

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Thunderbird Estates and The McDonald Addition Historic District  
other names/site number N/A

### 2. Location

street & number Bounded by W. Northern Avenue (S), N. 59<sup>th</sup> Avenue (W), and W. Royal Palm Road (N), and including lots facing both sides of N. 57<sup>th</sup> Drive (E)  not for publication  
city or town Glendale  vicinity  
state Arizona code AZ county Maricopa code 013 zip code 85302

### 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 at the following level(s) of significance:

national  statewide  local

James W. Gammon  
Signature of certifying official

25 MARCH 2010  
Date

State Historic Preservation Officer  
Title

Arizona State Parks  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action



vstrang@azstateparks.gov  
05/10/2010 05:09 PM

To Linda\_McClelland@nps.gov  
cc  
bcc

Subject RE: Question concerning Thunderbird Estates ....H.D.

*also needs new CD, copy only*

5/10/10

Linda:

I met with Bill Collins today to discuss this NRN and we cannot answer the questions.

Originally the nomination was submitted to include "B" criterion and the committee requested that "B" not be part of this nomination. However, it appears that the McGee House was built in 1966 and he was a banker and co-founder of Glendale's Thunderbird Bank and part of the date of significance justification still falls under "B".

This NRN needs some work on the map/inventory list/and period of significance justification. Please return the nomination with the questions and we will return it to the preparer to clarify the contributor and non-contributor status, map, and the justification for the period of significance.

Thank you Linda.

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office (SHPO)  
602.542.4662 (p)  
602.542.4180 (f)  
1300 West Washington Street  
Phoenix AZ 85007

-----Original Message-----

From: Linda\_McClelland@nps.gov  
Sent: Wednesday, May 5, 2010 2:47pm  
To: vstrang@azstateparks.gov  
Subject: Question concerning Thunderbird Estates ....H.D.

Vivia--

Can you clarify an inconsistency in the nomination concerning 5721 W. Royal Palm (30). On the map it is designated as non-contributing and in the inventory it is listed as contributing. Also, it seems that the construction date of this house is being used as the end of the district's

**5. Classification**

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

**Category of Property**  
(Check only one box)

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

- private
- public - Local
- public - State
- public - Federal

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

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 49           | 18              | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 49           | 18              | <b>Total</b> |

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

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

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC / single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC / single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

MODERN MOVEMENT / Ranch Style  
and local Ranch-style variations  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: CONCRETE  
walls: BRICK, WOOD  
roof: ASPHALT; WOOD  
other: STEEL (casement window frames)  
WOOD (doors, trim)  
GLASS (window glazing)

---

## 7. Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The Thunderbird Estates and The McDonald Addition Historic District is one mile north of the downtown business district of Glendale, Arizona. The district comprises three adjacent, former agricultural parcels covering approximately 40 acres that present the appearance of a cohesive residential neighborhood of custom and semi-custom Ranch-style homes of the mid-1950s. The greater neighborhood represents a combination of development patterns: the eastern half was subdivided as a high-end builder tract with curving streets and cul-de-sacs, while the western half was divided and subdivided less formally, as custom home lots. The district contains numerous examples of individual architect-designed Ranch-style homes as well as a collection of tract homes of similar sizes and characteristics, representing diverse models and elevation options. The district is unified by the feeling and setting of its suburban character, the uniformly high quality of the architecture, relatively large home sizes, mature landscaping, and similarity of lot sizes and setbacks.

---

### Narrative Description

The Thunderbird Estates and The McDonald Addition Historic District is just north of the historic center of Glendale, Arizona. When development commenced here in the early 1950s, the parcel was on the extreme northern edge of what was then a small town no more than two miles across. What was regarded as a suburban enclave, away from the central business district but convenient to it, now appears as part of the central city.

The historic district comprises three major parcels of land at the northeast corner of Northern Avenue and 59<sup>th</sup> Avenue. This intersection is precisely one mile north of the traditional center of Glendale at Glendale Avenue and 59<sup>th</sup> Avenue. The three parcels together are the southwest quarter of the southwest quarter of Section 32, Township 3 North, Range 2 East, Gila and Salt River Base and Meridian (40-acres). The northwest  $\frac{1}{4}$  (10 acres) of this area was never subdivided, but was informally developed using lot splits predominantly between 1949 and 1961. The eastern half of the larger area (20 acres) was subdivided in 1953 as Thunderbird Estates. The southwest  $\frac{1}{4}$  (at the Northern Ave. & 59<sup>th</sup> Ave. intersection) was subdivided in 1955 as The McDonald Addition.

The northwest corner of the district was never platted as a subdivision. Nine rectangular lots, of 0.5 to 2 acres, are the result of several lot splits. Homes within the area are large (avg. 2600 s.f.), and appear to be custom built. The remains of a citrus grove spreads across the rear, interior half of two of the lots.

The east half of the district was subdivided (Thunderbird Estates, 1953) into 52 lots, of varying irregular shapes, averaging 12,000 s.f., arranged along curvilinear streets and cul-de-sacs. Homes built in Thunderbird over the next decade averaged about 1900 s.f. (ranging from 1500-2200 s.f.) One Bungalow style home (5736 W. Loma Lane, TEMA-40) was built in 1915, and predates the subdivision.

The southwest corner of the district was subdivided two years later (McDonald Addition, 1955) into eight large lots, all roughly rectilinear, of 0.6 to 1.8 acres in size. A U-shaped alley provides access to the rear of

all the lots via two entries off of W. Harmont Dr. (formerly McDonald Dr.) The homes built in McDonald are larger (avg. 3000 s.f.) than those in Thunderbird, and appear to be custom built. One home (8113 N. 59<sup>th</sup> Ave., TEMA-60) predates the subdivision.

Streets within the district are uniformly 30 feet wide, paved with asphalt, bordered with rolled curbs and no sidewalks along the interior streets. Sidewalks, adjacent to the curb, do occur on the perimeter of the district (Northern Av., 59<sup>th</sup> Av. and Royal Palm Rd.). Lawns with mature flood-irrigated landscaping are typical (evident by berming at the perimeter), but several front yards have been converted to gravel surfaces. Overall, the landscaping of the district is relatively lush and mature, although there is little or no overall coordination or continuity from one lot to the next. Tall and mature fan palms, tamarisks, mulberry, and numerous other tree species are in evidence and are the sizes resulting from plantings 50 or more years ago.

The district features numerous examples of well-designed Ranch-style homes, both custom architect-designed examples as well as tract house models.

Tract homes were constructed within the Thunderbird Estates subdivision by the contracting firm of H.D. White & Sons (Harold D. White also lived in the neighborhood). Of the 52 house lots in Thunderbird Estates, about two-thirds have similar characteristics and detailing, and were probably constructed by White. Several floor plans and elevation options were apparently offered. All of the homes are California Ranch style; common features include prominent, hovelled chimneys of brick or burnt adobe masonry; hipped roofs with rooftop cupolas and gable dormers; integral carports, often with louvered side walls; decorative steel casement windows, often with diamond lights or in a bay configuration; exposed masonry wainscots with wood siding above; and exposed, rounded rafter tails. Homes at 5737 W. Royal Palm Rd. (TEMA-50), 8020 N. 57<sup>th</sup> Drive (TEMA-11) appear to be particularly intact examples of this work. The house at 8028 N. 58<sup>th</sup> Ave. (TEMA-56) is just outside Thunderbird Estates, but appears to have been built with the same options.

The remaining homes in the district, including all but one of the homes in The McDonald Addition and in the northwest quarter, are either individual designs or at least semi-custom, as no two are alike. With only one exception, they are Ranch-style variants. The lone exception is the Sands house, a Bungalow dating from c. 1915, on a lot near the center of Thunderbird Estates. This home was evidently the farmhouse that occupied the un-subdivided parcel when the land use was agricultural. The Bungalow style is intact in the medium pitched roof with intersecting gables, knee braces, porches, and rusticated concrete block wall material. Despite these variations in its architectural styling, the home blends in with the neighborhood.

Several of the custom homes are particularly notable: 8113 N. 59<sup>th</sup> Ave. (TEMA-60) is an example of a well-detailed Spanish Colonial Ranch. Notable features include a red tiled roof, red Flemish bond brick walls, broad entry porch on wood posts, and curved steel casement corner window. The McDonald House at 5840 W. Northern Ave. (TEMA-53) is a Monterrey Revival Ranch variant. The home has red tiled gable roof, and a front-facing steel casement bow window. Excellent and relatively large California Ranch homes are found at 5807 W. Harmont Dr. (TEMA-57), 5804 W. Harmont Dr. (TEMA-63), 5810 W. Northern Ave (TEMA-55), 8218 N. 58<sup>th</sup> Ave. (TEMA-65), and 5803 W. Royal Palm Rd. (TEMA-69). The home at 5721 W. Royal Palm Road (TEMA-30), with its use of slump block walls and a flat roof with parapets, represents the beginning of a transition to a Spanish inspired architectural vocabulary while retaining the spatial aspects of the California Ranch, a trend that would gain favor through the late 1960s and 70s.

The district is well-defined from its surroundings and has a strong sense of place as an internalized enclave. Both 59<sup>th</sup> Ave. on the west side and Northern Ave. on the south are broad, multi-lane thoroughfares with heavy automobile traffic; adjacent development on the south side of Northern Ave. is a shopping center. Residential developments on the east and west are newer subdivisions with lesser-quality fabric. To the north side of Royal Palm Rd. is a later extension of the Thunderbird Estates subdivision – also of lesser quality and obviously newer than the original subdivision. Landscaping within the district is also quite obviously lush, denser, and more mature than any of the surrounding areas.

#### INTEGRITY SUMMARY

Quotes and approaches below on the Thunderbird Estates and The McDonald Addition Historic District's integrity are from the NPS description of each aspect in *National Register Bulletin [15]* on Criteria and integrity (Savage 1995:44-45).

- Location:* The district retains integrity of location in that all of the contributing buildings occupy their original sites from the period of significance, 1948–1966, through the present.
- Design:* The Ranch-style homes' design characteristics are intact and represent considerable integrity. As historic residential resources, the Contributing resources retain their "spatial relationships between major features."
- Materials:* The physical components of the Historic District, forming the configurations and patterns of Ranch-style residences, "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies." Most exterior materials are original to the 1948-1966 construction of the homes.
- Workmanship:* Through preservation of the materials present during the period of significance, workmanship in the Historic District retains "evidence of the crafts" in the postwar Salt River Valley building boom, and illustrates "the aesthetic principles of [this] historic period." In addition, workmanship here reveals "individual, local, [and] regional...applications of both technological practices and aesthetic principles."
- Setting:* The physical environment of the Historic District is very much intact, particularly through its flood-irrigation vegetation, and the "relationships between [other subdivision] buildings and other features [and] open space." Setting is retained within the district boundary, and also "between the property and its surroundings."
- Association:* The Historic District's physical setting is "sufficiently intact to convey" its period of significance for "an observer," particularly anyone familiar with the neighborhood between 1948 and 1966. Integrity of association draws strength from other exhibited aspects of integrity, particularly design, materials, workmanship and setting.
- Feeling:* The physical features of the Historic District, "taken together, convey the property's historic character." The neighborhood's retention of original design, materials, workmanship, and setting relate the strong feeling of postwar residential subdivision development in the Salt River Valley.

**PROPERTY LISTING**

| Description |                        |      |                           | Eligibility |             |                 |  |
|-------------|------------------------|------|---------------------------|-------------|-------------|-----------------|--|
| Site #      | Street Address         | Year | Style                     | NR Listed   | Contributor | Non-Contributor | Reason for NOT Eligible                  |
| TEMA-01     | 5702 W. Northern Av.   | 1965 | Ranch                     |             |             | X               | INTEGRITY LOSS (large addition to front) |
| TEMA-02     | 5710 W. Northern Av.   | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-03     | 8003 N. 57th Dr.       | 1953 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-04     | 8002 N. 57th Dr.       | 1955 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-05     | 5738 W. Northern Av.   | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-06     | 8005 N. 58th Av.       | 1967 | Ranch                     |             |             | X               | AGE                                      |
| TEMA-07     | 8015 N. 58th Av.       | 1961 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-08     | 8021 N. 58th Av.       | 1955 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-09     | 8027 N. 58th Av.       | 1960 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-10     | 5727 W. Loma Ln.       | 1956 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-11     | 8020 N. 57th Dr.       | 1955 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-12     | 8014 N. 57th Dr.       | 1959 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-13     | 5717 W. Loma Ln.       | 1952 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-14     | 8013 N. 57th Dr.       | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-15     | 5705 W. Loma Ln.       | 1969 | Ranch                     |             |             | X               | AGE                                      |
| TEMA-16     | 5701 W. Loma Ln.       | 1954 | Ranch                     |             |             | X               | INTEGRITY LOSS                           |
| TEMA-17     | 5702 W. Loma Ln.       | 1957 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-18     | 5712 W. Loma Ln.       | 1955 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-19     | 8113 N. 57th Dr.       | 1955 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-20     | 8119 N. 57th Dr.       | 1957 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-21     | 8125 N. 57th Dr.       | 1955 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-22     | 8205 N. 57th Dr.       | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-23     | 8211 N. 57th Dr.       | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-24     | 8217 N. 57th Dr.       | 1956 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-25     | 8221 N. 57th Dr.       | 1957 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-26     | 8229 N. 57th Dr.       | 1957 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-27     | 5701 W. Royal Palm Rd. | 1959 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-28     | 5709 W. Royal Palm Rd. | 1957 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-29     | 5715 W. Royal Palm Rd. | 1957 | California Ranch          |             | X           |                 | n/a                                      |
| TEMA-30     | 5721 W. Royal Palm Rd. | 1966 | Territorial Revival/Ranch |             | X           |                 | n/a                                      |
| TEMA-31     | 8236 N. 57th Dr.       | 1957 | Ranch                     |             | X           |                 | n/a                                      |
| TEMA-32     | 8230 N. 57th Dr.       | 1957 | Ranch                     |             |             | X               | INTEGRITY LOSS                           |
| TEMA-33     | 8224 N. 57th Dr.       | 1961 | Ranch                     |             |             | X               | AGE, INTEGRITY LOSS                      |

Name of Property

County and State

| Description |                        |         |                              | Eligibility |             |                | Reason for NOT Eligible |
|-------------|------------------------|---------|------------------------------|-------------|-------------|----------------|-------------------------|
| Site #      | Street Address         | Year    | Style                        | NR Listed   | Contributor | Non-Contribute |                         |
| TEMA-34     | 8212 N. 57th Dr.       | 1955    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-35     | 8204 N. 57th Dr.       | 1961    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-36     | 8124 N. 57th Dr.       | 1963    | Ranch                        |             | X           |                | n/a                     |
| TEMA-37     | 8114 N. 57th Dr.       | 1955    | California Ranch             |             | X           |                | n/a                     |
| TEMA-38     | 5724 W. Loma Ln.       | 1957    | California Ranch             |             | X           |                | n/a                     |
| TEMA-39     | 5728 W. Loma Ln.       | 1956    | California Ranch             |             | X           |                | n/a                     |
| TEMA-40     | 5736 W. Loma Ln.       | c. 1915 | Bungalow                     |             | X           |                | n/a                     |
| TEMA-41     | 5742 W. Loma Ln.       | 1969    | Ranch                        |             |             | X              | AGE                     |
| TEMA-42     | 5741 W. Harmont Dr.    | 1961    | Ranch                        |             | X           |                | n/a                     |
| TEMA-43     | 5731 W. Harmont Dr.    | 1960    | Ranch                        |             | X           |                | n/a                     |
| TEMA-44     | 5723 W. Harmont Dr.    | 1955    | (no style)                   |             |             | X              | INTEGRITY LOSS          |
| TEMA-45     | 5724 W. Harmont Dr.    | 1957    | California Ranch             |             | X           |                | n/a                     |
| TEMA-46     | 5732 W. Harmont Dr.    | 1960    | Ranch                        |             | X           |                | n/a                     |
| TEMA-47     | 8215 N. 58th Av.       | 1957    | Ranch                        |             | X           |                | n/a                     |
| TEMA-48     | 8223 N. 58th Av.       | 1957    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-49     | 8231 N. 58th Av.       | 1957    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-50     | 5737 W. Royal Palm Rd. | 1956    | California Ranch             |             | X           |                | n/a                     |
| TEMA-52     | 5733 W. Royal Palm Rd. | 1956    | California Ranch             |             | X           |                | n/a                     |
| TEMA-53     | 5840 W. Northern Av.   | 1957    | Monterey Revival Ranch       |             | X           |                | n/a                     |
| TEMA-54     | 5818 W. Northern Av.   | 1965    | Ranch                        |             | X           |                | n/a                     |
| TEMA-55     | 5810 W. Northern Av.   | 1957    | Ranch                        |             | X           |                | n/a                     |
| TEMA-56     | 8028 N. 58th Av.       | 1955    | California Ranch             |             | X           |                | n/a                     |
| TEMA-57     | 5807 W. Harmont Dr.    | 1965    | Ranch                        |             | X           |                | n/a                     |
| TEMA-58     | 5825 W. Harmont Dr.    | 1959    | Ranch                        |             | X           |                | n/a                     |
| TEMA-59     | 8027 N. 59th Av.       | 1968    | Ranch                        |             |             | X              | AGE, INTEGRITY LOSS     |
| TEMA-60     | 8113 N. 59th Av.       | 1954    | Spanish Colonial Ranch       |             | X           |                | n/a                     |
| TEMA-61     | 8207 N. 59th Av.       | 1948    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-62     | 5820 W. Harmont Dr.    | 1961    | Ranch                        |             | X           |                | n/a                     |
| TEMA-63     | 5804 W. Harmont Dr.    | 1957    | Transitional Ranch           |             | X           |                | n/a                     |
| TEMA-64     | 8219 N. 59th Av.       | 1957    | Ranch                        |             |             | X              | INTEGRITY LOSS          |
| TEMA-65     | 8218 N. 58th Av.       | 1960    | Ranch                        |             | X           |                | n/a                     |
| TEMA-66     | 5841 W. Royal Palm Rd. | 1951    | American International Ranch |             | X           |                | n/a                     |
| TEMA-67     | 8230 N. 58th Av.       | 1975    | Ranch                        |             |             | X              | AGE                     |
| TEMA-68     | 5811 W. Royal Palm Rd. | 1973    | Ranch                        |             |             | X              | AGE                     |
| TEMA-69     | 5803 W. Royal Palm Rd. | 1961    | Ranch                        |             | X           |                | n/a                     |



**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A owned by a religious institution or used for religious purposes. (See Page 10)
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Ethnic Heritage / Asian

Architecture

**Period of Significance**

1948-1966

**Significant Dates**

1953 – Thunderbird Estates opened

1955 – The McDonald Addition opened

1966 – McGee House construction (see below)

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Period of Significance (justification)**

1948 through 1966 is the range of dates from the first housing through the effective buildout of neighborhood with single-family homes occupying most platted lots. The closing date of 1966 also coincides with the year of construction of the home of Robert McGee, a significant Glendale and Valley banker and co-founder of Glendale's Thunderbird Bank in 1965. A handful of houses appeared after 1966 and are evaluated as Noncontributing resources.

---

## 8. Narrative Statement of Significance

---

**Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

For Glendale, Arizona, the post-World War II national and Salt River Valley housing boom necessitated construction of many new residential subdivisions in the burgeoning city that had been a small farming center struggling out of the Great Depression as recently as 1940. Between 1946 and 1955 the city filled more than two dozen new subdivisions with modern Ranch-style homes. In 1953 local developers Alvin Rankin and William Roylance platted their Thunderbird Estates exactly one mile north of downtown as part of the next wave of growth to satisfy ever increasing residential demand. Glendale residents took advantage of the availability of attractive home mortgages through regional lenders such as Valley National Bank, and local savings and loans, to purchase generous and charmingly irregular lots and build their latest California Ranch versions of the popular home style. Thunderbird Estates and its expansion west into The McDonald Addition forged a unique status in Glendale history because many of the neighborhood's own residents were heavily involved in developing the subdivision, and they occupied the top of a who's who list of Glendale's most important business and community leaders at the time. Further, several of the neighborhood's residents were Asian Americans and other minorities, all successful and prominent members of the Glendale business community. Thunderbird Estates and The McDonald Addition Historic District is significant at the local level during the period 1948 through 1966. The Historic District is eligible in the area of Community Planning and Development under Criterion A as a remarkably intact representative of the 1950s and 1960s population and housing boom among the upper middle class in Glendale, the city's enclave honoring the emergence of its first such urban strata of individuals and families. The Historic District boasts a well-preserved showcase homes of prominent leaders, including a former mayor, developers, and businessmen who helped shape Glendale in the 1950s and 1960s. It is also eligible in the area of Ethnic Heritage under Criteria A representative of the success and role of Asian Americans in post-World War II and Cold War Glendale, and for its intact homes of these individuals and their families significant to Glendale history. Finally, it is eligible under Criterion C as the premier area within Glendale of the period from 1948 through 1966 for the construction of custom residences worthy of the business elite.

