

United States Department of the Interior  
National Park Service

959



# 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 (NPS Form 10-900a).

### 1. Name of Property

Historic name Roosevelt Addition Historic District

Other names/site number N/A

### 2. Location

street & number 600 block of West Third Street  not for publication

city of town Tempe  vicinity

State Arizona code AZ county Maricopa code 013 zip code 85281

### 3. State/Federal Agency Certification

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

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

James W. Gamm  
Signature of certifying official

20 OCTOBER 2009  
Date

AZ STATE HISTORIC PRESERVATION OFFICER  
Title ARIZONA STATE PARKS State or Federal agency and bureau

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title State or Federal agency and bureau

### 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  
Signature of the Keeper Elson H. Beall Date of Action 12-2-09

**5. Classification**

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

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal
<input type="checkbox"/>	private

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

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
16	7	buildings
		sites
1	1	structures
		Objects
		buildings
17	8	<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**

0

**6. Function or Use**

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

Domestic—single dwellings

Agriculture/Subsistence—irrigation facility

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

Domestic—single dwellings

Agriculture/Subsistence—irrigation facility

**7. Description**

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

Modern Movement—Ranch Style

**Materials**  
(Enter categories from instructions)

foundation: concrete

walls: brick, stucco, concrete block

roof: asphalt

other:

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### 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 Roosevelt Addition Historic District is a 6.5-acre residential subdivision located three blocks west of downtown Tempe and three blocks south of the Rio Salado Parkway and Tempe Town Lake. It consists of 22 lots laid out around a one-block street ending in a cul-de-sac. The land is generally flat and level due to its previous agricultural use. The 23 houses of the neighborhood convey a uniform vista of small single-story homes built on large lots. Nineteen of the houses were built in the five-year period after World War II, including one National Folk style stucco house built in 1946, 16 houses of similar design constructed by a single builder in 1947, which reflect an Early/Transitional Ranch style with Flemish bond row-lock brick masonry construction, and two concrete block Ranch style houses built in 1949 and 1950. Together they exemplify the rapid evolution of residential design and construction in Tempe in the early postwar period. Four buildings were built or moved into the neighborhood after 1950. An important feature of the Roosevelt Addition Historic District is an underground flood irrigation system built in 1950 which supports a lush semi-tropical landscape typical of the postwar era in Tempe. The Roosevelt Addition Historic District and its resources are in good condition and still convey the original appearance of the neighborhood.

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### Narrative Description

The Roosevelt Addition exhibits a uniformity and cohesive visual character for almost all 23 homes that are located on the 600 block of West Third Street. The home at 600 West Third Street is a National Folk style wood frame house with stucco walls and a pyramidal roof built in 1946. There are 16 Early/Transitional Ranch style houses that were built by the Loftin Construction Company in 1947 (604, 612, 616, 617, 620, 621, 624, 625, 628, 629, 632, 633, 636, 639, 640, and 641 West Third Street). These brick masonry houses are nearly identical in design, exhibiting a standardized approach to residential construction with minor variations in decorative details, but with a distinctive appearance that sets them apart from all other houses in Tempe. The Ranch style houses at 615 and 611 West Third Street, built in 1949 and 1950, are of concrete block construction and reflect the architectural design and methods of construction that were becoming typical in Tempe at that time. There are only four buildings in the Roosevelt Addition Historic District that were built after 1950. In 1966 a Ranch style house was built on the rear portion of Lot 22 and an associated art studio was built on the rear portion of Lot 21. Both of these buildings are located in the southeast corner of the subdivision; however, they face onto South Roosevelt Street and are not visible as a part of the Third Street streetscape. The Sampson-Tupper House, also known as the Centennial House, is located at 601 West Third Street. It is a small fired clay brick Colonial Revival style house that was originally constructed at 109 West Sixth Street in 1888 and was moved to its present location in 1988. The Sampson-Tupper House was listed on the National Register of Historic Places as part of the Tempe MRA, but delisted in about 1989 because of loss of integrity due to being moved to a different location. The original house that was located at 610 West Third Street was demolished in 2006 and a new 3,000-square foot single-family residence was built on the lot. The first three of these noncontributing buildings are located in the southeast corner of the neighborhood and are separated from the rest of the houses by a large landscaped lawn. The house at 610 West Third Street is the only obvious intrusion that impacts the overall appearance of the district.

Typical lots perpendicular to Third Street are 60x170 ft (10,200 sq ft), while wedge-shaped lots around the cul-de-sac vary from 8,400 sq ft to more than 14,000 sq ft. Houses are set back 45 ft from the street, and all lot widths at the building setback are about 50–60 ft. The typical width of houses as built is 35–38 ft, and those with added carports can be up to 45 ft wide, leaving a general spacing of 10–20 ft between houses.

See continuation sheets.

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### Narrative Description (continued)

All Roosevelt Addition properties have grass lawns and a variety of lush, non-native trees and foliage watered by residential flood irrigation. A 1949 aerial photograph shows that there was limited presence of turf lawns and a few small shrubs or trees planted close to some of the houses at the time. It was not until the construction of an underground irrigation system for the neighborhood in 1950 that it was possible to maintain the landscape of trees, shrubbery, and turf lawns across both the front and back yards that now characterizes the neighborhood. By 1950 the setting was one of openness without fences or walls that would separate one front yard from another. Mature trees shade and border the lots. Some homes have shrubbery growing close to the house, and in some cases this vegetation obstructs the view of the house. A variety of tree and shrub species are present, including eucalyptus, Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, orchid tree, Mexican fan palm, and date palm, indicating each homeowner could choose his or her landscaping. Two properties have low fences around the front perimeter of their properties: a 3-ft chain link fence at 624 West Third Street and a 3½-ft wood picket fence at 639 West Third Street. Many properties have wood, chain-link, or cinderblock fences around the back yard ranging from 4–6 ft in height. Fencing in the backs of lots is generally not visible due to dense vegetation around the perimeter of most back yards.

The irrigation system that serves the neighborhood is an important historic resource of the district. It is a complex network of underground concrete pipes and risers with a few visible above-ground features that are used to regulate the delivery of water. There are three large above-ground features of this structure: two outlet boxes located near the northeast and southeast corners of the subdivision that control the flow of water into the neighborhood circuit, and a standpipe near the west end of the subdivision that fills with water to create a steady head of pressure so that water will rise high enough to flow into individual yards. Each lot has an underground riser topped by a disc-shaped alfalfa valve to regulate the flow of water into each yard. Built up earthen berms around the perimeter of each lot contain the irrigation water so that it will adequately soak into the ground without causing uncontrolled runoff and erosion.

Roosevelt Addition has rolled curbs and sidewalks that were constructed in 1957, and are considered a non-contributing structure due to their late date of installation. Streetlights are located at the rear of the cul-de-sac and mid-block on the north side of Third Street. There is no alley or rear access to these properties. Additions have been made to the rear of some of the structures, and some of the homes have added carports. The properties at 633 and 640 West Third Street have altered facades with additions on the front of the house, new siding, windows and doors. A few homes added swimming pools in the backyard, which are not visible from the public view. Driveways are concrete, gravel, or dirt. The 16 houses that were built by Loftin Construction Company have straight, narrow concrete walks leading to the front entries.

### ARCHITECTURAL STYLE

The Roosevelt Addition Historic District consists predominately of Early/Transitional Ranch style homes. This style combined function, simplicity, and affordability, in a product suitable to the arid western landscape. With simple design and construction techniques, the builder could sell these low-cost one-story homes for as little as \$7,500. Housing styles were in transition at the end of World War II; Period Revival and Bungalow styles were waning and the Ranch style was poised to begin market dominance. Early/Transitional Ranch style homes combined elements of both past and future eras. The small box-like form had an L-shaped plan with a low pitched cross-gable or hip roof. These homes were constructed of brick, often laid in interesting geometric patterns. In the Roosevelt Addition, the predominant bond pattern was the distinctive row-lock brick masonry type.



