

United States Department of the Interior
National Park Service



1074

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 Sage Acres Historic District

other names/site number N/A

2. Location

street & number 6021-6251 N. 48th Ave. and 4736 W. Bethany Home Rd. not for publication

city or town Glendale vicinity

state Arizona code AZ county Maricopa code 013 zip code 85301

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. Garrison
Signature of certifying official

19 DECEMBER 2011
Date

State Historic Preservation Officer
Title

Arizona State Parks/SHPO
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): _____

For Edison H. Beall
Signature of the Keeper

2-3-12
Date of Action

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	
12	2	buildings
		district
		site
		structure
		object
12	2	Total

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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC / multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT / Contemporary

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Concrete

Wood

roof: Asphalt

other: Wood

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 Sage Acres Historic District is located on 48th Avenue north of Bethany Home Road in Glendale, Arizona. When platted in 1959, the area was at the southeast extremity of the developed area of Glendale and had previously been farmland. This location is approximately 1 ½ miles southeast of Glendale's central business district. The district include a single subdivision with 13 Contemporary style four-plex apartment buildings constructed in 1960-61 and one six-plex apartment building constructed in 1971. The subdivision is laid out in a line along the east side of 48th Avenue, in a single block stretching from Bethany Home Road to Rose Lane. The apartment buildings are placed one to a parcel in a straight line with a setback of about 30 feet. 12 apartment buildings are more or less identical with the remaining two being unique in the district. The original 12 four-plex apartments retain a high degree of historical integrity and the district appears substantially as it did during the period of significance.

Narrative Description

Sage Acres is located at 48th Avenue and Bethany Home Road near the south end of Glendale. When platted in 1959, the area was at the southeast extremity of the developed area of Glendale and had previously been farmland.

The subdivision encompasses fourteen lots in a line on the east side of 48th Avenue (originally platted as Tucker Place) north of Bethany Home Road. An alley accesses the back side of the lots. Thirteen of the lots measure 81 feet by 140 feet, with the remaining lot 14 reduced to 50 feet by 173 feet, stretched in the opposite direction, to allow for a 100-foot jog in the alignment of 48th Ave. as it approaches Bethany Home Road. (This jog was included in the plat in order to dodge the pre-existing home of the property owner, which remained outside the platted area.) The north end of the district is bounded by Rose Lane.

The street is 40 feet wide within a 60-foot right-of-way. It is paved in asphalt and has a rolled concrete curb. The apartment buildings are set back from the curb line by about 30 feet.

Twelve nearly-identical four-plex residential buildings constructed in 1960 occupy the northernmost parcels numbered 1 through 12. Lot 13 has a similar, but different four-plex constructed a year later than the others, and the odd lot 14 contains a contrasting 2-story 6-unit apartment block constructed in 1971.

The four-plex units were designed in the Contemporary style, marked by sweeping, front-facing gable roofs supported on projecting beams, doors and windows expressed as floor-to eave expanses of glass, and generally simple, modern detailing without ornament. The eaves are wide, at about four feet, providing ample shade around the units. The interiors have vaulted ceiling spaces with the beams and Tectum decking exposed. Structurally, the apartments are of a combination of concrete block and wood framed exterior walls on a concrete slab-on-grade foundation. A concrete block center wall extends through the roof, providing the center support for the roof system as well as a fire break between halves of each building.

Each of the original 12 apartment buildings had a pair of detached structures at the back alley each containing storage rooms and carports. Most of these remain. They have been removed at one lot, one has been replaced with a 2-car garage, and five pairs have been joined at the roof.

The 13th Four-plex carried over the general theme of the previous 12, but with less attention to architectural detail. The roof was flat rather than gabled, and had a deep stucco fascia 2 feet high. Fenestration treatment is similar, and the entries are sliding glass doors. This unit has recently been remodeled, with a pitched roof being

added over the original flat roof. The alterations significantly affect architectural integrity, and so this unit is considered to be a non-contributor to the historic district.

The six-unit apartment block is visually remote from the others, being separated from them by the alley access. The building has no definable style. Its appearance is largely determined by the construction technologies employed. Each unit is two stories. For each unit, the façade has an entry door and a window at the first floor and a single window at the second floor. The roof is side gabled, terminating in a concrete block end wall. Because this building is architecturally different from the others, remote from them, and also constructed less than 50 years ago, it is considered to be a non-contributing resource to the historic district.

Landscaping within the district consists of grass lawns with occasional mature trees in the lawn areas and mature shrubs adjacent to the building walls.