---

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

The narrative history in *Glendale Historic Resource Survey* (Graham et al. 1997), produced by the city and the Arizona State Historic Preservation Office, provides a comprehensive summary of Glendale community development from its city charter in 1910 through the 1940s. Although from different backgrounds and in some cases different ethnic groups and religions, the residents of Glendale came together early to form several groups devoted to the betterment of their town and lives. Citizens founded the first library in 1897 and the women's "Self-Culture Club of Glendale" in 1901. As the town's recreation focus shifted to the W.J. Murphy Park area just east of downtown, residents erected a new flagpole and built a new library in the park. In the 1920s, local businessmen founded the Glendale Rotary Club and the Glendale Chamber of Commerce. In 1945, Glendale hired its first city manager and "organized a professional fire department, expanded the sewer system, constructed a water storage tank, and opened new roads" (Graham et al. 1997). As the population grew in the 1950s and 1960s, a new hospital was built and Glendale Community College was founded.

In the nearby state capital of Phoenix, primarily large commercial banks and local savings and loans provided money for home mortgages. Beginning in the 1930s, most commercial banks took advantage of loan insurance from the Federal Housing Administration (FHA). During the Great Depression, the FHA was set up

by Congress with the passage of the National Housing Act of 1934 to provide insurance on home mortgages for banks to encourage lending and home ownership (Federal Housing Administration 2009). In its early days, most FHA loans in the Phoenix area, presumably including Glendale, were handled by Valley National Bank run by Walter and Carl Bimson (Doti and Schweikart 1989). Carl Bimson was one of the primary lobbyists for the National Housing Act and was a driving force behind mortgage lending in Arizona. By 1945, Valley National Bank was the largest FHA lender in the state, but the bank developed a reputation of serving an exclusive list of borrowers. To address the larger market by 1950, the A.B. Robbs Agencies (later known as the A.B. Robbs Trust Company), organized as thrift lenders, capturing a huge share of FHA loans and other residential development loans during the decade (Doti and Schweikart 1989).

In 1951, the U.S. Air Force reactivated Luke Air Force Base, formerly Luke Army Air Field 10 miles straight west of downtown Glendale, to train fighter pilots for the Cold War beginning with the Korean Conflict. The base reopening and subsequent expansions attracted waves of new service personnel, employees, and their families to nearby Glendale, the airfield's closest urban center (Smith and Ilardo 2000). This dramatic shift from a primarily farming, then military service community assisted commercial development in overtaking agriculture in the decade after World War II. Many farms that radiated from the growing town's center sold to developers for housing, commercial buildings, and schools. New manufacturing also came to Glendale including the knit underwear maker E.L. Gruber Company in 1954, to take direct advantage of locally grown cotton (St. Clair and St. Clair 2006). In 1957, the Salt River Project—the public-owned utility managing the waters and power from Roosevelt Dam and the valley's vast irrigation-water distribution system—completed the first oil- and gas-fired unit of its Agua Fria Steam Generating Station in northwest Glendale, to provide increased power to the valley and its growing cities.

Custom home construction on the northern fringes of Glendale began soon after World War II on lots split off from earlier agricultural uses. This soon led to platting of the upscale Thunderbird Estates subdivision, offering large California Ranch-style homes on curving streets and generous lots, opened in 1953 by developers Alvin Rankin and William Roylance one mile north of downtown on 59<sup>th</sup> and Northern Avenues (St. Clair and St. Clair 2006), and continued in 1955 with the opening of The McDonald Addition.

## **COMMUNITY PLANNING AND DEVELOPMENT**

With the exception of the lot for 5736 W. Loma Lane supporting the c. 1915 Sands House on its original site, the Thunderbird Estates subdivision's first lots were empty when platted in 1953 by local developers Alvin Rankin and William Roylance. The much older Sands House had been owned by the Sara Sands Tuttle family until 1922 when it was purchased by Edward and Elsie Smith. Following sale of the larger parcel in the early 1950s for subdivision, the immediate grounds of the Sands House sold as a typical lot of the new subdivision in 1960 to Ormah and Ross Salmon, and the c. 1915 house remarkably survives as a Contributing resource of the Historic District. The period of significance does not extend back to the origin of the Sands House because this National Register nomination documents the Historic District as a post-1953 subdivision, of which the older house is now a part.

The original and early residents of the Thunderbird Estates and The McDonald Addition Historic District included the mayor, city council members, school board members, several of the founders of the Thunderbird Bank in 1965, and numerous locally prominent individuals including those of the Asian American community. Several local developers also lived in the neighborhood, including Harold White, the founder of the 1946 Northfield subdivision one-half mile to the south (NRHP Historic District nomination pending in 2009).

Glendale's Thunderbird Estates and The McDonald Addition subdivision resulted from a maturing 1950s combination of financing, developer entrepreneurs, population growth, employment opportunities, and available land in an attractive desert climate with plenty of water. Subsequently, the neighborhood's resident businessmen, politicians, and entrepreneurs owned many of the local firms that facilitated Glendale's residential growth in the 1950s and 1960s. The Historic District is a surviving and well-preserved representative of Glendale's planning and development in those decades, and its homeowners were a professionally diverse group who formed the community's leadership profile. The history of the neighborhood is best told through the profiles of many of its original and early residents:

**Developers, Bankers, and Community Activists:**

William G. and Blanche Roylance lived at 306 E. Robin Road, which later became 5715 W. Royal Palm Road (TEMA-29). They built their house in 1957. Mr. Roylance was one of the developers, with Alvin Rankin, of Thunderbird Estates.

Robert W. "Bob" and Frances McGee lived at 5721 W. Royal Palm Road (TEMA-30). They mortgaged the lot and built a house in 1966. Mr. McGee was born in Iowa and graduated from Simpson College in Indianola, IA. He served in the Army Air Corps during WWII, and earned an MBA from Wharton Business School following the war. After receiving his degree, Mr. McGee worked for Valley Bank in Des Moines; he moved to Phoenix with his family to work for Valley National Bank in 1956. McGee left Valley National Bank in 1964 to start Thunderbird Bank as its President and CEO. The bank opened May 3, 1965. Thunderbird bank started as a small Glendale-based community bank and grew to a premier business leader in the metro area. McGee was president of the Arizona Bankers Association and a member of the Governor's select committee that rewrote the State's banking codes. He was also one of the founders of the Arizona Chapter of the 100 Club, a founding member of Arizona State University (ASU) West, and the first member of ASU's Provost's Club.

John and Mary Alsobrook lived at 1624 N. 3<sup>rd</sup> Avenue, now 8236 N. 57<sup>th</sup> Drive (TEMA-31). They purchased their lot in 1956. Mr. Alsobrook owned the building contracting company Alsobrook Construction. He was born in Tennessee and was a World War II Marine Corps veteran. He and his wife along with Clarence P. Webb and his wife Grace, owned the subdivision Webb Place, which was part of Hadsell's Addition to Glendale and changed the name to Alsobrook Place in early 1949. They also platted Alsobrook Place No.2 (part of Hadsell's Addition) with two other couples in 1952. Alsobrook was president of Glendale Lumberyard and vice-president of the Glendale Credit Bureau and Intercity Agency.

Gesford and Marilyn Francis lived at 8230 N. 57<sup>th</sup> Drive, formerly 1620 N. 3<sup>rd</sup> Avenue (TEMA-32). They purchased their lot in 1956. Mr. Francis was born in Peoria and served as president of Valley Industries, a cotton gin business originally called Valley Gin, which was started by his grandfather. He served as president of the Arizona Cotton Ginners and Phoenix Cotton Exchange and was a member of the Arizona Cotton Growers. He also served as chairman of the John C. Lincoln hospital board and was one of the founding directors of the Thunderbird Bank. He was very involved with the establishment of ASU West campus and was the second member of the Provost's Club.

Robert and Phyllis Lundberg lived at 8221 N. 57<sup>th</sup> Drive, formerly 1619 N. 3<sup>rd</sup> Avenue (TEMA-25). Robert Lundberg was born in Nebraska. He moved to Arizona in 1945 after serving in the Navy during WWII. Mr. Lundberg owned Lundberg's Mortuaries of Glendale, Youngtown, Sun City and Phoenix. He had attended the University of Arizona and graduated from the California College of Mortuary Science in Pasadena, California. He opened the first Lundberg Mortuary in 1950. He served as president of the Arizona Funeral

Directors Association, the Arizona Thoroughbred Association, and the Sun City Rotary International. Mr. Lundberg served as Mayor of Glendale for two terms from 1954-1958 and was one of the founders of the Thunderbird Bank. The Lundberg's also owned 8027 N. 59<sup>th</sup> Avenue.

Lonzo Clyde (L.C.) and Mary Caughran lived at 5732 W. Harmont Drive, formerly 207 E. Verde Lane (TEMA-46). They purchased the lot in 1960 from William D. and Nancy B. Grissom. The Grissoms had bought the lot in 1957. Mr. Caughran was a real estate developer. He and his wife formed Vaughn Western, Inc. with Richard Vaules, Jr. and his wife, Virginia in 1962. The Vaules lived at 8229 N. 57<sup>th</sup> Drive (Thunderbird Estates) at the time. Mr. Caughran owned Lucky Construction Co., which prior to 1961 was known as Skyline Construction. Lucky Construction developed the Glenhaven subdivision and the Maryland Club Apartments. He also owned Caughran Realty.

Harold D. and Eunice White lived at 1607 N. 2<sup>nd</sup> Avenue, which later became 8215 N. 58<sup>th</sup> Avenue (TEMA-47). They purchased their lot in 1953. Howard White came to Arizona as a child in 1912. He established a building contracting business, H D. White & Sons, in 1946. He also ran a real estate business. He developed both the Northfield and White subdivisions. He retired in 1968 and was still living at 8215 N. 58<sup>th</sup> Avenue when he died.

Roger K. and Florence Trueblood lived at 8223 N. 58<sup>th</sup> Avenue, which was formerly 1611 N. 2<sup>nd</sup> Avenue (TEMA-48). They purchased the lot in 1955. Mr. Trueblood was a dentist and board member of Glendale Union High School District.

Calvin E. and Gladys McDonald lived at 5840 W. Northern Avenue, formerly 15 E. Northern and 5815 W. Northern Avenue (TEMA-53). Calvin McDonald moved to Arizona from Oklahoma in 1924. He was one of the early developers of Harquhala Valley and owner of McDonald Vegetable Co. He served as a board member of both the Washington School District and the Glendale Union High School District. Together with Stanley and Gwendolyn McDonald, they subdivided the McDonald Addition in 1955.

Luis M. and Louise Conner lived at 123 E. Northern, which later became 5810 W. Northern Avenue (TEMA-55). Mr. Conner was born in Indiana in 1922. Mr. Conner graduated from ASU and served in the Army during WWII. He was a farmer in the west valley for over 40 years and a licensed real estate broker. He was also a member of the Glendale Zoning and Planning Commission.

Patrick A. and Margaret Taylor lived at 8028 N. 58<sup>th</sup> Avenue, formerly know as 1526 N. 2<sup>nd</sup> Avenue (TEMA-56). They had a joint tenancy deed from C.E. and Gladys McDonald in 1955. Mr. Taylor owned the Glendale Welding and Blacksmith Shop and was a board member of the Glendale Union High School District.

Vernon S. and Margaret Wright lived at 5807 W. Harmont Drive (TEMA-57). They purchased the lot from Sadye Hoel in 1964; Mrs. Hoel and her late husband purchased the lot from C.E. and Gladys McDonald in 1955. Dr. Wright was born in Phoenix and was a dentist in Glendale for 38 years. During his service in World War II, he was stationed in England. He was past president of the Central District Dental Society and the Glendale Rotary Club.

D. Harry J. and Lois Bonsall, Jr. lived at 5803 W. Royal Palm Road, formerly 106 E. Robin Road (TEMA-69). The house was constructed in 1961. Mr. Bonsall was owner and president of the Southwest Flour and Feed Co. (later Southwest Feed and Seed), a company founded by his father and a subsidiary of Hayden Flour Mills. He sold the company to National Can Corp. in 1976. He served on the board of advisors for the Mountain States Telephone and Telegraph Co. and was past president of Blue Cross and Blue Shield of

Arizona and the Arizona Grain Dealers Association. He was also a member of the Glendale Chamber of Commerce, the Rotary Club, the Arizona-Mexico Commission, and the 100 Club. He was also affiliated with the early Arizona Academy of Town Halls.

Phillip H. and Dorothy Ladra lived at 110 E. McDonald Drive, which later became 5825 W. Harmont Drive (TEMA-58). Mr. Ladra was a farmer and served as a board member of the Glendale Elementary School Board District #4.

See Arnold Ong in ETHNIC HERITAGE / ASIAN section below.

### **Other Businessmen and Professionals:**

Naseeb and Emily Saliba lived at 1502 N. 3<sup>rd</sup> Avenue, now 8002 N. 57<sup>th</sup> Avenue (TEMA-4). The couple purchased their home from Alvin Rankin and William Roylance in 1955; they were listed as residents in the 1957 city directory. Mr. Saliba owned and operated Saliba's Food Market in Agua Fria. He served in the Army during WWII. Mrs. Saliba was born in Israel and moved to Arizona via Connecticut in 1945.

Walter B. and Marianne Adams, Jr. lived at 1511 N. 2<sup>nd</sup> Avenue, now 8021 N. 58<sup>th</sup> Avenue (TEMA-8). Walter B. Adams, Jr. ran Walt B. Adams Buick with his father Walter B. Adams, Sr. Mr. Adams Jr. and his wife were listed in the city directory as residing in Thunderbird in 1957; however, Adams Jr. purchased the house from Adams Sr. in 1958.

Philip E. and Bessie Rice lived at 10 E. Robin Road, later 5841 W. Royal Palm Road (TEMA-66). They lived in the house from at least 1957. Dr. Rice was born in Indiana and his family came to Arizona in 1917. He graduated from Phoenix Union High School, Phoenix Junior College and received his A.B. and M.D. from the University of Michigan. Rice was one of the first physicians in Glendale opening his office in 1936. For some time, his office was in part of his home. He served with the Navy during WWII.

Claude L. and Olga Conway, Jr. moved from Northfield to Thunderbird after 1958. They purchased the house at 1531 N. 2<sup>nd</sup> Avenue, later 8027 N. 58<sup>th</sup> Avenue (TEMA-9), from Opal Mary Howard. She had bought it with her former husband, William S. Baker, in 1954. Claude Conway was born in Albuquerque, New Mexico. He received his BA and DDS from the University of Arizona. After he graduated, he and his wife moved to Kansas where he practiced dentistry for two years (1944-46). They then moved to Glendale where he opened his practice in 1947. Mr. Conway served in the Army during the Korean War and Mrs. Conway was a 25-year volunteer at the Northwest Hospital in Glendale.

Marion and Jayme Whitney lived at 5727 W. Loma Lane, formerly 206 El Segundo Drive (TEMA-10). Their house was constructed by H. D. White and Sons Construction in 1956. Mr. Whitney was the owner of Marion S. Whitney Firestone and Whitney Texaco at 1015 E. Grand Avenue. Whitney was a member of the Recreation Board for the City of Glendale and a member of the board of trustees of the Glendale Elementary School.

Clarence L. and Hazel Phillips lived at 307 E. Northern Avenue, which later became 5710 W. Northern Avenue. They purchased their home in 1955 from Alvin Rankin and William Roylance. Mr. Phillips was a farmer.

Louis G. and Eleanor Bandi purchased their lot at 8005 N. 58<sup>th</sup> Avenue (TEMA-6) in 1967. Mr. Bandi was a plumber.

Charles R. and Florence Smith lived at 1510 N. 3<sup>rd</sup> Avenue, now 8020 N. 57<sup>th</sup> Drive (TEMA-11). They purchased their lot in 1956 and are listed as residents by 1957. Mr. Smith was a farmer.

John and Ila Hardin lived at 8014 N. 57<sup>th</sup> Drive, formerly 1506 N. 3<sup>rd</sup> Avenue (TEMA-12). They bought their lot from John Alsobrook in 1960 who had bought it from Alvin Rankin in 1959. Mr. Hardin was the president of the Bell View Glass Company.

Charles and Tess Reddock lived at 5717 W. Loma Lane, formerly 302 E. Hopi Drive (TEMA-13). They are listed as residents by 1957, but are not confirmed as the owners of the property. He worked as an electronic engineer.

Edwin R. and Mary R. Castle lived at 1507 N. 3<sup>rd</sup> Avenue, later 8013 N. 57<sup>th</sup> Drive (TEMA-14). They purchased the lot in 1956. Mr. Castle worked as a sales manager for Garrett Supply.

Harold and Helen Hudgins, Jr. lived at 5702 W. Loma Lane, formerly 307 E. Hopi Drive (TEMA-17). They purchased the lot from Bruce and Ruthe Carson in 1955; the Carsons had purchased the lot from Alvin Rankin and William Roylance. Mr. Hudgins worked for the US Air Force.

James H. and Hazel Waldon lived at 5712 W. Loma Lane, formerly 303 E. Hopi Drive (TEMA-18). They purchased their lot from Alvin Rankin and William Roylance in 1955 and are listed in the city directory as residing there in 1957. Mr. Waldon worked for Bechtel Corporation.

Roland E. and Eleanor Pomeroy lived at 8113 N. 57<sup>th</sup> Drive, formerly 1525 N. 3<sup>rd</sup> Avenue (TEMA-19). They purchased their lot from Alvin Rankin and William Roylance in 1955. Mr. Pomeroy was born in Mesa and graduated with a bachelor's degree in 1933 and a master's degree in 1964. He also served in the Army in WWII. Mr. Pomeroy worked as a teacher for 28 years. He eventually became assistant Principal of Dysart School and later associate superintendent of Dysart School District. He was still living at 8113 N. 57<sup>th</sup> Dr. at the time of his death in 1973.

George and Marian Hutchenson lived at 8119 N. 57<sup>th</sup> Drive, formerly 1529 N. 3<sup>rd</sup> Avenue (TEMA-20). They purchased their lot in 1959 from Alvin Rankin and William Roylance. Mr. Hutchenson was the general manager of Heron's Real Estate.

Robert D. and Margaret Roll lived at 8125 N. 57<sup>th</sup> Drive, which was once either 1603 N. 3<sup>rd</sup> Avenue or 1531 N. 3<sup>rd</sup> Avenue (TEMA-21). Mr. Roll worked for Korrick's as a comptroller.

Anthony A. and Marjorie Gatti lived at 1607 N. 3<sup>rd</sup> Avenue, which later became 8205 N. 57<sup>th</sup> Drive (TEMA-22). The couple bought their lot from Harry C. and Elizabeth R. Andersons in 1956. The Anderson bought the lot from Phoenix Title and Trust in 1954. Mr. Gatti owned the Valley TV & Radio Co.

Eustace A. and Corabelle Chatham, Jr. lived at 8211 N. 57<sup>th</sup> Drive, formerly 1611 N. 3<sup>rd</sup> Avenue (TEMA-23). They bought their lot from Phoenix Title and Trust in 1956. Mr. Chatham was born in Casa Grande. He graduated from Scottsdale High School in 1940, worked at the Goodyear Aircraft Plant making airplanes, and served in the Navy during WWII. He and his father started a cotton farming business following the war. He farmed in Scottsdale, Peoria, and the Harquhala Valley and retired in 1979.

Ned P. and Irene Alsobrook lived at 5701 W. Royal Palm Road, formerly 314 E. Robin Road (TEMA-27). They purchased the lot in 1959. Mr. Alsobrook was a carpenter and worked for John Alsobrook Construction, his brother's company.

