (see "Architecture" below). To receive approval for FHA-backed financing, an approved subdivision plat needed to follow seven standards developed by the FHA in the 1930s, including suitable location for health and transportation systems, installation of utilities and street improvements, compliance with local regulations, "appropriate" deed restrictions, and financial stability including adequate taxing to pay for services (Ames and McClelland 2002:48). After builder Herman Goldman received the first University Park building permit on 20 August 1945 and started construction of a house at 9 E. 13th Street, at least seventy-five houses were built in the subdivision between 1945 and 1949.[1] In 1950 twenty-seven houses were built, suggesting that by then University Park had been approved for financing by the FHA. (*Tempe Daily News* 1945, Steely and Schmidt 2004)

Although the war experience would prove to be a major force in changing the social outlook of Arizona and the United States, at first this was not apparent in the new subdivision; new houses in University Park closely resembled those built during Arizona's last building boom, which had been halted by the war in 1941. Compact but efficient Minimal Traditional houses, seldom exceeding about 1,000 square feet, initially brought

[1] The house at 9 E. 13th Street still stands today, but it was extensively remodeled in recent years and no longer retains its historical integrity. It is not listed as a contributor to the district.

to University Park an appearance very similar to earlier housing developments across the Phoenix and Tucson basins. As the subdivision developed and was gradually built out, Ranch houses appeared, at first smaller but over time increasing in size, so that by the end of its period of significance, University Park had acquired a mix of house plans, styles, and sizes that distinguished it from older Tempe subdivisions established and developed prior to the Second World War.

University Park unquestionably appealed to home buyers looking for automobile-friendly housing, yet its proximity to Arizona State College and to most other institutions and businesses in Tempe (which in the late 1940s and 1950s remained a small town) also made it pedestrian friendly as well. Home builders accommodated the automobile culture with concrete driveways in every front yard, and the city accommodated both cars and pedestrians with public sidewalks and streets. A number of residents interviewed by the Tempe Historical Museum in 2003 and 2004 recalled that curbs and sidewalks were built in the early 1950s only after residents agreed to pay special assessments for their construction. Bill Lewis, at 313 E. 15th Street, remembered an assessment of $400 for his share of curb and sidewalk costs, paid in installments on his city water bill. Lewis also proudly noted that his four sons walked to their various Tempe schools as each grew up in University Park, "one of the advantages of the neighborhood" (Lewis 2004).

Residential Irrigation in Tempe

Although irrigation is usually associated with agriculture, in Tempe and many other cities and towns in the arid Southwest, irrigation also has been used for urban purposes, namely, to water trees, parks, residential lawns, and yards. From Tempe's earliest years as a settlement until the time University Park was developed, it was customary for Tempe residents to water their lawns and yards not with well water received through the municipal water system but with canal water received through irrigation ditches (Pry 2004).

From Tempe's founding in the early 1870s, the entire community, including not only farms but also blocks in town, was laced with ditches. Larger ditches, called laterals, carried water from the Tempe Canal and San Francisco Canal to each farm or subdivision; these were laid out so that every quarter-section of land (160 acres) was served by a lateral. The laterals, in turn, fed a network of smaller ditches that ran along the borders of the fields. In town, where the land had been subdivided into lots, the streets were lined with narrow irrigation ditches that brought water from the laterals to each yard.

The George Ditch was one of these ditches. Believed to be dug around 1890, the ditch is apparently named after early Tempe settlers B. J. and Virginia George, who owned property in the area, as well as stock in the Tempe Canal Company. The ditch itself was likely constructed by the Georges, as it was customary at the time for laterals and ditches to be dug by the landowners who received water through them.

From 1871 to 1923, all of the water used for irrigation in and around Tempe was supplied by the Tempe Canal Company, with the exception of a small part of western Tempe served by the San Francisco Canal. Property owners paid assessments to the canal company to cover operating and maintenance costs, which included the salary of the zanjero who supervised delivery of the water. Each day the zanjero would take water orders from farmers and residents who wanted to irrigate their properties. By opening and closing gates on the main canal, the canal branches, and the laterals, the zanjero directed water into the ditches serving the landowners who wanted water. Once the water reached the quarter sections to which it was being delivered, the landowners took charge of the water, opening gates into their fields or lots.

Landowners could not choose when their water was delivered, so it might arrive at any time of day, even in the middle of the night. Despite this inconvenience, homeowners came to regard irrigation runs as a comforting ritual. As each neighborhood's lots were flooded, birds descended on the water and children splashed in the yards. A soothing coolness settled over the neighborhood, and the smell of water filled the air. Residents also appreciated the lush vegetation that irrigation made possible. It allowed homeowners to enjoy green lawns, dense shrubbery, and year-round flowers, and to cultivate vegetable gardens, vineyards, and orchards. Another benefit of irrigation was its impact on climate. The trees provided shade during Tempe's hot summers, and the presence of so much water in the landscape helped lower the air temperature through evaporative cooling.

In 1923 the Tempe Canal Company was incorporated into the Salt River Project, which had been established in 1903, at which time it had taken over most, but not all, of the privately owned canal and irrigation companies operating in the Salt River Valley. In practical terms this change in ownership had little impact on Tempe, and Tempe residents continued to receive irrigation water for their yards, lawns, and gardens.

Of greater import to Tempe was the establishment, in 1931, of the city's first irrigation service. Although the city had in fact been distributing irrigation water since the mid-1890s, most of that water was delivered to downtown property owners and to residents of the original townsite. The 1931 service, in contrast, was conceived as a way of serving *new* subdivision lots. In return for an annual fee of two dollars, and a promise by homeowners to maintain the berms that kept the irrigation water confined to their yards, the city agreed to take over the work of scheduling and delivering the canal water that all landowners in Tempe were entitled to receive. This was done in large part to discourage residents from using city water for landscaping—a practice that strained the city's water utility, which was not designed to handle the demand created by lawn-watering in new subdivisions.

City irrigation proved very popular and was soon considered an essential city service. When Tempe began to grow in earnest after the Second World War, it was assumed that irrigation facilities would be constructed in each new neighborhood and that new residents would continue to water their lawns and gardens in the traditional manner. What had changed by then was the delivery system. Starting in the 1930s the open ditches running through town had gradually been replaced by underground pipes, making it possible to build modern sidewalks and streets in the town.

By the time University Park was developed, it was the norm to equip new subdivisions with an underground piping system designed specifically for urban irrigation, rather than simply using and adapting the existing agricultural ditches. In 1948 residents of University Park and College View, another early postwar subdivision, formed irrigation improvement districts to build their distribution systems. After construction, the systems were turned over to the city, which operated them on behalf of the residents.

At first this arrangement was opposed by the Salt River Project, which claimed that only it could deliver irrigation water to landowners situated outside the original Tempe townsite. But faced with the prospect of dealing with hundreds of individual city lot owners, and assured by the city that Tempe would take over the job of collecting the assessments owed to the Project by landowners who received water, the Salt River Project eventually relented. In 1948 it signed an agreement with Tempe allowing residents to receive their irrigation water directly from the city.

For the next decade, every new subdivision in Tempe was equipped with an underground irrigation system. As a strategy for beautifying the city, the residential irrigation network was a success, for it allowed Tempe's new neighborhoods to quickly acquire lawns and much-needed shade trees. However, as a self-supporting utility

service it was a failure. During irrigation runs, city workers had to be present around the clock to open and close ditch gates and to make sure the water did not overflow the berms surrounding each lot. The modest fee (only fifteen dollars a year) hardly covered these employee expenses, and the irrigation service ran chronic deficits that had to be covered by the city's general fund.

As the size of the irrigation system expanded, so did its deficits. In 1958, after learning that the deficit was now $11,000, the city council tried to increase the irrigation fee. This produced an uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. In 1960 the city council again tried to raise the fee. "Many of our citizens who do not have the advantage of irrigation are being taxed to subsidize those who do," a council committee reported. "We feel this is most unfair, and the increased charge will correct this to a great extent." This time the measure passed, hiking the fee to $22.50 per year, but still the increase was not enough to make the service self-supporting.

Seven years later, in 1968, irrigation rates were back on the city council's agenda, and this time the irrigation service was under attack by the city's own Public Works Department. In a report prepared for the council, the department suggested that the service be abolished altogether and that residents be required to hire private contractors to do their irrigating. "All other City services benefit the entire area and population of the City of Tempe," the report noted. "It would appear, therefore, that the City irrigation service is in violation of the general philosophy of City government."

With a customer base of 1,631 homes, Tempe's irrigation service now covered only 10 percent of the city's population and 3 percent of its total land area. However, those customers lived in the city's most established neighborhoods, so it was hardly surprising that once again the council refused to eliminate the service. Furthermore, the deficit had dropped since the early 1960s and was actually rather small if the cost of watering the city's parks, which were all irrigated, was excluded from the irrigation service's budget.

When the council next debated an increase, in 1971, irrigation customers packed the council chamber to protest. More than anything else, they resented the characterization of the service as a drain on the general fund. As a reporter for the *Tempe Daily News* later wrote, "This was challenged on the basis that the city, in many other areas, subsidizes certain services—a fact that was forcefully brought to their attention when they [the council] acted favorably on a recommendation not to increase fees for Parks and Recreation special interest classes. The reason given on that matter was that it would price it out of reach." In response to their protest, the council did what it had done before: it raised rates (to $36 a year), but not as much as recommended by the city's staff.