INTEGRITY SUMMARY

Of the 14 properties in the Sage Acres Historic District, 12 (86%) retain the full range of integrity (see below). There have been no significant additions. There have been minor alterations to the windows, some of the fixed light having been infilled with wood siding.

One of the non-contributing buildings has lost architectural integrity due to a roof modification and the other was constructed outside the Period of Significance.

Quotes and approaches below on the Sage Acres 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: All of the buildings in the district retain integrity of location in that their dominant contributing buildings occupy their original sites from the period of significance, 1959-61, through the present.

Design: The Contemporary style apartments' 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 Contemporary style apartments, "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 1960-61 construction of the district, notably concrete block walls, fixed wood windows, concrete foundations, and exterior wooden features such as eaves and porches.

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 Sage Acres Historic District is very much intact, particularly through its "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 1960 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 multifamily development in the Salt River Valley.

LISTING OF RESOURCES

Site #	Description Street Address	Eligibility		Reason for NOT Eligible
		Contributor	Non-Contributor	
1	6251 N. 48 th Ave.	X		
2	6243 N. 48 th Ave.	X		
3	6235 N. 48 th Ave.	X		
4	6227 N. 48 th Ave.	X		
5	6219 N. 48 th Ave.	X		
6	6211 N. 48 th Ave.	X		
7	6203 N. 48 th Ave.	X		
8	6123 N. 48 th Ave.	X		
9	6117 N. 48 th Ave.	X		
10	6109 N. 48 th Ave.	X		
11	6103 N. 48 th Ave.	X		
12	6029 N. 48 th Ave.	X		
13	6021 N. 48 th Ave.		X	Integrity Loss
14	4736 W. Bethany Home Rd.		X	Age

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.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1959-1961

Significant Dates

1959

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

B & L Construction Company

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.

Period of Significance (justification)

The period of significance for the Sage Acres Historic District begins in 1959 when the subdivision plat was recorded and continues through 1961 which is the effective build out date for the district. Only one building was constructed in following years, in 1971.

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

The Sage Acres historic district is located near the eastern boundary of Glendale north of Bethany Home Road. It is a narrow strip of lots platted in 1959. Twelve apartment buildings were constructed in 1960 and an additional building was completed in 1961. The historic district is considered significant at the local level under National Register criterion "A" for its association with community planning and development in Glendale. Community planning and development significance is described by the historic context "Post-WWII Multi-Family Residential Development in Glendale." The historic district is also considered significant under National Register criterion "C" as an example of mid-century modernist architecture in Glendale. Architectural significance is described by the historic context "Mid-Century Modernist Residential Architecture in Metropolitan Phoenix, Arizona." The period of significance for the historic district starts in 1959 when the subdivision was platted and continues until 1961 when the thirteenth multi-family apartment was completed, leaving only one lot to be developed 10 years later.

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

Community Planning and Development Significance

The Sage Acres historic district is eligible for listing on the National Register of Historic Places in the area of community planning and development under criterion "A" as a remarkably intact example of post-WWII multi-family housing in Glendale. After World War II, a growing demand for housing resulted in the expansion of single-family residential subdivisions in Glendale. The same forces of population pressure also led to the construction of multi-family housing. Sage Acres is a unique and significant example of post-WWII multi-family housing in Glendale that has survived intact.

Prior to WWII, the numbers of multi-family properties in Glendale were few. Residents who wanted short-term housing normally stayed at boarding houses or hotels. Others may have rented an extra room or outbuilding. The demand for housing caused by the influx of war workers and military trainees during WWII soon led to an increased demand for rental housing. But, during the war restrictions on materials and goods limited the amount of residential and commercial construction. The many new residents of Glendale faced rationing and struggled to find housing. Property owners converted outbuildings, screened sleeping porches, and extra rooms into apartments. An example of this occurred in the Myrtle Avenue Historic District (listed 2009) where the Pitts family participated in the phenomenon. During the war they rented a room to Thunderbird Field instructor Bill Stedman.

Three significant examples of rental development common during and after WWII are found in the 61st Avenue Historic District (not listed). The first is the Noble Apartments where after the war Thomas and Alma Noble developed apartments on the lot to meet post-war demand for housing. A second example of post-war apartment development in this area is found at 7520 N. 61st Avenue. Here, Walter Chaney constructed a number of separate small buildings as rental housing on his land. There were two apartment buildings by 1945; nine by 1956, and ten by 1960. In 1949, Clarence P. and Grace G. Webb and John P. and Mary J. Alsbrook developed a small subdivision called Alsbrook Place. One of the first buildings constructed was a four-plex located on a prominent corner lot. This is a good individual example of multi-family housing stock typical of post-war patterns.