Richard and Mitzie Barrutia lived at 310 E. Robin Road, later 5709 W. Royal Palm Road (TEMA-28). They bought their lot in 1957 and hired H. W. Rothwell to construct their house. Mr. Barrutia was an instructor at the American Institute for Foreign Trade.

Francisco and Raquel F. Gaona lived at 8224 N. 57<sup>th</sup> Drive (TEMA-33) and purchased their property in 1961. Mr. Gaona was a professor at the American Institute of Foreign Trade.

Thomas G. and Helen Boskon lived at 1610 N. 3<sup>rd</sup> Avenue, later called 8212 N. 57<sup>th</sup> Drive (TEMA-34). Mr. Boskon was a native of Macedonia and came to Arizona in 1942 from Michigan. He owned Boskon Realty for years.

Donald B. and Joan Sexton lived at 8204 N. 57<sup>th</sup> Drive (TEMA-35) and purchased their home in 1961. Mr. Sexton was a Teacher at Washington High School.

Ernest W. and Winifred L. Layman lived at 8124 N. 57<sup>th</sup> Drive (TEMA-36); they purchased and had their home built by Lucky Construction in 1964. Mr. Layman was born in Ohio and worked as a pool contractor.

Robert C. and Jannie C. Dwan lived at 5724 W. Loma Lane, formerly 214 El Segundo Drive (TEMA-38). The couple purchased their lot from Alvin Rankin and William Royslance in 1957. Mr. Dwan worked for the US Air Force.

William R. and Barbara Hooks lived at 211 El Segundo Drive, now 5728 W. Loma Lane (TEMA-39). They purchased their home from Alvin Rankin and William Royslance in 1956. Mr. Hooks was a distributor for Standard Oil Products.

Evan and Florence Mecham lived at 1603 N. 2<sup>nd</sup> Avenue, which was later 5741 W. Harmont Avenue (TEMA-42). The couple built their house in 1961. Mr. Mecham was president of Mecham Pontiac-Studebaker and vice-president of Mecham Rambler. He ran as the unsuccessful Republican nominee for the U.S. Senate in 1962, and ran for Arizona governor five times beginning in 1964, winning in 1986 (serving 1987-1988) (Myers ed. 1989:169,171).

Donald and Barbara Rodgers lived at 5731 W. Harmont Drive, formerly know as 206 E. Verde Lane (TEMA-43). They purchased the lot from C. Frank and Ruth Corrine in 1959; the Brons had purchased it from Donna Dernovich earlier that same year. Mr. Rodgers was a sheet metal worker at J.B. Rodger's Air Conditioning.

Wesley H. and Sara Atkin lived at 210 E. Verde Lane, which later became 5723 W. Harmont Drive (TEMA-44). They purchased the lot in 1955. Mr. Atkin was the owner of Atkin Crop Dusting.

Bob L. and Rubye Phillips lived at 5737 W. Royal Palm Road, formerly 1619 N. 2<sup>nd</sup> Avenue (TEMA-50). The couple purchased the home from Clarence and Hazel Phillips in 1962. H.D. White & Sons had constructed the house in 1956. Mr. Phillips was a farmer.

Robert F. and Betty Easley lived at 5820 W. Harmont Drive (TEMA-62). They purchased the property from Ralph G. and Margaret Baskett in 1961. Mr. Easley was a physician.



Ralph G. and Margaret Baskett lived at 5804 W. Harmont Avenue (TEMA-63), born in Missouri, Baskett's family moved to California where they farmed in the central Valley. In 1913, they moved to Arizona where he graduated from Glendale High School. He served in the Army during WWI and farmed in the Peoria area for 40 years.

Samuel C. and Ina Jennings lived at 8219 N. 59<sup>th</sup> Avenue, formerly 1615 N. Central Avenue (TEMA-64). The lot may have been purchased in 1952. Mr. Jennings was co-owner of the Community Gin Co.

#### **Asian-American Businessmen, Professionals, and Families:**

Minoru and Masako Takiguchi lived at 5702 W. Northern Avenue (TEMA-1). Their building permit was issued in 1965 and they are listed as residents in the city directory by 1966. Mr. Takiguchi was born in Phoenix and his father was also a farmer in the valley. Takiguchi owned and operated Min's Farms and its produce store at 5658 W. Northern Avenue.

Arnold K. and Louise Ong lived at 8003 N. 57<sup>th</sup> Avenue, formerly 1503 N. 3<sup>rd</sup> Avenue (TEMA-3). Mr. Ong purchased the lot in 1954 from Harold D. White. Mr. Ong was a longtime Glendale businessman and owner of Gene's Modern Market at 5950 W. Glendale Avenue. He served on the Glendale City Council and he was a member of the Chinese Chamber of Commerce and the Ong Ko Met Association.

George W. and Lily Sing lived at 5738 W. Northern Avenue, formerly 207 E. Northern Avenue (TEMA-5). The city directory lists them in residence in 1957. Mr. Sing came to Arizona from China via California in 1904. He owned and operated Sing's Market, the first Chinese-operated grocery store in Glendale. His brother, Harry Sing, also worked at the store; later Sing's two sons operated the store until the 1980s.

#### **ARCHITECTURE**

As the most exclusive residential area in Glendale in the 1950s and 1960s, the area included within the Thunderbird Estates and The McDonald Addition Historic District is home to numerous examples of distinctive residential architecture of the period. Taken together they represent the best collection in Glendale of homes representing high-end residential design between 1948 and 1966, the heyday of the popular Modern Movement's Ranch-style house.

The residential architecture represented includes both outstanding tract housing as well as examples of individual, evidently architect-designed homes.

Many of the homes were built by Harold D. White, who constructed numerous homes in the area in the fully-developed California Ranch style. These homes represent the best design in any of the housing tracts in Glendale between World War II and 1970. While similar, or even better-designed subdivisions were being constructed elsewhere in metropolitan Phoenix, in the small suburb of Glendale, these homes stood out for their quality of design.

Custom homes in the Modern vein were constructed in the district contemporaneously with the tract homes. The homes are distinguished from others in Glendale by their size, but also for their design qualities. Numerous notable examples of the Ranch style, including Spanish Colonial, American International, California Ranch, and Monterrey Ranch variants are found in the district as detailed in Section 7.

## CONCLUSION

Thunderbird Estates and The McDonald Addition subdivisions represent the upward mobility possible in Glendale in the 1950s and 1960s. Residents along these streets were prominent members of the community and many were successful businessmen who contributed to the rapid growth of Glendale. Importantly, among the residents were a former mayor, city councilmen, and school board members. Three of the residents formed Thunderbird Bank, which became one of the top banks in the state for small businesses. In addition, several successful Asian American and other minority businessmen and their families made Thunderbird their home.

The Thunderbird Estates and The McDonald Addition Historic District today is a well-preserved neighborhood eligible for the National Register at the local level of significance during the period 1948 though its majority buildout in 1966. The Historic District is eligible in the area of Community Planning and Development under Criterion A as a remarkably intact representative of the 1950s and 1960s population and housing boom among the upper middle class in Glendale, the city's enclave honoring the emergence of its first such urban strata of individuals and families. The Historic District also is a well-preserved showcase of homes of prominent leaders, including a former mayor, developers, and businessmen (see details above) who helped shape Glendale in the 1950s and 1960s. It is also eligible in the area of Ethnic Heritage under Criteria A as representative of the success and role of Asian Americans in post-World War II and Cold War Glendale, and for its intact homes of these individuals and their families significant to Glendale history. Finally, it is eligible under Criterion C as the best collection of high-end homes of the 1950s and 1960s in Glendale, representing both well-detailed tract housing as well as custom and semi-custom homes.

---

### Developmental history/additional historic context information (if appropriate)

#### Development of Glendale, Arizona, 1892-2009

The Glendale Temperance Colony headed by B.A. Hadsell officially populated the settlement of Glendale in 1892 with about 70 families probably from the Midwest (Graham et al. 1997). Hadsell had been attracted to the area through efforts of entrepreneur W.J. Murphy and his Arizona Improvement Company. Murphy in turn had been contracted in 1880 by the Arizona Canal Company to construct its irrigation waterway along the Salt River's north slopes, terminating at the New River arroyos in the northwest of present Glendale. He subsequently founded several enterprises with investors to bring water and people to the west Salt River Valley. Murphy particularly hoped to attract settlers northwest of the State Capitol in Phoenix to create an agricultural community that he named Glendale<sup>i</sup> to romanticize the converted desert for small farms and citrus groves. Murphy directed Hadsell and his presumably strict-living, alcohol-banning colony to Glendale, about 2.5 miles southwest of the new Arizona Canal and centered on the intersections of what are now West Glendale Avenue, North 59<sup>th</sup> Avenue (both following section lines), and Grand Avenue (cutting diagonally through section surveys). Murphy platted and roughly constructed Grand Avenue to connect his projected settlement with the state capital 10 miles southeast (Graham et al. 1997). Hadsell platted and settled his followers on thirty 20-acre lots at today's 61<sup>st</sup> and Orangewood Avenues, just west of today's 1946-platted Northfield subdivision (Historic Preservation 2009).

---

<sup>i</sup> "Glendale," roughly meaning fertile valley in Gaelic, might have been a popular new-town name in the 1880s because of well publicized labor strife during that decade around the Scottish township of Glendale on the Isle of Skye. There, tenant farmers (crofters) famously won farming concessions including the right to pass their tenancies (crofts) on to succeeding generations (Scotland 2009, Crofters Struggle 2009).

In 1895, the Santa Fe, Prescott, and Phoenix Railway (SFP&P) completed construction from Ash Fork, Prescott, and Wickenburg, following the last 10 miles into Phoenix along Murphy's Grand Avenue tangent (Graham et al. 1997). The railroad established a station near Glendale's center, just southeast of the Hadsell lots, and subsequently facilitated the town's development through efficient transportation and promotion of further settlement. Glendale's population increased and the development company platted new lots to accommodate arrival of farmers and others taking advantage of the water and arable land, plus the road and railroad connections. A devastating Salt River flood in 1895 was followed by a three year drought from 1897 to 1900. Then the U.S. Reclamation Service, established by Congress and President Theodore Roosevelt in 1902, constructed Roosevelt Dam on the Salt River between 1905 and 1911 to hold seasonal flood waters and distribute them uniformly throughout each agricultural year. This reliable supply of water further encouraged development of citrus, cotton, and sugar beet crops by new settlers, processors, and investors along Salt River Valley irrigation systems and communities, including the Arizona Canal and Glendale (Graham et al. 1997).

The success of farming early in the 20th century around Glendale encouraged still more people to make Glendale their home. After 1907 the development company platted several subdivisions including the Orchard, Park, and Sugar Additions. In 1910, Glendale incorporated as a town with about 1,000 population, leading to the creation of new school districts and new businesses such as the Glendale News newspaper and the Glendale Ice Company south of downtown along the railroad (demolished in 1990) (Graham et al. 1997, Historic Preservation 2009).

During World War I from 1914 through 1918, the demand for cotton and produce from Glendale resulted in a time of prosperity for the community (Graham et al. 1997). Unfortunately, once the war ended, crop demands plummeted and Glendale suffered an economic recession that lasted through the late twenties. Yet during the twenties, many of Glendale's farmers diversified their crops and the agricultural community eventually recovered. In 1928, the city platted its new Floralcroft subdivision at what was then Central (now 59<sup>th</sup>) and Myrtle Avenue, three miles (and 3 sections distant) from downtown.

Glendale was hurt again by the stock market crash in 1929 and the resulting Great Depression, although not as badly as U.S. industrial areas and the drought-stricken Dust Bowl region of the Midwest. Glendale benefited from several employment programs of the New Deal, as did most other towns in Maricopa County. Significantly, Congress passed the National Housing Act in 1934 creating the Federal Housing Administration (FHA), giving greater access to home mortgages by insuring private lenders against losses. Home buyers throughout the valley took advantage of the new program spurring demand for residential lots vacant since the 1920s (Graham et al. 1997).

The beginning of World War II in Europe in 1939 signaled the end of the Depression in the Salt River Valley and Glendale as demand for cotton and other agricultural products again grew in the U.S. and abroad. U.S. military spending also increased as the government established several new air bases and training schools in the valley. The Army Air Corps built two major flying instruction installations in the vicinity of Glendale: Thunderbird Field school for the Civilian Pilot Training Program, on a quarter-section six miles north of downtown, and Luke Army Air Field, ten miles west at the terminus of Glendale Avenue, both then outside the city limits (Graham et al. 1997).

After the war ended in 1945, a nonprofit group converted the former Thunderbird Base to a business school<sup>ii</sup> and Luke Field drastically cut staff, then closed. But many military men and women who came to Arizona for training came back after the war because they enjoyed the region's climate and modern settlement opportunities. They joined others who had come to the valley during the war to work on the military bases, at manufacturing plants, and in agricultural fields. Once the war and rationing of building materials ended, new investors began platting subdivisions to accommodate the influx of people. Starting in 1946, Glendale added twenty-three subdivisions over the next four years (Graham et al. 1997). These new subdivisions included Northfield, subdivided by Howard White and Ernest Cook in 1946, .5 miles south of Thunderbird Estates. By 1948 Glendale claimed to be the only city in Arizona with 100% paved streets (History 2009).

Glendale's population rose from 4,500 in 1940 to almost 8,200 in 1950 and then to more than 15,000 by 1960 (Smith and Ilardo 2000). Rapid growth constantly demanded new housing, and associated financing and consumer products to fill the houses and their driveways. The burgeoning Maryvale master-planned mass-produced community, started in 1954 by merchant-builder John F. Long, commenced from nearby Phoenix in phases just south of Glendale. As Long approached the city limits of Glendale, he extended Maryvale onto irrigated farming lands formerly owned by Louis Sands. Glendale annexed these Maryvale subdivisions in 1961, instantly doubling the city's population to 30,000. By 1970 its population had surpassed 50,000 (St. Clair and St. Clair 2006, History 2009).

Reactivation in 1951 and Cold War expansions of personnel and missions for Luke Air Force Base (annexed by Glendale in 1995 to protect the base's flight paths) and the newly established Glendale Community College in 1965, attracted more and more people to the area. The influx of people, new businesses, and new housing developments created a constant demand for more schools and infrastructure in the 1950s and 1960s. Glendale has continued to grow over the last few decades and as of April 2009 is home to about 250,000 people (Planning 2009).

### **Residential Architecture in Glendale, Arizona, 1929-1966**

When compared to other geographic areas, the residential neighborhoods of Glendale are marked by a number of distinctions. These characteristics could be a result of the agricultural nature of early Glendale as well as its relative isolation from the "city life" as represented in Phoenix and Tucson, and other cities out-of-state noted for architectural innovation. They may also be a simple result of expediency or more modest aspirations due to the lesser level of affluence of Glendale compared to the larger towns.

The most obvious example of Glendale's uniqueness is the relative simplicity and economy of the homes. Unlike historic neighborhoods growing up in more urbanized areas of the Salt River Valley, homes in Glendale built before World War II were predominantly built of wood frame, often with clapboard siding. Wood framing was more readily available in Glendale through local lumber yards than was brick, as well as being less costly. The house styles also carry a generally lesser degree of architectural detail compared to their urban counterparts. In fact, "Folk" vernacular houses, with little or no stylistic detail at all, were very popular.

Another distinguishing characteristic of early Glendale neighborhoods is the survival in popularity of the Bungalow style long after it had gone out of style in other areas of the valley, while Period Revival styles appear to have been summarily ignored. Nationally, the Bungalow style grew in popularity after about 1905 with its zenith in the late teens. World War I brought the Period Revival influences to American culture that spelled the death of the Bungalow as the style of choice, a process that was complete in most areas of Arizona

---

<sup>ii</sup> Thunderbird Field's new 1946 occupant "American Institute for Foreign Trade" evolved into today's Thunderbird School of Global Management, a renowned provider of MBA programs in international business (Thunderbird 2009)

by the late 1920s. In part due to the influence of local builders and material suppliers, Bungalow style homes were built in Glendale well into the 1930s. At the same time, the Tudor Revival, English Cottage Revival, and Spanish Colonial Revivals that were the rage in Phoenix made few appearances in the Glendale streetscape. Only the Spanish Colonial Revival style made even a modest showing. The California Ranch style and its variants, however, were very popular from the time of recovery in the home construction market following the Great Depression.

### **Modern Era Residential Styles**

The period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet, in regard to residential development in the Salt River Valley. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families.

Beginning just prior to World War II, popular architectural styles once again began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing; the rise of a massive middle-class interested in a suburban lifestyle; Federal policies for VA and FHA financing of home ownership; and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine esthetic.

In the western U.S. these influences combined to form the California Ranch House. The Ranch style once again emphasized horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the "rambling Ranch"). As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. In the Phoenix area the Ranch style also became synonymous with modern materials and construction methods which were not used during the Period Revival era, including concrete block, concrete slab-on-grade floor construction, and steel casement windows. Ranch houses were economical, suburban, and mass-produced.

In established neighborhoods such as in Glendale, Ranch style houses were also used as infill homes despite the narrow lots typical of early 20th century subdivisions. Between about 1935 and 1950, houses were built in these areas which, while clearly not Period Revival homes, were not yet archetypal Ranch houses either. These homes often attempted to achieve the Ranch style esthetic while using materials held over from earlier types of construction, or incorporated Period Revival forms or details while using the newer, Ranch house construction methodologies. These half-breed styles have been termed Transitional Ranch houses. They are abundant within downtown Glendale.

After World War II, the Ranch style became better defined as a style and purer examples were built. Several subtypes of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The most common variant is the French Provincial Ranch, which is identified by its hipped roof form with shallow or no overhangs. The American Colonial Ranch combined Ranch features with symmetrical massing, accentuated entries, and Colonial ornamentation. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as *rejas* (grilles) over the windows.

During the same time period that the Ranch style gained in prominence, the influence of the International Style in modern architecture was also being felt in the residential market. The International Style was developed in Europe beginning in the 1930s and 40s, led by influential ateliers such as Germany's Bauhaus, led by Walter Gropius and Mies Van de Rohe among others. With the coming of the war, many of these

influential architects fled to the U.S. and helped to popularize the style. The International Style was founded on principles of using modern materials to their best advantage, that structure was in itself beautiful, and that all references to historical styles should be eschewed. In practice, when the principles of the International Style were translated to middle-class American housing, only certain elements of the esthetic were implemented. These elements were manifested as boxy forms, flat roofs, corner steel windows, steel pipe columns and a general lack of ornament. When these features are combined with an overhanging flat roof, the resulting house style has been termed "American International."

As the Ranch style became more developed in Arizona (and California, where most local trends initiated), the demands of modern suburban living were accommodated, and convenience, leisure, and the automobile became driving influences. Carports were added, integral to the living quarters, instead of in a separate garage or carriage house as had been done before. Linkages to the outdoors became important, often using "picture" windows to take advantage of the views afforded by the large, landscaped acreages the homes were ideally set upon. Aesthetically, the Ranch-style house attempted to integrate the symbols of "country living:" rustic materials such as thick, wooden shakes, rough siding panels, and quaintly "weeping" mortar joints; kitschy farm-like details like false rooftop cupola ventilators, weathervanes, and built-up barn doors; and informalized, complex roofs with an increasing number of intersecting hips and hip-on-gable forms.

By the mid 1960s the universally popular California-inspired Ranch-style house in Arizona began to lose favor in some markets to the options of "American International" and more regionally-compatible forms. Many such examples embraced the austerity of Modernism yet incorporated Spanish and Mexican details and materials, while retaining the interior Ranch type space plan. Designs such as the McGee House at 5721 W. Royal Palm Road (TEMA-30) were often marked by the use of stucco or "stumped" concrete block in imitation of adobe construction, as well as the use of arches and flat, parapetted roofs. The McGee House is further tied to regionalism through the device of a simple corbelled-brick cornice, reviving the "Territorial Style" house popular historically and in later revivals in New Mexico and Arizona.

The Ranch era lasted well into the 1970s and is even with us today in some form. However, the style reached its apogee (architecturally speaking) by about 1970, as once again, regional factors and changing tastes searched for new forms of expression for the dwellings that in so many ways define, as well as accommodate, American culture.

---

## 9. Major Bibliographical References

---

### Bibliography (Cite the books, articles, and other sources used in preparing this form)

Collins, William S.

2005 *The Emerging Metropolis: Phoenix, 1944-1973*. Arizona State Parks Board. Phoenix.