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While most of the Loftin houses were nearly identical in design, the individuality of each home was expressed in subtle variations on a common theme. Most of these houses have wood gable ends in a variety of styles, including vertical board-and-batten, vertical boards with a scalloped bottom edge, and flush-mounted horizontal boards, while some have no treatment, or only cornice molding across the base of the gable. Occasionally decorative rakes extend below the rafters. The original windows were typically steel-sash, crank-casement type in the classic small pane configuration or with elongated horizontal panes, without trim; as the result of an airport noise abatement program the windows in almost all of the houses were replaced in about 2003 with sound-reducing aluminum frame assemblies fitted to the original wall openings. Many replacement windows have false mullions that create the appearance of the original multi-light windows they replaced. Foundations are concrete slab-on-grade and roofs are covered with asphalt shingles.

Roosevelt Addition homes are typical of Early/Transitional Ranch style homes constructed with no true porch, but with broad overhanging eaves at the juncture of the intersecting wings, supported by porch posts. Some overhanging eaves extend along more than half of the primary façade to provide a distinct covered entry supported by two or three posts; others are small entry porches supported by brackets. Homes in the Roosevelt Addition were constructed without garages or carports. Eight of the houses have carport additions which were, for the most part, handled sensitively using compatible materials with the carport built onto on the side of the building with the front edge not extending beyond the limit of the main façade and the height not extending above the home's roofline. Except in one case, the carport additions are not detrimental to the overall integrity of the structures. Most of the properties have outbuildings or sheds at the rear or side of the parcel. Homes have been painted in light pastel colors typical of the period of significance and many feature contrasting trim colors. It could not be determined if the brick walls were painted at the time of construction, but it they most likely were as the bricks are Grade B which lack a good natural finish, and because the absence of any unpainted brick buildings in either the Roosevelt Addition or Borden Homes, a similar subdivision developed at that same time, suggests that they were originally painted.

In addition to the 16 Early/Transitional Ranch style homes, the Roosevelt Addition includes several variant house forms. The property at 600 West Third Street has a home built in the National Folk style with Ranch-influenced construction. This one-story wood-frame home has a stucco finish and a low-pitched pyramidal hip roof with overhanging eaves. It originally had steel casement windows without trim, now replaced with aluminum framed windows of similar appearance, and a small corner porch under the main roof. With 1,356 square feet, this house is considerably larger than the predominant Early/Transitional Ranch style homes. The houses at 615 and 611 West Third Street, built in 1949 and 1950 respectively, are of concrete block construction with rectangular plans, and are more representative of the common Ranch houses of the early 1950s.

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### Additional Character-Defining Features

In addition to the style characteristics noted above, other character-defining features of the Roosevelt Addition include:

- Small single-story houses on relatively large lots
- Consistent spacing between houses
- Consistent lot width and shape (segmented radially at the cul-de-sac)
- Continuous public sidewalk and rolled curbs
- Straight walks to front entries of each house
- Articulated L-shaped plan for most houses in neighborhood
- Cross-gable and hip roofs with asphalt shingles predominant
- Most homes have front porches formed by extended eaves
- Architectural styles are early post-World War II, primarily Transitional Ranch
- Distinctive brick masonry with Flemish row-lock bond and raised belt course
- Individual houses exhibit subtle variations in design elements such as gable treatment, type of porch supports, paint treatment of the exterior walls, and driveway materials (e.g., gravel, concrete, or dirt) while adhering to a predominant theme
- Flood-irrigated yards, allowing lush landscaping, and irrigation berms along the lot lines

### Determinants of Noncontributing Status

- Front addition eliminating part of the original façade and/or protruding into the historic setback
- Side addition without sympathetic design or scale
- Vegetation too dense to view the front of the house (this is reversible, for reevaluation on appeal)
- Application of veneer or other materials covering the original exterior wall materials

Of the 23 properties located in the Roosevelt Addition Historic District, 16 properties (70%) are identified as contributors to the district, while seven properties (30%) and one structure, the rolled curbs and sidewalk, were identified as non-contributing due to age outside of the period of significance or loss of integrity. In addition, one structure, the underground irrigation system, which has three visible above-ground features, is identified as contributing to the eligibility of the district. The Sampson-Tupper House (Centennial House), while potentially individually eligible, is identified as a non-contributor to the district because its age falls outside the period of significance, it was moved into the district in 1988, and it is not representative of the the historic context for this nomination.

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Inventory List of Contributing Properties

Site #	Name	Address	Style	Builder	Date
RAHD-001	Blythe/Zimmerman House	600 W 3rd St	National Folk	W.M. Blythe	1946
RAHD-002	Raithel House	604 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-004	Parker Rental House	612 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-005	Helm/McCaffrey House	616 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-006	Zimmerman/Gary House	620 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-007	Moberg/Saxton House	624 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-008	Helser/Hand House	628 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-009	(Rental House)	632 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-010	Hennig Rental House	636 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-013	Gay/Watson House	639 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-015	Mullen/Unruh House	629 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-016	Peck/Scott House	625 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-017	Bartels/Harvey House	621 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-018	Gunderson House	617 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-019	Leonard House	615 W 3rd St	Ranch	Unknown	1949
RAHD-020	Thompson House	611 W 3rd St	Ranch	Universal Homes	1950
RAHD-024	Irrigation System			Headman, Ferguson & Carollo	1950
	Feature A-Standpipe	SE corner of lot 11 (640 W 3rd St)			
	Feature B-Outlet Box	NE corner of lot 21 (601 W 3rd St)			
	Feature C-Outlet Box	NE corner of lot 1 (600 W 3rd St)			

Inventory List of Non-Contributing Properties

Site #	Name	Address	Style	Builder	Date
RAHD-003	Evans House	610 W 3rd St	Contemporary	Unknown	2007
RAHD-011	Kromer House	640 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-012	Gerard House	641 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-014	Kinear/Anderson House	633 W 3rd St	Early/Transitional Ranch	Loftin	1947
RAHD-021	Sampson-Tupper House/Centennial House	601 W 3rd St	Colonial Revival	Unknown	1888/1988
RAHD-022	Harter/Yates House	320 S Roosevelt St	Ranch	R.C. Hollowell	1966
RAHD-023	Harter Art Studio	In back of 320 S Roosevelt St	Ranch	R.C. Hollowell	1966
RAHD-025	Rolled Curb/Sidewalk			E. Mohamed	1957

**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
- Engineering

**Period of Significance**

1946-1950

**Significant Dates**

1946  
1950

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Loftin Construction Company  
W.M. Blythe Universal Homes  
Headman, Ferguson & Carollo

**Period of Significance (justification)**

The period of significance for the Roosevelt Addition Historic District begins in 1946 with the recording of the subdivision plat and protective covenants and the construction of the first house in the neighborhood. It ends in 1950 with the construction of the underground irrigation system and the last house built in place on West Third Street in the 20<sup>th</sup> century.