In the Catlin Court Historic District expansion area (listed 2007) an excellent example of post-war multi-family housing is the Henri Sanchez Apartments. Sanchez, owner of Henri's Jewelers in downtown Glendale, constructed a two-story apartment building in 1945 on a portion of three vacant lots at the north edge of Catlin

Court. Sanchez quickly rented the apartments. Through 1950, Sanchez added several more apartment buildings on his lots.

These early apartment buildings were typical of the first efforts at post-war multi-family housing. As the years went on and the population boom expanded in the fifties and sixties, these small efforts were no longer adequate to absorb the needed demand for housing. The arrival of the Gruber clothing factory on west Myrtle Avenue led to a strong demand for housing in the vicinity of the plant. In 1959, an orchard west of the plant was converted into the Lazy J Trailer Lodge. This was part of a larger trend in Arizona for mobile home developments starting in the fifties. Agricultural land was easily converted into trailer parks to meet the pressing demand for housing. In 1959, the Lazy J had twenty-five mobile units. By 1964, that number had expanded to more than sixty. Opening that same year was a large mobile home park on the remaining portions of the old Lehman farm. The Triple T Trailer Court had more than 100 units.

The construction of the Sage Acres apartment complex in 1960 and 1961 reflects the growing size and sophistication of the multi-family rental market in Glendale. Twelve four-plex apartment units were constructed at Sage Acres in 1960, an additional four-plex unit was added in 1961, and a final six-plex was constructed in 1971. The complex included two pools: A kidney-shaped adult pool located between units 6109 and 6013, and a smaller children's pool between units 6211 and 6219. Investors quickly snapped up the lucrative income properties at Sage Acres. Although each lot was a separate property, investors typically owned several units. A single property management company took care of the rental paperwork and managed the group of apartments as a single complex.

Sage Acres is an excellent example of the need for larger and more sophisticated complexes of rental housing in Glendale during the late fifties and sixties. The size and sophistication of the complex sets it apart from earlier individual efforts at constructing rental housing. In 1945, Glendale had only four apartment units listed in city directories. This number increased to nine by 1950 and fifteen by 1955. By 1960, when the Sage Acres complex was constructed, Glendale had twenty-one apartment complexes. This number rose to thirty-two by 1965. This rapid increase over this twenty year period attests to the growing importance of multi-family housing in post-war Glendale. The Sage Acres complex is an excellent example of this pattern in the development in Glendale, and it is a rare example that has survived intact from the historic period.

Architectural Significance:

Sage Acres is significant as a rare example of Contemporary Style architecture applied to multi-family housing in Glendale. The architecture of the majority of buildings in the district is heavily influenced by, if not the work of, noted Phoenix architect Ralph Haver.

Developmental history/additional historic context information (if appropriate)

Overview of Prior Research

In 2008, the City of Glendale conducted a reconnaissance level survey of post-WWII residential developments in the City (Motley Design Group, 2009). The purpose of the study was to identify early, intact, and historically significant neighborhoods within the city for further documentation and possible nomination to the National Register. The survey identified eighty subdivisions, of which fourteen were considered to have potential for listing. Of those fourteen subdivisions, nine have been placed on the National Register: Northfield, Thunderbird Estates, McDonald Addition and six subdivisions listed as the Sands Estates Historic District. Two additional subdivisions, Glendale Gardens and Sage Acres, were researched during 2011. The results of that research for Sage Acres identified particular aspects of historical and architectural significance that sustained the initial conclusion that the property was eligible for listing on the National Register.

Historic Context:

Post-WWII Multi-Family Residential Development in Glendale

The Sage Acres historic district was initially developed by James W. and Nancy Lula Tucker. Mr. Tucker was a farmer in the Glendale area who owned considerable property north of Bethany Home Road and west of Lateral 16½ (47th Avenue). James William Tucker was born in Santa Fe, Kansas, in 1882. Mrs. Tucker was born Nancy Lula Shanks in Carterville, Missouri. They came west and settled in Prescott, Arizona, in the early 1920s. James Tucker worked there as a contractor and builder. The couple had one son James Tucker Jr., born in 1926. In 1937, the Tuckers moved to the Glendale area and purchased farm land.

After WWII the Tucker family cashed in on the need for post-war housing. In December of 1947 the Tuckers engaged the services of registered civil engineer Harry Jones who, assisted by surveyor W. A. Short, carved out a long, narrow subdivision extending north from Bethany Home Road. This subdivision, called Nancy Kay Estates, consisted of two rows totaling 24 lots that faced east and west. The Tuckers set aside four more lots that faced Bethany Home Road for commercial purposes. The Nancy Kay Estates subdivision was dedicated on January 16, 1948.