Crofters Struggle

2009 Electronic document: <http://www.walkhighlands.co.uk/info/History/TheCroftersStruggle>. Accessed 27 July 2009.

Doti, Lynne Pierson, and Larry Schweikart

1989 "Financing the Postwar Housing Boom in Phoenix and Los Angeles, 1945-1960." *Pacific Historical Review*. May 1989. Pages 173-195. Pacific Coast Branch, American Historical Association.

Glendale, AZ City Directories (with reverse listings)

For the years: 1949/50, 1954, 1955, 1957, 1961, 1963, 1965-69, 1972

Graham et al.

1997 *Glendale Historic Resource Survey, Glendale, Arizona*, Alliance Architects LLC, Phoenix.

High School

2009 Electronic document: <http://glendale.guhsdaz.org/>. Accessed 28 July 2009.

Historic Preservation

2009 Electronic document: [http://www.glendaleaz.com/planning/documents/HP\\_Element\\_Action\\_Plan.pdf](http://www.glendaleaz.com/planning/documents/HP_Element_Action_Plan.pdf)  
Accessed 28 July 2009.

History of Glendale

2009 Electronic document: <http://www.goglendaleaz.com/about/history.html>. Accessed 28 July 2009.

Myers, Dr. John L., Editor

1989 *The Arizona Governors, 1912-1990*. Heritage Publishers, Inc. Phoenix.

Myrick, David F.

2009 *Santa Fe to Phoenix, Railroads of Arizona, Volume 5*. Signature Press. Berkeley and Wilton, California.

Planning, City of Glendale

2009 Electronic document: <http://www.glendaleaz.com/planning/>. Accessed 28 July 2009.

Scotland

2009 Electronic document: <http://www.britannica.com/EBchecked/topic/529440/Scotland/44610/The-Highlands#ref=ref483913>. Accessed 27 July 2009.

Schweikart, Larry E.

1985 *Thunderbird Bank: The First Twenty Years*. Thunderbird Bank. Phoenix.

Smith and Ilardo

2000 *Glendale: Century of Diversity, An Illustrated History*. City of Glendale, Arizona

St. Clair and St. Clair

2006 *Images of America: Glendale*. Arcadia, Carleston, SC.

Thunderbird

2009 Electronic document:

[http://programs.thunderbird.edu/index.php?content=schoolwide&campaign=Google&adgroup=Brand&d&keyword=Thunderbird%20School&\\_vsrefdom=GoogPPC&gclid=CK31xoL3wZsCFRwpawod\\_GI](http://programs.thunderbird.edu/index.php?content=schoolwide&campaign=Google&adgroup=Brand&d&keyword=Thunderbird%20School&_vsrefdom=GoogPPC&gclid=CK31xoL3wZsCFRwpawod_GI) TAQ. Accessed 20 July 2009.

US Highways

2009 Electronic document: <http://www.gbcnet.com/ushighways/US60/index.html>. Accessed 28 July 2009.

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  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Glendale Historical Society

Historic Resources Survey Number (if assigned): N/A



---

---

**10. Geographical Data**

---

**Acreage of Property** 38

(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

|   |           |               |                |   |           |               |                |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>12</u> | <u>389944</u> | <u>3713435</u> | 3 | <u>12</u> | <u>390340</u> | <u>3713035</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |
| 2 | <u>12</u> | <u>390350</u> | <u>3713425</u> | 4 | <u>12</u> | <u>389950</u> | <u>3713045</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |

**Verbal Boundary Description** (describe the boundaries of the property)

See boundary indicated on attached map.

**Boundary Justification** (explain why the boundaries were selected)

Boundaries include original subdivided area of Thunderbird Acres and McDonald Addition and entire parcel of the unsubdivided area at the northwest quarter of the historic district.

---

---

**11. Form Prepared By**

---

name/title Robert Graham and Roberta Graham, Motley Design Group, LLC  
Donna Reiner, Historian  
James Steely and Adrienne Tremblay, SWCA Historians

organization Motley Design Group, LLC date July 31, 2009

street & number 1114 Grand Avenue telephone 602-254-5599

city or town Phoenix state AZ zip code 85007

e-mail rgraham@motleydesigngroup.com

---

**Additional Documentation**

---

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. (Attached)  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. (Attached)
- **Continuation Sheets** (Sections run continuously through the Registration Form)
- **Additional items:** (Check with the SHPO or FPO for any additional items)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. (See Pages 7, 8 and 9)

*The following information applies to all photographs:*

**Name of Property:** Thunderbird Estates and The McDonald Addition Historic District  
**City or Vicinity:** Glendale  
**County:** Maricopa  
**State:** Arizona  
**Photographer:** Robert Graham  
**Date Photographed:** August 1, 2009

*Individual prints:*

| Photo # | Description   | View direction |
|---------|---|----------------|
| 1       | Streetscape, Royal Palm Rd. at 59 <sup>th</sup> Ave.                | SE             |
| 2       | Streetscape, 59 <sup>th</sup> Ave. at Harmont Dr.                   | N              |
| 3       | Streetscape, 59 <sup>th</sup> Ave. at Harmont Dr.                   | S              |
| 4       | 8113 N. 59 <sup>th</sup> Ave.                                       | SE             |
| 5       | Overview of District, 59 <sup>th</sup> Ave. & Northern Ave.         | NE             |
| 6       | 5840 W. Northern Ave.   | N              |
| 7       | Streetscape, 58 <sup>th</sup> Ave. at Northern Ave.                 | NE             |
| 8       | Streetscape, 58 <sup>th</sup> Ave. at Northern Ave.                 | NW             |
| 9       | 8028 N. 58 <sup>th</sup> Ave.                                       | W              |
| 10      | 5807 W. Harmont Dr.   | SW             |
| 11      | 5804 W. Harmont Dr.   | NW             |
| 12      | Streetscape, 58 <sup>th</sup> Ave. at Harmont Dr.                   | SW             |
| 13      | Streetscape, Harmont Dr. Cul-De-Sac at 58 <sup>th</sup> Ave.        | E              |
| 14      | Streetscape, 58 <sup>th</sup> Ave. at Harmont Dr.                   | NW             |
| 15      | 8218 N. 58 <sup>th</sup> Ave.                                       | W              |
| 16      | 5803 W. Royal Palm Rd.  | SW             |
| 17      | 5737 W. Royal Palm Rd.  | S              |
| 18      | Streetscape, Royal Palm Rd. at 57 <sup>th</sup> Dr.                 | SE             |
| 19      | Streetscape, Royal Palm Rd. at 57 <sup>th</sup> Dr.                 | SW             |
| 20      | Streetscape, 57 <sup>th</sup> Dr. near 8211 N. 57 <sup>th</sup> Dr. | NW             |
| 21      | Streetscape, Loma Ln. at 57 <sup>th</sup> Dr.                       | W              |
| 22      | 5736 W. Loma Ln.  | NW             |
| 23      | Streetscape, Loma Ln. Cul-De-Sac at 57 <sup>th</sup> Dr.            | E              |
| 24      | Streetscape, 57 <sup>th</sup> Dr. at Loma Ln.                       | N              |
| 25      | 8020 N. 57 <sup>th</sup> Dr.  | W              |
| 26      | Streetscape, 57 <sup>th</sup> Dr. at Northern Ave.                  | NE             |

State of Arizona  
County of Maricopa } ss

Know All Men By These Presents:

That C.E. McDonald and Gladys McDonald, (Husband and Wife) and Stanley C. McDonald and Gwendolyn C. McDonald (Husband and Wife) have subdivided under the name of MCDONALD ADDITION the SW 1/4 SW 1/4 Section 32, T 3 N R 2 E G & S R. B & M Maricopa County Arizona, and hereby publish this plat as and for the plat of said MCDONALD ADDITION and hereby declare that said plat sets forth the location and gives the measurements and the dimensions of the lots, blocks, streets and alleys constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat, and C.E. McDonald, Gladys McDonald, Stanley C. McDonald and Gwendolyn E. McDonald hereby dedicate to the public for use as such the streets and alleys shown on said plat included in the above described premises. Easements are dedicated to the use shown.

In witness whereof C.E. McDonald, Gladys McDonald, Stanley C. McDonald and Gwendolyn E. McDonald hereunto affixed their signatures this 9th day of May 1955

*C.E. McDonald*  
C.E. McDonald  
Stanley C. McDonald

*Gladys McDonald*  
Gladys McDonald  
Gwendolyn E. McDonald

State of Arizona  
County of Maricopa

On this 9th day of May 1955 before me the undersigned officer personally appeared C.E. McDonald, Gladys McDonald, Stanley C. McDonald and Gwendolyn E. McDonald, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*Charles Frankel*  
Notary Public

My Commission expires August 15, 1958



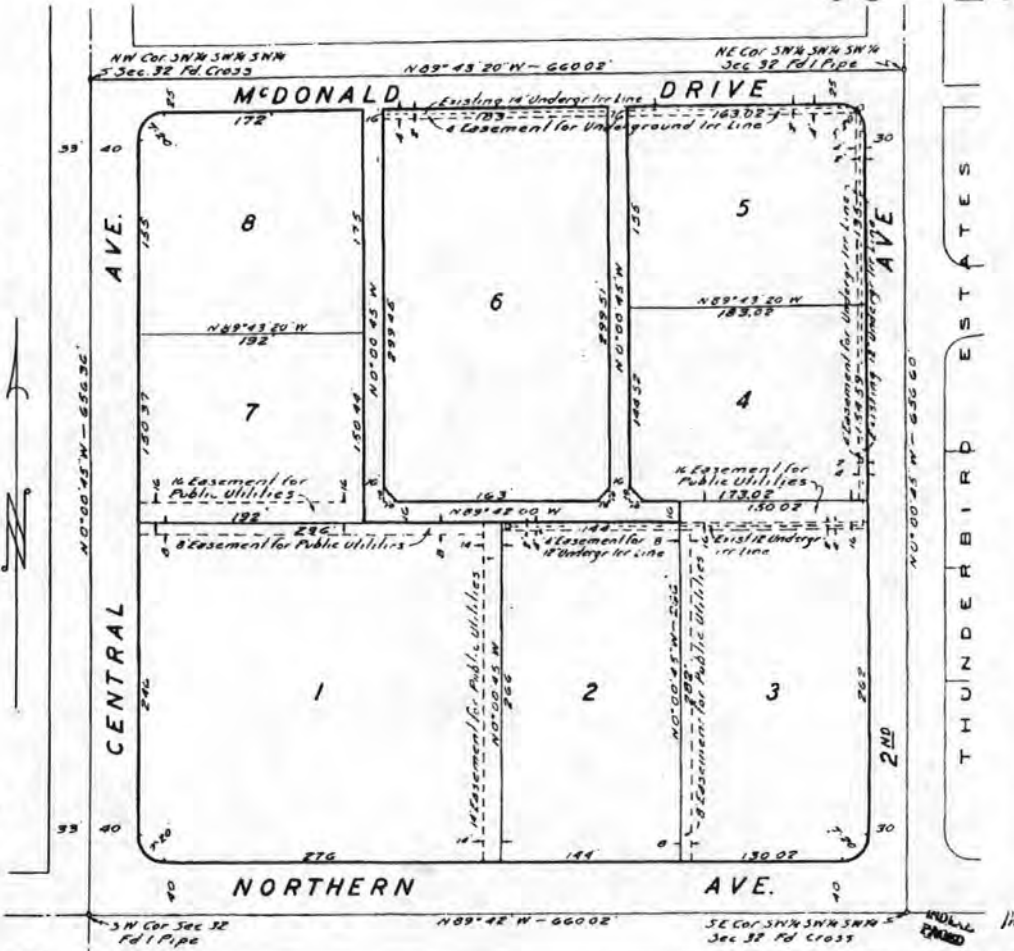
# MCDONALD ADDITION

A SUBDIVISION OF THE  
SW 1/4 SW 1/4 SW 1/4 SECTION 32  
T 3 N R 2 E G & S R. B & M.  
MARICOPA COUNTY ARIZONA  
SPARLING ENGINEERING CO.

SCALE 1-INCH = 40 FEET

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of April, 1955

*G. Sparling*  
REGISTERED CIVIL ENGINEER



Approved by the Council of the City of Glendale  
Arizona, this 16th day of May 1955

By *Richard D. Lundberg*  
Mayor

Attest *Walter H. Key*  
City Clerk

STATE OF ARIZONA ) 0748  
County of Maricopa )  
I hereby certify that the within instrument was filed and recorded as provided by law on  
MAY 15 1955  
in Book 13-13-1  
at Page 26  
In Witness My Hand and official seal this day and year above stated.  
ROGER G. LAYTON  
County Recorder  
Deputy Recorder  
JOB NO. 3000

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Thunderbird Estates and The McDonald Addition Historic Distr  
ict

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/26/10 DATE OF PENDING LIST: 4/26/10  
DATE OF 16TH DAY: 5/11/10 DATE OF 45TH DAY: 5/10/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000235

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

*See Attachment*

RECOM./CRITERIA *Return*

REVIEWER *L. McClelland*

DISCIPLINE *History*

TELEPHONE \_\_\_\_\_

DATE *5-10-10*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

## Thunderbird Estates and the McDonald Addition Historic District

Maricopa County, Arizona

### Comments/Request for Additional Documentation

This nomination covers two suburban subdivisions in Glendale, Arizona, significant in representing Glendale's prosperity, expansion, and housing boom in the 1950s and 1960s period due to the occupational opportunities provided in the Salt River Valley due to the expansion of nearby Luke Air Force Base during the Korean Conflict and Cold War, power and water utilities provided by the Salt River Project (1957), and manufacturing facilities. The two subdivisions are a showcase of comfortable and spacious mid-century homes, many of them custom-built for the government leaders, businessmen, and developers who shaped Glendale's transformation from a rural, agricultural center to a municipality. The district is being nominated under Criterion A in Community Planning and Development and Ethnic Heritage and C in Architecture. The nomination is being returned so that the contributing or noncontributing status of 5721 W. Royal Palm Street can be clarified, the map and inventory reviewed for accuracy and consistency, and a justification made for extending the period of significance to 1966. The nomination also needs to strengthen the explanation of the district's significance in the area of Ethnic Heritage for the association with members of Glendale's Japanese-American and Chinese-American communities.

*General:* Please make sure all pages of the nomination include a header with the title "National Register of Historic Places Registration Form." Please proofread the nomination and correct the typographical errors in the nomination (for example, "begain" on page 10, "representd" on page 17, "parapetted" on page 21).

#### *Section 5*

Contributing and noncontributing resources. Please revise the Count of Resources, if necessary, to be consistent with the inventory in Section 7 and the sketch map.

#### *Section 7 and Sketch Map.*

Please check the inventory and sketch map for consistency and accuracy, making corrections as needed. Please give special attention to the contributing/noncontributing status of 5721 W. Royal Palm (30): on the map it is designated as non-contributing and in the inventory it is listed as contributing. It seems that the construction date of this house is being used as the end of the district's period of significance, yet the reason is unclear. The period of significance discussion on page 8 indicates that 1966 is a significant date because of its association with prominent banker Robert McGee, yet the nomination does not claim significance under Criterion B nor does it justify such a claim. Although in keeping with the architectural caliber of the district's more expensive homes, the Territorial Revival style McGee House does seem not represent a continuum of architectural style linking it with the earlier homes in the district; in fact, it is described on page 4 as "representing a transition to a Spanish inspired architectural vocabulary" more typical of the district's 1960s and 1970s homes. From the inventory it is not obvious that the build-out occurred ca 1966 rather than 1961-63 when construction dropped off.

In the narrative description, please describe the typical kinds of alterations that have caused such buildings as 8230 and 8204 N. 57<sup>th</sup> Drive, 5701 W. Loma, 8219 N. 58<sup>th</sup>, and 8027 N. 59<sup>th</sup> to be designated noncontributing.

#### *Section 8*

Period of Significance: On page 8, please revise the reasons for extending the period of significance to 1966 and explain why the construction of the McGee house is used as a marker for this date. Mention any shift in materials, design emphasis, massing, materials, etc. that distinguishes the contributing buildings built between 1948 and 1966 from the noncontributing buildings built after 1966. You may wish

to consult pages 99 and 106 of the National Register Bulletin *Historic Residential Suburbs* for guidelines on selecting a period of significance and classifying contributing and noncontributing resources.

Areas of Significance: Please expand the statement of significance for Ethnic Heritage. Apart from the names, addresses and associated businesses of three families of Asian-American background, the nomination does not provide any background information or local context that supports eligibility in this area of significance. Please expand the discussion of this aspect of the property's significance or drop it from the qualifying areas of significance. Additional documentation should address issues such as the accessibility of high-priced housing and neighborhoods to Asian-American groups in Glendale and the role of Asian American groups in shaping Glendale's growth, development, and prosperity. You might consider the following questions in the statement of significance. Beyond illustrating diversity in the community's development, how does the district reflect important aspects of Glendale's Asian-American heritage? In what ways do these families, one Japanese-American and two Chinese-American, represent distinct ethnic groups that settled in Glendale? How do these families represent the experience of Chinese-Americans and Japanese-Americans in Glendale before and after World War II? How does their presence in the Thunderbird and McDonald neighborhoods reflect important trends in the city's housing and economic conditions or important contributions of Asian-American residents to the community's history and diversity? What other ethnic backgrounds were represented in the families who settled in Thunderbird Estates and the McDonald Addition? What other historic neighborhoods in Glendale became home to Asian-Americans? To what extent did discrimination on the basis of ethnicity, race, or religion accompany the suburbanization of Glendale or determine the city's demographic patterns before and after the World War II? What employment and business opportunities drew Japanese-Americans to Glendale in the years after their wartime internment? What local historic resources – stores, businesses, manufacturing facilities, etc. – best represent the contributions of various ethnically related groups to Glendale's growth, history, and cultural diversity? What factors, national and local, led to diversity in Glendale's business leadership and patterns of housing?

CD: Please provide a new CD for this nomination making sure all images meet the 300 dpi (TIFF) requirement—the current images are 72 dpi (JPEG).

If you have further questions about this request please contact Linda McClelland at 202-354-2258 or [linda\\_mcclelland@nps.gov](mailto:linda_mcclelland@nps.gov).

period of significance, yet it represents a different architectural style than the rest of the district houses. In looking at the inventory it seems that the build-out of the district occurred about 1961- 63. Can provide a statement justifying extending the period of significance to 1966 just to pick up this building. Why is it contributing but the 1969 ranch at 5742 is non-contributing? Is there a shift in materials, design emphasis, siting, etc. that marks the difference between contributing and noncontributing?

Let me know what your thoughts are so I can clarify this issue with an SLR.

Linda

Linda McClelland  
Historian  
National Register of Historic Places  
202-354-2258  
202-372-6447 (FAX)  
linda\_mcclelland@nps.gov

Only when the PAST lives in the PRESENT does it have a FUTURE.

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Thunderbird Estates and The McDonald Addition Historic District  
other names/site number N/A

### 2. Location

street & number Bounded by W. Northern Avenue (S), N. 59<sup>th</sup> Avenue (W), and W. Royal Palm Road (N), and  not for publication  
city or town Glendale  vicinity  
state Arizona code AZ county Maricopa code 013 zip code 85302

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national \_\_\_ statewide X local

James W. Gowen  
Signature of certifying official

21 JUNE 2010  
Date

State Historic Preservation Officer

Arizona State Parks

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:)

Anna McDonald  
Signature of the Keeper

June 30, 2010  
Date of Action



# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

## 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 |              |
|--------------|-----------------|--------------|
| 46           | 22              | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 46           | 22              | <b>Total</b> |

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

N/A

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

N/A

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC / single dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC / single dwelling

## 7. Description

**Architectural Classification**  
(Enter categories from instructions)

MODERN MOVEMENT / Ranch Style  
and local Ranch-style variations

**Materials**  
(Enter categories from instructions)

foundation: CONCRETE  
walls: BRICK, WOOD  
roof: ASPHALT; WOOD  
other: STEEL (casement window frames)  
WOOD (doors, trim)  
GLASS (window glazing)

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

Page 3

---

## 7. Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The Thunderbird Estates and The McDonald Addition Historic District is one mile north of the downtown business district of Glendale, Arizona. The district comprises three adjacent, former agricultural parcels covering approximately 40 acres that present the appearance of a cohesive residential neighborhood of custom and semi-custom Ranch-style homes of the mid-1950s. The greater neighborhood represents a combination of development patterns: the eastern half was subdivided as a high-end builder tract with curving streets and cul-de-sacs, while the western half was divided and subdivided less formally, as custom home lots. The district contains numerous examples of individual architect-designed Ranch-style homes as well as a collection of tract homes of similar sizes and characteristics, representing diverse models and elevation options. The district is unified by the feeling and setting of its suburban character, the uniformly high quality of the architecture, relatively large home sizes, mature landscaping, and similarity of lot sizes and setbacks.