By now city officials had given up on the prospect of eliminating the service. However, they also had stopped allowing new irrigation improvement districts to be established. The last subdivisions in Tempe to be served with irrigation were those built in the late 1950s: Tempe Estates, located along Palmcroft Drive west of College Avenue, and Broadmor Estates, located north of Alameda Drive and east of College Avenue.

In the end, the city halted the expansion of its flood irrigation service simply because residential irrigation was a messy chore for homeowners and a money-losing proposition for the city, not because of concerns about water consumption. As Tempeans embraced more modern methods of watering their lawns, and as low-water landscapes became more common, irrigation was increasingly seen as an antiquated practice associated with the city's older neighborhoods.

Landscaping and Streetscape

The ample supplies of irrigation water received from the Salt River Project through the city's irrigation service contributed to the subdivision's evolving character, so that by the time University Park was built out in the late 1950s, it exhibited a lush garden understory with a remarkable variety of plant species. Today, this mature landscape of towering pine trees, huge pecans, and large palo verdes and other desert trees shelters dozens of Minimal Traditional and Ranch houses, as well as a few other styles from the 1950s and a number of more contemporary styles that became popular after the subdivision's period of significance (1945 to 1957).

Today the George Ditch remains not only a functioning irrigation ditch—the water it carries is used not by University Park but by property owners to the west—receiving its water from the Salt River Project at Gate 25 on the Tempe Canal, which well to the east of University Park near the city's border with Mesa. Cottonwood trees once lined the ditch, but most were removed around 1960 to improve reduce water losses and to keep leaves from clogging the ditch. (This was done Valley-wide, and many residents at the time, including some in University Park, protested their removal, arguing that the Phoenix metro area could ill afford to lose so many valuable shade trees.) Remarkably the University Park section of George Ditch remains open, for the balance of the ditch was piped and covered in the 1970s. (Boston and Dudley 2004, Elliot 2004, Hale and Haring 2004)

Today the George Ditch supports only a few isolated cottonwood trees along its six-to-ten-foot width and three-to-five-foot depth. When Salt River Project zanjeros release water from the Canal into the ditch, it briefly fills with clear, fast-running water—one of the few places in Tempe where residents can view such a remnant of the Salt River Valley's historic ditch network.

William R. Lewis, a resident of University Park since 1951, recalled in a 2004 interview how he planted ash seedlings given him by the landlord of the rental house he occupied while he and his wife, Jody, built their house at 313 E. 15th Street. In addition to the Lewis' ash trees, elsewhere new residents planted pecans, sycamores, palms, and pines, many of which were obtained from friends, relatives, and neighbors. Darlene Haring of 341 E. 14th Street also remembered in a 2004 interview that her family "rescued" oleanders and a pomegranate from neglected lots elsewhere in the city. The Harings and neighbors traded plant specimens with ASC's longtime grounds superintendent Bob Svob, providing him with unusual plants and in turn receiving surplus plants from the campus (Hale and Haring 2004). Later John Moeur's nursery on McAllister Avenue and Apache Boulevard just east of the neighborhood provided most of the trees and shrubs planted by residents. (Wallace 2004)

The landscape of University Park has been further shaped by the size of the lots. Within the rectangle formed by Apache Boulevard, McAllister Avenue, the railroad tracks, and Mill Avenue, the subdivision was essentially divided into two unequal tracts north and south, with the George Ditch as the dividing line. The lots facing 14th Street are of ordinary size (as are those on all of the subdivision's north-south streets, College and Mill avenues, Grandview Drive, and Oakley Place). Those facing 15th Street, and especially those on the south side of the street, are unusually deep, and those residents living there have for years been able to cultivate sizeable lawns, gardens, and even orchards.

Architecture of University Park

The twelve-year period during which most of the home construction took place in University Park, 1945 to 1957, saw a wide variety of contractors and builders erecting houses in the subdivision. For thirty-four houses for whom the builder is known that were constructed before 1960, there were eighteen different contractors,

either individuals or companies. "Many local contractors were building houses in Tempe in the late 1940s," writes Solliday in *Post World War II Subdivisions, Tempe, Arizona: 1945-1960*. He continues:

> Postwar neighborhoods appeared to reflect a degree of stylistic diversity, but this was an illusion created by relatively minor design details, for all new homes in Tempe exhibited the characteristic features of the Ranch Style. Virtually all houses of the late 1940s were one story structures built on a concrete slab foundation. (Solliday 2001:91)

FHA standards for house design included a number of characteristics present at University Park. Exterior variations were required in groups of otherwise similar houses, so that they would be "attractively designed without excessive ornamentation." They had to be served by adequate electrical and natural gas service so they could accommodate modern appliances. Houses also had to meet certain "principles of expandability, standardization, and variability," as well as standards for "orientation to sunlight, prevailing winds, and view" and "efficient layout of interior space." In one respect, square footage, the houses in University Park easily exceeded the FHA minimum, which was 534 square feet. By setting the minimum at 900 square feet with deed restrictions, University Park's developers made the neighborhood more attractive to families. (Ames and McClelland 2002:62)

Although the Ranch style would come to dominate in University Park, a significant proportion of the early homes were built in the Minimal Traditional style—a transitional style that first appeared in the 1930s and was common until the mid-1950s, when it was superseded in popularity by the Ranch style. As described by Virginia and Lee McAlester, who appear to have coined the style's name, it was a "compromise" style that reflected some of the forms of traditional eclectic houses but was much simpler in terms of ornamentation. Many had front gables of one sort or another, echoing earlier Tudor designs, and some might have chimneys. In other respects it was a precursor of the tract Ranch house, especially in its simplicity and preference for low- or intermediate-pitch roofs; unlike the Ranch, though, its eaves were close rather than overhanging, and it presented a more compact, less horizontal facade to the street.

The Ranch Style, viewed by builders and owners as both modern in its simplicity and romantic in its association with California ranch dwellings, can now be analyzed in the context of exceeding the half-century mark in age. Fortunately a number of national scholars and regional historians have studied the Ranch house phenomenon for many years, and provide a basis of evaluating the significance of University Park's examples in the area of architecture. Clifford Edward Clark in his *The American Family Home 1800-1960* (1986) notes in his chapter "Ranch House Modern" that the house style represented nothing less than a lifestyle: full of light, inviting to the outdoors (through the rear patio), and informal in plan. "Convenience rather than style, comfort rather than some formal notion of beauty," Clark summarizes, "became the hallmarks of the new [Ranch] designs" (Clark 1986:211, 216).

Arizona historian Doug Kupel and architect Don Ryden have classified the Ranch phenomenon into a number of subcategories. University Park in Tempe features many examples of the "Classic Ranch Style," with concrete slab foundations, small "porches" at entries, exterior wall surfaces of brick, stucco, or concrete masonry units, and other specific details common to the configuration throughout Arizona's urban areas (Ryden, Parmiter and Kupel 2003:8/95). Arizona historical planner Debbie Abele observes that "the mass-market Ranch often had a simple, rectangular form but upscale builder ranches and custom-designs were typically characterized by projecting wings or a more rambling footprint as well as more exterior facade detailing" (Abele 2003:23).

In sum, the Ranch Style was a product of the 1930s Great Depression followed by wartime austerity, the rising expense of building materials, and a concurrent decline in craftsmanship, all of which meant that the typical American home was growing simpler and less mannered in its appearance. Socially, the simplicity of the style betrayed a growing American interest in modernism, especially a version promoted by popular magazines, newspapers, architectural journals, and widely read books such as *Western Ranch Houses* by California architect Cliff May (May 1946). Periodicals, novels, and movies of the 1930s through the 1950s also played a role in stimulating the romantic appreciation of the Ranch style, from its very name to its characteristic details of low-pitch roofs, rough wood porch posts, and rustic little porch lanterns near the front door.

On their interiors, Ranch houses and their neighbors in University Park were strongly influenced by a growing list of affordable household appliances for at-home conveniences, and by extension by the availability of affordable electricity and natural gas. Appliances ranged from modern refrigerators and stoves to vastly improved radios and telephones. The communication devices alone brought families inside in the evenings, off the once-popular front porch. The functional front porch in turn declined in favor of the back yard and patio, where outdoor grills, lawn furniture, and shade trees drew their owners' attention away from the facades of their houses and that of their neighbors.

Interior appliances also included evaporative cooling—also known as "swamp cooling"—which emerged before the war and then thrived in Arizona's postwar subdivisions, supplied in large part by the inventive Goettl Brothers factory in Phoenix. Plentiful water and electricity from the Salt River Valley's numerous prewar federal reclamation projects made this humidifying technique possible and affordable. Other passive climate-comfort responses in postwar building design at University Park ranged from solid masonry walls to concrete slab floors, north-south orientation and shading devices of extended eaves and aluminum window awnings, and numerous operable windows for air circulation. Popular steel-casement windows were perhaps seen as more efficient and convenient than wood double-sash units. Unfortunately, the ubiquitous low roofs on Ranch houses and their contemporaries can now be seen as astounding inefficiencies, where the desire to save labor and materials, such as insulation, came with the price of very high interior heat gain in the harsh Salt River Valley summers. The "Arizona room," a screened porch acting as a summer bedroom offered some relief from this oppression.