The Tuckers quickly followed this development with a second subdivision, Nancy Kay Annex. Surveyor W. A. Short, again working for Harry Jones, surveyed a second narrow strip of land extending north from Bethany Home Road in January of 1948. This subdivision plat was dedicated on March 24, 1948. Nancy Kay Annex was a single strip of 15 lots that faced east, across 20th Avenue (now 47th Drive) from Nancy Kay Estates.

Lots in Nancy Kay Estates and Nancy Kay Annex sold quickly. The pattern of development for these two subdivisions followed that of an earlier era, where residents purchased lots and then contracted independently for the construction of their homes. The Tuckers, content to enjoy the profits from the sale of the lots, continued to farm on the remainder of their land that extended west from Nancy Kay Annex. The family home was located at 4788 West Bethany Home Road.

A decade passed until the Tucker family tried its next real estate venture. This time, the Tuckers contracted with J.A. Millett, a registered land surveyor who operated a business called Desert Sun Engineering Corporation. In May of 1959, Millett surveyed another narrow strip of land extending north from Bethany Home Road. The lots backed up to Nancy Kay Annex on the east, with a new street named Tucker Place (now 48th Avenue) to the west. As was common in Arizona and elsewhere, the Tuckers established a land trust with a trust company to hold the land until the lots could be sold. The new subdivision, called Sage Acres, was dedicated by Lane Title and Trust Company on June 17, 1959. Sage Acres contained fourteen lots, thirteen of which faced west to Tucker Place. Lot fourteen was oriented to Bethany Home Road. Tucker Place had a short dog-leg to the west that allowed the road to go around the Tucker family home that faced Bethany Home Road.

The real estate market in the Glendale and Phoenix area was red hot in the early 1960s. All of the lots in Sage Acres were snapped up by the B & L Construction Company in December of 1959 and January 1960. B & L had been incorporated on October 1, 1956 by brothers Louis and Leonard Hoffman, along with Ben F. Smith. Like others who rode the wave of post-war population growth in the Salt River Valley, B & L Construction was a merchant builder firm that purchased blocks of farmland which was then platted and built on using mass production techniques.

But, for Sage Acres the Hoffman brothers and Smith tried a different approach. They purchased all the lots in a subdivision that had already been platted. Then, instead of building single-family residential homes, B & L reserved the lots for multi-family construction only. Working with the Tucker family and Lane Title & Trust Co., B & L developed a set of deed restrictions for the lots in Sage Acres. These were recorded by Lane Title & Trust on December 3, 1959.

The Sage Acres deed restrictions specified that all property in the subdivision would be a "multiple dwelling property." These multiple dwelling units must have a minimum of 3,000 square feet. To enforce the character of

the properties, the deed restrictions created an architectural control committee to review plans and specifications for any construction in the subdivision. Members of the control committee would originally consist of three individuals selected by B & L Construction.

B & L quickly constructed twelve four-plex apartment buildings on lots one thru twelve of Sage Acres in the spring and summer of 1960. These apartments provided badly needed housing for the many new residents of Glendale who flocked to the area, attracted by good climate and steady work. The current owner of several Sage Acres properties, Les Donaldson, reported that many of the original residents of the apartments were workers and servicemen from Luke Field.

Development lagged on lot 13. It was eventually acquired by Edward and Josephine Villaverde. Mr. Villaverde, who was born with the given name Eulalio, was a contractor in the Glendale area. He, too, wished to take advantage of the demand for housing by constructing an apartment building in Sage Acres. However, he had grander plans. Villaverde constructed a six-plex on lot 13. Unfortunately, Villaverde was dogged by financial problems on this and several other of his construction projects. His construction company, Villaverde Contracting Company, was the subject of liens and lawsuits.

Despite the financial trouble, he completed his six-plex by the fall of 1961. Villaverde's difficulties with his suppliers and subcontractors give us a good insight into the materials used in the construction of the six-plex. Many of these sub-contractors and suppliers also assisted with the construction of the twelve four-plexes in Sage Acres. Formi-Craft custom cabinetry of Glendale provided the Formica tops in the kitchens and baths. Other contractors and suppliers included Arizona Sand and Rock, Sobol's Interiors, Presto Doors, and Phoenix Building Materials.