---

### Narrative Description

The Thunderbird Estates and The McDonald Addition Historic District is just north of the historic center of Glendale, Arizona. When development commenced here in the early 1950s, the parcel was on the extreme northern edge of what was then a small town no more than two miles across. What was regarded as a suburban enclave, away from the central business district but convenient to it, now appears as part of the central city.

The historic district comprises three major parcels of land at the northeast corner of Northern Avenue and 59<sup>th</sup> Avenue. This intersection is precisely one mile north of the traditional center of Glendale at Glendale Avenue and 59<sup>th</sup> Avenue. The three parcels together are the southwest quarter of the southwest quarter of Section 32, Township 3 North, Range 2 East, Gila and Salt River Base and Meridian (40-acres). The northwest ¼ (10 acres) of this area was never subdivided, but was informally developed using lot splits predominantly between 1949 and the 1960s. The eastern half of the larger area (20 acres) was subdivided in 1953 as Thunderbird Estates. The southwest ¼ (at the Northern Ave. & 59<sup>th</sup> Ave. intersection) was subdivided in 1955 as The McDonald Addition.

The northwest corner of the district was never platted as a subdivision. Nine rectangular lots, of 0.5 to 2 acres, are the result of several lot splits. Homes within the area are large (average 2600 s.f.), and appear to be custom built. The remains of a citrus grove spreads across the rear, interior half of two of the lots.

The east half of the district was subdivided (Thunderbird Estates, 1953) into 52 lots, of varying irregular shapes, averaging 12,000 s.f., arranged along curvilinear streets and cul-de-sacs. Homes built in Thunderbird over the next decade averaged about 1900 s.f. (ranging from 1500-2200 s.f.) One Bungalow style home (5736 W. Loma Lane, TEMA-40) was built in 1915, and predates the subdivision.

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

Page 4

The southwest corner of the district was subdivided two years later (McDonald Addition, 1955) into eight large lots, all roughly rectangular, of 0.6 to 1.8 acres in size. A U-shaped alley provides access to the rear of all the lots via two entries off of W. Harmont Dr. (formerly McDonald Dr.) The homes built in McDonald are larger (avg. 3000 s.f.) than those in Thunderbird, and appear to be custom built. One home (8113 N. 59<sup>th</sup> Ave., TEMA-60) predates the subdivision.

Streets within the district are uniformly 30 feet wide, paved with asphalt, bordered with rolled curbs and no sidewalks along the interior streets. Sidewalks, adjacent to the curb, do occur on the perimeter of the district (Northern Ave., 59<sup>th</sup> Ave. and Royal Palm Rd.). Lawns with mature flood-irrigated landscaping are typical (evident by berming at the perimeter), but several front yards have been converted to gravel surfaces. Overall, the landscaping of the district is relatively lush and mature, although there is little or no overall coordination or continuity from one lot to the next. Tall and mature fan palms, tamarisks, mulberry, and numerous other tree species are in evidence and are the sizes resulting from plantings 50 or more years ago.

The district features numerous examples of well-designed Ranch-style homes, both custom architect-designed examples as well as tract house models.

Tract homes were constructed within the Thunderbird Estates subdivision by the contracting firm of H.D. White & Sons (Harold D. White also lived in the neighborhood). Of the 52 house lots in Thunderbird Estates, about two-thirds have similar characteristics and detailing, and were probably constructed by White. Several floor plans and elevation options were apparently offered. All of the homes are California Ranch style; common features include prominent, hovelled chimneys of brick or burnt adobe masonry; hipped roofs with rooftop cupolas and gable dormers; integral carports, often with louvered side walls; decorative steel casement windows, often with diamond lights or in a bay configuration; exposed masonry wainscots with wood siding above; and exposed, rounded rafter tails. Homes at 5737 W. Royal Palm Rd. (TEMA-50), 8020 N. 57<sup>th</sup> Drive (TEMA-11) appear to be particularly intact examples of this work. The house at 8028 N. 58<sup>th</sup> Ave. (TEMA-56) is just outside Thunderbird Estates, but appears to have been built with the same options.

The remaining homes in the district, including all but one of the homes in The McDonald Addition and in the northwest quarter, are either individual designs or at least semi-custom, as no two are alike. With only one exception, they are Ranch-style variants. The lone exception is the Sands house, a Bungalow dating from c. 1915, on a lot near the center of Thunderbird Estates. This home was evidently the farmhouse that occupied the un-subdivided parcel when the land use was agricultural. The Bungalow style is intact in the medium pitched roof with intersecting gables, knee braces, porches, and rusticated concrete block wall material. Despite these variations in its architectural styling, the home blends in with the neighborhood.

Several of the custom homes are particularly notable: 8113 N. 59<sup>th</sup> Ave. (TEMA-60) is an example of a well-detailed Spanish Colonial Ranch. Notable features include a red tiled roof, red Flemish bond brick walls, broad entry porch on wood posts, and curved steel casement corner window. The McDonald House at 5840 W. Northern Ave. (TEMA-53) is a Monterrey Revival Ranch variant. The home has red tiled gable roof, and a front-facing steel casement bow window. Excellent and relatively large California Ranch homes are found at 5807 W. Harmont Dr. (TEMA-57), 5804 W. Harmont Dr. (TEMA-63), 5810 W. Northern Ave. (TEMA-55), 8218 N. 58<sup>th</sup> Ave. (TEMA-65), and 5803 W. Royal Palm Rd. (TEMA-69).

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

Page 5

The district is well-defined from its surroundings and has a strong sense of place as an internalized enclave. Both 59<sup>th</sup> Ave. on the west side and Northern Ave. on the south are broad, multi-lane thoroughfares with heavy automobile traffic; adjacent development on the south side of Northern Ave. is a shopping center. Residential developments on the east and west are newer subdivisions with lesser-quality homes. To the north side of Royal Palm Rd. is a later extension of the Thunderbird Estates subdivision – also of lesser quality and obviously newer than the original subdivision. Landscaping within the district is also quite obviously lush, denser, and more mature than any of the surrounding areas.

## ALTERATIONS

Twenty two homes have been named noncontributors to the historic district. Of these, 13 homes have been classified thus at least in part because of integrity loss. Alterations considered extensive enough to constitute lack of sufficient integrity to support contributing status generally are those which have significantly altered the character defining features of the home's architecture. That is, for a Ranch style home (the most frequent case), the home's massing, including open carports, entry porches, and basic form; materials, including usually concrete block or wood siding; and details, as described in the architectural discussion. Examples of significant alterations include infilling of carports in a way that obscures the home's original form and massing; alteration of porches, including infills, removals, and radical change of detailing (such as to add classical columns where simple posts once existed); additions either to the front side of the house, or to one side of the principal façade in a way that does not distinguish the addition; or sheathing the façade with modern materials and details, such as rough stucco with projected detailing.

## INTEGRITY SUMMARY

Quotes and approaches below on the Thunderbird Estates and The McDonald Addition Historic District's integrity are from the NPS description of each aspect in *National Register Bulletin [15]* on Criteria and integrity (Savage 1995:44-45).

- Location:* The district retains integrity of location in that all of the contributing buildings occupy their original sites from the period of significance, 1948–1961, through the present.
- Design:* The Ranch-style homes' design characteristics are intact and represent considerable integrity. As historic residential resources, the Contributing resources retain their "spatial relationships between major features."
- Materials:* The physical components of the Historic District, forming the configurations and patterns of Ranch-style residences, "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies." Most exterior materials are original to the 1948-1961 construction of the homes.
- Workmanship:* Through preservation of the materials present during the period of significance, workmanship in the Historic District retains "evidence of the crafts" in the postwar Salt River Valley

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

building boom, and illustrates “the aesthetic principles of [this] historic period.” In addition, workmanship here reveals “individual, local, [and] regional...applications of both technological practices and aesthetic principles.”

*Setting:* The physical environment of the Historic District is very much intact, particularly through its flood-irrigation vegetation, and the “relationships between [other subdivision] buildings and other features [and] open space.” Setting is retained within the district boundary, and also “between the property and its surroundings.”

*Association:* The Historic District’s physical setting is “sufficiently intact to convey” its period of significance for “an observer,” particularly anyone familiar with the neighborhood between 1948 and 1961. Integrity of association draws strength from other exhibited aspects of integrity, particularly design, materials, workmanship and setting.

*Feeling:* The physical features of the Historic District, “taken together, convey the property’s historic character.” The neighborhood’s retention of original design, materials, workmanship, and setting relate the strong feeling of postwar residential subdivision development in the Salt River Valley.

## PROPERTY LISTING

| Description |                      |      |                  | Eligibility |             |                |   |
|-------------|----------------------|------|------------------|-------------|-------------|----------------|---|
| Site #      | Street Address       | Year | Style            | NR Listed   | Contributor | Non-Contribute | Reason for NOT Eligible                       |
| TEMA-01     | 5702 W. Northern Av. | 1965 | Ranch            |             |             | X              | AGE; INTEGRITY LOSS (large addition to front) |
| TEMA-02     | 5710 W. Northern Av. | 1956 | California Ranch |             | X           |                | n/a   |
| TEMA-03     | 8003 N. 57th Dr.     | 1953 | Ranch            |             | X           |                | n/a   |
| TEMA-04     | 8002 N. 57th Dr.     | 1955 | Ranch            |             | X           |                | n/a   |
| TEMA-05     | 5738 W. Northern Av. | 1956 | California Ranch |             | X           |                | n/a   |
| TEMA-06     | 8005 N. 58th Av.     | 1967 | Ranch            |             |             | X              | AGE   |
| TEMA-07     | 8015 N. 58th Av.     | 1961 | Ranch            |             | X           |                | n/a   |
| TEMA-08     | 8021 N. 58th Av.     | 1955 | Ranch            |             | X           |                | n/a   |
| TEMA-09     | 8027 N. 58th Av.     | 1960 | Ranch            |             | X           |                | n/a   |
| TEMA-10     | 5727 W. Loma Ln.     | 1956 | Ranch            |             | X           |                | n/a   |
| TEMA-11     | 8020 N. 57th Dr.     | 1955 | California Ranch |             | X           |                | n/a   |
| TEMA-12     | 8014 N. 57th Dr.     | 1959 | California Ranch |             | X           |                | n/a   |
| TEMA-13     | 5717 W. Loma Ln.     | 1952 | Ranch            |             | X           |                | n/a   |
| TEMA-14     | 8013 N. 57th Dr.     | 1956 | California Ranch |             | X           |                | n/a   |
| TEMA-15     | 5705 W. Loma Ln.     | 1969 | Ranch            |             |             | X              | AGE   |
| TEMA-16     | 5701 W. Loma Ln.     | 1954 | Ranch            |             |             | X              | INTEGRITY LOSS                                |

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

| Description |                        |         |                           | Eligibility |             |                 |                         |
|-------------|------------------------|---------|---------------------------|-------------|-------------|-----------------|-------------------------|
| Site #      | Street Address         | Year    | Style                     | NR Listed   | Contributor | Non-Contributor | Reason for NOT Eligible |
| TEMA-17     | 5702 W. Loma Ln.       | 1957    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-18     | 5712 W. Loma Ln.       | 1955    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-19     | 8113 N. 57th Dr.       | 1955    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-20     | 8119 N. 57th Dr.       | 1957    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-21     | 8125 N. 57th Dr.       | 1955    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-22     | 8205 N. 57th Dr.       | 1956    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-23     | 8211 N. 57th Dr.       | 1956    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-24     | 8217 N. 57th Dr.       | 1956    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-25     | 8221 N. 57th Dr.       | 1957    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-26     | 8229 N. 57th Dr.       | 1957    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-27     | 5701 W. Royal Palm Rd. | 1959    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-28     | 5709 W. Royal Palm Rd. | 1957    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-29     | 5715 W. Royal Palm Rd. | 1957    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-30     | 5721 W. Royal Palm Rd. | 1966    | Territorial Revival/Ranch |             |             | X               | AGE                     |
| TEMA-31     | 8236 N. 57th Dr.       | 1957    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-32     | 8230 N. 57th Dr.       | 1957    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-33     | 8224 N. 57th Dr.       | 1961    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-34     | 8212 N. 57th Dr.       | 1955    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-35     | 8204 N. 57th Dr.       | 1961    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-36     | 8124 N. 57th Dr.       | 1964    | Ranch                     |             |             | X               | AGE                     |
| TEMA-37     | 8114 N. 57th Dr.       | 1955    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-38     | 5724 W. Loma Ln.       | 1957    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-39     | 5728 W. Loma Ln.       | 1956    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-40     | 5736 W. Loma Ln.       | c. 1915 | Bungalow                  |             | X           |                 | n/a                     |
| TEMA-41     | 5742 W. Loma Ln.       | 1969    | Ranch                     |             |             | X               | AGE                     |
| TEMA-42     | 5741 W. Harmont Dr.    | 1961    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-43     | 5731 W. Harmont Dr.    | 1960    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-44     | 5723 W. Harmont Dr.    | 1955    | (no style)                |             |             | X               | INTEGRITY LOSS          |
| TEMA-45     | 5724 W. Harmont Dr.    | 1957    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-46     | 5732 W. Harmont Dr.    | 1960    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-47     | 8215 N. 58th Av.       | 1957    | Ranch                     |             | X           |                 | n/a                     |
| TEMA-48     | 8223 N. 58th Av.       | 1957    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-49     | 8231 N. 58th Av.       | 1957    | Ranch                     |             |             | X               | INTEGRITY LOSS          |
| TEMA-50     | 5737 W. Royal Palm Rd. | 1956    | California Ranch          |             | X           |                 | n/a                     |
| TEMA-52     | 5733 W. Royal Palm Rd. | 1956    | California Ranch          |             | X           |                 | n/a                     |

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Name of Property

Maricopa County, Arizona

County and State

Page 8

| Description |                        |      |                              | Eligibility |             |                 | Reason for NOT Eligible |
|-------------|------------------------|------|------------------------------|-------------|-------------|-----------------|-------------------------|
| Site #      | Street Address         | Year | Style                        | NR Listed   | Contributor | Non-Contributor |                         |
| TEMA-53     | 5840 W. Northern Av.   | 1957 | Monterey Revival Ranch       |             | X           |                 | n/a                     |
| TEMA-54     | 5818 W. Northern Av.   | 1965 | Ranch                        |             |             | X               | AGE                     |
| TEMA-55     | 5810 W. Northern Av.   | 1957 | Ranch                        |             | X           |                 | n/a                     |
| TEMA-56     | 8028 N. 58th Av.       | 1955 | California Ranch             |             | X           |                 | n/a                     |
| TEMA-57     | 5807 W. Harmont Dr.    | 1965 | Ranch                        |             |             | X               | AGE                     |
| TEMA-58     | 5825 W. Harmont Dr.    | 1959 | Ranch                        |             | X           |                 | n/a                     |
| TEMA-59     | 8027 N. 59th Av.       | 1968 | Ranch                        |             |             | X               | AGE, INTEGRITY LOSS     |
| TEMA-60     | 8113 N. 59th Av.       | 1954 | Spanish Colonial Ranch       |             | X           |                 | n/a                     |
| TEMA-61     | 8207 N. 59th Av.       | 1948 | Ranch                        |             |             | X               | INTEGRITY LOSS          |
| TEMA-62     | 5820 W. Harmont Dr.    | 1961 | Ranch                        |             | X           |                 | n/a                     |
| TEMA-63     | 5804 W. Harmont Dr.    | 1957 | Transitional Ranch           |             | X           |                 | n/a                     |
| TEMA-64     | 8219 N. 59th Av.       | 1957 | Ranch                        |             |             | X               | INTEGRITY LOSS          |
| TEMA-65     | 8218 N. 58th Av.       | 1960 | Ranch                        |             | X           |                 | n/a                     |
| TEMA-66     | 5841 W. Royal Palm Rd. | 1951 | American International Ranch |             | X           |                 | n/a                     |
| TEMA-67     | 8230 N. 58th Av.       | 1975 | Ranch                        |             |             | X               | AGE                     |
| TEMA-68     | 5811 W. Royal Palm Rd. | 1973 | Ranch                        |             |             | X               | AGE                     |
| TEMA-69     | 5803 W. Royal Palm Rd. | 1961 | Ranch                        |             | X           |                 | n/a                     |

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District  
Name of Property

Maricopa County, Arizona  
County and State

Page 9

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

### Period of Significance

1948-1961

### Significant Dates

1953 – Thunderbird Estates opened

1955 – The McDonald Addition opened

### Significant Person

(Complete only if Criterion B is marked above)

### Cultural Affiliation

N/A

### Architect/Builder

unknown

### Period of Significance (justification)

1948 through 1961 is the range of dates from the first housing through the effective build out of neighborhood with Ranch-Style single-family homes occupying most platted lots. By the mid 1960s the universally popular California-inspired Ranch-style house in Arizona began to lose favor in some markets to the options of "American International" and more regionally-compatible forms. Many such examples embraced the austerity of Modernism yet incorporated Spanish and Mexican details and materials, while retaining the interior Ranch type space plan. A handful of these houses appeared here in the late 1960s and are evaluated as Noncontributing resources because of age and clear stylistic changes in the neighborhood's predominantly California Ranch-Style compositions.



# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 10

---

## 8. Narrative Statement of Significance

---

**Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

For Glendale, Arizona, the post-World War II national and Salt River Valley housing boom necessitated construction of many new residential subdivisions in the burgeoning city that had been a small farming center struggling out of the Great Depression as recently as 1940. Between 1946 and 1955 the city filled more than two dozen new subdivisions with modern Ranch-style homes. In 1953 local developers Alvin Rankin and William Roylance platted their Thunderbird Estates exactly one mile north of downtown as part of the next wave of growth to satisfy ever increasing residential demand. Glendale residents took advantage of the availability of attractive home mortgages through regional lenders such as Valley National Bank, and local savings and loans, to purchase generous and charmingly irregular lots and build their latest California Ranch versions of the popular home style. Thunderbird Estates and its expansion west into The McDonald Addition forged a unique status in Glendale history because many of the neighborhood's own residents were heavily involved in developing the subdivision, and they occupied the top of a who's who list of Glendale's most important business and community leaders at the time. Further, several of the neighborhood's residents were Asian Americans and other minorities, all successful and prominent members of the Glendale business community. Thunderbird Estates and The McDonald Addition Historic District is significant at the local level during the period 1948 through 1961. The Historic District is eligible in the area of Community Planning and Development under Criterion A as a remarkably intact representative of the 1950s and 1960s population and housing boom among the upper middle class in Glendale, the city's enclave honoring the emergence of its first such urban strata of individuals and families. The Historic District boasts a well-preserved showcase homes of prominent leaders, including a former mayor, developers, and businessmen who helped shape Glendale in the 1950s and 1960s. Finally, it is eligible under Criterion C as the premier area within Glendale of the period from 1948 through 1961 for the construction of custom residences worthy of the business elite.

---

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

The narrative history in *Glendale Historic Resource Survey* (Graham et al. 1997), produced by the city and the Arizona State Historic Preservation Office, provides a comprehensive summary of Glendale community development from its city charter in 1910 through the 1940s. Although from different backgrounds and in some cases different ethnic groups and religions, the residents of Glendale came together early to form several groups devoted to the betterment of their town and lives. Citizens founded the first library in 1897 and the women's "Self-Culture Club of Glendale" in 1901. As the town's recreation focus shifted to the W.J. Murphy Park area just east of downtown, residents erected a new flagpole and built a new library in the park. In the 1920s, local businessmen founded the Glendale Rotary Club and the Glendale Chamber of Commerce. In 1945, Glendale hired its first city manager and "organized a professional fire department, expanded the sewer system, constructed a water storage tank, and opened new roads" (Graham et al. 1997). As the population grew in the 1950s and 1960s, a new hospital was built and Glendale Community College was founded.

In the nearby state capital of Phoenix, primarily large commercial banks and local savings and loans provided money for home mortgages. Beginning in the 1930s, most commercial banks took advantage of loan insurance from the Federal Housing Administration (FHA). During the Great Depression, the FHA was set up by Congress with the passage of the National Housing Act of 1934 to provide insurance on home mortgages for banks to encourage lending and home ownership (Federal Housing Administration 2009). In its early days,

most FHA loans in the Phoenix area, presumably including Glendale, were handled by Valley National Bank run by Walter and Carl Bimson (Doti and Schweikart 1989). Carl Bimson was one of the primary lobbyists for the National Housing Act and was a driving force behind mortgage lending in Arizona. By 1945, Valley National Bank was the largest FHA lender in the state, but the bank developed a reputation of serving an exclusive list of borrowers. To address the larger market by 1950, the A.B. Robbs Agencies (later known as the A.B. Robbs Trust Company), organized as thrift lenders, capturing a huge share of FHA loans and other residential development loans during the decade (Doti and Schweikart 1989).

In 1951, the U.S. Air Force reactivated Luke Air Force Base, formerly Luke Army Air Field 10 miles straight west of downtown Glendale, to train fighter pilots for the Cold War beginning with the Korean Conflict. The base reopening and subsequent expansions attracted waves of new service personnel, employees, and their families to nearby Glendale, the airfield's closest urban center (Smith and Ilardo 2000). This dramatic shift from a primarily farming, then military service community assisted commercial development in overtaking agriculture in the decade after World War II. Many farms that radiated from the growing town's center sold to developers for housing, commercial buildings, and schools. New manufacturing also came to Glendale including the knit underwear maker E.L. Gruber Company in 1954, to take direct advantage of locally grown cotton (St. Clair and St. Clair 2006). In 1957, the Salt River Project—the public-owned utility managing the waters and power from Roosevelt Dam and the valley's vast irrigation-water distribution system—completed the first oil- and gas-fired unit of its Agua Fria Steam Generating Station in northwest Glendale, to provide increased power to the valley and its growing cities.

Custom home construction on the northern fringes of Glendale began soon after World War II on lots split off from earlier agricultural uses. This soon led to platting of the upscale Thunderbird Estates subdivision, offering large California Ranch-style homes on curving streets and generous lots, opened in 1953 by developers Alvin Rankin and William Roylance one mile north of downtown on 59<sup>th</sup> and Northern Avenues (St. Clair and St. Clair 2006), and continued in 1955 with the opening of The McDonald Addition.

## COMMUNITY PLANNING AND DEVELOPMENT

With the exception of the lot for 5736 W. Loma Lane supporting the c. 1915 Sands House on its original site, the Thunderbird Estates subdivision's first lots were empty when platted in 1953 by local developers Alvin Rankin and William Roylance. The much older Sands House had been owned by the Sara Sands Tuttle family until 1922 when it was purchased by Edward and Elsie Smith. Following sale of the larger parcel in the early 1950s for subdivision, the immediate grounds of the Sands House sold as a typical lot of the new subdivision in 1960 to Ormah and Ross Salmon, and the c. 1915 house remarkably survives as a Contributing resource of the Historic District. The period of significance does not extend back to the origin of the Sands House because this National Register nomination documents the Historic District as a post-1953 subdivision, of which the older house is now a part.

The original and early residents of the Thunderbird Estates and The McDonald Addition Historic District included the mayor, city council members, school board members, several of the founders of the Thunderbird Bank in 1965, and numerous locally prominent individuals including those of the Asian American community. Several local developers also lived in the neighborhood, including Harold White, the founder of the 1946 Northfield subdivision one-half mile to the south (NRHP listed in 2010).

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 12

Glendale's Thunderbird Estates and The McDonald Addition subdivision resulted from a maturing 1950s combination of financing, developer entrepreneurs, population growth, employment opportunities, and available land in an attractive desert climate with plenty of water. Subsequently, the neighborhood's resident businessmen, politicians, and entrepreneurs owned many of the local firms that facilitated Glendale's residential growth in the 1950s and 1960s. The Historic District is a surviving and well-preserved representative of Glendale's planning and development in those decades, and its homeowners were a professionally diverse group who formed the community's leadership profile. The history of the neighborhood is best told through the profiles of many of its original and early residents:

### **Developers, Bankers, and Community Activists:**

William G. and Blanche Roylance lived at 306 E. Robin Road, which later became 5715 W. Royal Palm Road (TEMA-29). They built their house in 1957. Mr. Roylance was one of the developers, with Alvin Rankin, of Thunderbird Estates.

John and Mary Alsobrook lived at 1624 N. 3<sup>rd</sup> Avenue, now 8236 N. 57<sup>th</sup> Drive (TEMA-31). They purchased their lot in 1956. Mr. Alsobrook owned the building contracting company Alsobrook Construction. He was born in Tennessee and was a World War II Marine Corps veteran. He and his wife along with Clarence P. Webb and his wife Grace, owned the subdivision Webb Place, which was part of Hadsell's Addition to Glendale and changed the name to Alsobrook Place in early 1949. They also platted Alsobrook Place No.2 (part of Hadsell's Addition) with two other couples in 1952. Alsobrook was president of Glendale Lumberyard and vice-president of the Glendale Credit Bureau and Intercity Agency.

Gesford and Marilyn Francis lived at 8230 N. 57<sup>th</sup> Drive, formerly 1620 N. 3<sup>rd</sup> Avenue (TEMA-32). They purchased their lot in 1956. Mr. Francis was born in Peoria and served as president of Valley Industries, a cotton gin business originally called Valley Gin, which was started by his grandfather. He served as president of the Arizona Cotton Ginners and Phoenix Cotton Exchange and was a member of the Arizona Cotton Growers. He also served as chairman of the John C. Lincoln hospital board and was one of the founding directors of the Thunderbird Bank. He was very involved with the establishment of ASU West campus and was the second member of the Provost's Club.

Robert and Phyllis Lundberg lived at 8221 N. 57<sup>th</sup> Drive, formerly 1619 N. 3<sup>rd</sup> Avenue (TEMA-25). Robert Lundberg was born in Nebraska. He moved to Arizona in 1945 after serving in the Navy during WWII. Mr. Lundberg owned Lundberg's Mortuaries of Glendale, Youngtown, Sun City and Phoenix. He had attended the University of Arizona and graduated from the California College of Mortuary Science in Pasadena, California. He opened the first Lundberg Mortuary in 1950. He served as president of the Arizona Funeral Directors Association, the Arizona Thoroughbred Association, and the Sun City Rotary International. Mr. Lundberg served as Mayor of Glendale for two terms from 1954-1958 and was one of the founders of the Thunderbird Bank. The Lundberg's also owned 8027 N. 59<sup>th</sup> Avenue.

Lonzo Clyde (L.C.) and Mary Caughran lived at 5732 W. Harmont Drive, formerly 207 E. Verde Lane (TEMA-46). They purchased the lot in 1960 from William D. and Nancy B. Grissom. The Grissoms had bought the lot in 1957. Mr. Caughran was a real estate developer. He and his wife formed Vaughn Western, Inc. with Richard Vaules, Jr. and his wife, Virginia in 1962. The Vaules lived at 8229 N. 57<sup>th</sup> Drive (Thunderbird Estates) at the time. Mr. Caughran owned Lucky Construction Co., which prior to 1961 was

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 13

known as Skyline Construction. Lucky Construction developed the Glenhaven subdivision and the Maryland Club Apartments. He also owned Caughran Realty.

Harold D. and Eunice White lived at 1607 N. 2<sup>nd</sup> Avenue, which later became 8215 N. 58<sup>th</sup> Avenue (TEMA-47). They purchased their lot in 1953. Howard White came to Arizona as a child in 1912. He established a building contracting business, H D. White & Sons, in 1946. He also ran a real estate business. He developed both the Northfield and White subdivisions. He retired in 1968 and was still living at 8215 N. 58<sup>th</sup> Avenue when he died.

Roger K. and Florence Trueblood lived at 8223 N. 58<sup>th</sup> Avenue, which was formerly 1611 N. 2<sup>nd</sup> Avenue (TEMA-48). They purchased the lot in 1955. Mr. Trueblood was a dentist and board member of Glendale Union High School District.

Calvin E. and Gladys McDonald lived at 5840 W. Northern Avenue, formerly 15 E. Northern and 5815 W. Northern Avenue (TEMA-53). Calvin McDonald moved to Arizona from Oklahoma in 1924. He was one of the early developers of Harquhala Valley and owner of McDonald Vegetable Co. He served as a board member of both the Washington School District and the Glendale Union High School District. Together with Stanley and Gwendolyn McDonald, they subdivided the McDonald Addition in 1955.

Luis M. and Louise Conner lived at 123 E. Northern, which later became 5810 W. Northern Avenue (TEMA-55). Mr. Conner was born in Indiana in 1922. Mr. Conner graduated from ASU and served in the Army during WWII. He was a farmer in the west valley for over 40 years and a licensed real estate broker. He was also a member of the Glendale Zoning and Planning Commission.

Patrick A. and Margaret Taylor lived at 8028 N. 58<sup>th</sup> Avenue, formerly know as 1526 N. 2<sup>nd</sup> Avenue (TEMA-56). They had a joint tenancy deed from C.E. and Gladys McDonald in 1955. Mr. Taylor owned the Glendale Welding and Blacksmith Shop and was a board member of the Glendale Union High School District.

D. Harry J. and Lois Bonsall, Jr. lived at 5803 W. Royal Palm Road, formerly 106 E. Robin Road (TEMA-69). The house was constructed in 1961. Mr. Bonsall was owner and president of the Southwest Flour and Feed Co. (later Southwest Feed and Seed), a company founded by his father and a subsidiary of Hayden Flour Mills. He sold the company to National Can Corp. in 1976. He served on the board of advisors for the Mountain States Telephone and Telegraph Co. and was past president of Blue Cross and Blue Shield of Arizona and the Arizona Grain Dealers Association. He was also a member of the Glendale Chamber of Commerce, the Rotary Club, the Arizona-Mexico Commission, and the 100 Club. He was also affiliated with the early Arizona Academy of Town Halls.

Phillip H. and Dorothy Ladra lived at 110 E. McDonald Drive, which later became 5825 W. Harmont Drive (TEMA-58). Mr. Ladra was a farmer and served as a board member of the Glendale Elementary School Board District #4.

### **Asian-American Businessmen, Professionals, and Families:**

Arnold K. and Louise Ong lived at 8003 N. 57<sup>th</sup> Avenue, formerly 1503 N. 3<sup>rd</sup> Avenue (TEMA-3). Mr. Ong purchased the lot in 1954 from Harold D. White. Mr. Ong was a longtime Glendale businessman and owner of

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 14

Gene's Modern Market at 5950 W. Glendale Avenue. He served on the Glendale City Council and he was a member of the Chinese Chamber of Commerce and the Ong Ko Met Association.

George W. and Lily Sing lived at 5738 W. Northern Avenue, formerly 207 E. Northern Avenue (TEMA-5). The city directory lists them in residence in 1957. Mr. Sing came to Arizona from China via California in 1904. He owned and operated Sing's Market, the first Chinese-operated grocery store in Glendale. His brother, Harry Sing, also worked at the store; later Sing's two sons operated the store until the 1980s.

### **Other Businessmen and Professionals:**

Naseeb and Emily Saliba lived at 1502 N. 3<sup>rd</sup> Avenue, now 8002 N. 57<sup>th</sup> Avenue (TEMA-4). The couple purchased their home from Alvin Rankin and William Roylance in 1955; they were listed as residents in the 1957 city directory. Mr. Saliba owned and operated Saliba's Food Market in Agua Fria. He served in the Army during WWII. Mrs. Saliba was born in Israel and moved to Arizona via Connecticut in 1945.

Walter B. and Marianne Adams, Jr. lived at 1511 N. 2<sup>nd</sup> Avenue, now 8021 N. 58<sup>th</sup> Avenue (TEMA-8). Walter B. Adams, Jr. ran Walt B. Adams Buick with his father Walter B. Adams, Sr. Mr. Adams Jr. and his wife were listed in the city directory as residing in Thunderbird in 1957; however, Adams Jr. purchased the house from Adams Sr. in 1958.

Philip E. and Bessie Rice lived at 10 E. Robin Road, later 5841 W. Royal Palm Road (TEMA-66). They lived in the house from at least 1957. Dr. Rice was born in Indiana and his family came to Arizona in 1917. He graduated from Phoenix Union High School, Phoenix Junior College and received his A.B. and M.D. from the University of Michigan. Rice was one of the first physicians in Glendale, opening his office in 1936. For some time, his office was in part of his home. He served with the Navy during WWII.

Claude L. and Olga Conway, Jr. moved from Northfield to Thunderbird after 1958. They purchased the house at 1531 N. 2<sup>nd</sup> Avenue, later 8027 N. 58<sup>th</sup> Avenue (TEMA-9), from Opal Mary Howard. She had bought it with her former husband, William S. Baker, in 1954. Claude Conway was born in Albuquerque, New Mexico. He received his BA and DDS from the University of Arizona. After he graduated, he and his wife moved to Kansas where he practiced dentistry for two years (1944-46). They then moved to Glendale where he opened his practice in 1947. Mr. Conway served in the Army during the Korean War and Mrs. Conway was a 25-year volunteer at the Northwest Hospital in Glendale.

Marion and Jayme Whitney lived at 5727 W. Loma Lane, formerly 206 El Segundo Drive (TEMA-10). Their house was constructed by H. D. White and Sons Construction in 1956. Mr. Whitney was the owner of Marion S. Whitney Firestone and Whitney Texaco at 1015 E. Grand Avenue. Whitney was a member of the Recreation Board for the City of Glendale and a member of the board of trustees of the Glendale Elementary School.

Clarence L. and Hazel Phillips lived at 307 E. Northern Avenue, which later became 5710 W. Northern Avenue. They purchased their home in 1955 from Alvin Rankin and William Roylance. Mr. Phillips was a farmer.

Charles R. and Florence Smith lived at 1510 N. 3<sup>rd</sup> Avenue, now 8020 N. 57<sup>th</sup> Drive (TEMA-11). They purchased their lot in 1956 and are listed as residents by 1957. Mr. Smith was a farmer.

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 15

John and Ila Hardin lived at 8014 N. 57<sup>th</sup> Drive, formerly 1506 N. 3<sup>rd</sup> Avenue (TEMA-12). They bought their lot from John Alsobrook in 1960 who had bought it from Alvin Rankin in 1959. Mr. Hardin was the president of the Bell View Glass Company.

Charles and Tess Reddock lived at 5717 W. Loma Lane, formerly 302 E. Hopi Drive (TEMA-13). They are listed as residents by 1957, but are not confirmed as the owners of the property. He worked as an electronic engineer.

Edwin R. and Mary R. Castle lived at 1507 N. 3<sup>rd</sup> Avenue, later 8013 N. 57<sup>th</sup> Drive (TEMA-14). They purchased the lot in 1956. Mr. Castle worked as a sales manager for Garrett Supply.

Harold and Helen Hudgins, Jr. lived at 5702 W. Loma Lane, formerly 307 E. Hopi Drive (TEMA-17). They purchased the lot from Bruce and Ruthe Carson in 1955; the Carsons had purchased the lot from Alvin Rankin and William Roylance. Mr. Hudgins worked for the US Air Force.

James H. and Hazel Waldon lived at 5712 W. Loma Lane, formerly 303 E. Hopi Drive (TEMA-18). They purchased their lot from Alvin Rankin and William Roylance in 1955 and are listed in the city directory as residing there in 1957. Mr. Waldon worked for Bechtel Corporation.

Roland E. and Eleanor Pomeroy lived at 8113 N. 57<sup>th</sup> Drive, formerly 1525 N. 3<sup>rd</sup> Avenue (TEMA-19). They purchased their lot from Alvin Rankin and William Roylance in 1955. Mr. Pomeroy was born in Mesa and graduated with a bachelor's degree in 1933 and a master's degree in 1964. He also served in the Army in WWII. Mr. Pomeroy worked as a teacher for 28 years. He eventually became assistant Principal of Dysart School and later associate superintendent of Dysart School District. He was still living at 8113 N. 57<sup>th</sup> Dr. at the time of his death in 1973.

George and Marian Hutchenson lived at 8119 N. 57<sup>th</sup> Drive, formerly 1529 N. 3<sup>rd</sup> Avenue (TEMA-20). They purchased their lot in 1959 from Alvin Rankin and William Roylance. Mr. Hutchenson was the general manager of Heron's Real Estate.

Robert D. and Margaret Roll lived at 8125 N. 57<sup>th</sup> Drive, which was once either 1603 N. 3<sup>rd</sup> Avenue or 1531 N. 3<sup>rd</sup> Avenue (TEMA-21). Mr. Roll worked for Korrick's as a comptroller.

Anthony A. and Marjorie Gatti lived at 1607 N. 3<sup>rd</sup> Avenue, which later became 8205 N. 57<sup>th</sup> Drive (TEMA-22). The couple bought their lot from Harry C. and Elizabeth R. Anderson in 1956. The Andersons bought the lot from Phoenix Title and Trust in 1954. Mr. Gatti owned the Valley TV & Radio Co.

Eustace A. and Corabelle Chatham, Jr. lived at 8211 N. 57<sup>th</sup> Drive, formerly 1611 N. 3<sup>rd</sup> Avenue (TEMA-23). They bought their lot from Phoenix Title and Trust in 1956. Mr. Chatham was born in Casa Grande. He graduated from Scottsdale High School in 1940, worked at the Goodyear Aircraft Plant making airplanes, and served in the Navy during WWII. He and his father started a cotton farming business following the war. He farmed in Scottsdale, Peoria, and the Harquhala Valley and retired in 1979.

Ned P. and Irene Alsobrook lived at 5701 W. Royal Palm Road, formerly 314 E. Robin Road (TEMA-27). They purchased the lot in 1959. Mr. Alsobrook was a carpenter and worked for John Alsobrook Construction, his brother's company.

## National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

---

Maricopa County, Arizona

Page 16

Richard and Mitzie Barrutia lived at 310 E. Robin Road, later 5709 W. Royal Palm Road (TEMA-28). They bought their lot in 1957 and hired H. W. Rothwell to construct their house. Mr. Barrutia was an instructor at the American Institute for Foreign Trade.

Francisco and Raquel F. Gaona lived at 8224 N. 57<sup>th</sup> Drive (TEMA-33) and purchased their property in 1961. Mr. Gaona was a professor at the American Institute of Foreign Trade.

Thomas G. and Helen Boskon lived at 1610 N. 3<sup>rd</sup> Avenue, later called 8212 N. 57<sup>th</sup> Drive (TEMA-34). Mr. Boskon was a native of Macedonia and came to Arizona in 1942 from Michigan. He owned Boskon Realty for years.

Donald B. and Joan Sexton lived at 8204 N. 57<sup>th</sup> Drive (TEMA-35) and purchased their home in 1961. Mr. Sexton was a Teacher at Washington High School.

Robert C. and Jannie C. Dwan lived at 5724 W. Loma Lane, formerly 214 El Segundo Drive (TEMA-38). The couple purchased their lot from Alvin Rankin and William Roylance in 1957. Mr. Dwan worked for the US Air Force.

William R. and Barbara Hooks lived at 211 El Segundo Drive, now 5728 W. Loma Lane (TEMA-39). They purchased their home from Alvin Rankin and William Roylance in 1956. Mr. Hooks was a distributor for Standard Oil Products.

Evan and Florence Mecham lived at 1603 N. 2<sup>nd</sup> Avenue, which was later 5741 W. Harmont Avenue (TEMA-42). The couple built their house in 1961. Mr. Mecham was president of Mecham Pontiac-Studebaker and vice-president of Mecham Rambler. He ran as the unsuccessful Republican nominee for the U.S. Senate in 1962, and ran for Arizona governor five times beginning in 1964, winning in 1986 (serving 1987–1988) (Myers ed. 1989:169,171).

Donald and Barbara Rodgers lived at 5731 W. Harmont Drive, formerly know as 206 E. Verde Lane (TEMA-43). They purchased the lot from C. Frank and Ruth Corrine in 1959; they had purchased it from Donna Dernovich earlier that same year. Mr. Rodgers was a sheet metal worker at J.B. Rodger's Air Conditioning.

Wesley H. and Sara Atkin lived at 210 E. Verde Lane, which later became 5723 W. Harmont Drive (TEMA-44). They purchased the lot in 1955. Mr. Atkin was the owner of Atkin Crop Dusting.

Robert F. and Betty Easley lived at 5820 W. Harmont Drive (TEMA-62). They purchased the property from Ralph G. and Margaret Baskett in 1961. Mr. Easley was a physician.

Ralph G. and Margaret Baskett lived at 5804 W. Harmont Avenue (TEMA-63), born in Missouri, Baskett's family moved to California where they farmed in the central Valley. In 1913, they moved to Arizona where he graduated from Glendale High School. He served in the Army during WWI and farmed in the Peoria area for 40 years.

Samuel C. and Ina Jennings lived at 8219 N. 59<sup>th</sup> Avenue, formerly 1615 N. Central Avenue (TEMA-64). The lot may have been purchased in 1952. Mr. Jennings was co-owner of the Community Gin Co.

## **ARCHITECTURE**

As the most exclusive residential area in Glendale in the 1950s and 1960s, the area included within the Thunderbird Estates and The McDonald Addition Historic District is home to numerous examples of distinctive residential architecture of the period. Taken together they represent the best collection in Glendale of homes representing high-end residential design between 1948 and 1961, the heyday of the popular Modern Movement's Ranch-style house.

The residential architecture represented includes both outstanding tract housing as well as examples of individual, evidently architect-designed homes.

Many of the homes were built by Harold D. White, who constructed numerous homes in the area in the fully-developed California Ranch style. These homes represent the best design in any of the housing tracts in Glendale between World War II and 1970. While similar, or even better-designed subdivisions were being constructed elsewhere in metropolitan Phoenix, in the small suburb of Glendale, these homes stood out for their quality of design.

Custom homes in the Modern vein were constructed in the district contemporaneously with the tract homes. The homes are distinguished from others in Glendale by their size, but also for their design qualities. Numerous notable examples of the Ranch style, including Spanish Colonial, American International, California Ranch, and Monterrey Ranch variants are found in the district as detailed in Section 7.

## **CONCLUSION**

Thunderbird Estates and The McDonald Addition subdivisions represented the upward mobility possible in Glendale in the 1950s and 1960s. Residents along these streets were prominent members of the community and many were successful businessmen who contributed to the rapid growth of Glendale. Importantly, among the residents were a former mayor, city councilmen, and school board members. Three of the residents formed Thunderbird Bank, which became one of the top banks in the state for small businesses. In addition, several successful Asian American and other minority businessmen and their families made Thunderbird their home.

The Thunderbird Estates and The McDonald Addition Historic District today is a well-preserved neighborhood eligible for the National Register at the local level of significance during the period 1948 through its majority buildout in 1961. The Historic District is eligible in the area of Community Planning and Development under Criterion A as a remarkably intact representative of the 1950s and 1960s population and housing boom among the upper middle class in Glendale, the city's enclave honoring the emergence of its first such urban strata of individuals and families. The Historic District also is a well-preserved showcase of homes of prominent leaders, including a former mayor, developers, and businessmen (see details above) who helped shape Glendale in the 1950s and 1960s. Finally, it is eligible under Criterion C as the best collection of high-end homes of the 1950s and 1960s in Glendale, representing both well-detailed tract housing as well as custom and semi-custom homes.



**Developmental history/additional historic context information (if appropriate)****Development of Glendale, Arizona, 1892-2009**

The Glendale Temperance Colony headed by B.A. Hadsell officially populated the settlement of Glendale in 1892 with about 70 families probably from the Midwest (Graham et al. 1997). Hadsell had been attracted to the area through efforts of entrepreneur W.J. Murphy and his Arizona Improvement Company. Murphy in turn had been contracted in 1880 by the Arizona Canal Company to construct its irrigation waterway along the Salt River's north slopes, terminating at the New River arroyos in the northwest of present Glendale. He subsequently founded several enterprises with investors to bring water and people to the west Salt River Valley. Murphy particularly hoped to attract settlers northwest of the State Capitol in Phoenix to create an agricultural community that he named Glendale<sup>1</sup> to romanticize the converted desert for small farms and citrus groves. Murphy directed Hadsell and his presumably strict-living, alcohol-banning colony to Glendale, about 2.5 miles southwest of the new Arizona Canal and centered on the intersections of what are now West Glendale Avenue, North 59<sup>th</sup> Avenue (both following section lines), and Grand Avenue (cutting diagonally through section surveys). Murphy platted and roughly constructed Grand Avenue to connect his projected settlement with the state capital 10 miles southeast (Graham et al. 1997). Hadsell platted and settled his followers on thirty 20-acre lots at today's 61<sup>st</sup> and Orangewood Avenues, just west of today's 1946-platted Northfield subdivision (Historic Preservation 2009).

In 1895, the Santa Fe, Prescott, and Phoenix Railway (SFP&P) completed construction from Ash Fork, Prescott, and Wickenburg, following the last 10 miles into Phoenix along Murphy's Grand Avenue tangent (Graham et al. 1997). The railroad established a station near Glendale's center, just southeast of the Hadsell lots, and subsequently facilitated the town's development through efficient transportation and promotion of further settlement. Glendale's population increased and the development company platted new lots to accommodate arrival of farmers and others taking advantage of the water and arable land, plus the road and railroad connections. A devastating Salt River flood in 1895 was followed by a three year drought from 1897 to 1900. Then the U.S. Reclamation Service, established by Congress and President Theodore Roosevelt in 1902, constructed Roosevelt Dam on the Salt River between 1905 and 1911 to hold seasonal flood waters and distribute them uniformly throughout each agricultural year. This reliable supply of water further encouraged development of citrus, cotton, and sugar beet crops by new settlers, processors, and investors along Salt River Valley irrigation systems and communities, including the Arizona Canal and Glendale (Graham et al. 1997).

The success of farming early in the 20th century around Glendale encouraged still more people to make Glendale their home. After 1907 the development company platted several subdivisions including the Orchard, Park, and Sugar Additions. In 1910, Glendale incorporated as a town with about 1,000 population, leading to the creation of new school districts and new businesses such as the Glendale News newspaper and the Glendale Ice Company south of downtown along the railroad (demolished in 1990) (Graham et al. 1997, Historic Preservation 2009).

During World War I from 1914 through 1918, the demand for cotton and produce from Glendale resulted in a time of prosperity for the community (Graham et al. 1997). Unfortunately, once the war ended, crop demands

---

<sup>1</sup> "Glendale," roughly meaning fertile valley in Gaelic, might have been a popular new-town name in the 1880s because of well publicized labor strife during that decade around the Scottish township of Glendale on the Isle of Skye. There, tenant farmers (crofters) famously won farming concessions including the right to pass their tenancies (crofts) on to succeeding generations (Scotland 2009, Crofters Struggle 2009).

plummeted and Glendale suffered an economic recession that lasted through the late twenties. Yet during the twenties, many of Glendale's farmers diversified their crops and the agricultural community eventually recovered. In 1928, the city platted its new Floralcroft subdivision at what was then Central (now 59<sup>th</sup>) and Myrtle Avenue, three miles (and 3 sections distant) from downtown.

Glendale was hurt again by the stock market crash in 1929 and the resulting Great Depression, although not as badly as U.S. industrial areas and the drought-stricken Dust Bowl region of the Midwest. Glendale benefited from several employment programs of the New Deal, as did most other towns in Maricopa County. Significantly, Congress passed the National Housing Act in 1934 creating the Federal Housing Administration (FHA), giving greater access to home mortgages by insuring private lenders against losses. Home buyers throughout the valley took advantage of the new program spurring demand for residential lots vacant since the 1920s (Graham et al. 1997).

The beginning of World War II in Europe in 1939 signaled the end of the Depression in the Salt River Valley and Glendale as demand for cotton and other agricultural products again grew in the U.S. and abroad. U.S. military spending also increased as the government established several new air bases and training schools in the valley. The Army Air Corps built two major flying instruction installations in the vicinity of Glendale: Thunderbird Field school for the Civilian Pilot Training Program, on a quarter-section six miles north of downtown, and Luke Army Air Field, ten miles west at the terminus of Glendale Avenue, both then outside the city limits (Graham et al. 1997).

After the war ended in 1945, a nonprofit group converted the former Thunderbird Base to a business school<sup>2</sup> and Luke Field drastically cut staff, then closed. But many military men and women who came to Arizona for training came back after the war because they enjoyed the region's climate and modern settlement opportunities. They joined others who had come to the valley during the war to work on the military bases, at manufacturing plants, and in agricultural fields. Once the war and rationing of building materials ended, new investors began platting subdivisions to accommodate the influx of people. Starting in 1946, Glendale added twenty-three subdivisions over the next four years (Graham et al. 1997). These new subdivisions included Northfield, subdivided by Howard White and Ernest Cook in 1946, .5 miles south of Thunderbird Estates. By 1948 Glendale claimed to be the only city in Arizona with 100% paved streets (History 2009).

Glendale's population rose from 4,500 in 1940 to almost 8,200 in 1950 and then to more than 15,000 by 1960 (Smith and Ilardo 2000). Rapid growth constantly demanded new housing, and associated financing and consumer products to fill the houses and their driveways. The burgeoning Maryvale master-planned mass-produced community, started in 1954 by merchant-builder John F. Long, commenced from nearby Phoenix in phases just south of Glendale. As Long approached the city limits of Glendale, he extended Maryvale onto irrigated farming lands formerly owned by Louis Sands. Glendale annexed these Maryvale subdivisions in 1961, instantly doubling the city's population to 30,000. By 1970 its population had surpassed 50,000 (St. Clair and St. Clair 2006, History 2009).

Reactivation in 1951 and Cold War expansions of personnel and missions for Luke Air Force Base (annexed by Glendale in 1995 to protect the base's flight paths) and the newly established Glendale Community College in 1965, attracted more and more people to the area. The influx of people, new businesses, and new housing developments created a constant demand for more schools and infrastructure in the 1950s and 1960s. Glendale

---

<sup>2</sup> Thunderbird Field's new 1946 occupant "American Institute for Foreign Trade" evolved into today's Thunderbird School of Global Management, a renowned provider of MBA programs in international business (Thunderbird 2009)

has continued to grow over the last few decades and as of April 2009 is home to about 250,000 people (Planning 2009).

### **Residential Architecture in Glendale, Arizona, 1929-1961**

When compared to other geographic areas, the residential neighborhoods of Glendale are marked by a number of distinctions. These characteristics could be a result of the agricultural nature of early Glendale as well as its relative isolation from the “city life” as represented in Phoenix and Tucson, and other cities out-of-state noted for architectural innovation. They may also be a simple result of expediency or more modest aspirations due to the lesser level of affluence of Glendale compared to the larger towns.

The most obvious example of Glendale’s uniqueness is the relative simplicity and economy of the homes. Unlike historic neighborhoods growing up in more urbanized areas of the Salt River Valley, homes in Glendale built before World War II were predominantly built of wood frame, often with clapboard siding. Wood framing was more readily available in Glendale through local lumber yards than was brick, as well as being less costly. The house styles also carry a generally lesser degree of architectural detail compared to their urban counterparts. In fact, “Folk” vernacular houses, with little or no stylistic detail at all, were very popular.

Another distinguishing characteristic of early Glendale neighborhoods is the survival in popularity of the Bungalow style long after it had gone out of style in other areas of the valley, while Period Revival styles appear to have been summarily ignored. Nationally, the Bungalow style grew in popularity after about 1905 with its zenith in the late teens. World War I brought the Period Revival influences to American culture that spelled the death of the Bungalow as the style of choice, a process that was complete in most areas of Arizona by the late 1920s. In part due to the influence of local builders and material suppliers, Bungalow style homes were built in Glendale well into the 1930s. At the same time, the Tudor Revival, English Cottage Revival, and Spanish Colonial Revivals that were the rage in Phoenix made few appearances in the Glendale streetscape. Only the Spanish Colonial Revival style made even a modest showing. The California Ranch style and its variants, however, were very popular from the time of recovery in the home construction market following the Great Depression.

### **Modern Era Residential Styles**

The period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet, in regard to residential development in the Salt River Valley. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families.

Beginning just prior to World War II, popular architectural styles once again began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing; the rise of a massive middle-class interested in a suburban lifestyle; Federal policies for VA and FHA financing of home ownership; and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine esthetic.

In the western U.S. these influences combined to form the California Ranch House. The Ranch style once again emphasized horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the

“rambling Ranch”). As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. In the Phoenix area the Ranch style also became synonymous with modern materials and construction methods which were not used during the Period Revival era, including concrete block, concrete slab-on-grade floor construction, and steel casement windows. Ranch houses were economical, suburban, and mass-produced.

In established neighborhoods such as in Glendale, Ranch style houses were also used as infill homes despite the narrow lots typical of early 20th century subdivisions. Between about 1935 and 1950, houses were built in these areas which, while clearly not Period Revival homes, were not yet archetypal Ranch houses either. These homes often attempted to achieve the Ranch style esthetic while using materials held over from earlier types of construction, or incorporated Period Revival forms or details while using the newer, Ranch house construction methodologies. These half-breed styles have been termed Transitional Ranch houses. They are abundant within downtown Glendale.

After World War II, the Ranch style became better defined as a style and purer examples were built. Several subtypes of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The most common variant is the French Provincial Ranch, which is identified by its hipped roof form with shallow or no overhangs. The American Colonial Ranch combined Ranch features with symmetrical massing, accentuated entries, and Colonial ornamentation. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as *rejas* (grilles) over the windows.

During the same time period that the Ranch style gained in prominence, the influence of the International Style in modern architecture was also being felt in the residential market. The International Style was developed in Europe beginning in the 1930s and 40s, led by influential ateliers such as Germany’s Bauhaus, led by Walter Gropius and Mies Van de Rohe among others. With the coming of the war, many of these influential architects fled to the U.S. and helped to popularize the style. The International Style was founded on principles of using modern materials to their best advantage, that structure was in itself beautiful, and that all references to historical styles should be eschewed. In practice, when the principles of the International Style were translated to middle-class American housing, only certain elements of the esthetic were implemented. These elements were manifested as boxy forms, flat roofs, corner steel windows, steel pipe columns and a general lack of ornament. When these features are combined with an overhanging flat roof, the resulting house style has been termed “American International.”

As the Ranch style became more developed in Arizona (and California, where most local trends initiated), the demands of modern suburban living were accommodated, and convenience, leisure, and the automobile became driving influences. Carports were added, integral to the living quarters, instead of in a separate garage or carriage house as had been done before. Linkages to the outdoors became important, often using “picture” windows to take advantage of the views afforded by the large, landscaped acreages the homes were ideally set upon. Aesthetically, the Ranch-style house attempted to integrate the symbols of “country living:” rustic materials such as thick, wooden shakes, rough siding panels, and quaintly “weeping” mortar joints; kitschy farm-like details like false rooftop cupola ventilators, weathervanes, and built-up barn doors; and informal, complex roofs with an increasing number of intersecting hips and hip-on-gable forms.

By the mid 1960s the universally popular California-inspired Ranch-style house in Arizona began to lose favor in some markets to the options of “American International” and more regionally-compatible forms. Many such examples embraced the austerity of Modernism yet incorporated Spanish and Mexican details and materials, while retaining the interior Ranch type space plan. Designs such as the McGee House at 5721 W. Royal Palm Road (TEMA-30) were often marked by the use of stucco or “slumped” concrete block in imitation of adobe construction, as well as the use of arches and flat roofs with parapets. The McGee House is further tied to

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 22

regionalism through the device of a simple corbelled-brick cornice, reviving the "Territorial Style" house popular historically and in later revivals in New Mexico and Arizona.

The Ranch era lasted well into the 1970s and is even with us today in some form. However, the style reached its apogee (architecturally speaking) by about 1970, as once again, regional factors and changing tastes searched for new forms of expression for the dwellings that in so many ways define, as well as accommodate, American culture.

---

## 9. Major Bibliographical References

---

### Bibliography (Cite the books, articles, and other sources used in preparing this form)

Collins, William S.

2005 *The Emerging Metropolis: Phoenix, 1944-1973*. Arizona State Parks Board. Phoenix.

Crofters Struggle

2009 Electronic document: <http://www.walkhighlands.co.uk/info/History/TheCroftersStruggle>. Accessed 27 July 2009.

Doti, Lynne Pierson, and Larry Schweikart

1989 "Financing the Postwar Housing Boom in Phoenix and Los Angeles, 1945-1960." *Pacific Historical Review*. May 1989. Pages 173-195. Pacific Coast Branch, American Historical Association.

Glendale, AZ City Directories (with reverse listings)

For the years: 1949/50, 1954, 1955, 1957, 1961, 1963, 1965-69, 1972

Graham et al.

1997 *Glendale Historic Resource Survey, Glendale, Arizona*, Alliance Architects LLC, Phoenix.

High School

2009 Electronic document: <http://glendale.guhsdaz.org/>. Accessed 28 July 2009.

Historic Preservation

2009 Electronic document: [http://www.glendaleaz.com/planning/documents/HP\\_Element\\_Action\\_Plan.pdf](http://www.glendaleaz.com/planning/documents/HP_Element_Action_Plan.pdf)  
Accessed 28 July 2009.

History of Glendale

2009 Electronic document: <http://www.goglendaleaz.com/about/history.html>. Accessed 28 July 2009.

Myers, Dr. John L., Editor

1989 *The Arizona Governors, 1912-1990*. Heritage Publishers, Inc. Phoenix.

Myrick, David F.

2009 *Santa Fe to Phoenix, Railroads of Arizona, Volume 5*. Signature Press. Berkeley and Wilton, California.

Planning, City of Glendale

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 23

2009 Electronic document: <http://www.glendaleaz.com/planning/>. Accessed 28 July 2009.

## Scotland

2009 Electronic document: <http://www.britannica.com/EBchecked/topic/529440/Scotland/44610/The-Highlands#ref=ref483913>. Accessed 27 July 2009.

## Schweikart, Larry E.

1985 *Thunderbird Bank: The First Twenty Years*. Thunderbird Bank. Phoenix.

## Smith and Ilardo

2000 *Glendale: Century of Diversity, An Illustrated History*. City of Glendale, Arizona

## St. Clair and St. Clair

2006 *Images of America: Glendale*. Arcadia, Carleston, SC.

## Thunderbird

2009 Electronic document:  
[http://programs.thunderbird.edu/index.php?content=schoolwide&campaign=Google&adgroup=Brand&keyword=Thunderbird%20School&\\_vsrefdom=GoogPPC&gclid=CK31xoL3wZsCFRwpawod\\_GITAQ](http://programs.thunderbird.edu/index.php?content=schoolwide&campaign=Google&adgroup=Brand&keyword=Thunderbird%20School&_vsrefdom=GoogPPC&gclid=CK31xoL3wZsCFRwpawod_GITAQ). Accessed 20 July 2009.

## US Highways

2009 Electronic document: <http://www.gbcnet.com/ushighways/US60/index.html>. Accessed 28 July 2009.

### 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  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Glendale Historical Society

Historic Resources Survey Number (if assigned): N/A

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 24

## 10. Geographical Data

**Acreage of Property** 38  
(Do not include previously listed resource acreage)

### UTM References

(Place additional UTM references on a continuation sheet)

|   |           |               |                |   |           |               |                |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>12</u> | <u>389944</u> | <u>3713435</u> | 3 | <u>12</u> | <u>390340</u> | <u>3713035</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |
| 2 | <u>12</u> | <u>390350</u> | <u>3713425</u> | 4 | <u>12</u> | <u>389950</u> | <u>3713045</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |

### Verbal Boundary Description (describe the boundaries of the property)

See boundary indicated on attached map.

### Boundary Justification (explain why the boundaries were selected)

Boundaries include original subdivided area of Thunderbird Acres and McDonald Addition and entire parcel of the unsubdivided area at the northwest quarter of the historic district.