Most of the houses in University Park, and the vast majority of the contributors to the proposed district, are either Minimal Traditional or Ranch houses. Of the scattering of other styles represented among the remaining contributing properties, the most important is Contemporary. Contemporary homes were more likely to be architect-designed, and the style in general was often promoted by architects and by shelter magazines. As such it appealed to design-conscious home buyers in part because it was not as popular as the ubiquitous Ranch style and therefore was more distinctive. In many respects, the Contemporary house was similar to the Ranch house: it had an open floor plan, integrated indoor and outdoor living areas, and an attached carport or garage. Where it differed was in its embrace of Modernist design principles, which often appeared in flat or very low-pitch roofs, cantilevered overhangs, floor-to-ceiling windows or glass walls, bands of clerestory windows, and strong vertical lines in porch and carport supports (metal poles in particular). Unlike Modern houses, though, Contemporary homes were more likely to be integrated into the landscape and to make use of "natural" building materials such as wood, brick, and stone. (McAlester 1990, Ames and McClelland 2002)

As one would expect in a subdivision developed during a transitional period in American domestic architecture, the remaining contributing properties in University Park vary considerably and are few in number (only three). The one thing they do have in common is that they reflect to some extent the influence of the

revival styles that celebrated the architectural traditions of the Southwest: Spanish Colonial, Mission, and Pueblo. These include a Pueblo Revival house built in 1945 (25 E. 14th Street), a neo-Pueblo house at 315 E. 14th Street that combines the massing and wall cladding of a classic Pueblo house with an unusual crenellated parapet, and the Seventh-Day Adventist Church on 13th Street, which is a utilitarian cross-gabled building that becomes neo-Mediterranean in appearance by having a tiled roof, arched portico, and Mission-style bell tower.

With the exception of the 1945 Pueblo Revival house, though, none of these three buildings are fully realized examples of any historic revival style, which is why such buildings are often described as being Neo-Mediterranean (a term used by the McAlesters). They are examples of how builders and architects borrowed elements from these styles and used them on buildings that are simple and representative of no style. This casual eclecticism is most evident among the Ranch houses in University Park. Although most of the Ranch houses here are unornamented, there are some that strive for a more regionally appropriate appearance. This is done by the use of barrel tiles on the roof, which, when combined with brick or stucco wall cladding, can give the dwelling a vaguely "Spanish" look that is as popular now as it was fifty years ago. Indeed, the newest houses in the neighborhood include one that is Neo-Mediterranean and another that is Pueblo-inspired.

Architects, Designers, and Builders

Tax records and residents' memories indicate a number of Tempe builders and designers produced the houses built between 1945 and 1957 in University Park. One long-time resident, Elizabeth James, described her family's and neighbor's interactions with Tempe architect Kemper Goodwin in the design of their 1949 and 1952 houses, respectively, at 25 and 33 E. 13th Street (the Goodwin biography is in Solliday 2001:426).

Many prominent building contractors in postwar Tempe history constructed homes in University Park, some with only one known example each in this neighborhood. Karl S. Guelich moved from New York to Tempe in 1946 and built homes for the next two decades in Tempe, including four in University Park. Norman F. McKinley, who managed K & M Homes in the early 1950s, built at least three houses in University Park, but his firm apparently folded by 1951. Theo LeBaron, Howard W. Brooks, and their B & L Construction Company entered the postwar market with at least two homes in University Park after 1947, but left the business by 1950. James P. Paul built one home in 1949 in University Park, but completed at least twenty-five others in the nearby College Manor subdivision and then, in 1953, joined the Del Webb Construction Company to manage its Campus Homes development. Other contractors each built a single house in University Park and then disappeared from the business. Names such as Charles Eaklor, G. C. Winton, and Gibralter Construction Company made their contributions and were recorded in the record books, then others took their places with better financing, practices, and products. (Steely and Schmidt 2004, Tempe Historical Museum, Solliday 2001)

Bill Wallace's own house was the product of the second-most prolific contractor in University Park, Montgomery and Williams, which later was known as Williams and Wells. These two partnerships produced at least six residences in the neighborhood on 14th Street and 15th Street. According to Wallace, R. W. 'Monte' Montgomery and Lloyd Williams were brothers-in-law. The team built one of its houses for Montgomery, who lived at 305 E. 14th Street between 1948 and 1955. They worked together until Montgomery retired from construction in 1951. Williams then partnered with Warren W. Wells, "a good carpenter" and Tempe schoolteacher. Williams later went on to build several Tempe churches and became a small-scale land developer. Williams died in 2005. (Wallace 2004, Williams 2005)

Of the designer and builders present in University Park, Herman Goldman built the largest number—eight—in the neighborhood, and he lived in several of them himself. He was also active throughout the

neighborhood's period of significance. "He built with red brick," recalled longtime resident Bill Wallace, "that was part of his style. He was a good builder." Goldman built his last house in University Park in 1958, the large Ranch home at the southeast corner of College Avenue and 15th Street—133 E. 15th Street—but sold it by 1960. (Wallace 2004, Mullin-Kille and Baldwin Company 1958, 1960)

Residents

A survey of the residents living in University Park from 1948 (the first year a city directory carried listings for the neighborhood) to 1957 (build-out) shows that the developers' hunch that Arizona State College would grow after the war and bring home purchasers to the new subdivision proved to be correct. Enrollment at the college shot up from 500 in 1945 to 2,200 in September 1946, and it continued to climb thereafter. In University Park, professors of accounting, art, business administration, chemistry, drama, education, English, and geography lived a short stroll not only from the campus but also from the homes of their fellow professors; other ASU-affiliated residents included professors of industrial arts, journalism, military science, music, physical science, and psychology, plus the director of the college physical plant. In addition, the neighborhood was home to employees of the Tempe school district and a mix of other occupations: two ranchers, two publishers, a crop duster, a Salt River Project manager, and an Arizona Highway Department engineer. Building contractor Herman Goldman lived in at least three different University Park houses. (Southside Directory Company, 1946, Salisbury Publishing Company, 1948, Mullin-Kille and Baldwin Company, 1952, 1955, 1958, 1960)

Marion McKinley, a single female telegraph operator for the Southern Pacific Railroad, began work at the Tempe depot in 1925 when the railroad built its new mainline through Tempe. She bought the 1948 house at 107 E. 15th Street in 1952 and lived there at least through 1960. Clyde Harlan Gililland owned the Chevrolet dealership in Tempe and served on the city council from the early 1930s through the 1960s. He bought the house at 19 E. 13th Street in 1955 and was living there when he was elected Tempe mayor in 1960. Tempe school system teachers Susan Guthrie England and Ada Maskrey, both graduates of Knox College in Galesburg, Illinois, shared the house at 505 W. Parkway Boulevard. (Tempe Historical Museum)

Brothers Leo Max Connolly and Francis (Frank) Newton Connolly each enjoyed a successful publishing and public service career. Max bought the house at 212 E. 14th Street in 1952 at the end of a six-year career in the Arizona House of Representatives, when he was working for Allied Printing Company, printers of high school and college yearbooks. Max had previously served in the Civilian Conservation Corps in the 1930s, the U.S. Army in Europe, and with other publishers including Frank's *Southside Progress* and *Scottsdale Progress*. Frank purchased his house at 28 E. 14th Street in 1952, eight years after adding the *Tempe Daily News* to his newspaper portfolio. He served on the Tempe city council while living in University Park, and he worked in numerous local service clubs, sat on regional bank and charity boards, and served on the Arizona Highway Commission. He was a major agitator for university status for Arizona State College, and one Tempe school, Connolly Junior High School, was named for him and his wife Irma. (Tempe Historical Museum)

How many University Park residents purchased their homes with VA-backed mortgages (GI Bill loans) is unclear, and the directory lists surprisingly few residents who were Second World War veterans. These included James William Creasman, who moved into 101 E. 15th Street in 1952. Creasman graduated from the Tempe teachers college in 1935 and taught school before joining KTAR radio in the valley. At the beginning of World War II he took a radio production job in New York, then joined the U.S. Army in Europe where he served as an education officer. After the war he managed education programs for European occupation troops, returning to

Tempe in 1947 as director of the ASC alumni association. When he bought his University Park home in 1952 he directed a successful fund-raising for the college's new Memorial Union Building. (Tempe Historical Museum)

Elizabeth Hampton James and her husband, W. T., moved in 1949 into the house her parents built that year at 33 E. 13th Street. Her parents lived in the house with them part-time for several years—they also owned a home in Colorado—and then purchased another house in the neighborhood about 1954. Elizabeth remained in the house until her death in 2004, maintaining to the end a Bermuda-grass yard, rose garden, and towering pecan trees that she and here husband had planted in their backyard shortly after moving to University Park. Her house has been designed for her parents by Tempe architect Kemper Goodwin—arguably the first in the Tempe to have a tile roof. Goodwin also designed the adjacent Contemporary house at 25 E. 13th Street, for Tempe dentist Ralph W. McMillan. (James 2003)