Demographic Composition

Residents of Sage Acres reflected a wide variety post-WWII occupations and experiences. Given the transient nature of the many occupants of the apartments, few residents stayed for any substantial length of time. Most of the residents over the years were wage workers who came and went as they passed through the Glendale area. Charles Raley and his wife Willadene lived there in the mid-sixties; Charles was a salesman for Rudolph Chevrolet. Some residents were winter visitors, such as Carl S. Yowell and his friend Harry Bittrick. These men and their wives visited from Seattle during the winter and eventually relocated to the Salt River Valley. Some were business owners, such as James L. and Patricia L. Blunt who owned the Alibi Cocktail Lounge on Indian School Road in Phoenix. A large number of residents over the years were affiliated with Luke Field, the air force base west of Glendale.

Architectural Context:

Mid-century Modern Residential Architecture in Metropolitan Phoenix, 1947-1961

There has always been a duality of design in America's built environment between buildings designed by professional architects and engineers and those designed by builders or developers untrained in the field. Often, the "lesser" examples designed by laymen were merely stylistic reinterpretations or adaptations of more widely acclaimed professional designs. In fact, the development and popularization of architectural "styles" has closely followed the progressive designs of architects as they create novel ways of composing buildings, and as those new elements are repeated and assimilated become recognizable as a new "style". However, there usually remains a divide between architect-designed buildings and the others that, in today's world tend to outnumber them.

The pre-WWII International Style, for instance, was developed by academics and architects in Europe, most notably Gropius, Van der Rohe, and Le Corbusier; many of these architects moved to the United States and built high-end residential designs; American architects such as Wright began to emulate the tenets of the style in their

designs; and after a time, the style was accepted to some extent by the general public and used in builder housing as the American International style.

The Ranch style homes that dominated the residential designs of the period after World War II through about 1970 in Arizona also had earlier architect-designed homes as their source. Most of these tract home designs were simpler, aimed toward the mass market, which remained skeptical of the purer forms of Modernism. Therefore, while inspired to new forms by the cutting-edge designs of the day, they maintained ties to previous house styles, primarily the late Period Revival homes of the early part of the century.

Architect-designed custom homes of the 1950s and 1960s did continue the trend toward incorporating modernist, and particularly International Style and Wrightian-organic ideals. In recent years, this design trend has become known as “Mid-Century Modernism”.

One of the leading practitioners in the Phoenix area of Mid-Century Modernism was architect Ralph Haver. While responsible for numerous custom homes, Haver reached a new degree of prominence in residential design through his association with several builders of higher-end production housing. These subdivisions of “Haver Houses” such as Town & Country Manor (1957-9) and Princess Homes (1952-7) have become recognized for their design quality, and the individual homes are highly prized. (There are many parallels between Haver’s success with modernist tract homes and the noted “Eichler Subdivisions” of southern California.)

In the most prominent examples, Haver’s designs fit the mold of the “Contemporary Style” identified by Virginia & Lee McAlester – wide, sweeping front gable roofs, floor-to ceiling expanses of glass, and expression of structure.

Sage Acres, probably designed in 1959 for construction in 1960, could have been designed by Haver, although this is not known. Certainly the designers were familiar with his work, and incorporate many of his signature elements, including all of the characteristics noted above.

9. Major Bibliographical References

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1949

1959

1964

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1998/99

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41, p. 28, Nancy Kay Estates

42, p. 26, Nancy Kay Annex

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"Land Fraud and the Arizona Canal." On file, Arizona Historical Society, Tucson, 1997.

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:

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.7 ac.
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>392141</u>	<u>3710167</u>	3	<u>12</u>	<u>392191</u>	<u>3709793</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>392197</u>	<u>3710167</u>	4	<u>12</u>	<u>392136</u>	<u>3709846</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

See attached map

Boundary Justification (explain why the boundaries were selected)

Boundary corresponds to the limits of the original subdivision comprising the historic district.

11. Form Prepared Byname/title Robert G. Graham, AIA / Doug Kupel, Ph.D.organization Motley Design Group, LLCdate June 1, 2011street & number 1114 Grand Ave.telephone 602-254-5599city or town Phoenixstate AZzip code 85007e-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.