## 11. Form Prepared By

|                 |   |           |                                 |
|-----------------|---|-----------|---------------------------------|
| name/title      | Robert Graham and Roberta Graham, Motley Design Group, LLC                              |           |                                 |
|                 | Donna Reiner, Historian   |           |                                 |
|                 | James Steely and Adrienne Tremblay, SWCA Historians                                     |           |                                 |
| organization    | <u>Motley Design Group, LLC</u>   | date      | <u>July 31, 2009</u>            |
| street & number | <u>1114 Grand Avenue</u>  | telephone | <u>602-254-5599</u>             |
| city or town    | <u>Phoenix</u>  | state     | <u>AZ</u> zip code <u>85007</u> |
| e-mail          | <u><a href="mailto:rgraham@motleydesigngroup.com">rgraham@motleydesigngroup.com</a></u> |           |                                 |

## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. (Attached)  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. (Attached)
- **Continuation Sheets** (Sections run continuously through the Registration Form)
- **Additional items:** (Check with the SHPO or FPO for any additional items)

# National Register of Historic Places Registration Form

Thunderbird Estates and  
The McDonald Addition Historic District

Maricopa County, Arizona

Page 25

## Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. (See Pages 7, 8 and 9)

*The following information applies to all photographs:*

**Name of Property:** Thunderbird Estates and The McDonald Addition Historic District  
**City or Vicinity:** Glendale  
**County:** Maricopa  
**State:** Arizona  
**Photographer:** Robert Graham  
**Date Photographed:** August 1, 2009

## Individual prints:

| Photo # | Description   | View direction |
|---------|---|----------------|
| 1       | Streetscape, Royal Palm Rd. at 59 <sup>th</sup> Ave.                | SE             |
| 2       | Streetscape, 59 <sup>th</sup> Ave. at Harmont Dr.                   | N              |
| 3       | Streetscape, 59 <sup>th</sup> Ave. at Harmont Dr.                   | S              |
| 4       | 8113 N. 59 <sup>th</sup> Ave.                                       | SE             |
| 5       | Overview of District, 59 <sup>th</sup> Ave. & Northern Ave.         | NE             |
| 6       | 5840 W. Northern Ave.   | N              |
| 7       | Streetscape, 58 <sup>th</sup> Ave. at Northern Ave.                 | NE             |
| 8       | Streetscape, 58 <sup>th</sup> Ave. at Northern Ave.                 | NW             |
| 9       | 8028 N. 58 <sup>th</sup> Ave.                                       | W              |
| 10      | 5807 W. Harmont Dr.   | SW             |
| 11      | 5804 W. Harmont Dr.   | NW             |
| 12      | Streetscape, 58 <sup>th</sup> Ave. at Harmont Dr.                   | SW             |
| 13      | Streetscape, Harmont Dr. Cul-De-Sac at 58 <sup>th</sup> Ave.        | E              |
| 14      | Streetscape, 58 <sup>th</sup> Ave. at Harmont Dr.                   | NW             |
| 15      | 8218 N. 58 <sup>th</sup> Ave.                                       | W              |
| 16      | 5803 W. Royal Palm Rd.  | SW             |
| 17      | 5737 W. Royal Palm Rd.  | S              |
| 18      | Streetscape, Royal Palm Rd. at 57 <sup>th</sup> Dr.                 | SE             |
| 19      | Streetscape, Royal Palm Rd. at 57 <sup>th</sup> Dr.                 | SW             |
| 20      | Streetscape, 57 <sup>th</sup> Dr. near 8211 N. 57 <sup>th</sup> Dr. | NW             |
| 21      | Streetscape, Loma Ln. at 57 <sup>th</sup> Dr.                       | W              |
| 22      | 5736 W. Loma Ln.  | NW             |
| 23      | Streetscape, Loma Ln. Cul-De-Sac at 57 <sup>th</sup> Dr.            | E              |
| 24      | Streetscape, 57 <sup>th</sup> Dr. at Loma Ln.                       | N              |
| 25      | 8020 N. 57 <sup>th</sup> Dr.  | W              |
| 26      | Streetscape, 57 <sup>th</sup> Dr. at Northern Ave.                  | NE             |

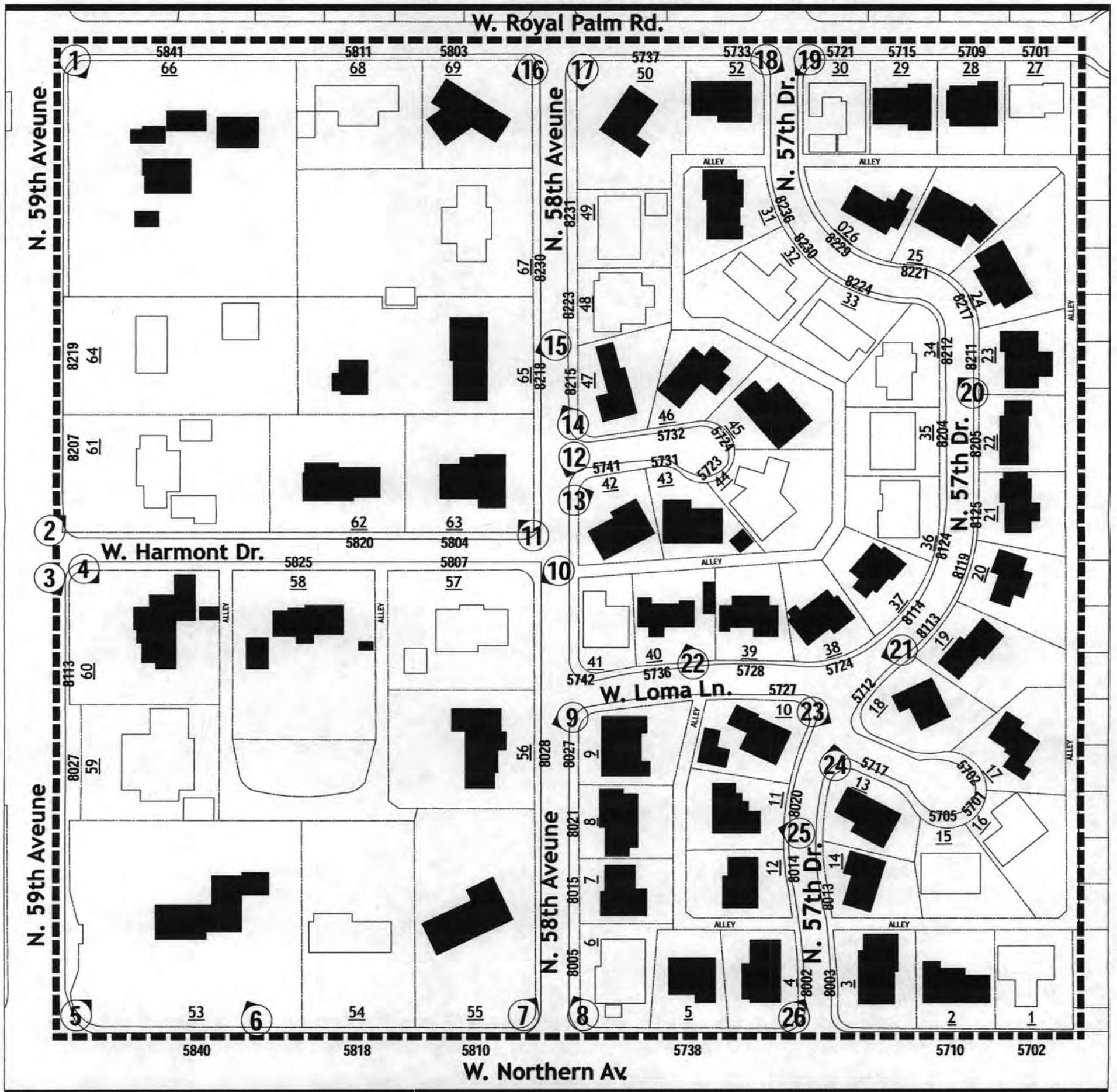


# THUNDERBIRD ESTATES

and

## The McDonald Addition

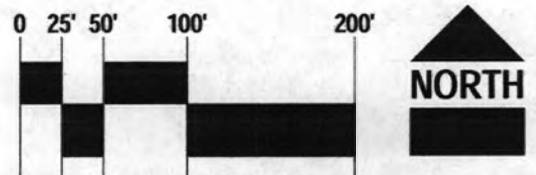
Historic District Map - Glendale, Arizona



### Map Key

- 999 ← Street Address
- 66 ← 2009 Survey Inv. # TEMA-66
- ← Building Footprint
- ← Property Line

- ⑦ Photo Key
- Contributor to District
- NON-Contributor to District
- National Register District Boundary



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Thunderbird Estates and The McDonald Addition Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 6/22/10

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

8/06/10

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000235

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

Clarification has been made on P.O.S, notes extending to 1961, and several other questions raised in first review. <sup>have been corrected</sup> Inconsistencies have been corrected.

District consists of two suburban subdivisions in Glendale significant in representing Glendale's prosperity, expansion, and housing boom in the 1950s due to occupational opportunities provided in Salt River Valley due to expansion of nearby Duke Air Force Base, power & water resources made available by Salt River Project (1957), and local manufacturing.

RECOM./CRITERIA Accept A+C

REVIEWER J McClelland

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 6-30-10

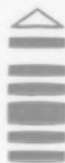
DOCUMENTATION see attached comments Y/N  see attached SLR Y/N



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 1





THUNDERBIRD ESTATES AND THE McDEWANO ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 2



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 3

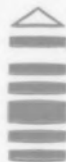




THUNDERBOLT ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 4





THUNDERBIRD ESTATES AND THE McDONAGH ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 5



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 6



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

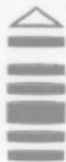
PHOTO 7







THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT  
MARICOPA COUNTY, AZ  
PHOTO 8





THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 9



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 10



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 11



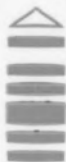


THUNDERBIRD ESTATES AND THE McDONAU ADDITION  
HISTORIC DISTRICT  
MARICOPA COUNTY, AZ  
PHOTO 12





THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT  
MARICOPA COUNTY, AZ  
PHOTO 13

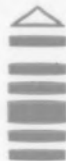




THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 14





THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 15







THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARKOPA COUNTY, AZ

PHOTO 16



THUNDERBIRD ESTATES AND THE McDONAM'S ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 17



THUNDERBIRD ESTATES AND THE McDONNAN ADDITION  
HISTORICAL DISTRICT

MARICOPA COUNTY, AZ

PHOTO 18



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 19





THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARKHAM COUNTY, AZ

PHOTO 20



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 21



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 22



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 23





THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 24



THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 25

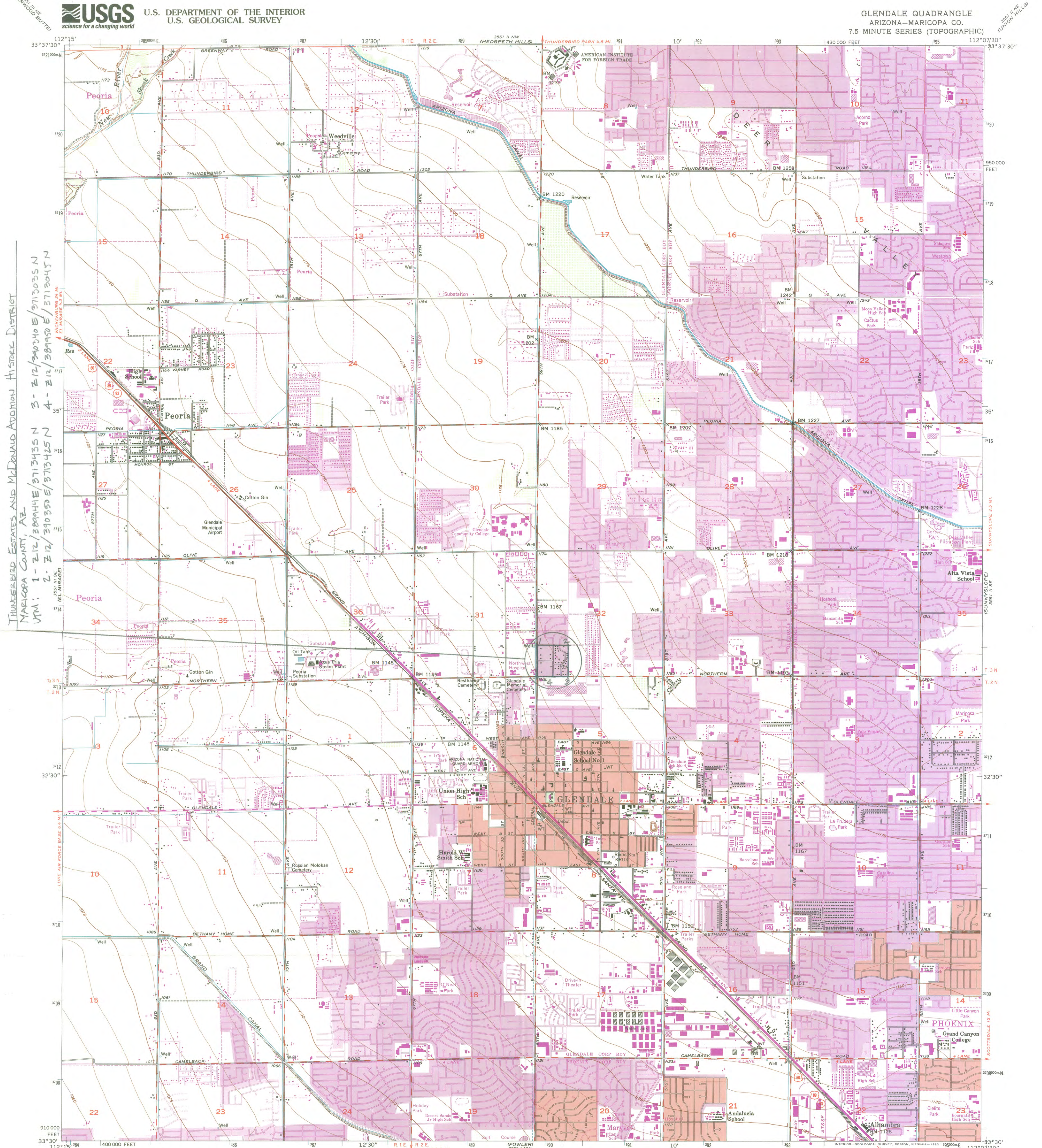


THUNDERBIRD ESTATES AND THE McDONALD ADDITION  
HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO 26

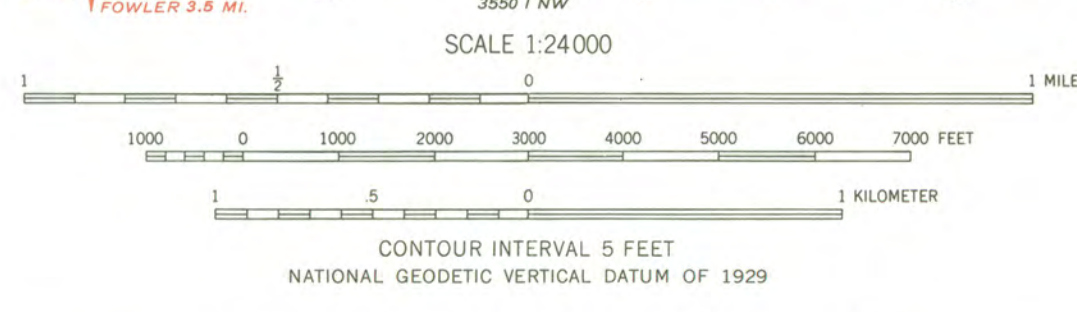
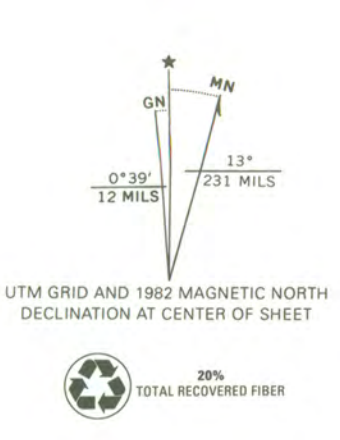




THUNDERBIRD ESTATES AND McDONALD ADDITION HI STATE DISTRICT MARICOPA COUNTY, AZ UTM: 1 - 212/38944E/3713435 N 2 - 212/38945E/3713440 N 3 - 212/38946E/3713445 N 4 - 212/38947E/3713450 N

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA Culture and drainage compiled from aerial photographs taken 1954. Topography by planetable surveys 1957 Polyconic projection. 10,000-foot grid ticks based on Arizona coordinate system, central zone 1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue. 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 65 meters east as shown by dashed corner ticks Red tint indicates areas in which only landmark buildings are shown Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1982 Purple tint indicates extension of urban areas



ROAD CLASSIFICATION: Heavy-duty, Medium-duty, Light-duty, Unimproved dirt, U.S. Route, State Route. Includes a map of Arizona showing the quadrangle location and a barcode with ISBN 0607066091 and 9780607066098. Text: GLENDALE, ARIZ. N3330-W11207.5/7.5 1957 PHOTOREVISED 1982 DMA 3551 II SW-SERIES V898

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

THUNDERBIRD ESTATES & McDONALD ADDITION



March 22, 2010

Carol Shull  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS2280)  
Washington, D.C. 2005-5905

**RE: THUNDERBIRD ESTATES & MCDONALD ADDITION Historic District  
Glendale, Maricopa County, AZ**

**Janice K. Brewer**  
Governor

**State Parks  
Board Members**

**Chair  
Reese Woodling**  
Tucson

**Tracey Westerhausen**  
Phoenix

**Larry Landry**  
Phoenix

**Walter D. Armer, Jr.**  
Vail

**Arlan Colton**  
Tucson

**William C. Scalzo**  
Phoenix

**Maria Baier**  
State Land  
Commissioner

**Renée E. Bahl**  
Executive Director

**Arizona State Parks**  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
**AZStateParks.com**

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places nomination form for the property referenced above.

The Thunderbird Estates & McDonald Addition Historic District nomination has 49 contributing buildings and 18 noncontributing buildings.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov)

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

VS:vs

Enclosures

**Arizona**®  
**State Parks**







"Managing and conserving Arizona's natural, cultural and recreational resources"



March 30, 2010

Linda McClelland, Historian  
National Register of Historic Places  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS2280)  
Washington D.C. 2005-5905

Dear Ms. McClelland:

Thank you for calling my attention to the signature line....I will try not to forget this important step again! Enclosed are the following signed cover sheets:

**Janice K. Brewer**  
Governor

**State Parks  
Board Members**

**Chair  
Reese Woodling**  
Tucson

**Tracey Westerhausen**  
Phoenix

**Larry Landry**  
Phoenix

**Walter D. Armer, Jr.**  
Vail

**Arlan Colton**  
Tucson

**William C. Scalzo**  
Phoenix

**Maria Baier**  
State Land  
Commissioner

**Renée E. Bahl**  
Executive Director

**Arizona State Parks**  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
**AZStateParks.com**

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

- North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959 (MPDF)
- Asbury, Cline R./Riney B. Salmon House
- Converse, Ralph, House
- Olney, George A/Everett E. Ellinwood House
- Vradenburg, George H., House
- Sarah and Jack Harelson House (not part of the North Central MPDF)
- Kerr, Louise Lincoln, House & Studio
- Thunderbird Estates and The McDonald Addition Historic District
- Northfield Historic District
- Village Grove 1-6 Residential Historic District
- Old Bisbee Historical Residential District

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office (SHPO)  
602.542.4662 (p)  
602.542.4180 (f)  
1300 West Washington Street  
Phoenix AZ 85007

*Only when the PAST lives in the PRESENT does it have a FUTURE.*

Enclosures



June 21, 2010

Carol Shull  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS2280)  
Washington, D.C. 2005-5905

**RE: Thunderbird Estates and The McDonald Addition Historic District  
Maricopa County, AZ**

**Janice K. Brewer**  
Governor

**State Parks  
Board Members**

**Chair  
Reese Woodling**  
Tucson

**Tracey Westerhausen**  
Phoenix

**Larry Landry**  
Phoenix

**Walter D. Armer, Jr.**  
Vail

**Alan Everett**  
Sedona

**William C. Scalzo**  
Phoenix

**Maria Baier**  
State Land  
Commissioner

**Renée E. Bahl**  
Executive Director

**Arizona State Parks**  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
**AZStateParks.com**

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

Dear Ms. Shull:

I am pleased to resubmit the National Register of Historic Places nomination form for the property referenced above.

The Thunderbird Estates and The McDonald Addition Historic District - Glendale - Maricopa - AZ contains 46 contributing properties and 22 noncontributing properties.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov)

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures

Arizona®  
State Parks