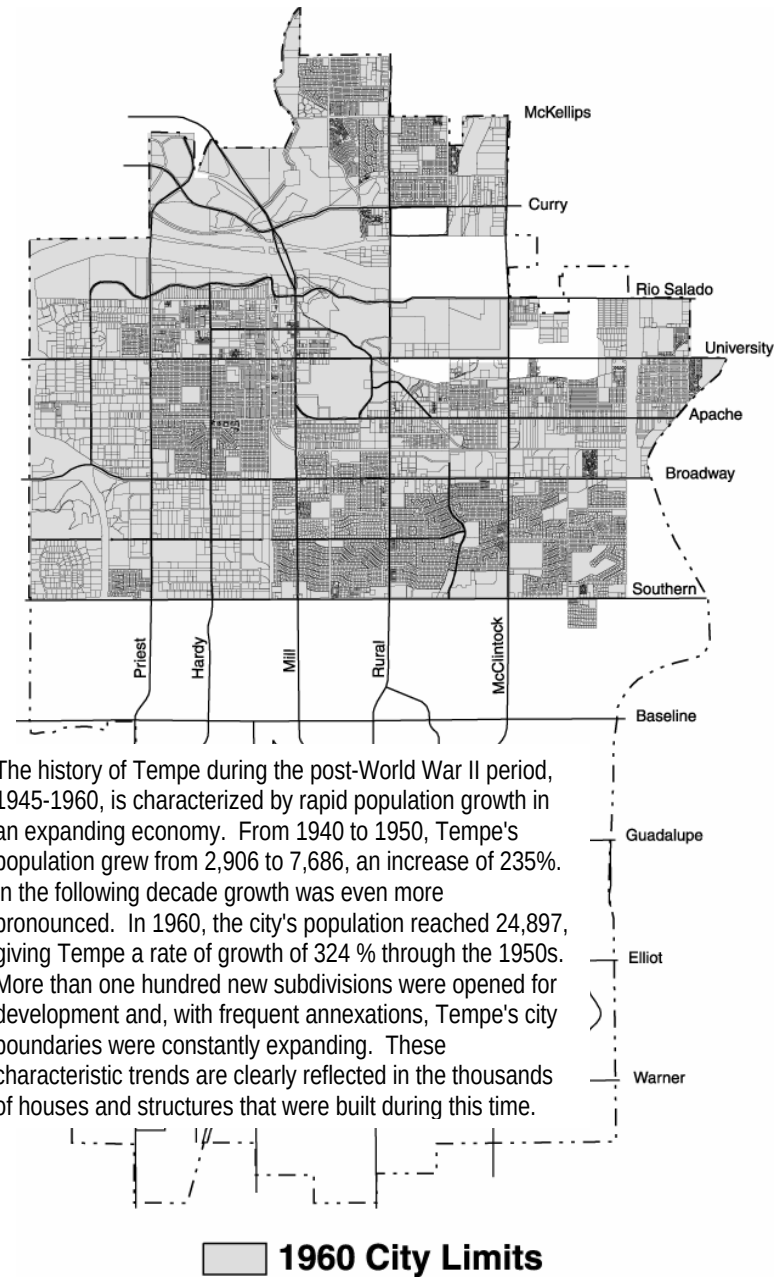


STUDY METHODOLOGY

The Tempe Post-World War II Context Study builds on previous key studies of the history of the built environment in Tempe. The original 1983 Tempe Historic Property Survey and Multiple Resource Area Nomination provides a thorough narrative history of Tempe, with emphasis on the development and early expansion of the original townsite. The 1997 Tempe Multiple Resource Area Update continues that narrative through 1945.

The Post WWII study does not provide the depth and detail of documentation required for a National Register nomination, rather it is intended to convey a broad contextual view of Tempe and its neighborhoods during the period from 1945 to 1960 to help City staff and the Historic Preservation Commission, as well as home owners and neighborhood associations, to assess, appreciate, and plan to conserve Tempe's postwar resources.

The field survey examined approximately 4,500 Tempe properties built between 1945 and 1960. From this survey, inventory forms were completed for 62 subdivisions containing nearly 1,800 individual properties. Only those houses that conveyed a high level of architectural integrity (i.e., that still possess all elements of their original design) were inventoried in detail.