**Criteria Consideratons (explanation, if necessary)**



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

The Roosevelt Addition Historic District offers one of the earliest and best preserved examples of a post-World War II neighborhood in Tempe. It is significant under National Register Criterion C for its association with the themes of Community Planning and Development in Tempe, 1946–1950, Residential Flood Irrigation in Tempe, 1946–1958, and Architectural Design and Construction in Tempe, 1946–1950. The Roosevelt Addition was the first subdivision in Tempe that was designed to FHA standards; because of its success other local developers and builders subsequently began designing their subdivisions to follow FHA guidelines for homes and the subdivision as a whole. The underground flood irrigation system that serves the Roosevelt Addition is an important component of the design of the neighborhood, and has had a tremendous impact on the physical development of the streetscape. Additionally, the changes in the approach to design and construction of houses in the neighborhood, beginning with a frame and stucco home in 1946, then 16 row-lock brick masonry homes built by the Loftin Construction Company, and ending with two concrete block homes in 1949 and 1950, shows how the evolution of masonry construction methods was influenced by the availability of new materials and new building code requirements. It also provides an excellent example of the transition from small builders constructing a single home at a time to the rapidly adopted approach where a subdivision had similar home designs that were constructed in almost an assembly line process by a single developer. The unprecedented scale and rate of development during the period of significance (1946–1950) was a precursor to the explosive housing boom that would sweep across Tempe in the ensuing years. By the late 1950s the growth of the city was no longer measured in streets and blocks, but in square miles. The Roosevelt Addition represents the very beginning of this transition to new approaches to developing housing in the postwar era that ultimately shaped the Tempe that exists today. Most of the homes in the Roosevelt Addition Historic District were built before 1950 and have retained their historic integrity.

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

The end of World War II marks the beginning of a trend of rapid construction of new housing outside of Tempe's original boundaries. From 1940 to 1950, Tempe's population grew 165 percent, and in the following decade growth was even more pronounced as the city tripled in size. The Roosevelt Addition derives significance from its role as a precursor of modern housing development at the beginning of this postwar transition period.

See continuation sheets.

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

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**Narrative Statement of Significance (continued)**

HISTORIC CONTEXTS

Community Planning and Development in Tempe, 1946–1950

Due to wartime restrictions, very little building activity occurred in Tempe during World War II, but three new subdivisions were platted early in 1945. By February, twenty new homes were under construction and another hundred families that had purchased home sites could not build because of continuing materials shortages. A year after the war a continuing shortage of resources still hampered home construction in Tempe. Recycled wartime facilities from the federal government provided some temporary assistance. Structures from the Papago Park Prisoner of War Camp and the Rivers Japanese Relocation Center on the Gila River Indian Reservation were dismantled and offered to veterans.

The scarcity of materials was not the only obstacle to getting homes built quickly in Tempe. Prospective homebuyers initially had limited options for financing their purchase. Tempe banks had not participated in the FHA guaranteed mortgage program in the 1930s, but after the war home loans backed by the FHA and the Veterans Administration (VA) quickly became the mechanism to promote a fast growing housing market in every part of the country. By providing low-interest loans that could be repaid over a period of up to twenty years, government-supported financing not only boosted housing construction but expanded the middle class as an unprecedented number of Americans could now become home owners. However, to protect their investment, the FHA set rigid standards for eligibility so houses would not decrease in value over time.

The building block of the post-World War II residential landscape is the single-family house on its own lot situated in the residential subdivision. The FHA used a standard rating system to evaluate the quality of construction and design for individual homes and the neighborhoods in which they were located. Lower ratings were applied to neighborhoods where houses were of varying sizes and styles or that were racially integrated because these factors were believed to adversely affect property values. By the late 1940s, corporate builders started adhering to the FHA's building standards, which was a selling point with homebuyers because homes in these subdivisions were pre-approved for mortgage insurance. This, in turn, encouraged large-scale production of virtually identical single-family houses in planned neighborhoods.

FHA financing also brought changes in the housing construction industry. Before World War II, subdividers sold lots to customers, who then contracted with an architect or builder to construct a home on their lot. FHA controls coupled with improved financing and an expanding postwar economy resulted in real estate organizations undertaking both land development and home building on speculation that there would be buyers immediately ready to purchase homes. Subdivision developers also began to increasingly assume the role of community planners, designing the layout of streets and lots to protect neighborhoods from commercial encroachment and discourage through traffic. Building guidelines, setback requirements, easements, and other restrictions, many of which were incorporated into deed restrictions, were implemented by developers during this period when municipal zoning had yet to provide sophisticated development standards and land-use controls.

The Roosevelt Addition was the first subdivision developed in Tempe according to the design standards for FHA loans, and its development clearly reflects the transition into a new approach to homebuilding. In early 1946, J.J McCreary bought a 6.5-acre tract located just west of Tempe from the Arizona State Land Department. He and his wife, Carrie, filed a plat on March 18, 1946, and requested that the subdivision of 22 lots along West Third Street, west of Roosevelt Street, be annexed by the city. Four days later they filed protective covenants and restrictions with the county recorder which carefully

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defined the manner in which the neighborhood would be built: only single-family homes no higher than two and a half stories could be built, with required building setbacks of 30–35 feet from the front of the lot; no house costing less than \$2,000, or with a ground floor of less than 800 square feet, could be built; and no property in the subdivision could be leased, owned, or occupied by any person of Mexican ancestry or of any non-white race. Two amendments to the property restrictions were recorded in the following year, but these made only minor corrections in the wording of portions of the restrictions.

The Roosevelt Addition was the first neighborhood in Tempe to be laid out around a cul-de-sac, a new design concept used for the first time in the 1930 subdivision of Radburn, New Jersey. This pattern of residential development, in contrast to the street grid blocks of the original townsite, reflected an emerging new approach to community planning and development in Tempe by real estate speculators and the trend toward greater housing density following World War II. The design facilitated increased automobile usage by residents while maintaining the friendly feel of the neighborhood as there is no reason to enter the cul-de-sac unless one is associated with the residences located therein. As a result, idle traffic is not encouraged to enter the Roosevelt Addition and it retains a relatively secluded and quiet atmosphere. From 1948–1953 six small subdivisions were platted in Tempe with designs almost identical to the Roosevelt Addition, with 9–23 lots laid out around a single street and cul-de-sac. It was not until the late 1950s that developers started incorporating cul-de-sacs into the design of larger subdivisions.

The McCrearys' efforts to develop the subdivision, including the design of the plat and the building restrictions, were clearly influenced by the FHA's published guidelines for developing small neighborhoods. As planned, the Roosevelt Addition conformed to most of the FHA's minimum and desirable standards: local demand for housing, suitable site, accessibility, utilities, compliance with local regulations and zoning, large lots, street layout that limited automobile traffic, and deed restrictions that mandated setbacks and minimum costs of construction. The one standard which the McCrearys may not have been able to meet was secure financing for development of the neighborhood. J.J. McCreary hired W.M. Blythe, a local contractor, to start building frame and stucco houses at a cost of less than \$6,000 each. Blythe built a home for himself in the Roosevelt Addition in 1946 (600 West Third Street), but did not follow through with the plan to build additional houses. This initial attempt to develop the neighborhood failed.

In August 1946, Phoenix realtor Z. T. Helm bought most of the remaining lots from McCreary and contracted with the Loftin Construction Company of Phoenix to build 16 two-bedroom brick houses with steel sash and composition shingle roofing. The houses were originally designed to have an 850-square foot floor plan to be built at a cost of \$4,000 each. In June of 1947, Helm mortgaged all 16 houses with Valley National Bank for about \$6,000 each and began selling the first finished houses. By fall of 1947, Helm was advertising two-bedroom homes for \$7,500 to buyers who could take advantage of FHA or VA financing. Helm sold at least six houses in 1947, five in 1948, and the remaining five homes were built by 1949 and sold before 1952. Two concrete block homes were built in 1949 and 1950 by other builders, essentially completing the development of the subdivision. As the first Tempe neighborhood of tract homes, the Roosevelt Addition was a very successful development in comparison to other subdivisions that were started during this time, where individual custom homes or a combination of tract and custom homes were built over a period of about ten years.

### Residential Flood Irrigation in Tempe, 1946–1958

Since 1931, the City of Tempe had provided irrigation service for residents within the town limits wherein customers paid an annual fee of \$2.00 to use irrigation water for their lawns. With the end of World War II, Tempe began to expand its city limits and tax base by annexing existing subdivisions beyond the original townsite and enticing proposed subdivisions by offering city services. Residents interested in these services were required to pay for installation of the utilities, and transfer ownership to the city. As Tempe continued this aggressive expansion through the end of the decade, and into the 1950s,

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the municipal water system was significantly upgraded by excavating additional wells and improving or replacing existing mains and meters. In 1950, a new storage tank was constructed on Tempe Butte, replacing the original concrete tank; a second tank was added on the butte by the end of the 1950s, with one other constructed in Papago Park, north of the Salt River.

In October 1946, the Tempe City Council passed Ordinance No. 187 establishing formal procedures for the distribution of irrigation water to lands within the corporate boundary of the expanding city. Under this ordinance, assessments of \$3.00 were charged to the residents on a semi-annual basis (\$6.00 annual total); lots larger than 8,712 sq ft were assessed a larger fee, depending on their size. The city also required customers to maintain all ditches, pipelines, and other components beyond the main turnout, which was controlled by the city. It was under Ordinance 187 that the first subdivisions annexed by Tempe—College View and University Park—petitioned the city council for an irrigation system in 1948. Consequently, the first of a series of Improvement Districts were established, wherein residents paid the cost of installing a subsurface irrigation system, after which the system was turned over to and operated by the city under its Public Works Department.

Extension of the irrigation service was initially challenged by the SRVWUA, which had previously agreed to deliver irrigation water only within the original incorporated area. Beyond these limits, the Association felt obligated to supply irrigation water directly to property owners. The primary concern was in regard to assessments collected from landowners; if Tempe residents no longer received their water directly from the SRVWUA, annual assessments required of every Association customer would not be collected. Eventually, the SRVWUA and the City of Tempe signed a new water contract in 1948. Under this new agreement, residents within an improvement district paid past-due assessments to the SRVWUA before receiving water from the city. Subsequently, the City of Tempe paid future annual assessments to the SRVWUA for the residents enrolled in the flood irrigation program. For the next decade, between 1948 and 1958, new subdivisions acquired by Tempe petitioned and formed Improvement Districts for flood irrigation (Improvement Districts 36–40, 43 and 44). On May 1, 1950, Roosevelt Addition and Vista del Rio property owners, having approved plans for a subsurface irrigation system, formed Improvement District Number 38 to extend city residential flood irrigation service to their neighborhoods.

As a strategy for beautifying the city, the residential irrigation network was a success, as it allowed Tempe's new neighborhoods to quickly acquire lawns and much desired shade trees. However, as a self-supporting utility service, it was a failure. In 1958, with a deficit of approximately \$11,000, the city council attempted to further increase assessments beyond the \$15.00 annual rate. The uproar from longtime residents accustomed to the low-cost service, however, forced the city council to retract the proposal. The problems associated with the continual expansion of residential flood irrigation service finally led the city council to end the practice of adding new subdivisions to the system. The municipal underground irrigation system had grown to provide service to more than 1,800 individual customers spread over 700 acres. The last subdivisions to be served with city irrigation were those built in the late 1950s: Broadmor Estates (1956) and Tempe Estates (1958) located along College Avenue south of Broadway Road. The City of Tempe decided that it was more efficient to have residents in newly developed subdivisions use the domestic water system to water their lawns.



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The historic context of Residential Flood Irrigation in Tempe, 1946–1958, recognizes that historic districts include historic landscape features as integral parts of their identity. The underground residential irrigation system that serves the Roosevelt Addition is an important component of the design of the neighborhood. After World War II, the green, well-manicured lawn became a universal feature of suburban homes across the country. The appearance of the front yard in particular became a subtle status symbol of the homeowner's leisure time and work ethic. However, in central Arizona the cultivation of a lush landscape around the home took on additional significance. In such an arid desert environment with only 7 inches of rain per year, the regular application of irrigation water to flood yards was the most effective way to sustain non-native species of grass and trees. Thus, the irrigation system was essential to creating a lush, green landscape that was similar to the national ideal of the suburban yard. However, early postwar neighborhoods throughout Tempe and the Phoenix metropolitan area tend to be greener and have more dense vegetation than other regions of the country where rainfall and light watering is sufficient to maintain the landscape. In central Arizona, where summer temperatures are often greater than 100 degrees, large trees and grass lawns serve a very practical purpose—they provide shade and protection from the hot sun, and the transpiration of water through leaves helps cool the immediate environment. Indeed, the irrigation water itself, flooding yards to a depth of several inches, can substantially lower the temperature throughout the neighborhood through evaporation. From a local perspective, a residential irrigation system was one of the most important factors that contributed to the desirability of a neighborhood.

The Roosevelt Addition residential irrigation system is similar in form and function to other neighborhood irrigation systems in Tempe. However, it is one of the oldest such systems, and has retained a high degree of integrity. Many above-ground irrigation features in other parts of Tempe have been painted or decorated with tiles and other durable types of artwork as a result of public art projects oriented toward neighborhood beautification.

Historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes, including the FHA subdivision layout of the Roosevelt Addition Historic District. Preserving the integrity of flood-irrigated neighborhoods requires protection of the historically accurate landscapes associated with them. The mechanical systems that were integral to the creation and maintenance of such landscapes through time are significant features of the neighborhood and should be recognized as contributors to the historic character of the district.

Architectural Design and Construction in Tempe, 1946–1950

Resources in the Roosevelt Addition Historic District are associated with Architectural Design and Construction in post-World War II Tempe (Criterion C) as examples of the Early/Transitional Ranch house type. The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. Homes built in the early postwar period, 1945–1950, represent early examples of the style and a transition away from the earlier approaches to residential construction.

In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19<sup>th</sup> century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with



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larger lots, allowing the broadest side of house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient production to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of new prefabricated elements would eventually cut construction time and costs considerably, but in the early postwar period steel casement windows were the only standardized building components that were used by almost all homebuilders. Ranch style architecture developed in response to the need to build many houses as quickly and inexpensively as possible while still providing the American Dream in a pleasant and familiar form. This was the architecture of the war veteran, the thoughtful creation of working class tradesmen who constructed housing for millions at a time when the need was greatest. New materials and methods would, over time, come to replace skilled labor at the construction site with increasingly prefabricated product assemblies. From 1945 to 1950, however, homebuilding was still largely the work of craftsmen skilled in the traditional methods of their trades. New materials and methods were being introduced during this period, but they were primarily placed in the hands of experienced builders.

Contributing resources in the Roosevelt Addition Historic District were built before 1950 and most of the houses exhibit a fairly high level of integrity. They have the classic character defining features of the Early/Transitional Ranch house: one story, L-shaped plans, masonry construction, low-pitched gable roofs, small entry porches, wood gable ends, and minimal ornamentation, usually nothing more than wood shutters or iron porch posts. Original steel casement windows have been replaced aluminum framed units of similar appearance. One house reflects the National Folk style with a square plan and pyramidal hip roof, but executed using the methods and materials commonly associated with the Ranch style.

The Roosevelt Addition was one of the first subdivisions in Tempe where the builder utilized the tract home approach to rapidly construct many houses using standardized designs, methods, and materials. In the late 1940s there were at least 15 independent contractors building individual custom homes scattered in various subdivisions in Tempe. In contrast, the Loftin Construction Company began building nearly identical houses in the Roosevelt Addition. A standard L-shaped plan was generally used for all of the houses, but it was reversed on opposing sides of Third Street so that the front facing wing, usually front gabled, was on the west side of the house. However, every house was not identical. Most were of cross-gable construction, but a few had a hip roof. Slight variations were created in each house through the treatment of the gable end or by using a different configuration for the extended eave porch. While this approach to mass-producing standardized houses was very efficient and cost-effective, in the late 1940s and early 1950s it was limited to building no more than 25 houses at a time. However, by 1955 the emerging trend in Tempe housing was the creation of much larger subdivisions with at least 100 lots where a single builder constructed all houses using a few slightly different standardized models.

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Lumber was expensive and difficult to obtain in the early postwar years because use in war-related construction had depleted the supply. As a result, Arizona builders turned to other construction materials, choosing those that were inexpensive and readily available. Masonry materials were the most frequently used and these included brick, block, and stone. All of the 16 homes in the Roosevelt Addition that were built by the Loftin Construction Company exhibit the builder's signature style in their distinctive masonry walls. Brick walls are built upon a base of two courses of concrete block. Brick wainscoting is laid in common bond to a height of 3 feet, and this is topped with a raised brick belt course, separating the wainscoting from the upper walls, which are of Flemish bond row-lock masonry. This produced a wall with special visual interest. Row-lock brick masonry construction creates a cavity wall by using "bull headers" (row-lock bricks laid with longest dimensions perpendicular to the face of the wall), and "bull stretchers" (row-lock bricks laid with longest dimension parallel to the face of the wall) in two wythes.

Brick masonry construction is very rare in postwar subdivisions in Tempe. Besides the Roosevelt Addition homes, only the earliest houses built in the Borden Homes subdivision in 1947 are brick tract homes. By 1948 virtually all new tract homes were of concrete block construction. From the late 1940s through the 1950s only a few custom homes were built with brick masonry construction. During this time brick was generally used only for wainscoting and other decorative elements. There is one known house, at 527 West 19th Street, built in 1959 using row-lock brick masonry.

The use of cavity walls in brick construction design led, in part, to the development of concrete block. Originally cavity walls consisted of two separate brick or stone walls with about two inches of air space between them. This design reduced problems associated with water penetration as water that would seep inside the outer wall would run down that wall, while the inside wall would remain dry. Cavity walls soon became recognized as the best way to build, not only because they helped reduce problems with water penetration, but because they could support a heavy load such as a roof or floor. In 1950 a special block with air cells was developed. Over the years modifications to this product were introduced until the industry arrived at the standardized product that is used today.

By 1950, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

The resources of the Roosevelt Addition Historic District illustrate this important transition in the evolution of residential construction technology at the time that modern building codes were starting to influence the development of the Phoenix metropolitan area. The change in construction materials and methods used in the neighborhood, beginning with the frame and stucco house built by W.M. Blythe in 1946, followed by the 16 row-lock-brick masonry homes constructed by Loftin in 1947, and ending with the two concrete masonry homes built in 1949 and 1950, is indicative of a broad trend in residential construction taking place throughout central Arizona during this period. Obtaining historic district status for this subdivision would provide recognition and protection for one of the earliest postwar residential neighborhoods in Tempe that still conveys its historic appearance and sense of place.

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INTEGRITY

Roosevelt Addition Historic District retains sufficient architectural integrity to convey its historic significance and character. The suburban plan and street features, residential architecture, and landscaping still appear essentially as they did during the mid-twentieth century. The setting for the houses along the cul-de-sac has changed little since 1950. Small houses built on large parcels maintain a constant rhythm of facades along the street with little variation. To date there has been only one modern house, at 610 West Third Street, built in the subdivision. The Sampson-Tupper House (Centennial House) and two other buildings in the southeast corner of the district facing onto Roosevelt Street are the only other structures not dating to the 1946–1950 period of significance.

Roosevelt Addition Historic District contributing properties vary only slightly in individual levels of architectural integrity. Collectively, they readily convey the historic character of their period of significance. Some houses have been repaired and maintained and still look as they did in the last half of the 1940s. Some houses have sustained alterations and additions during either the historic or modern periods to adapt them to contemporary lifestyles. Typical changes involve replacement of steel casement windows or fixed pane windows with aluminum windows. Because the Roosevelt Addition is in close proximity to Sky Harbor Airport's flight corridors, the Phoenix Aviation Department replaced windows in almost all of the neighborhood's houses in about 2003 to mitigate aircraft noise. Most of the replacement windows were installed in the original wall openings and many have false mullions which create the appearance of multi-pane windows similar to the original steel casement windows they replaced. Other typical changes include room additions to the rear of houses and carport additions to the sides. Most of the carports are of similar construction and materials as the house and appear to be extensions of the main roof eave but have a stepped-down roof to distinguish it from the main roofline. Only three of the houses built by the Loftin Construction Company have been altered to the degree that they have lost their architectural integrity: the house at 640 West Third Street has a carport added to the front of the house which protrudes into the historic setback of the neighborhood; in addition to replacement of windows and roof with different types, the house at 641 West Third Street is obscured by dense vegetation to the extent that it cannot be seen from the street; and the appearance of the house at 633 West Third Street has been altered by insensitive additions and sheathing on the façade. Overall, changes to individual properties do not substantially or adversely affect the character of the streetscape as a whole.

Roosevelt Addition represents early post-World War II housing development in a planned neighborhood with simple design to facilitate quick, economical construction. The homes were affordable for the working-class families that originally occupied the subdivision and the location was convenient to downtown Tempe and Arizona State College at Tempe (renamed Arizona State University in 1958). The Roosevelt Addition Historic District has a cohesive appearance and character that clearly conveys a sense of its original design and development as a post-World War II neighborhood, and sets it apart as distinct from all other neighborhoods in Tempe. However, because of its location adjacent to the downtown business district it is increasingly threatened by urban redevelopment that has brought new construction close to the neighborhood. Today, Roosevelt Addition exists as an isolated pocket of single-family zoning surrounded by substantially higher density multi-family zoning.

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- \_\_\_\_\_. Amendment to Restrictions, Roosevelt Addition. December 28, 1946, Miscellaneous Book 80, Page 253.
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**10. Geographical Data**

**Acreage of Property** 6.5  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u> Zone	<u>411825</u> Easting	<u>3699052</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

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

The boundaries of the Roosevelt Addition Historic District are the original boundaries of the Roosevelt Addition subdivision, as identified in the plat filed with the Maricopa County Recorder on March 18, 1946, in Book 33 of Maps, Page 42. The boundaries are indicated on the accompanying base map.

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

The significance of the district is intrinsically tied to the development of the subdivision. A majority of the homes in the subdivision (70%) are contributing properties and the subdivision as a whole possesses sufficient integrity to convey its significance.

**11. Form Prepared By**

name/title Scott Solliday, Thomas Jones, and Victoria Vargas

organization Archaeological Consulting Services, Ltd. date 3/17/2009

street & number 424 W. Broadway Road telephone (480) 894-5477

city or town Tempe state AZ zip code 85282

e-mail ssolliday@acstempe.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.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

Submit clear and descriptive black and white 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:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0001

**Description of Photograph:**

Overview of the Roosevelt Addition Historic District from Roosevelt and Third streets, view looking WNW.

1 of 10

**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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0002

**Description of Photograph:**

Overview of the Roosevelt Addition Historic District from Roosevelt and Third streets, view looking WSW.

2 of 10

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**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0003

**Description of Photograph:**  
600 West Third Street, view looking N.

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**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.).

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**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0004

**Description of Photograph:**  
628 West Third Street, view looking N.

4 of 10

**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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

---

**Photographs:**

Submit clear and descriptive black and white 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:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0005

**Description of Photograph:**  
639 West Third Street, view looking SW.

5 of 10

**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.).

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**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0006

**Description of Photograph:**  
632 West Third Street, view looking NW.

6 of 10

**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.).

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**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0007

**Description of Photograph:**  
629 West Third Street, view looking SE.

7 of 10

**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.).

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**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0008

**Description of Photograph:**  
611 West Third Street, view looking S.

8 of 10

**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.).

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---

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**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0009

**Description of Photograph:**

Overview of the Roosevelt Addition Historic District from mid-block, view looking W.

9 of 10

**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.).

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**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Photographer:** Michael Droz

**Date Photographed:** March 25, 2009

**Photograph number:** AZ\_MaricopaCounty\_RooseveltAddition\_0010

**Description of Photograph:**

Irrigation outlet box at NE corner of Lot 21 (601 West Third Street), view looking NW.

10 of 10

**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.).

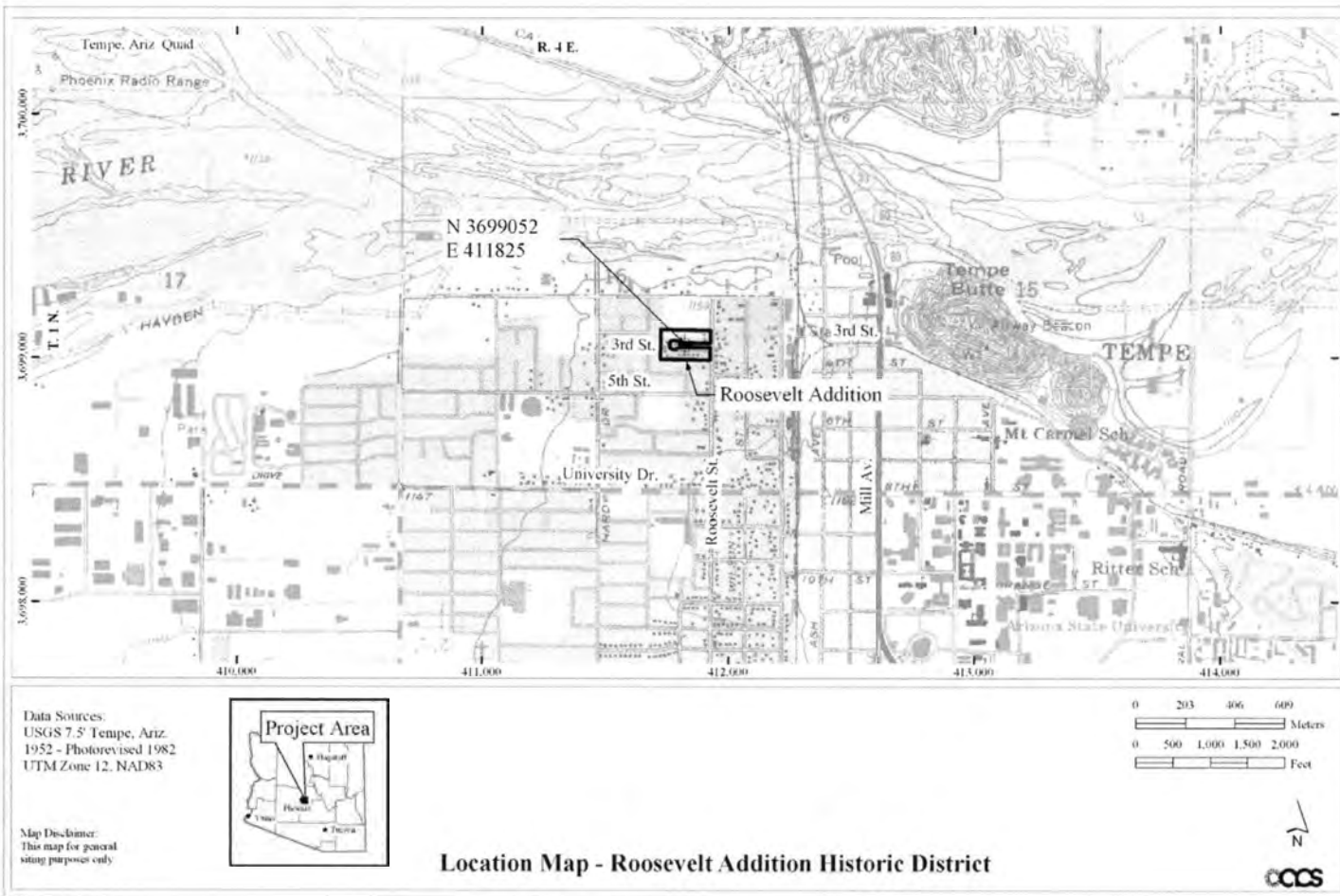
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

---

**Maps:**

---

**Name of Property:** Roosevelt Addition Historic District  
**City or Vicinity:** Tempe  
**County:** Maricopa  
**State:** Arizona  
**Map Title:** Location Map – Roosevelt Addition Historic District  
**Source:** Archaeological Consulting Services, Ltd.  
**Year:** 2009

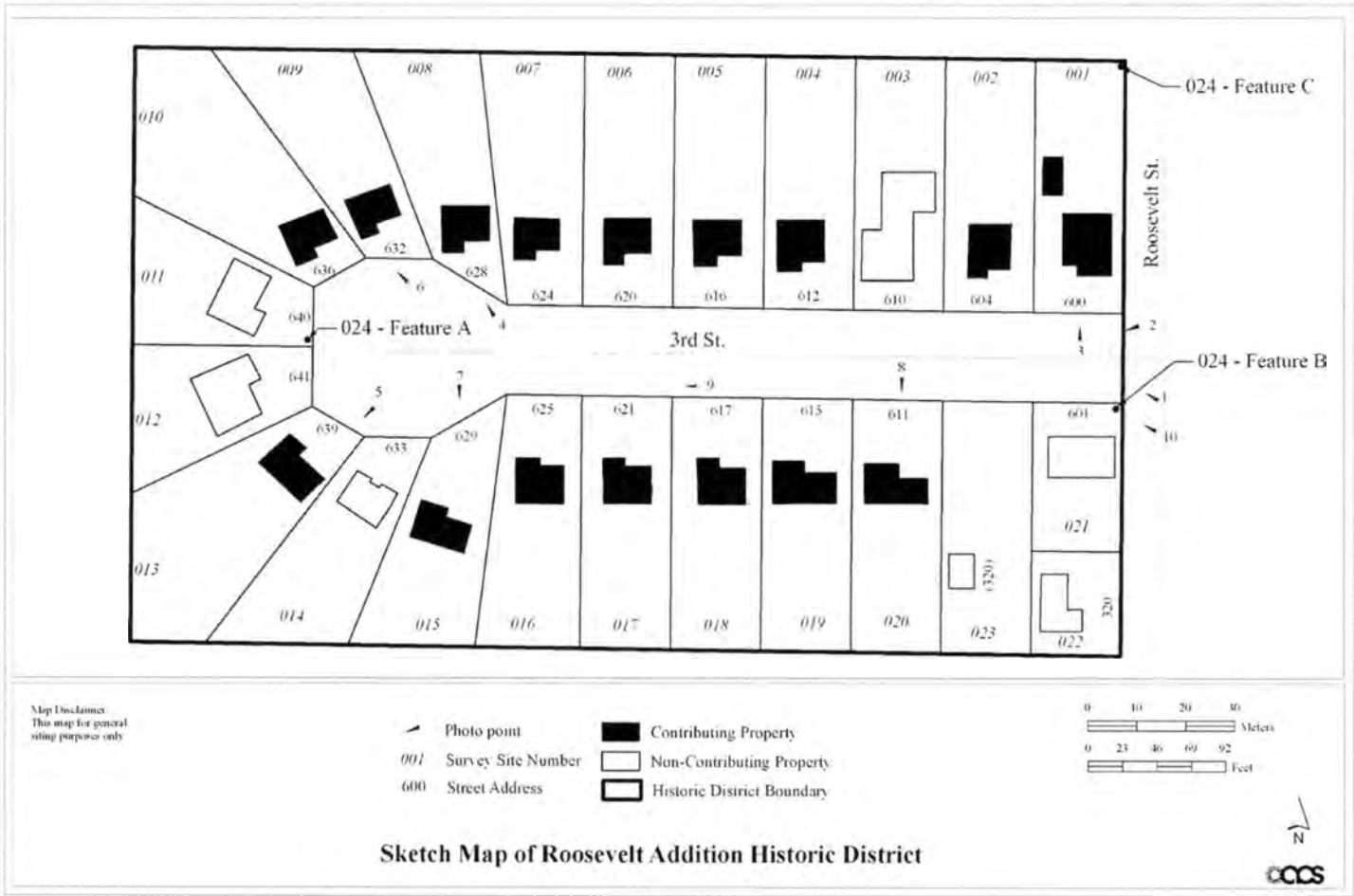


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**Maps:**

---

**Name of Property:** Roosevelt Addition Historic District  
**City or Vicinity:** Tempe  
**County:** Maricopa  
**State:** Arizona  
**Map Title:** Sketch Map of the Roosevelt Addition Historic District  
**Source:** Archaeological Consulting Services, Ltd.  
**Year:** 2009



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**Maps:**

---

**Name of Property:** Roosevelt Addition Historic District  
**City or Vicinity:** Tempe  
**County:** Maricopa  
**State:** Arizona  
**Map Title:** Plat Map of the Roosevelt Addition Historic District  
**Source:** Maricopa County Recorder, Book 33 of Maps, Page 42  
**Year:** 1946



MAP 110 248774



1944 248774  
 conditions of the plat were made under my  
 and plotted thereon were made under my  
 written during the month of March  
 1944.  
*F.N. Holmquist*  
 Registered Civil Engineer

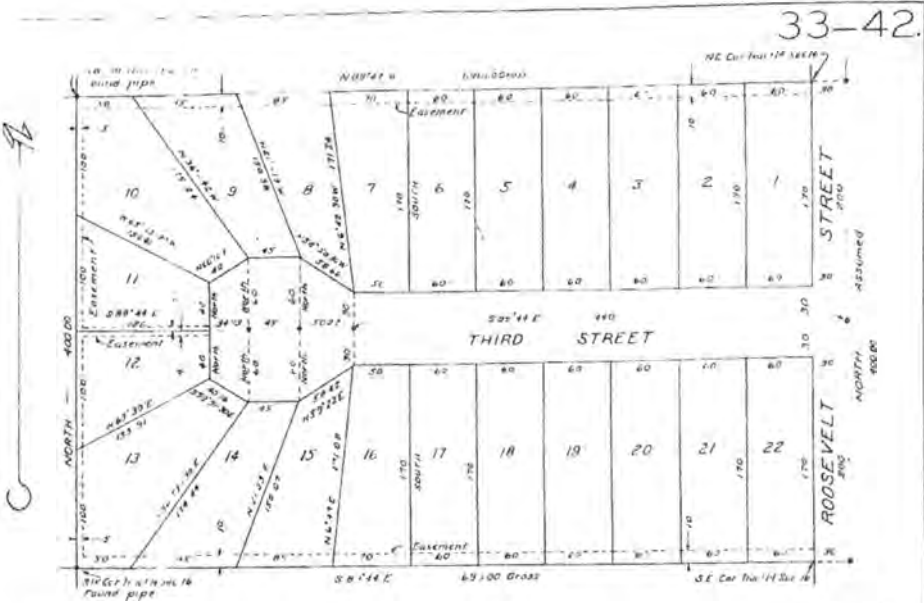
State of Arizona }  
 County of Maricopa }

Know All Men By These Presents,  
 That J. B. McCarty, a married man, has acknowledged under the  
 name of ROOSEVELT ADDITION To TEMPE Tract 14 Section 16 T1N R4E  
 G1S1R B1M Maricopa County, Arizona, the same being his sole and  
 separate property, reference being made to State Plat No. 4 of record in  
 the office of the County Recorder of Maricopa County, Arizona in Book  
 8 of Maps Page 48 and hereby publishes this plat as and for the  
 plat of said ROOSEVELT ADDITION To TEMPE and hereby declares that  
 said plat sets forth the location and gives the measurements and  
 dimensions of the lots and streets 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 be hereby dedi-  
 cated to the public for use as such the streets shown on  
 said plat and included in the above described premises easements  
 shown are dedicated to the use of Public Utilities.  
 In witness whereof he has hereunto affixed his  
 signature this 15th day of March 1944

*Justin Louis McCarty*  
 J. B. McCarty

State of Arizona  
 County of Maricopa  
 On this the 15th day of  
MARCH 1944 before me, KENNETH S. CLARK  
 the undersigned, Notary Public, personally appeared  
J. B. McCarty, known to me to be the person  
 whose name subscribed to the within in-  
 strument and acknowledged that he executed  
 the same for the purpose therein con-  
 tained.  
 In witness whereof I hereunto set my  
 hand and official seal  
Kenneth S. Clark  
 Notary Public  
 My Commission Expires 12-31-1948

Approved by the City Council of the City  
 of Tempe, Maricopa County, Arizona, this  
14th day of March 1944.  
W. W. Cole  
 Mayor, City of Tempe  
*W. W. Cole*  
 City Clerk



Legend  
 \* \* \* indicates plat not within platwise area  
 Dashed lines show future easements

# ROOSEVELT ADDITION TO TEMPE

A SUBDIVISION OF  
 TRACT 14 - SECTION 16  
 T1N R4E G1S1R B1M  
 MARICOPA COUNTY ARIZONA  
 F.N. HOLMQUIST-ENGINEER  
 JOB NO 2989 MAP NO D2446  
 SCALE - 1 INCH = 50 FEET

Interval	Page	Checked
1-2	1-2	
3-4	3-4	
5-6	5-6	
7-8	7-8	
9-10	9-10	
11-12	11-12	
13-14	13-14	
15-16	15-16	
17-18	17-18	
19-20	19-20	
21-22	21-22	

MA - N° D2446

---

**Maps:**

---

**Name of Property:** Roosevelt Addition Historic District

**City or Vicinity:** Tempe

**County:** Maricopa

**State:** Arizona

**Map Title:** Maricopa County Assessor's Parcel Map

**Source:** <http://www.maricopa.gov/Assessor/GIS/Map.html?ID=124-31-001>

**Year:** 2008



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Roosevelt Addition Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 10/23/09      DATE OF PENDING LIST: 11/10/09  
DATE OF 16TH DAY: 11/25/09      DATE OF 45TH DAY: 12/06/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000959

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    12-2-09 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.



AZ - Maricopa County - Roosevelt Addition - 0001

Epson  
Professional Paper

EPSON

EPSON

Epson  
Professional Paper



3RD ST

ROOSEVELT ST

DEAD END

NO PARKING  
8:00 AM - 5:00 PM  
MON - FRI



AZ - Maricopa County - Roosevelt Addition - 0002

Epson  
Professional Paper

EPSON

Epson  
Professional Paper

Epson  
Professional Paper



AZ - Maricopa County - Roosevelt Addition - 0003

EPSON

Epson  
Professional Paper

Epson  
Professional Paper



AZ - Maricopa County - Roosevelt Addition - 0004

Epson  
Professional Paper

EPSON





AZ - Maricopa County - Roosevelt Addition - 0005

Professional Paper

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Professional Paper

Epson  
Professional Paper



AZ - Maricopa County - Roosevelt Addition - 0006

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Professional Paper

EPSON

Professional Paper



629



AZ - Maricopa County - Roosevelt Addition - 0007

Epson  
Professional Paper

EPSON

Epson  
Professional Paper

EPSON

Paper



OBAMA  
BIDEN

AZ - Maricopa County - Roosevelt Addition - 0008

EPSON

Epson  
Professional Paper

Paper



AZ - Maricopa County - Roosevelt Addition - 0009

Epson  
Professional Paper

EPSON

EPSON

Epson  
Prof

Epson  
Professional Paper





Pap  
AZ - Maricopa County - Roosevelt Addition - 0010

EPSON

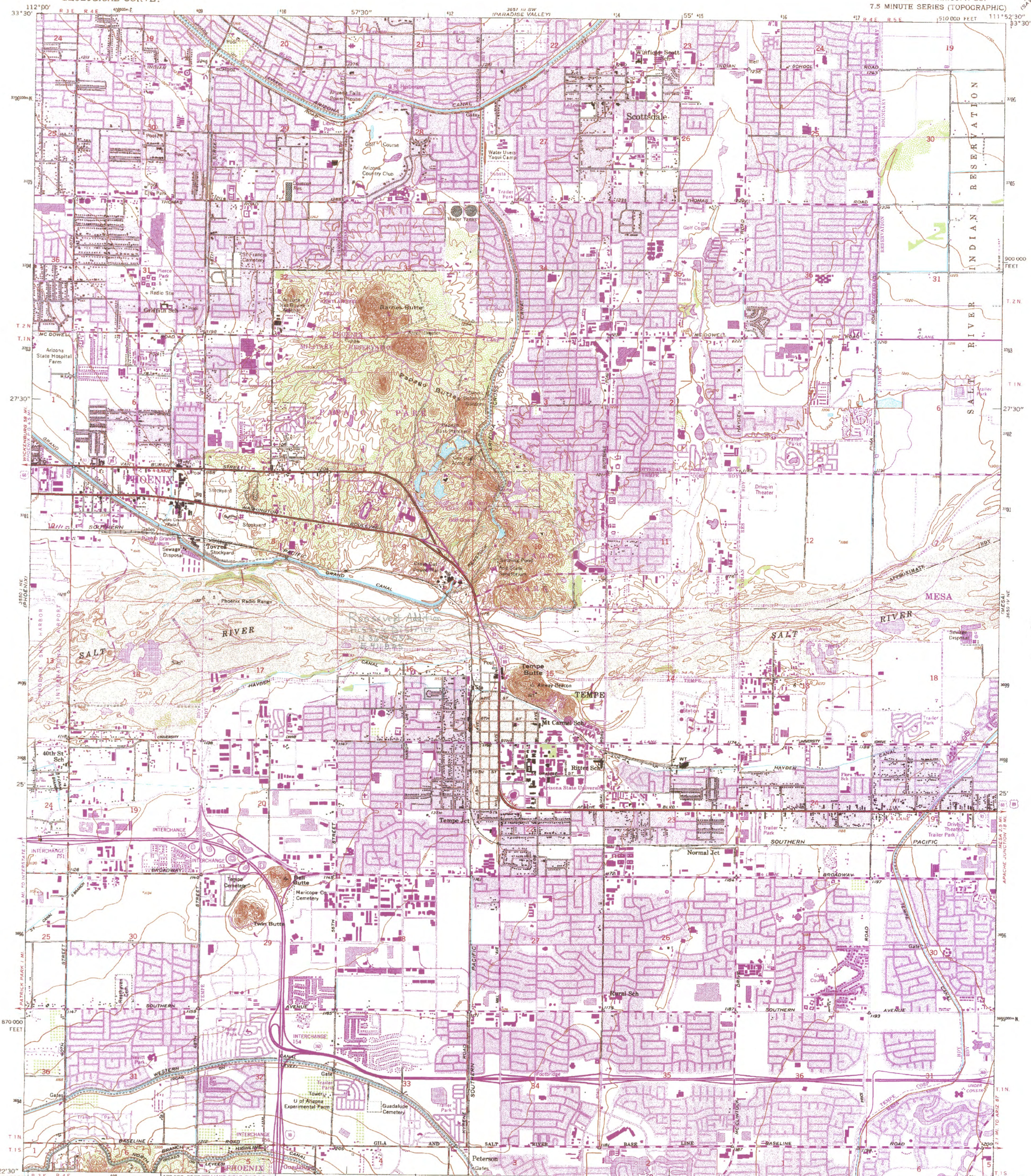
Epson  
Professional Paper

Epson  
Professional Paper



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

TEMPE QUADRANGLE  
ARIZONA-MARICOPA CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Roosevelt Addition  
Historic District  
UTM Reference  
Zone 12  
Easting 411825  
Northing 3699052

Map by the Army Map Service  
Published for civil use by the Geological Survey

Control by USGS, NOS/NOAA and USCE

Topography by photogrammetric methods from aerial  
photographs taken 1951. Field checked 1952

Polyconic projection. 10,000-foot grid ticks based on  
Arizona coordinate system, central zone

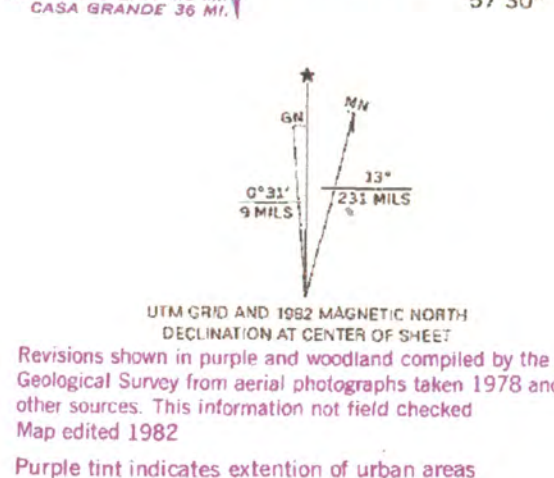
1000-meter Universal Transverse Mercator grid ticks,  
zone 12, shown in blue. 1927 North American Datum

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 area in which only landmark buildings are shown

There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



SCALE 1:24,000

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA, 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, all weather, hard surface

Secondary highway, all weather, hard surface

Light-duty road, all weather, improved surface

Unimproved road, fair or dry weather

Interstate Route

U. S. Route

State Route

TEMPE, ARIZ.  
N3322.5-W11152.5/7.5

1952  
PHOTO-REVISED 1982  
DMA 3650 IV NW-SERIES V988



QUADRANGLE LOCATION



October 20, 2009

Janet Matthews  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

RE: Roosevelt Addition Historic District  
Maricopa County  
National Register nomination

Dear Ms. Matthews:

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

The nomination includes 17 contributing element classed as follows:

16 Buildings  
1 Structure

and 8 noncontributing elements classed as follows:

7 Buildings  
1 Structure

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

Sincerely,



William S. Collins, Ph.D.  
Deputy State Historic Preservation Officer  
State Historic Preservation Office

encl.

Arizona <sup>®</sup>  
State Parks



**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