Joan Hale and her husband J. D. moved to 325 E. 14th Street in 1957, and their neighbors Darlene and L. L. Haring moved to 341 E. 14th Street two years later, in 1959. When interviewed together in 2004, the two women recalled a neighborhood full of children, family dogs, and Arizona State students driving their cars "a little too fast" down 14th Street to McAllister Avenue (an intersection that was closed in the early 1990s). The Sands Motel (later the Mariposa Inn), on the northeastern edge of University Park on Apache Boulevard, offered pool memberships to University Park residents, and Daley Park (immediately south of the railroad tracks) offered further recreational opportunities. Joan was among several neighbors who unsuccessfully protested the Salt River Project's removal of trees along George Ditch in the early 1960s, at one point actually climbing up into the cottonwood trees to stop workers from cutting them down. In the early 1970s, Darlene remembered, the Lutheran Church at McAllister Avenue and Parkway Boulevard hosted conscientious objectors during the Vietnam War, and the congregation soon thereafter dedicated Peace Park on the western edge of the church's property—a local landmark that still exists. (Hale and Haring 2004)

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Walker, Lester
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Williams, Lloyd
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Verbal Boundary Description

From the proximal intersection of Mill Avenue and East 13th Street, the subdivision's north boundary runs due east in the middle of 13th Street to the middle of Forest Avenue, jogs south one-half block to the alley, then continues due east along the north edge of the alley to McAllister Avenue. The east boundary runs due south in the middle of McAllister Avenue to the Southern Pacific Railroad property line. The south boundary runs due west along the Southern Pacific Railroad's north boundary, curving slightly north in its approach to Mill Avenue. The west boundary runs north along the eastern edge of Mill Avenue to the point of origin.

Boundary Justification

The nomination follows the historic plat boundary of the 1945 University Park subdivision, minus later commercial development and parking lots on Apache Boulevard between Forest Avenue and McAllister Avenue.

Preparers

Original preparers

James W. Steely, M.S.A.S., Historian/Architectural Historian
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First revision

John H. Akers, M.A., Curator of History
Tempe Historical Museum
809 E. Southern Avenue
Tempe, Arizona 85282
480-350-5110

Second revision

Mark E. Pry, Ph.D.
Southwest Historical Services
315 E. Balboa Dr.
Tempe, Arizona 85282
480-968-2339

List of Properties in Proposed District

Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-001	9 E. 13th Street	1945	John C. Thoren Jr.	Residential	Ranch	Noncontributing (integrity)
UP-002	15 E. 13th Street	1965	John Lines	Residential	Ranch	Noncontributing (not in period of significance)
UP-003	19 E. 13th Street	1996	Fernando A. and Sharon L. Ponce	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-004	21 E. 13th Street	1991	Greg W. Brown	Residential	Postmodern	Noncontributing (not in period of significance)
UP-005	25 E. 13th Street	1950	Rosalind Mitchell and Barbara Davis	Residential	Contemporary	Contributing
UP-006	33 E. 13th Street	1950	Georgia L. McElvain and Jama L. Crane	Residential	Ranch	Contributing
UP-007	43 E. 13th Street	1952	Arizona Conference Corporation of Seventh Day Adventists	Religious	Neoeclectic	Contributing
UP-008	5 E. 14th Street	1947	Mary Ann Marcus, Tr	Residential	Ranch	Noncontributing (integrity)
UP-009	8 E. 14th Street	1947	Bradley W. Wingate and Susan Defrank	Residential	Minimal Traditional	Noncontributing (integrity)
UP-010	12 E. 14th Street	1945	Christopher Cordero	Residential	Minimal Traditional	Contributing
UP-011	14 E. 14th Street	1946	Mary O'Connor	Residential	Minimal Traditional	Noncontributing (integrity)
UP-012	15 E. 14th Street	1949	Paul and Juanita Louann Damm, Tr	Residential	Minimal Traditional	Noncontributing (integrity)
UP-013	18 E. 14th Street	1947	Donald and Adeline Bahr Family Trust	Residential	Ranch	Contributing
UP-014	19 E. 14th Street	1959	Donald M. and Adelaide P. Bahr, Tr	Residential	Ranch	Noncontributing (not in period of significance)
UP-015	21 E. 14th Street	1948	Jon D. and Sharon R. McQueen	Residential	Ranch	Contributing
UP-016	24 E. 14th Street	1948	Hewitt Hartley and Beatrice Isabel Young	Residential	Minimal Traditional	Noncontributing (integrity)
UP-017	25 E. 14th Street	1945	Vernon Edwin Shipp Jr., Tr	Residential	Pueblo Revival	Contributing
UP-018	28 E. 14th Street	1947	Robert F. Connolly	Residential	Ranch	Contributing
UP-019	31 E. 14th Street	1945	Patricia Moore	Residential	Ranch	Contributing
UP-020	32 E. 14th Street	1948	Boop Williams Family Trust	Residential	Ranch	Noncontributing (integrity)
UP-021	33 E. 14th Street	1945	Gladys A. Smith Trust	Residential	Ranch	Contributing
UP-022	36 E. 14th Street	1949	Mark Fischbeck	Residential	Ranch	Contributing
UP-023	37 E. 14th Street	1945	37 E. 14th Street LLC	Residential	Ranch	Contributing

Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-024	38 E. 14th Street	1947	Sallie C. Seibert	Residential	Ranch	Contributing
UP-025	43 E. 14th Street	1947	Jeffery S. Tice	Residential	Ranch	Noncontributing (integrity)
UP-026	44 E. 14th Street	1947	Stephen F. and Jama James Crane	Residential	Ranch	Contributing
UP-027	45 E. 14th Street	1950	Robert and Claire Nullmeyer	Residential	Ranch	Contributing
UP-028	101 E. 14th Street	1948	Ira Mark Ellman & Tara O'Toole	Residential	Ranch	Noncontributing (integrity)
UP-029	102 E. 14th Street	1947	Shahpar S. Shahpar	Residential	Ranch	Contributing
UP-030	107 E. 14th Street	1945	David Victorson and Missy Keast	Residential	Minimal Traditional	Contributing
UP-031	108 E. 14th Street	1947	Catherine M. Walley	Residential	Ranch	Contributing
UP-032	111 E. 14th Street	1948	Christian F. Messer and Laura A. Kajfez	Residential	Ranch	Contributing
UP-033	112 E. 14th Street	1945	Jesse Starr Curtis and Lara Kristen Harris	Residential	Minimal Traditional	Contributing
UP-034	114 E. 14th Street	1947	Nancy Jo Hobbs and Richard Robert	Residential	Ranch	Contributing
UP-035	115 E. 14th Street	1945	Alan J. and Cynthia L. Williams	Residential	Ranch	Noncontributing (integrity)
UP-036	117 E. 14th Street	1946	Bypass Trust - Keith Family Trust	Residential	Ranch	Contributing
UP-037	118 E. 14th Street	1945	Frances J. and Carla J. Cassity	Residential	Ranch	Noncontributing (integrity)
UP-038	121 E. 14th Street	1945	Lawrence and Juanita Stevens	Residential	Ranch	Noncontributing (integrity)
UP-039	122 E. 14th Street	1947	L. Earl and Rosamond Matteson, Tr	Residential	Minimal Traditional	Contributing
UP-040	126 E. 14th Street	1948	Clifford H. Warner	Residential	Ranch	Noncontributing (integrity)
UP-041	127 E. 14th Street	1948	Georgia and Crane J. McElvain	Residential	Ranch	Contributing
UP-042	130 E. 14th Street	1947	Andrew H. Mui	Residential	Minimal Traditional	Noncontributing (integrity)
UP-043	131 E. 14th Street	1948	Timothy R. Wright	Residential	Ranch	Contributing
UP-044	201 E. 14th Street	1951	Charles Bret Giles and Stacy Fletcher, Tr	Residential	Ranch	Noncontributing (integrity)
UP-045	205 E. 14th Street	1948	Susan M. Reneau	Residential	Ranch	Noncontributing (integrity)
UP-046	206 E. 14th Street	1948	Robin J. Iverson	Residential	Ranch	Contributing
UP-047	208 E. 14th Street	1953	Daniel Nagrin, Tr, and Phyllis Steele, Tr	Residential	Contemporary	Contributing
UP-048	211 E. 14th Street	1952	Community Property Trust	Residential	Ranch	Contributing
UP-049	212 E. 14th Street	1950	Dale Beck Furnish	Residential	Ranch	Contributing
UP-050	215 E. 14th Street	1950	Craig and Tricia Hills	Residential	Ranch	Noncontributing (integrity)

Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-051	216 E. 14th Street	1948	Max Underwood	Residential	Ranch	Contributing
UP-052	217 E. 14th Street	1945	Ronald T. Farrell Jr.	Residential	Minimal Traditional	Contributing
UP-053	220 E. 14th Street	1946	Blanche Douglas, Tr	Residential	Minimal Traditional	Contributing
UP-054	221 E. 14th Street	1945	Michael Underhill	Residential	Minimal Traditional	Contributing
UP-055	224 E. 14th Street	1945	Jonathan Edward Labahn	Residential	Ranch	Contributing
UP-056	225 E. 14th Street	1945	Joan B., Candace E., and John D. Hale	Residential (duplex)	Ranch	Contributing
UP-057	228 E. 14th Street	1945	DMMK Investments LLC	Residential	Ranch	Contributing
UP-058	231 E. 14th Street	1946	Gary H. and Heather M. Loechelt	Residential	Ranch	Contributing
UP-059	300 E. 14th Street	1947	Dale Douglas	Residential	Minimal Traditional	Noncontributing (integrity)
UP-060	301 E. 14th Street	1948	Denis F. and Kristine J. Shanahan	Residential	Ranch	Contributing
UP-061	304 E. 14th Street	1945	Craig R. Ellis, Tr	Residential	Minimal Traditional	Noncontributing (integrity)
UP-062	305 E. 14th Street	1945	Andrea E. Davis	Residential	Minimal Traditional	Contributing
UP-063	308 E. 14th Street	1950	Daniel Sunquist & Jill Hitchens-Sunquist	Residential	Ranch	Contributing
UP-064	309 E. 14th Street	2000	Jose Menendez & Carmen Urioste-Azcorra	Residential	Pueblo Revival	Noncontributing (not in period of significance)
UP-065	312 E. 14th Street	1945	Ping-Chang & Chao-Mei Lue, Tr	Residential	Minimal Traditional	Contributing
UP-066	315 E. 14th Street	1947	Thayne Lowe	Residential	Pueblo Revival	Contributing
UP-067	318 E. 14th Street	1947	Joseph J. & Mary Elisabeth F. Tobin	Residential	Minimal Traditional	Noncontributing (integrity)
UP-068	319 E. 14th Street	1945	Charles David and Nora Moss	Residential	Ranch	Contributing
UP-069	320 E. 14th Street	1948	Albert M. and Jodie S. Filardo	Residential	Ranch	Noncontributing (integrity)
UP-070	321 E. 14th Street	1946	Blanche Douglas, Tr	Residential	Ranch	Contributing
UP-071	324 E. 14th Street	1948	Ryan William Swan	Residential	Ranch	Noncontributing (integrity)
UP-072	325 E. 14th Street	1945	John Douglas & Joan B. Hale	Residential	Minimal Traditional	Noncontributing (integrity)
UP-073	330 E. 14th Street	1946	Virgil A. & Cherry A. Wiest	Residential	Ranch	Noncontributing (integrity)
UP-074	331 E. 14th Street	1948	Elsa D. Cole	Residential	Ranch	Contributing
UP-075	341 E. 14th Street	1950	Darlene Haing	Residential	Minimal Traditional	Contributing

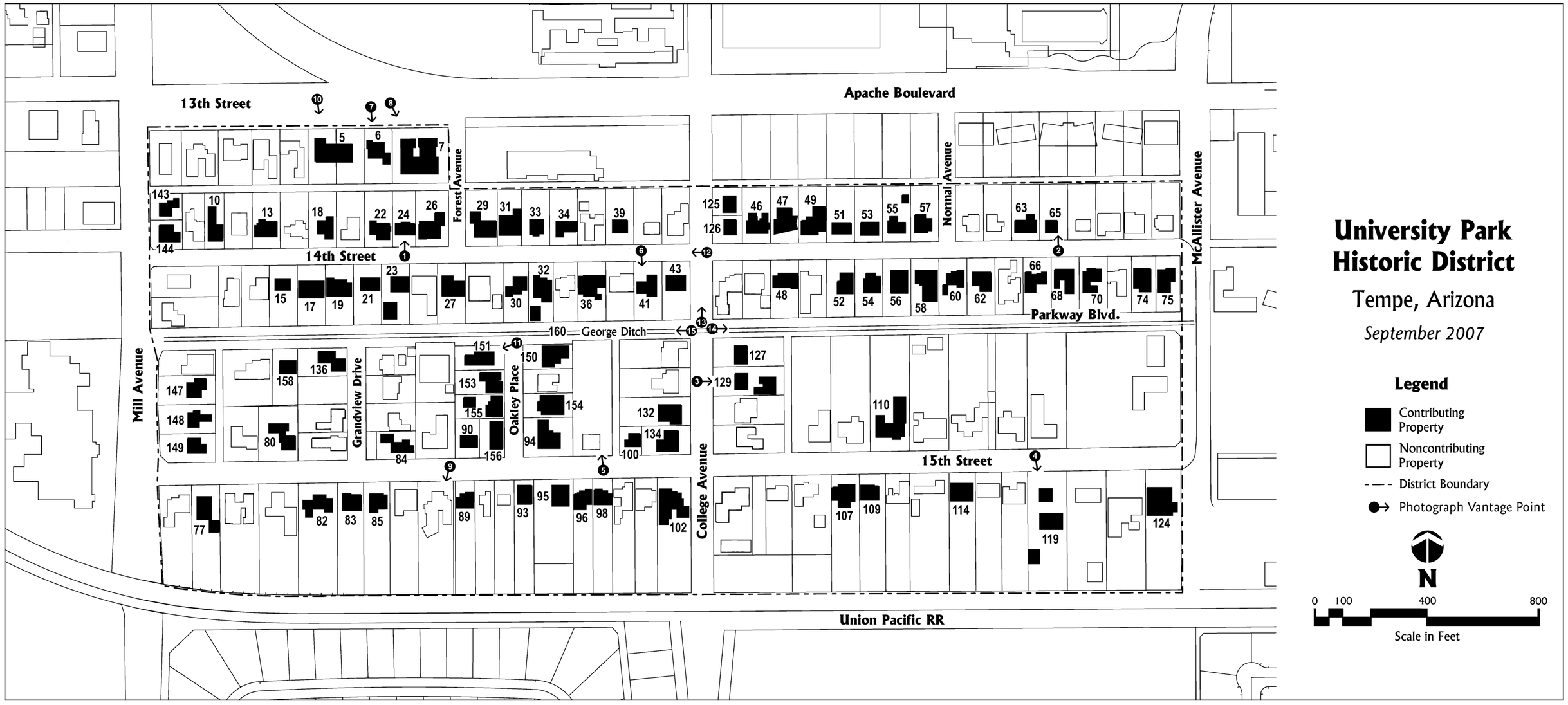
Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-076	7 E. 15th Street	1950	Jeffery Tice	Residential	Ranch	Noncontributing (integrity)
UP-077	9 E. 15th Street	1947	Marc C. & Sylvia C. Mousseux	Residential	Minimal Traditional	Contributing
UP-078	15 E. 15th Street	1960	William C. & Sherri A. Jones	Residential	Shed	Noncontributing (not in period of significance)
UP-079	16 E. 15th Street	1974 (major alt.)	Ernest and Diane Popple	Residential	Ranch	Noncontributing (not in period of significance)
UP-080	22 E. 15th Street	1948	Charles R. Allen	Residential	Minimal Traditional	Contributing
UP-081	23 E. 15th Street	1945	Paul A. and Julie C. Kent	Residential	Neoeclectic	Noncontributing (integrity)
UP-082	29 E. 15th Street	1950	Mark Steven & Barbara Elizabeth Jones	Residential	Ranch	Contributing
UP-083	33 E. 15th Street	1950	P. Mark and Renee Guido	Residential	Ranch	Contributing
UP-084	38 E. 15th Street	1952	Donald & Lucy B. Logan, Tr	Residential	Ranch	Contributing
UP-085	39 E. 15th Street	1950	Stephen L. Metzler	Residential	Ranch	Contributing
UP-086	43 E. 15th Street	1950	Donna Rae Bartz, Tr	Residential	Ranch	Noncontributing (integrity)
UP-087	46 E. 15th Street	1946	Timothy R. Wright	Residential	Ranch	Noncontributing (integrity)
UP-088	49 E. 15th Street	1999	Gregory L. & Judith L. Ellison, Tr	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-089	101 E. 15th Street	1950	Bill & Pilar Tonnesen	Residential	Minimal Traditional	Contributing
UP-090	102 E. 15th Street	1948	Maurice Bosc	Residential	Ranch	Contributing
UP-091	105 E. 15th Street	1969	William D. & Maria Pilar Tonnesen	Residential	Contemporary	Noncontributing (not in period of significance)
UP-092	107 E. 15th Street	1946	Willaim D. & Pilar R. Tonnesen	Residential	Ranch	Noncontributing (integrity)
UP-093	111 E. 15th Street	1948	Marc C. & Sylvia C. Mousseux	Residential	Minimal Traditional	Contributing
UP-094	114 E. 15th Street	1955	Donald M. and Adelaide P. Bahr, Tr	Residential	Ranch	Contributing
UP-095	117 E. 15th Street	1948	None listed	Residential	Minimal Traditional	Contributing
UP-096	121 E. 15th Street	1947	Bonita Shaw & Jay Stewart, et al	Residential	Ranch	Contributing
UP-097	122 E. 15th Street	1950	David Victorson and Missy Keast	Residential	Ranch	Noncontributing (integrity)
UP-098	123 E. 15th Street	1947	Paul F. & Mary Claude McMillan	Residential	Minimal Traditional	Contributing

Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-099	125 E. 15th Street	1947	David J. & Pamela M. Posten	Residential	Ranch	Noncontributing (integrity)
UP-100	126 E. 15th Street	1950	James A. and Heather J. Nissen	Residential	Minimal Traditional	Contributing
UP-101	127 E. 15th Street	1950	Jeffrey T. & Amy M. Andelora	Residential	Ranch	Noncontributing (integrity)
UP-102	133 E. 15th Street	1951	William G. & Adalynlee V. Payne	Residential	Ranch	Contributing
UP-103	205 E. 15th Street	1960	Campus Crudade for Christ, Inc.	Residential	Ranch	Noncontributing (not in period of significance)
UP-104	215 E. 15th Street	1952	Ryan A. Abbott and Martha de Plazaola	Residential	Ranch	Noncontributing (integrity)
UP-105	216 E. 15th Street	1948	Antonio Gomez Jr. & Jane E. Gomez, Tr	Residential	Ranch	Noncontributing (integrity)
UP-106	219 E. 15th Street	1975	Paul J. and Cynthia L. Bargnesi Jr.	Residential	Ranch	Noncontributing (not in period of significance)
UP-107	223 E. 15th Street	1950	Jeffrey A. and Christine C. Brown	Residential	Ranch	Contributing
UP-108	226 E. 15th Street	1951	James P. & Carol A. Collins	Residential	Ranch	Noncontributing (integrity)
UP-109	229 E. 15th Street	1951	Michael R. & Donna Jean Ruppel	Residential	Ranch	Contributing
UP-110	234 E. 15th Street	1952	David L. & Bonnie J. Richardson	Residential	Ranch	Contributing
UP-111	235 E. 15th Street	1995	Bruce Cormier	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-112	241 E. 15th Street	1951	Joseph O. and Melissa F. Lewis	Residential	Ranch	Noncontributing (integrity)
UP-113	244 E. 15th Street	1986	John D. & Jenice Benton	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-114	301 E. 15th Street	1954	Carl G. & Concha Hertenstein	Residential	Ranch	Contributing
UP-115	304 E. 15th Street	1969	Robert J. & Robin G. Trick	Residential	Ranch	Noncontributing (not in period of significance)
UP-116	306 E. 15th Street	1967	Jonathan C. & Janene Gillan	Residential	Contemporary	Noncontributing (not in period of significance)
UP-117	309 E. 15th Street	2006	Doug and Elizabeth Cling	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-118	313 E. 15th Street	1951	William Raymond & Marian Joan Lewis	Residential	Contemporary	Noncontributing (integrity)

Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-119	317 E. 15th Street	1950	Mary M. Trick, Tr	Residential	Minimal Traditional	Contributing
UP-120	318 E. 15th Street	2000	Tempe Friends Meeting House Corp	Religious	Neoeclectic	Noncontributing (not in period of significance)
UP-121	325 E. 15th Street	1946	Tom J. & Penny L. Caldwell	Residential	Ranch	Noncontributing (integrity)
UP-122	333 E. 15th Street	1989	Penhale and Zita Johnson Revocable Trust	Residential	Contemporary	Noncontributing (not in period of significance)
UP-123	340 E. 15th Street	1958	Evangelical Lutheran Church of the Good Shepherd	Religious	Contemporary	Noncontributing (not in period of significance)
UP-124	341 E. 15th Street	1951	J. R. Creath & Jane Mainschein	Residential	Ranch	Contributing
UP-125	1315 S. College Avenue	1952	Homes Etc. LLC	Residential	Minimal Traditional	Contributing
UP-126	1321 S. College Avenue	1950	Homes Etc. LLC	Residential	Minimal Traditional	Contributing
UP-127	1415 S. College Avenue	1948	Georgia & Crane J. McElvain	Residential	Ranch	Contributing
UP-128	1410 S. College Avenue	1950	Gregg W. Wintering	Residential	Ranch	Noncontributing (integrity)
UP-129	1419 S. College Avenue	1948	Georgia & Crane J. McElvain	Residential	Minimal Traditional	Contributing
UP-130	1420 S. College Avenue	1951	Charles B. Hames & Renee E. Armstrong, Tr	Residential	Ranch	Noncontributing (integrity)
UP-131	1423 S. College Avenue	1952	Stephen A. & Carolyn A. Smith	Residential	Ranch	Noncontributing (integrity)
UP-132	1424 S. College Avenue	1948	Jeff and Christine Brown	Residential	Minimal Traditional	Contributing
UP-133	1427 S. College Avenue	1951	Timothy Wright	Residential	Ranch	Noncontributing (integrity)
UP-134	1428 S. College Avenue	1947	J. Kelley Hughes Jr. & Celia Gonzales Hughes	Residential	Ranch	Contributing
UP-135	1417 S. Grandview Drive	1948	Daniel L. & Mary L. Collins	Residential	Ranch	Noncontributing (integrity)
UP-136	1418 S. Grandview Drive	1952	Selwyn L. Dallyn & Jennifer A. Might	Residential	Minimal Traditional	Contributing
UP-137	1421 S. Grandview Drive	1948	Mark F. Odenwald	Residential	Ranch	Noncontributing (integrity)
UP-138	1422 S. Grandview Drive		Hoyt Family Revocable Trust	Vacant		Noncontributing (integrity)
UP-139	1425 S. Grandview Drive	1949	Marvin Kaye	Residential	Minimal Traditional	Noncontributing (integrity)
UP-140	1426 S. Grandview Drive	1948	Louise Ilima Russell	Residential	Ranch	Noncontributing (integrity)

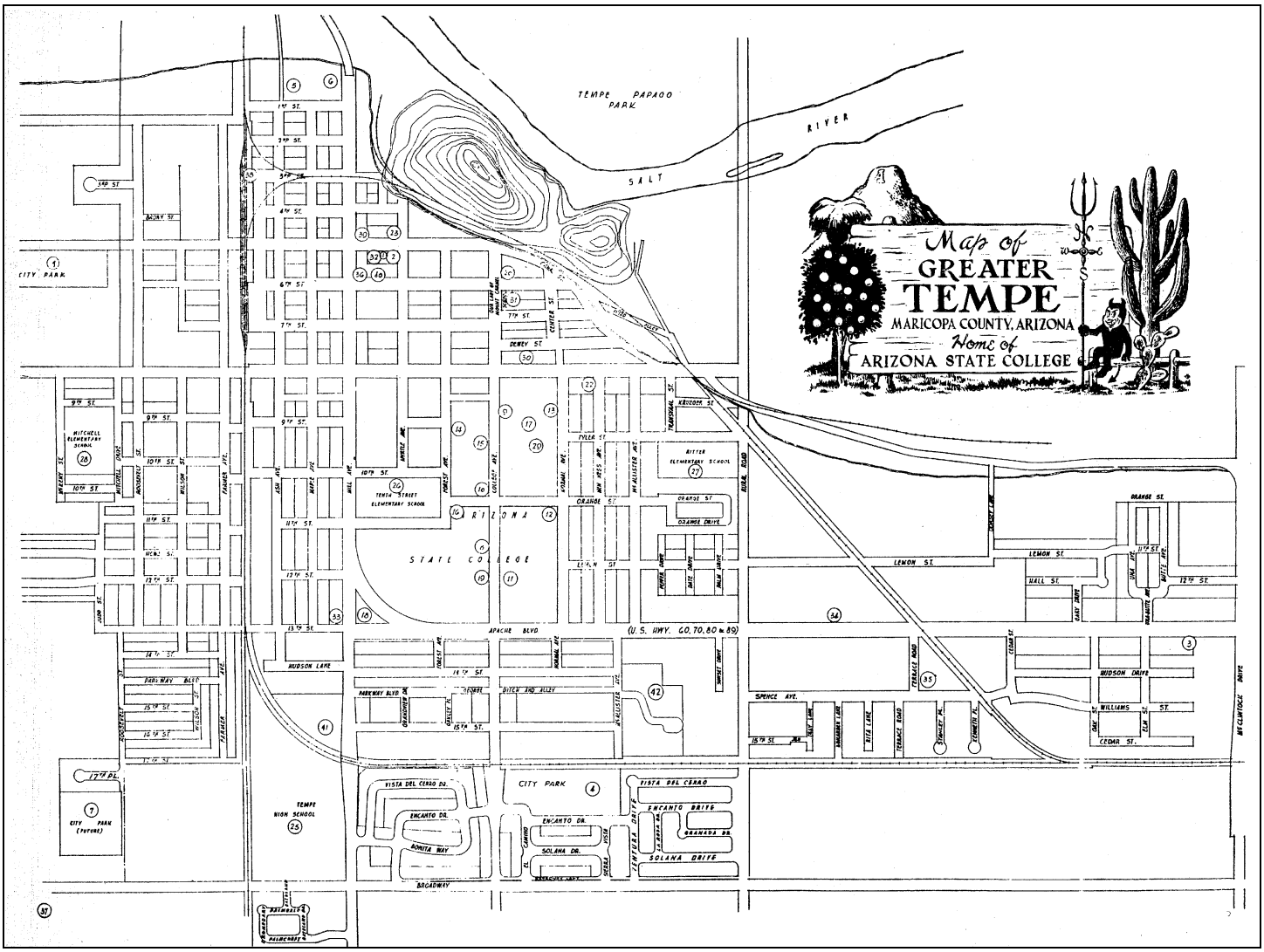
Number	Street Address	Constr. Date	Property Owner	Present Use	Style	Nat'l Register Status
UP-141	1430 S. Grandview Drive	1948	Amy N. Silverman	Residential	Minimal Traditional	Noncontributing (integrity)
UP-142	1303 S. Mill Avenue	1945	David J. Spangler	Residential	Ranch	Noncontributing (integrity)
UP-143	1315 S. Mill Avenue	1947	Mark J. McIntyre	Residential	Minimal Traditional	Contributing
UP-144	1319 S. Mill Avenue	1947	Sebastian J. and Kathryn C.Pino	Residential	Ranch	Contributing
UP-145	1409 S. Mill Avenue	1950	Katherine S. Galwey, Tr	Residential	Ranch	Noncontributing (integrity)
UP-146	1415 S. Mill Avenue	1998	Timothy R. Wright	Residential	Neoeclectic	Noncontributing (not in period of significance)
UP-147	1421 S. Mill Avenue	1952	Timothy R. Wright	Residential	Ranch	Contributing
UP-148	1427 S. Mill Avenue	1948	Timothy R. Wright	Residential	Minimal Traditional	Contributing
UP-149	1433 S. Mill Avenue	1948	Lonnie C. & Deborah Lee Goff	Residential	Ranch	Contributing
UP-150	1411 S. Oakley Place	1953	Josephine H. Johnson	Residential	Contemporary	Contributing
UP-151	1412 S. Oakley Place	1956	Pamela B. Wessel	Residential	Contemporary	Contributing
UP-152	1415 S. Oakley Place	1955	Edward Kavazanjian Jr.	Residential	Ranch	Noncontributing (integrity)
UP-153	1416 S. Oakley Place	1952	Marie M. Sivesind, Tr	Residential	Ranch	Contributing
UP-154	1420 S. Oakley Place	1953	Patrick Murphy	Residential	Ranch	Contributing
UP-155	1421 S. Oakley Place	1952	Sherman M. Axel & Diane K. Harrison	Residential	Ranch	Contributing
UP-156	1428 S. Oakley Place	1954	Judith A. Homer & Arnette Faye Decamp	Residential	Ranch	Contributing
UP-157	23 E. Parkway Blvd.	1950	Philip William Hedrick & Catherine J. Gorman	Residential	Ranch	Noncontributing (integrity)
UP-158	29 E. Parkway Blvd.	1950	Mildred Marie Franks	Residential	Ranch	Contributing
UP-159	43 E. Parkway Blvd.	1984	Tyrone C. Lomeli	Residential	Ranch	Noncontributing (not in period of significance)
UP-160	Parkway Blvd.	c. 1890	Salt River Project	Irrigation Ditch		Contributing