Name of Property: Glendale Gardens Historic District**City or Vicinity:** Glendale**County:** Maricopa**State:** Arizona**Photographer:** Robert Graham**Date Photographed:** May 27, 2011**Description of Photograph(s) and number:**

Photo #	Description	View direction
1	48 th Ave. Streetscape From Rose Lane	SE
2	Line of Four-Plex Units, 6235 N. 48 th Ave. [#3] at Left	S
3	Typical Unit Façade, 6227 N. 48 th Ave. [#4]	SE
4	48 th Ave. Streetscape from 6029 N. 49 th Ave. [#12] North	NE
5	Streetscape South of 6021 N. 48 th Ave. [#13]; 4736 W. Bethany Home Rd. [#14] in Center	SE
6	Streetscape; 6021 N. 48 th Ave. [#13] at Right	NE
7	Alley Behind 6021 N. 48 th Ave. [#13]	N
8	Typical Carport/Storage Outbuilding, 6243 N. 48 th Ave. [#2]	SW
9	Yard Space Between Primary Buildings and Outbuildings	S
10	Alley Behind 6251 N. 48 th Ave. [#1]	S
11	Streetscape Along Rose Lane	W

Sage Acres Historic District
Name of Property

Maricopa, County, Arizona
County and State

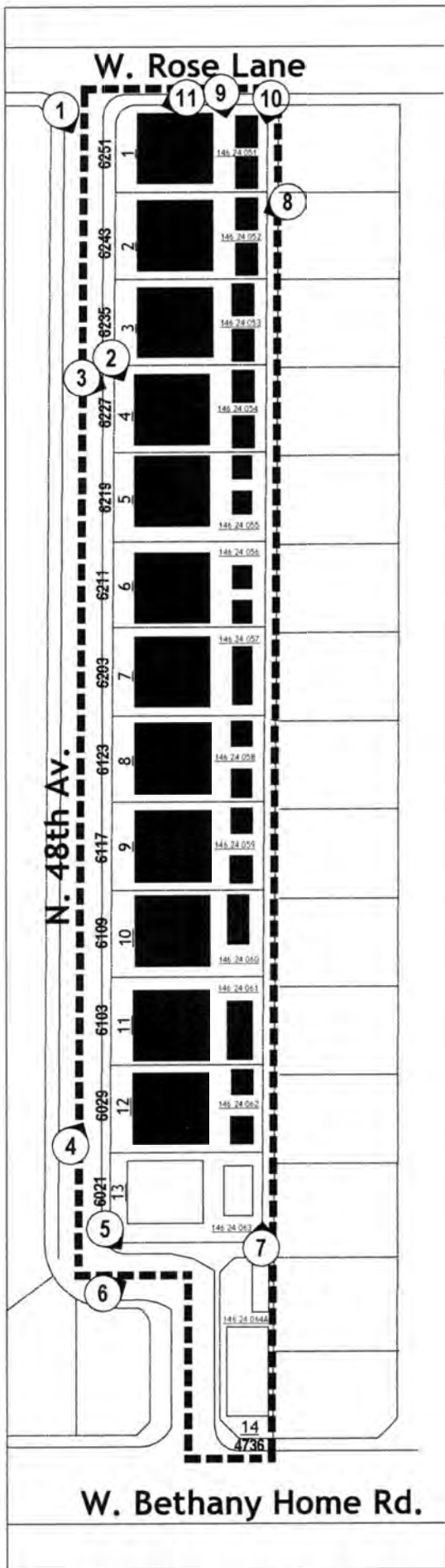
Property Owner:

(complete this item at the request of the SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

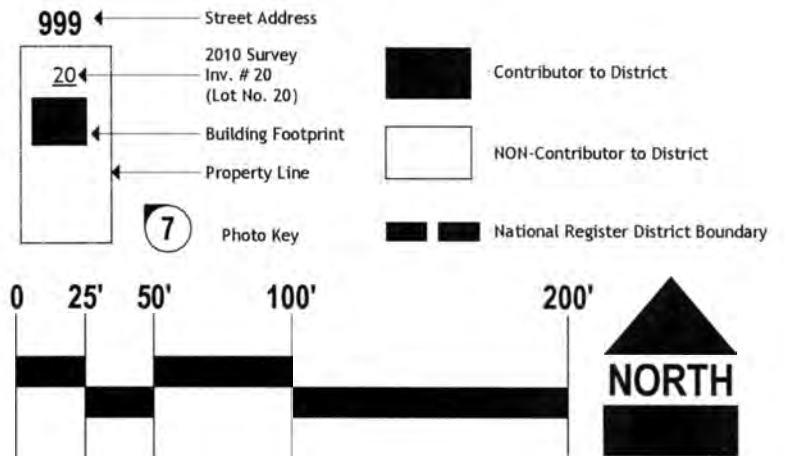


Sage Acres

Glendale, Arizona

Historic District Map

Map Key



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sage Acres Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/23/11 DATE OF PENDING LIST: 1/19/12
DATE OF 16TH DAY: 2/03/12 DATE OF 45TH DAY: 2/07/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001074