The history of Tempe during the post-World War II period, 1945-1960, is characterized by rapid population growth in an expanding economy. From 1940 to 1950, Tempe's population grew from 2,906 to 7,686, an increase of 235%. In the following decade growth was even more pronounced. In 1960, the city's population reached 24,897, giving Tempe a rate of growth of 324 % through the 1950s. More than one hundred new subdivisions were opened for development and, with frequent annexations, Tempe's city boundaries were constantly expanding. These characteristic trends are clearly reflected in the thousands of houses and structures that were built during this time.

Each postwar subdivision was evaluated for historic and architectural significance, and integrity. The significance of a subdivision was determined by its relation to historic themes, such as community planning and development, federal housing policy, or association with prominent builders and developers. The evaluation of a neighborhood's integrity was based on several factors, including the proportion of individual properties that possess a high degree of integrity, the presence of a subdivision's key non-residential elements (streets, vegetation, irrigation system, etc.), and the absence of any significant non-conforming encroachments in the residential areas.

STUDY RECOMMENDATIONS

Seven subdivisions were determined to be currently eligible as Historic Districts and were recommended for nomination to the National Register of Historic Places as historic districts. Each of these subdivisions has significant historical associations. Most or all of the houses in these neighborhoods were built before 1950, and most of the houses, as well as the subdivisions themselves, exhibit a fairly high level of integrity. Obtaining historic district status for these subdivisions would provide recognition and protection of all of the earliest residential areas in the city that still convey their historic appearance and sense of place.

- | | |
|---------------|--------------------|
| Borden Homes | Park Tract |
| College View | Roosevelt Addition |
| Gage Addition | University Park |
| Goodwin Homes | |

Twenty four subdivisions were identified that will potentially become eligible as Historic Districts within the next ten years. Resources generally must be at least fifty years old to attain historic significance. Most of the properties surveyed for this study were built after 1951, and will soon become age-eligible. These subdivisions should be considered for nomination to the National Register of Historic Places as historic districts at the appropriate time, when most of the properties are at least fifty years old. Each of these subdivisions has some significant historical associations. Most or all of the houses in these neighborhoods were built between 1950 and 1960, and most of the houses, as well as the subdivisions themselves, exhibit a fairly high level of integrity.

- | | |
|-------------------------|--------------------|
| Broadmor Manor | NuVista |
| Broadmor Vista | Papago Parkway |
| Campus Homes | Parkside Manor |
| Carlson Park | Sunset Vista |
| Cavalier Hills | Tempe Estates |
| D Bar L Ranchos | Tempe Terrace |
| Date Palm Manor | Tomlinson Estates |
| Hudson Manor | Univeristy Estates |
| Hudson Park | University Heights |
| Hughes Acres | University Homes |
| Laird Estates | University Terrace |
| Mitchell's Subdivisions | Willacker Homes |

CONCLUSIONS

Tempe has yet to designate an historic district, however, the Tempe Historic Preservation Commission has identified a goal to designate exemplary historic subdivisions as districts and list these on the Tempe Historic Property Register and the National Register of Historic Places.

Additionally, the above listed subdivisions are designated as Cultural Resource Areas in Tempe General Plan 2030. GP2030 represents a vision for the future of our community resulting from an extensive public participation process begun in 2002 and culminating with approved of the plan by Tempe voters at ballot 05/18/2004. Our community has identified Cultural Resource Areas in GP2030 as maintaining unique cultural significance that helps define the unique character of Tempe. GP2030 seeks to conserve these areas by recommending maintaining existing zoning at current densities. This stewardship affords opportunities for future historic district designations.

For additional information contact the Tempe Historic Preservation Office at 480.350.8870 or visit us on the world-wide-web at <http://www.tempe.gov/historicpres>.

POST WORLD WAR II SUBDIVISIONS
TEMPE, ARIZONA: 1945 - 1960



Nighborhood & House-type Context Development

1997 Multiple Resource Area Property Survey Update
Tempe Historic Preservation Commission
Scott Solliday, Historian
December 14, 2001

This program receives Federal financial assistance for identification and protection of historic properties. The National Historic Preservation Act of 1966 authorizes a program of Federal matching grants known as the Historic Preservation Fund to assist the various States in carrying out historic preservation activities. This program is sponsored by the United States Department of the Interior, National Park Service and is administered through the Arizona State Parks Department Historic Preservation Office, however, the contents and opinions presented herein do not necessarily reflect the policies of the Department of the Interior.