Map of District

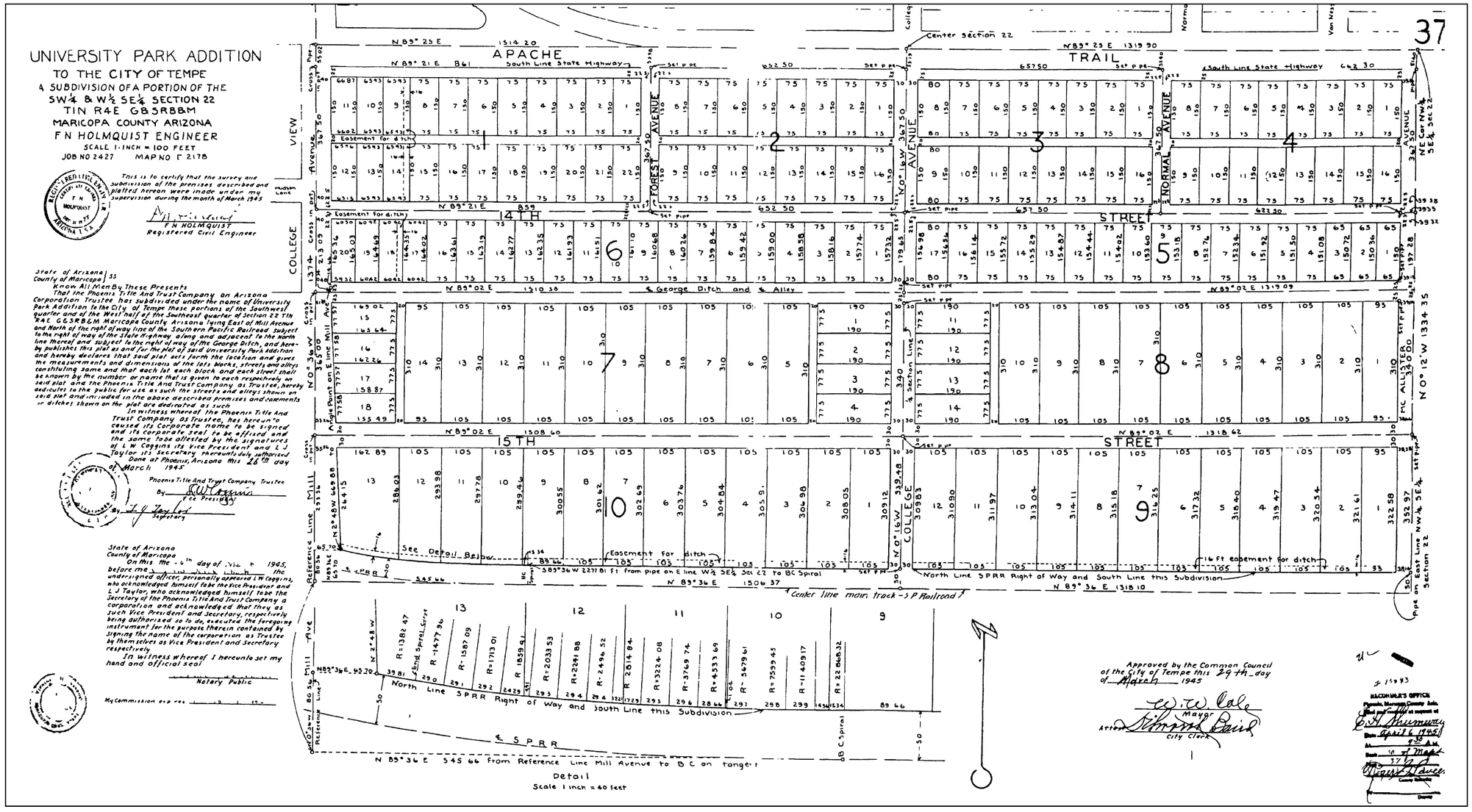


Map of Tempe, 1955

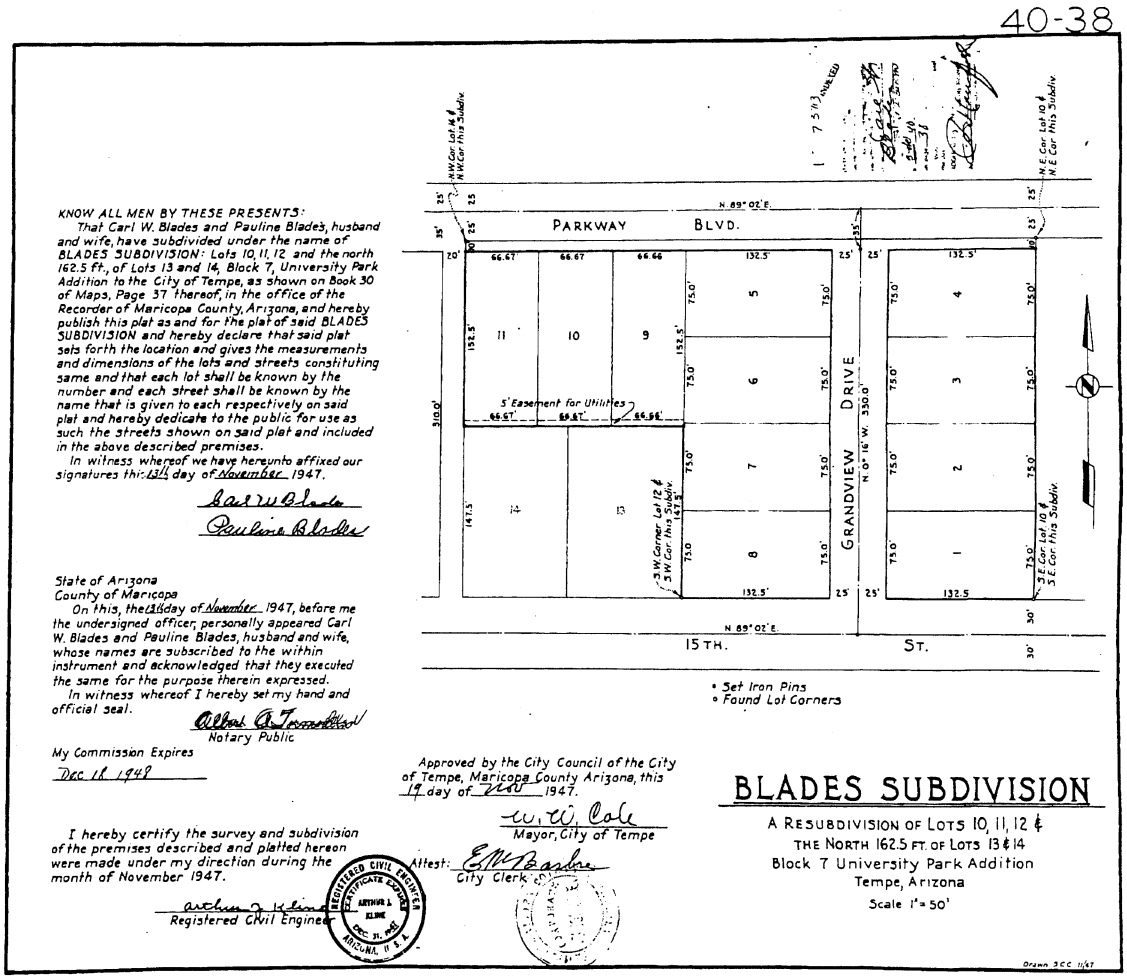
Map of Tempe from the 1955 city directory (*The Mullin-Kille and Baldwin Consurvey City Directory*, Mullin-Kille and Baldwin Company, Phoenix). The University Park neighborhood is located immediately south of the Arizona State College campus.



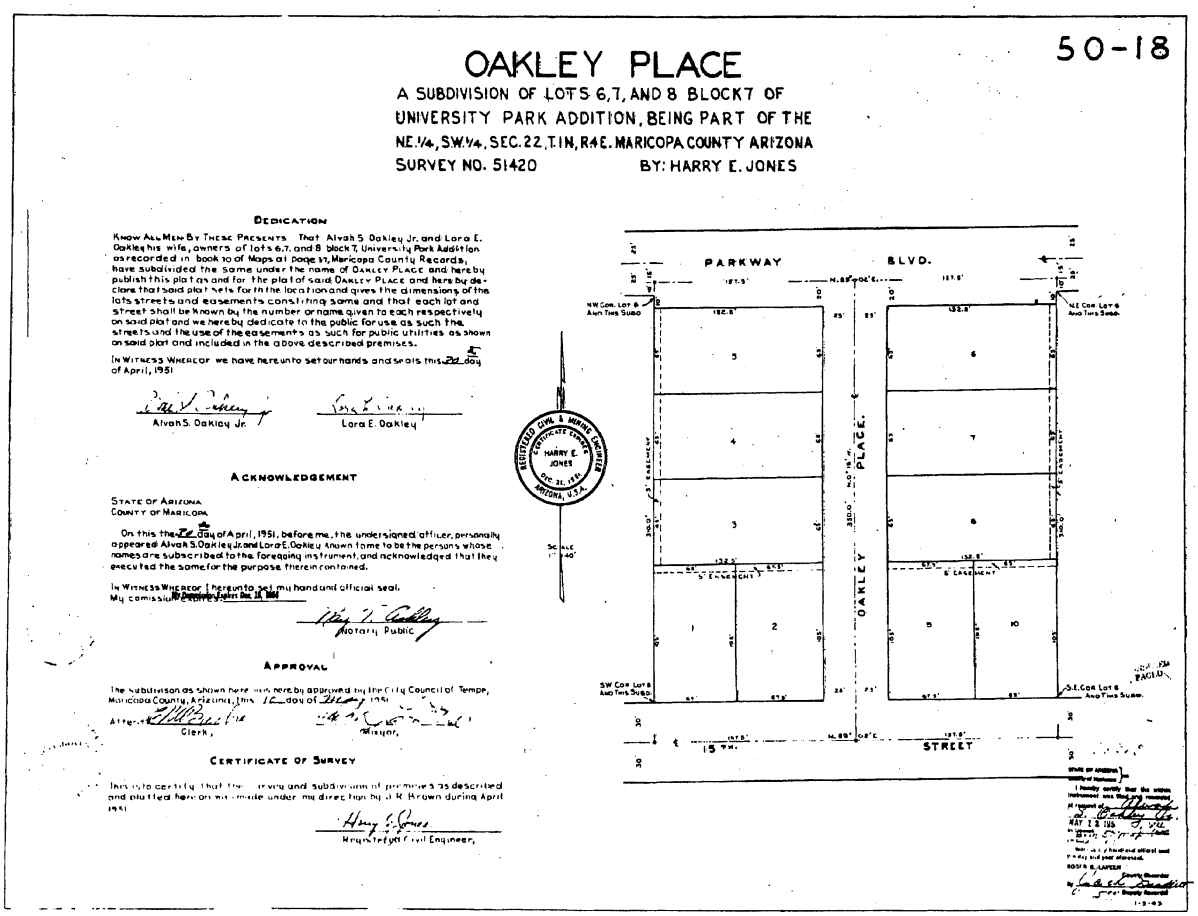
Plat Map, University Park Addition, 1945



Plat Map, Blades Subdivision and Grandview Drive, 1948



Plat Map, Oakley Place subdivision and Oakley Place, 1951



50-18

OAKLEY PLACE

A SUBDIVISION OF LOTS 6,7, AND 8 BLOCK 7 OF UNIVERSITY PARK ADDITION, BEING PART OF THE NE.1/4, SW.1/4, SEC. 22, T.1N, R4E. MARICOPA COUNTY ARIZONA
SURVEY NO. 51420 BY: HARRY E. JONES

DEDICATION

Know All Men By These Presents That Alvah S. Oakley Jr. and Lora E. Oakley his wife, owners of lots 6,7, and 8 block 7, University Park Addition as recorded in book 10 of Maps at page 37, Maricopa County Records, have subdivided the same under the name of Oakley Place and hereby publish this plat as and for the plat of said Oakley Place and hereby declare that said plat sets forth the location and gives the dimensions of the lots streets and easements constituting same and that each lot and street shall be known by the number or name given to each respectively on said plat and we hereby dedicate to the public for use as such the streets and the use of the easements as such for public utilities as shown on said plat and included in the above described premises.

In Witness Whereof we have hereunto set our hands and seals this 22 day of April, 1951

Alvah S. Oakley Jr. — Lora E. Oakley

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

On this the 22 day of April, 1951, before me, the undersigned officer, personally appeared Alvah S. Oakley Jr. and Lora E. Oakley known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose therein contained.

In Witness Whereof I hereunto set my hand and official seal.
My commission expires Nov. 18, 1954

Notary Public

APPROVAL

The subdivision as shown hereon is hereby approved by the City Council of Tempe, Maricopa County, Arizona, this 12 day of May, 1951

Attest: Clerk, Mayor,

CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of premises as described and platted hereon was made under my direction by J. H. Brown during April 1951

Registered Civil Engineer,

REGISTERED CIVIL & MINING ENGINEER CERTIFICATE NUMBER HARRY E. JONES EXP. 31, 1951 ARIZONA, U.S.A.

SCALE 1" = 40'

PARKWAY BLVD.

NW Cor. Lot 8 Ave Two Subd.

NE Cor. Lot 8 Ave Two Subd.

SW Cor. Lot 8 Ave Two Subd.

S.E. Cor. Lot 8 Ave Two Subd.

OAKLEY PLACE

15TH STREET

5' EASEMENT

State of Arizona, County of Maricopa. I hereby certify that the within instrument was filed and recorded at request of Oakley Co. MAY 13 1951 at 9 o'clock A.M. in Book 5 of Maps and Plats, Page 18 Witness my hand and official seal the day and year aforesaid. ROSS B. LAPEER County Recorder By Deputy Recorder

List of Photographs

Name of Property: University Park Historic District
County and State: Maricopa County, Arizona
Photographer: Cara Schmidt
Date of Photographs: June, July, and August 2004
Negatives on File: SWCA Environmental Consultants, Phoenix

Photograph Number: 1
Description: House at 38 E. 14th Street (Ranch, contributing), facing north

Photograph Number: 2
Description: House at 312 E. 14th Street (Minimal Traditional, contributing), facing north

Photograph Number: 3
Description: House at 1419 S. College Avenue (Minimal Traditional, contributing), facing east

Photograph Number: 4
Description: House at 317 E. 15th Street (Minimal Traditional, contributing), facing south

Photograph Number: 5
Description: House at 122 E. 15th Street (Ranch, noncontributing, remodeled after picture taken), facing north

Photograph Number: 6
Description: House at 127 E. 14th Street (Ranch, contributing), facing south

Photograph Number: 7
Description: House at 33 E. 13th Street (Ranch, contributing), facing north

Photograph Number: 8
Description: Seventh Day Adventist Church, 43 E. 13th Street (Neoeclectic, contributing, recent), facing southeast

Photograph Number: 9
Description: House at 49 E. 15th Street (Neoeclectic, noncontributing, recently constructed), facing southwest

Photograph Number: 10
Description: House at 25 E. 13th Street (Contemporary, contributing), facing south

Photograph Number: 11
Description: House at 1412 S. Oakley Place (Contemporary, contributing), facing southwest

Photograph Number: 12
Description: Overview of 14th Street taken from College Avenue, facing west

Photograph Number: 13
Description: Overview of College Avenue taken from George Ditch, facing north

Photograph Number: 14
Description: Overview of the George Ditch and Parkway Boulevard, taken from College Avenue, facing east

Photograph Number: 15
Description: George Ditch and Parkway Boulevard, taken from College Avenue, facing west