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2.3.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



SAGE ACRES HISTORIC

DISTRICT

MARICOPA COUNTY, AZ

PHOTO #1



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 2



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #3



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 4



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #5



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 6



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 7



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 8



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 9



SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

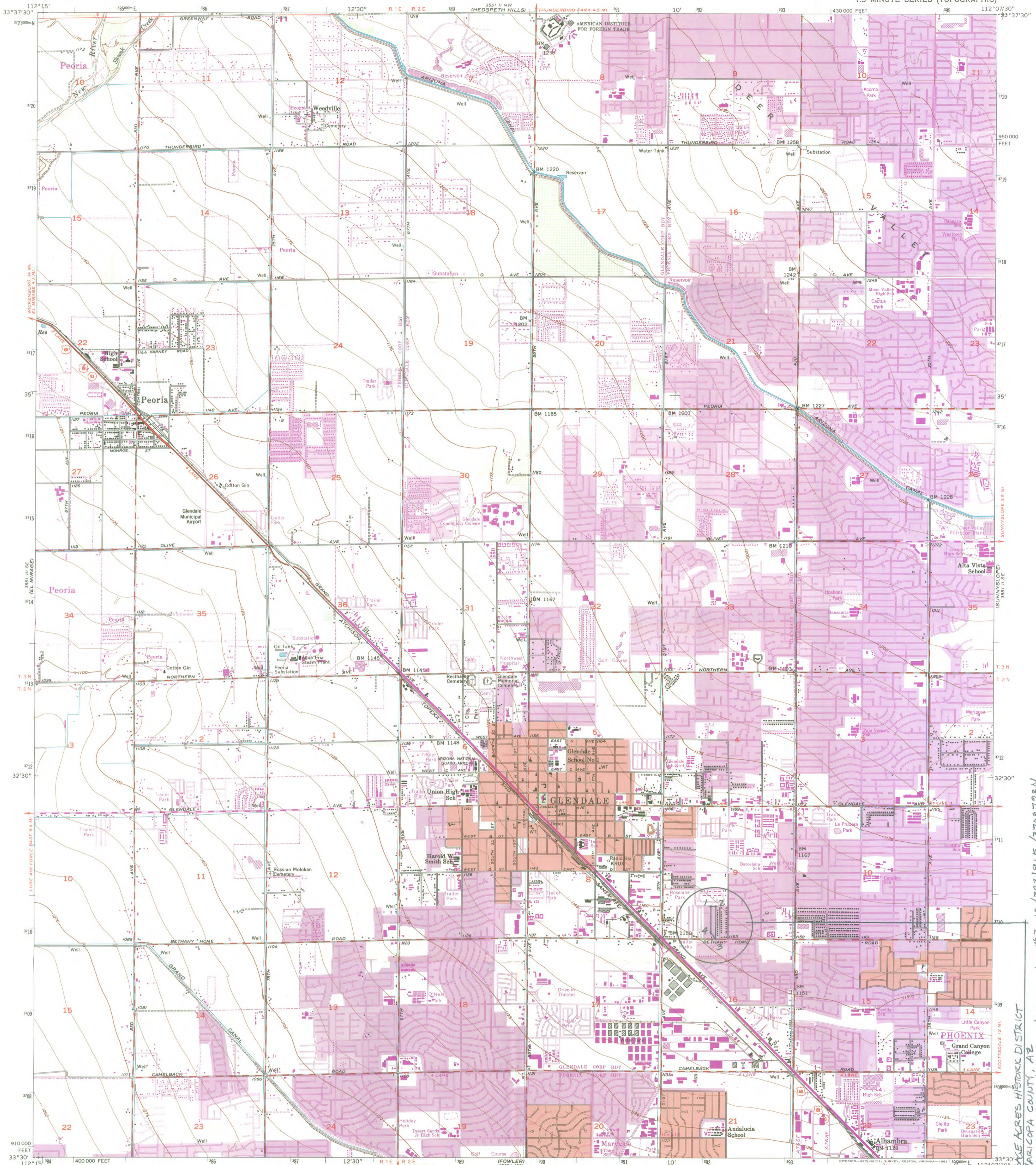
PHOTO # 10



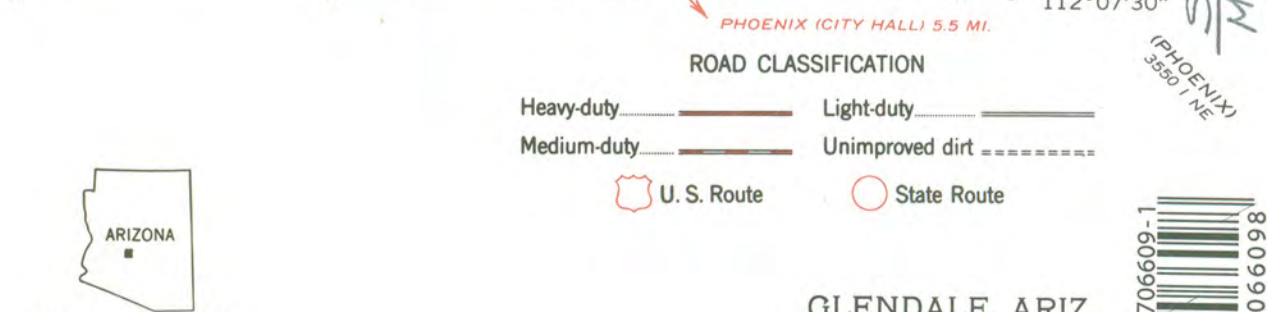
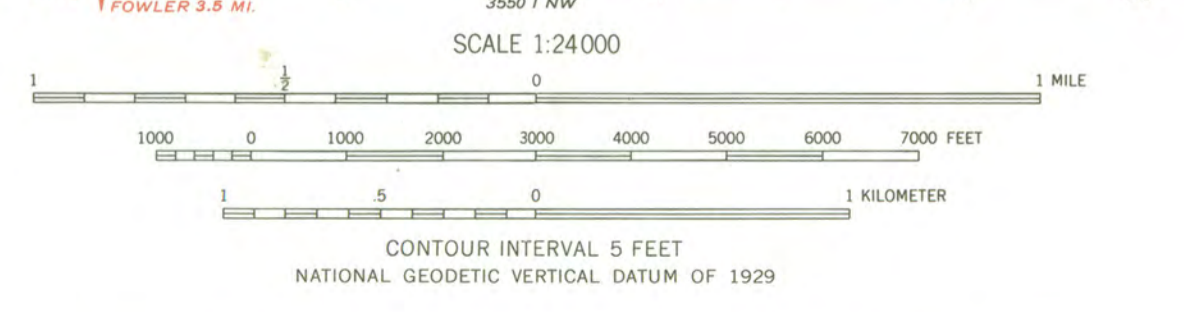
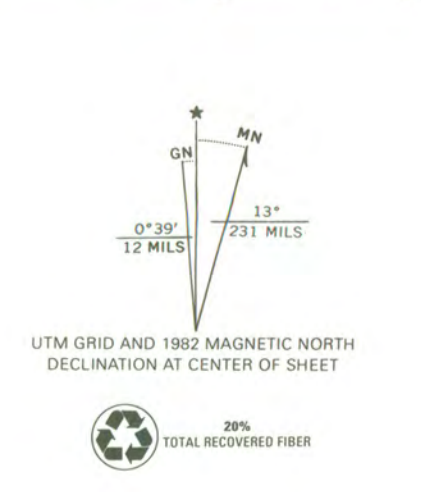
SAGE ACRES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #11



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



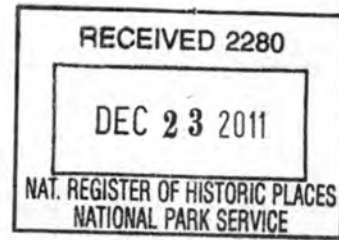
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GLENDALE, ARIZ. N3330-W11207.5/7.5 1957 PHOTOREVISED 1982 DMA 3551 II SW-SERIES V898

SAE ACRES HISTORIC DISTRICT MARICOPA COUNTY, AZ UTM COORD. #1 12/392141E/3710167N #2 12/392197E/3709876N #3 12/392191E/3709793N #4 12/392136E/3709876N



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



December 19, 2011

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

Janice K. Brewer
Governor

State Parks
Board Members

Tracey Westerhausen
Chair
Phoenix

Walter D. Armer, Jr.
Vail

Reese Woodling
Tucson

Larry Landry
Phoenix

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

**RE: SAGE ACRES HISTORIC DISTRICT, Glendale/Maricopa/AZ
GLENDALE GARDENS HISTORIC DISTRICT, Glendale/Maricopa/AZ
BORDEN HOMES HISTORIC DISTRICT, Tempe/Maricopa/AZ
RILLITO RACE TRACK HISTORIC DISTRICT, Tucson/Pima/AZ**

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form for the properties referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs