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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Glendale Tract Historic District

other name/site number Glendale Subdivision Amended

2. Location

street & number: 51st Avenue & Northern Avenue not for publication
city/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 nationally statewide locally. (See continuation sheet for additional comments).

James Gannon AFSHPO 23 NOVEMBER 2005
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

Edson H. Ball 1.11.06
Signature of the Keeper Date of Action

Glendale Tract Historic District

Name of Property

Maricopa County, Arizona

County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(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	
14	11	buildings
		sites
		structures
		objects
14	11	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/Single Dwelling
 SOCIAL/Clubhouses (community center)

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling
 COMMERCE/TRADE/Business

7. Description

Architectural Classification

MODERN MOVEMENT/Ranch

Materials

(Enter categories from instructions)

foundation
 Concrete
 walls
 Adobe/Stucco
 roof
 Steel
 other
 Asphalt Shingle
 Wood

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Social History

Agriculture

Period of Significance

1936-1948

Significant Dates

1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Vernon De Mars

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

Glendale Tract Historic District

Name of Property

Maricopa County, Arizona

County and State

10. Geographical DataAcreage of Property 11**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>12</u>	<u>391560</u>	<u>3713009</u>	3	<u>12</u>	<u>391793</u>	<u>3712787</u>
2	<u>12</u>	<u>391793</u>	<u>3713001</u>	4	<u>12</u>	<u>391568</u>	<u>3712787</u>

 See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared Byname/title Robert G. Graham, AIA/Doug Kupel, Ph.D.organization Metropolis Design Group LLC date June, 2005street & number 2601 N. 3rd St. #308 telephone (602) 274-9777city or town Phoenix state: AZ zip code 85004**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **Black and White photographs** of the property.**Additional items** (Check with the SHPO or FPO for any additional items)**Property Owner**

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

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

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Glendale Tract Historic District
Maricopa County, AZ

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NARRATIVE DESCRIPTION

SUMMARY

The Glendale Tract Historic District is an 11-acre residential subdivision developed at the historical periphery of Glendale, Arizona by the Resettlement Administration, a Federal New Deal program. The district consists of 21 original small adobe homes, one larger adobe community building, and three modern commercial buildings, together with original streets and landscape features. While the homes have suffered alterations to various degrees, most retain their original architectural character. The original subdivision design featuring small homes arranged regularly along diagonal streets further reinforces the feeling of history and place.

DESCRIPTION

Situated at the southeast corner of the intersection of 51st Avenue and Northern Avenue in Glendale, Arizona, the Glendale Tract Historic District was on the periphery of development of the City of Glendale when it was built in 1937. The subdivision is now surrounded for the most part by modern commercial strip development and suburban residential subdivisions. The National Register-listed Manistee Ranch historic district lies just to the west along Northern Avenue.

The limits of the subdivision measure about 700 feet square. The plat layout is organized around an unusual diagonal road concept. The entry to the subdivision is from the now-busy intersection of 51st Avenue and Northern Avenue. Sands Road, which leads from the intersection to the center of the subdivision, splits at the northwest corner of the site to form a 60-foot square park, now landscaped with gravel and low-water-use plantings. At its opposite end, Sands Road forms a T intersection with Waite Place at the center of the district. A second small park, this one triangular in shape and landscaped with grass, shrubs, and a mature Aleppo Pine tree, occurs in the center of this intersection. Waite place terminates in cul-de-sacs in the northeast and southwest quadrants of the district. Other than the resulting street plan, the parks are not of substantial scale and do not contain historic landscape features, and so have not been counted as contributors to the historic district.

Development in the district is generally oriented toward the interior. Most of the buildings face north-south or east-west, which places them at a diagonal to the access roads on which they front. A few modern buildings at the periphery face Northern Avenue or 51st Avenue.

The northwest corner of the site is dominated by relatively modern development. Near the corner, a neo-Spanish style professional office building faces Northern Avenue and a Ranch style home converted to business use faces Sands Road. These buildings replaced three of the original adobe homes. A modern Ranch style home used as a daycare center has been added to the back of the lot at the southwest corner of the site. All other lots face inwards.

The original Community Center building is placed at the axial terminus of Sands Road on a large parcel that occupies the southeast corner of the district. The Community Center is a one-story, side gabled adobe building with a full width porch, architecturally similar to the surrounding homes but substantially larger. It has been subdivided into two residential units but is otherwise architecturally intact. The importance of the Community Center to the overall plan is reinforced by its relationship to the center parkway and the inclusion of landscape features such as the flanking cobblestone site walls and a grove of mature tamarisk trees found in the back yard.

The remaining parcels along Sands Road and Waite Place are lined with single family residences. Most of the original adobe dwellings are still present, although many have been altered, some beyond recognition. As seen in period photographs, the typical home was a small adobe building, one room deep and two rooms wide, with front and back porches. The entry doors were centered on the long side of the building and flanked by nine-over-nine double-hung windows. The roofs were side gabled and covered with sheet metal panels with V-crimped standing seams and ribs. The ridge of the roofs featured an elongated ridge vent of the same materials. Covered porches extended to the front and rear. Each home was additionally provided with a detached open carport; many of these also remain, although most have been enclosed for garages or room additions.

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HISTORICAL INTEGRITY

As one might expect for such small homes, many additions have generally been made to them. Many retain much of their original character, some retaining the original roofing materials as well as doors, windows, and façade massing. Most, however, have been compromised in some way. The most common alteration is the loss of the metal roofing material and/or the ridge vent. Another common alteration is the replacement of the entry door, and less frequently the windows, with modern types. If a home's original massing and its pattern of door and window openings are readily discernable, particularly the façade, it has been classified as a contributor to the historic district. About one third of the original buildings comprising the district have been radically altered, to the point that the original form and detail of the homes are difficult to discern, particularly if one is not aware what to look for. In most cases these alterations include additions of rooms to the front of the house, front porch enclosures, or extension of the façade to one side in a seamless fashion. In most cases, features of the original house are believed to remain, but because they are not visible, these homes have been classified as non-contributors to the district. In terms of assessing the integrity of the individual houses, primacy was given to the building's retention of original site plan, set at an angle to the curb and street. This unique siting was intended to facilitate

The Glendale Tract originally included 24 single family homes and a community building. 13 of the single family homes and the community building have been classified as Contributors to the historic district. Three of the original homes have been demolished for new construction and 8 have been classified as non-contributors. Three non-contributing modern buildings have been built in the district. While only a slim majority of buildings in the district are contributing (14 to 11), the pattern of development in most of the altered buildings is substantially similar to the historic ones, enhancing the integrity of design of the subdivision. An adequate number of the homes reflect the repetitive nature of the design in order to convey its historic roots and association with its historical development. All buildings are in their original locations.

In terms of assessing the integrity of the individual houses, primacy was given to the building's retention of original site plan, set at an angle to the curb and street. This oblique siting was intended to maximize the amount of "greenscape" a resident could view from his or her house. In contrast to the direct view of the "across the street" neighbor typical of most Post-War suburban developments, residents of Glendale Tract looked out onto the open space that existed between properties.

The overall setting of the subdivision was originally rural, with dirt roads, canal laterals, and fields. These surroundings have become urbanized. However, because of the inward-looking nature of the development, the setting of the various homes remains unaffected.

CONTRIBUTING ELEMENTS

Inventory Number	Address	Year Built
GT-5	5018 W. Waite Place	1937
GT-6	5010 W. Waite Place	1937
GT-7	5002 W. Waite Place	1937
GT-8	5001 W. Waite Place	1937
GT-10	5011 W. Waite Place	1937
GT-11	5017 W. Waite Place	1937
GT-12	5021 W. Waite Place	1937
GT-16	5047 W. Waite Place	1937
GT-17	5049 W. Waite Place	1937

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Inventory Number	Address	Year Built
GT-18	5050 W. Waite Place	1937
GT-19	5042 W. Waite Place	1937
GT-20	5036 W. Waite Place	1937
GT-21	5023 W. Waite Place	1937
GT-25	5027 W. Waite Place	1937

NONCONTRIBUTING ELEMENTS

Inventory Number	Address	Year Built	Reason for Non-contributing status
GT-1	5041 W. Northern Avenue	c. 1980	Age
GT-3	5023 W. Sands Road	1937	Integrity
GT-4	5024 W. Waite Place	1937	Integrity
GT-9	5009 W. Waite Place	1937	Integrity
GT-13	5033 W. Waite Place	1937	Integrity
GT-14	5037 W. Waite Place	1937	Integrity
GT-15	5043 W. Waite Place	1937	Integrity
GT-22	5025 W. Sands Road	c. 1955	Age
GT-23	5031 W. Sands Road	1937	Integrity
GT-24	5037 W. Sands Road	c. 1960	Age
GT-27	7831 N. 51 st Avenue	1975	Age

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NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Glendale Tract Historic District is one of three parcels of a Depression-era federal government housing project called Arizona Part-Time Farms. The Resettlement Administration constructed the project in the Arizona communities of Phoenix, Chandler, and Glendale. The Glendale Tract originally consisted of twenty-four small homes and a community building. The Glendale Tract Historic District is considered significant under National Register criterion "A" for its association with the significance areas of Social History and Agriculture. Social History and Agriculture significance is described by the historic context "The New Deal Farm Community in Glendale, Arizona, 1936-1948." The period of significance for the Glendale Tract Historic District begins in 1936 when the federal government purchased land for the project and began construction of the homes. The period of significance for the district continues until 1948 when government abandoned its interest in resettlement projects, transferring ownership of the lots and homes to individual private citizen owners.

HISTORICAL CONTEXT STATEMENT

The New Deal Farm Community in Glendale, Arizona, 1936-1948

The stock market crash in October of 1929 triggered a long period of economic depression in the United States. For many areas in Arizona with diverse economies, such as Glendale, the impact of the depression was not as great as it was in centers of industrial production in the eastern portion of the United States where large numbers of industrial workers were suddenly unemployed or in Midwestern farming areas that suddenly lost the market for their goods. However, the effects of the depression gradually reached Arizona and Glendale, curtailing economic activities. The years from 1931 to 1933 were the most severe, after which federal public works programs began to revitalize the economy.

To combat the pernicious effects of the Great Depression, the federal government embarked on an ambitious program of public works and assistance. Arizona received many federal projects, such as those sponsored by the Works Progress Administration, Public Works Administration, and Civilian Conservation Corps. These programs helped to construct highways, bridges, schools, parks, utilities, and government buildings. By 1935, the federal government was the largest employer in Maricopa County and by 1937 had injected more than ten million dollars per year into the local economy.

While Glendale received its share of public works projects, federal housing policies had a greater impact on the community. In 1934, Congress adopted the National Housing Act that created the Federal Housing Administration (FHA). The FHA insured private lenders against loss on home mortgages, greatly reducing the risks of such loans. Bankers in the Salt River Valley quickly took advantage of this idea, and emerged as one of the leaders in the program.

Not all Glendale residents could utilize the government loan program. Others needed more direct assistance. Farmers displaced by the changed agricultural market represented one of the most pressing needs. Suddenly unemployed industrial workers represented another. The government responded to the needs of displaced farm and factory workers by creating a number of resettlement communities across the country. The Glendale Tract of Arizona Part-Time Farms was one.

The Glendale Tract Historic District is a significant representative of the Roosevelt Administration's plan to relocate displaced farmers or unemployed urban workers to planned, part-time subsistence farm projects where they could help themselves by growing their own crops. This was a broad-based national program. In the beginning, the program was highly experimental and innovative. In the end, it proved very controversial.

The advent of President Franklin D. Roosevelt's "New Deal" for the American people came after his inauguration in 1933. New Deal administrators tried a wide variety of approaches to combat the depression, resulting in a variety of

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“alphabet agencies” charged with providing relief, recovery, and reform to all areas of the economy. To assist farmers and workers, the government in 1933 developed a Division of Subsistence Homesteads (DSH) in the Department of the Interior and a Division of Rural Resettlement (DRR) under the Federal Emergency Relief Administration (FERA).

The National Industrial Recovery Act of 1933 authorized the Secretary of the Interior to assist in the establishment of subsistence homesteads in order to help redistribute the population from industrial centers. The DSH was part of a “back to the farm” movement designed to alleviate unemployment and suffering in the nation’s urban areas. The DRR had as its goal to assist farmers that had been displaced by overproduction, low prices, and poor soil conditions. Many had lost their farms, and resettlement was a way to get them back on their feet again. The DSH ultimately authorized 34 subsistence homestead communities and the DRR authorized 28 communities. These included Arizona Part-Time Farms, which got its start as a project of the DRR under the Federal Emergency Relief Administration.

In April of 1935 both the DSH and the DRR were dismantled. Resettlement operations started under these agencies and others were transferred to a new agency, the Resettlement Administration (RA). The RA subsequently focused on four types of projects designed to assist displaced workers and to improve land use: suburban resettlement through the creation of “green belt” towns, land retirement and conversion of sub-marginal farmlands, rural rehabilitation through farm credits to poor families, and rural resettlement through the development of farms and part-time farms.

In Arizona, the Resettlement Administration took over operations of the Arizona Part-Time Farms project. The FERA had started planning in December of 1935 and the project had been designated as “RR-AZ-7.” By January of 1936, RA field representative and community project manager Payson Gregory had identified nine parcels in the Salt River Valley as potential locations for the project. On March 10, 1936, the Economic and Social Sections of the RA recommended that the Arizona Part Time-Farms project receive approval. As ultimately approved in July of 1936, the project consisted of three separate communities that would house a total of 100 families: The Baxter Tract in Phoenix, the Chandler Tract, and the Glendale Tract.

The Glendale Tract consisted of two parcels of land. Unit 7 was the Marshall Waite tract and Unit 11 was the Louis Sands tract. The Waite Tract consisted of approximately twenty acres of land. The government acquired it on April 7, 1936, through a “straw man” transaction with Harold P. Moore. The government paid \$3,061.50 for this parcel. Later that year, on December 30, 1936, the government finalized the sale of the Sands Tract. Here again, the government worked through a third party. It paid the Pacific Coast Joint Stock Land Bank of San Francisco \$9,047.08 for just over 60 acres.

These two transactions gave the government eighty acres at the southeast corner of Northern and Lateral 17 (now 51st Avenue) for the Glendale Tract of the Arizona Part-Time Farms. Just a portion of the land would be used for homes. At the corner of Northern and Lateral 17, the government laid out a T-shaped subdivision that consisted of 24 lots for homes and a larger parcel for a community center. The subdivision covered 11 acres of the parcel, leaving 70 acres of land to serve as a communal farm for the residents. For their role in providing the land for the project, government planners honored Sands and Waite by naming one street in the subdivision “Sands Road” and the other “Waite Place.”

As originally envisioned by the FERA early in 1935, Arizona Part-Time Farms was an “industrial” project. It was designed to assist in the rehabilitation and relocation of industrial workers that had been stranded by the downturn in the economy. As implemented by the RA, the Arizona Part-Time Farms was an “infiltration” project designed to intersperse the new homesteads within existing farms in the Salt River Valley. This was considered especially important for Arizona because it would allow the government to more fully utilize lands on the Salt River Project, a federal reclamation project under the auspices of the Bureau of Reclamation.

However, the inclusion of the community center building at both the Phoenix and Glendale Tracts of Arizona Part-Time Farms meant that these projects as ultimately constructed were better described as “centered village” communities. These projects consisted of a group of homesteaders that were centered on a single block of land and that worked a cooperative farm as a communal operation. The community center tied the closely grouped homes

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together. This type of project had economies of scale for the government, as the per capita cost of roads, water supplies, power, telephone, and other amenities could be reduced.

Supporters of part-time subsistence farming believed that the project addressed several pressing needs of the nation during the depression years. These included helping displaced urban workers, making better use of land resources, and helping farmers practice their traditional occupation. However, the cooperative projects had their detractors as well, ones that viewed the collective nature of the farms as socialistic or communistic.

The community house served as an object of the critics' ire. The building could be used as a meeting place, a stage for plays or entertainment, a location for parties and get-togethers, a nursery, a kitchen for communal projects, and a group laundry area. Despite the criticism, no subversive activities were reported at the community house in the Glendale Tract. Instead, residents recalled fond memories of Christmas parties, birthday celebrations, and quilting bees.

The RA turned to its regional supervising architect, Vernon De Mars, to design the homes and community house. De Mars completed most of his work from the RA regional office in San Francisco. Despite his distance from the site, De Mars' work reflected local conditions. He based much of his design on the prior work of Arizona architect Robert T. Evans. A locally popular designer responsible for a number of works in adobe, Evans had designed the homes for an earlier New Deal resettlement project in Phoenix. This project, called Rural Homes of Arizona, was a subsistence homestead project originated by the Division of Subsistence Homesteads. It consisted of 25 adobe homes. Construction had begun in March of 1935 and was complete by October of 1935. This project is also part of the Phoenix Homesteads Historic District, listed on the National Register of Historic Places.

De Mars worked in the Architectural and Engineering Planning Section of the RA's regional office. From this initial position for the Resettlement Administration, De Mars went on to have a long career as a public servant. He continued with the RA until 1942, and then took a position as Chief of the Housing Standards Section for the National Housing Administration. He was also a member of the Commission on the Design of Public Works. After World War Two, De Mars was a professor of architecture at the University of California and a visiting professor at the Massachusetts Institute of Technology.

Just before Christmas in 1936, construction began on the 24 houses and carports on the Glendale Tract. Under the leadership of resident engineer G.M. Shumaker, Glendale building contractor John D. Howell and crew began the project by working on the foundations. The men took a break for the holiday season, but the project was back in full swing in January of 1937. By February of 1937, Howell had a total of 135 men employed on the project. In addition to the houses, work had begun on the community house situated at the end of Sands Road. A contemporary observer stated that the building would serve as a social hall. It would have laundry and ironing rooms, a kitchen, a rest room and a store.

By the middle of February, nearly every house had been roofed. The houses were constructed of adobe, plastered inside and out. Floors were concrete, and roofs were v-crimped galvanized steel. Each house had its own septic tank, and each was connected to a communal well through a distribution system. Houses were in two sizes. The large homes had two bedrooms, a living room, kitchen, screen porch, and bath. Smaller homes had one bedroom.

On February 19, the *Glendale News* reported on a talk given by project manager Payson Gregory to members of the Glendale Chamber of Commerce. Gregory outlined how applicants could eventually own their homes. Purchasers of the larger homes could pay \$23.50 per month over a period of forty years, and purchasers of the smaller homes paid \$21.50. Gregory noted that the Glendale homes were less expensive than the ones being constructed in Phoenix because the Glendale homes were smaller. Gregory also observed that the Resettlement Administration had many applicants for the homes.

By May of 1937 RA officials announced that the homes were nearing completion. They expected them to be ready for occupancy in about six weeks. But as spring rolled into summer, the project lagged. It proved harder and harder

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for officials to find willing and qualified applicants. Part of the problem may have stemmed from a lack of leadership on the federal level. Problems and complaints dogged the Resettlement Administration. Congress responded by authorizing the Bankhead-Jones Farm Tenant Act in July of 1937. The result of work by the Congressional Committee on Farm Tenancy, the Bankhead-Jones Act created a Farmers Home Corporation to lend money to tenant farmers. Subsequently, on September 1, 1937, Secretary of Agriculture Henry A. Wallace established the Farm Security Administration (FSA), a new agency within the Department of Agriculture. As part of this change, the FSA took over operations of the Resettlement Administration.

The FSA accepted control of all projects begun and/or completed by its predecessor agencies. This included Arizona Part-Time Farms. The shift in administration to the FSA brought a new administrator to Arizona. In September of 1937, James Waldron took over as state director of the FSA.

In late September, Waldron journeyed to Glendale to meet with members of the Chamber of Commerce. Waldron had two messages: one was a plea for help to find good applicants for the project, and the second was to announce changes designed to make the Glendale project more successful. To achieve his first goal of finding more and better applicants, Waldron first wanted to dispel what he called "unfavorable opinions regarding this particular unit." To do so, he outlined the purpose of the project: "to provide low-cost maintenance homesteads for farm laborers with part-time employment and limited incomes." Chamber of Commerce president I.E. Moore pledged to help the FSA secure good tenants. One reason to do so, according to Waldron, was that it was in the best interests of the taxpayers to help fill the homes.

Waldron announced that the government was changing its program to make the project more attractive. He stated that the FSA would inaugurate a rental plan. Instead of limiting the project to purchasers only, the FSA would rent houses for \$12 or \$10 a month depending on size. These monthly rents included electricity and water.

By January of 1938 Waldron decided to put the best spin possible on the situation. He announced that only eight of twenty-four homes were vacant. This was clearly an optimistic view, since the project was only two-thirds full. Still, a reporter for the *Glendale News* observed that the Glendale Tract was "taking on air of a well regulated subdivision." This was due to the many shrubs, trees and vines that had been planted. For his part, Waldron gave credit to his employees. He singled out FSA personnel director Arthur Seimers and his assistant Mrs. Theone Houge. These two had been responsible for screening the applicants. The reporter listed the names of the families that had been selected so far for the project. Significantly, none of the residents listed in 1938 acquired property in the project when it was liquidated ten years later in 1948:

Original Tenants 1938 Glendale Tract Arizona Part-Time Farms
Mr./Mrs. Jack B. Harkey
Mr./Mrs. John O. Marler
Mr./Mrs. Patrick Stayton
Mr./Mrs. Eugene M. Pridgen
Mr./Mrs. Lewis H. Morgan
Mr./Mrs. Homer S. Stayton
Mr./Mrs. John W. Lively
Mr./Mrs. Carroll Hodges
Mr./Mrs. W.H. White
Mr./Mrs. Anthony L. Spann
Mr./Mrs. Harold Hunsaker
Mr./Mrs. Kenneth E. Cotton

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Mr./Mrs. George Frock
Rev./Mrs. Halver O. Vrnese
Mr./Mrs. Burley C. Ramsey
Mr./Mrs. Marion L. Marten

Despite the best efforts of New Deal planners, the depression proved very difficult to combat. Although federal government economic programs helped alleviate the worst effects of the economic calamity, it could not bring a final end to the situation. Only the gathering clouds of war in Europe finally signaled the end of the depression. Nazi Germany invaded Poland in 1939, starting World War Two and placing the United States on a war economy once again. New orders for products began to pour into Arizona as demand for goods increased in Europe.

The expenditure of funds by the Federal government for defense spending dwarfed its economic recovery programs of the depression. Glendale received two major military training facilities in its vicinity. In January of 1941, the US Army announced it had selected land at today's 59th Avenue and Greenway to establish a Civilian Pilot Training Program. Artist Millard Sheets planned the outline of the facility to resemble the mythical Thunderbird, a Native American deity of thunder. The base became known as Thunderbird Field after its unusual design.

Just one month following the establishment of the Thunderbird civilian pilot school, Glendale residents received news of a second military training installation in their vicinity. In February of 1941, the Army Air Corps announced plans to create a large air base ten miles west of Glendale. The City of Phoenix had acquired the property for the Federal government, and leased it to the Army for \$1.00 a year. In March of 1941 Del Webb began construction of Luke Field. Now Luke Air Force base, the facility honors the memory of Arizona's World War One flying ace Frank Luke.

A third facility in the western portion of the Salt River Valley, an aluminum plant constructed by the Defense Plant Corporation at 35th Avenue south of Van Buren, also attracted Glendale residents with jobs. These facilities represented a major investment in the Salt River Valley. The arid climate and inland location of Arizona attracted military planners. Placement of the facilities in Arizona protected them from attack, and allowed training to take place year-round under the clear Arizona skies. These investments led to a vast increase in population during the war years, as troops and workers flocked to the Salt River Valley to work in defense facilities.

World War Two caused a dramatic change in Arizona and in Glendale. Soldiers and war workers, brought to Arizona for training and to work in defense industries, found the climate and lifestyle of the desert state attractive. After the war, many returned or remained to make Arizona their home. Glendale, ringed on three sides by military facilities and close to the capitol city of Arizona, proved to be a prime location for post-war settlement.

The improved economy meant the need for subsistence housing to help displaced farmers and workers no longer existed. In addition, the advent of war resulted in criticism of ideas considered even remotely subversive. Cooperative farming projects were branded as socialistic at the least and communistic at their worst. In 1942, all resettlement and part-time farming projects were transferred to the Federal Public Housing Authority (FPHA).

The main charge of the FPHA with respect to resettlement communities was to liquidate the properties. However, this goal was not a high priority during the war. As a first step, the FPHA concentrated on disposing of communities where families did not earn their chief income from farming. Many such properties were disposed of in 1943, but the process did not take place as quickly as detractors of the program desired. In 1944, Congress convened hearings before a select committee of the House Committee on Agriculture to investigate activities of the Farm Security Administration. Testimony focused on waste and mismanagement at the communities. Farm advocates testified that farmers needed help getting fair prices for their products, and no longer needed housing assistance. The Farm Security Administration was abolished in 1946.

Although criticism of the resettlement projects mounted, the nation had other priorities for the duration of the war. After the war, the government reorganized a number of bureaus and agencies. This included the FPHA, which after the war had the added task of liquidating properties once associated with the war effort and now no longer

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needed. On July 27, 1947, the government created the Public Housing Administration (PHA) to provide financial and technical assistance for local housing projects.

The creation of the PHA opened the way for the sale of the Glendale Tract properties to private citizens. As a first step in the process, on August 6, 1947, the PHA transferred the water production and distribution system for the Glendale Tract to the Northern Avenue Water Company. The company was an Arizona corporation that had been formed on March 25, 1947, in anticipation of taking over operation of the water system. The initial incorporators were Lloyd E. Stamper, Walter Portenier, P.H. Shaw, Ruth M. Martin, and Marie Tignor. All were residents of the Glendale Tract. The group paid the government \$1,200.00 for the water system.

The PHA then filed an amended plat of the Glendale Subdivision with the Maricopa County Recorder on January 27, 1948. The amended plat created two new lots. Lot No. 25 covered the location of the well site for the community water system that had been sold to the Northern Avenue Water Company. Lot No. 26 was a large lot that contained the community house. In addition, the amended plat dedicated roads, parks, drives and walks in the subdivision to community use.

The filing of the amended plat allowed the PHA to move forward with the liquidation of the remaining lots at the Glendale Tract. The government executed deeds for all the lots on the same day, February 17, 1948. Because property owners filed the deeds with the Maricopa County Recorder on different days, it took some time for all the Glendale Tract deeds to be listed on county records. The following table presents a list of the original owners of the lots in the Glendale Tract, as acquired from the PHA on February 17, 1948:

TPC #	Address	Historic Lot No.	Original Owner 1948
147-04-003A	5041 W. Sands Rd.	01	William M. and Dessie Medlyn
147-04-001	5038+504 W. Sands Rd.	02	Elmo M. and Doris J. Reay
147-04-004	5026 W. Sands Rd.	03	Carl and Martha J. Collins
147-04-005	5024 W. Sands Rd.	04	Ruth M. Martin
147-04-006	5018 W. Waite Pl.	05	William W. and Virginia M. Carroll
147-04-007	5010 W. Waite Pl.	06	A.W. and Esther B. Yoder
147-04-009	5002 W. Waite Pl.	07	Richard M. and Edna Mary Rathkey
147-04-010A	5001-3 W. Waite Pl.	08	Louis and Louise Conner
147-04-011	5009 W. Waite Pl.	09	Unknown. Listed as vacant in 1957. Owner 1961-1963 of lot 9 was Z.H. and Ree Booth. Mr. Booth was a janitor.

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147-04-012	5011 W. Waite Pl.	10	John A. and Mary Jane Morgan
147-04-013	5017 W. Waite Pl.	11	Lillian E. Robertson
147-04-014A	5021 W. Waite Pl.	12	Andrew L. and Ozetta I. Webb
147-04-015	5033 W. Waite Pl.	13	Thomas L. and Frances Hulsey
147-04-016	5037 W. Waite Pl.	14	Walter and Pearl Portenier
147-04-017	5043 W. Waite Pl.	15	Clarence S. and Velma A. Carter
147-04-018	5047 W. Waite Pl.	16	Arnold W. Northrop
147-04-019	5049 W. Waite Pl.	17	William B. and Frances L. Jones
147-04-020	5050 W. Waite Pl.	18	Charles C. and Alfreida E. Krug
147-04-021	5042 W. Waite Pl.	19	Forrest L. and Ima E. Thompson
147-04-022	5036 W. Waite Pl.	20	Albert L. and Sophia J. Cornelison.
147-04-023	5023 W. Sands Rd.	21	George W. and Marie Tignor
147-04-024A	5025 W. Sands Rd.	22	Lester G. and Elizabeth M. Bowers
147-04-025	5031 W. Sands Rd.	23	Lloyd E and Elsie Stamper
147-04-026	5037 W. Sands Rd.	24	Paul J. and Thelma B. Shaw.
		25	Northern Avenue Water Company (well site location)
147-04-028A	5027 W. Waite Pl.	26	Unknown. 1954-1963 owner was R. Kenneth and Catherine Newton. Mr. Newton was a salesman.

The liquidation of the parcels by the PHA in 1948 brings a close to federal involvement with the Glendale Tract. That year marks an end to the period of significance for the historic district. In the ensuing years property owners went

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about their business in the same way that everyone else did. The unique origin and history of the Glendale Tract was forgotten. In the last few years, residents revived the history of the area. There is now an active interest in the preservation of the district.

Prior Scholarly Research

There is a considerable amount of prior scholarly research that has been completed on federal government Depression-era resettlement programs. Much of this research is centered on Arizona, due to the former presence in the state of scholar Robert M. Carriker. Carriker completed a master's thesis on the subject called "A New Deal Program: The Phoenix Homesteads, 1933-1948" (Arizona State University, 1993). For his doctoral dissertation at ASU, Carriker prepared a comparative history of new deal resettlement programs in the American West titled "In the Name of High Humanity: New Deal Urban Homesteads in the West " (1996). Dr. Carriker is now a professor of history at the University of Southwestern Louisiana in Lafayette.

Beyond these specific studies of resettlement programs in Arizona, there is also a synthetic work on the New Deal in the state by Arizona State Historic Preservation Office historian William S. Collins. Dr. Collins examines public housing starting at p. 339 of his work *The New Deal in Arizona*. (1999).

On the national level, scholarly research on the New Deal is voluminous. With respect to resettlement programs, the literature is a bit more limited. The classic comprehensive source is Paul K. Conkin's *Tomorrow a New World: The New Deal Community Program* (1959). A more recent treatment, and one that is particularly valuable for Arizona because of its emphasis on the American West, is Brian Q. Cannon's *Remaking the American Dream: New Deal Rural Resettlement in the Mountain West* (1996). In 1994, Arthurdale Heritage sponsored a national conference on New Deal resettlement communities. Bryan Ward edited the proceedings of the conference, published in 1995 as *A New Deal for America*.

Despite the strong interest in the subject and the many scholarly writings on New Deal resettlement communities, there are comparatively few properties listed on the National Register of Historic Places. In the West, the only property listed is the Phoenix Homesteads Historic District. Other properties associated with New Deal resettlement that are listed on the National Register include the multiple property listing of communities in Pettis County, Missouri, the Arthurdale Historic District in West Virginia, the Greenbelt Historic District in Maryland, and the Greenhills Historic District in Ohio.

Because the National Register has scanned the Osage Farms Resettlement Properties in Pettis County MPS nomination and made it available on the Internet (www.nr.nps.gov/multiples/64500305.pdf), it proved particularly valuable in preparing this nomination for the Glendale Tract of Arizona Part-Time Farms. The Pettis County historic context, property types, and registration requirements provided a model for the Glendale Tract Historic District. By 1937, the federal government had created a total of 99 New Deal communities. A complete list is found in Conkin (1959) at pp. 332-337. The list is also available on the Internet at http://newdeallegacy.org/table_1.htm.

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306, p. 98.

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VERBAL BOUNDARY DESCRIPTION

As shown on accompanying map.

BOUNDARY JUSTIFICATION

Boundary corresponds to the perimeter of the original subdivision plats for the "Glendale Subdivision" and the "Glendale Subdivision Amended"

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Section Number PHOTOS Addl.

Photographer: Roberta Graham

Date: June, 2005

Photographs were taken in digital format conforming to NRHP Expanded photo policy dated March, 2005. A digital compact disk with the original digital photograph files has been submitted as a part of this nomination.

The files are identified using the following nomenclature: AZ_MaricopaCounty_GlendaleTract#

Photo #	View to	Description
1	NE	Waite Place streetscape; 5018, 5010, 5002, 5001 Waite Place visible L to R
2	SW	Waite Place streetscape; 5049 Waite Place visible at end of street
3	W	L to R: 5042, 5036, 5023 Waite Place
4	E	Community building at 5027 Waite Place
5	SE	Intersection of Sands Rd, 51 st Ave., and Northern Ave.
6	NE	"Back" streetscape along 51 st Avenue
7	SW	"Back" streetscape along Northern Avenue

GLENDALE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNITED STATES OF AMERICA, OWNER OF THE W 1/2 OF THE NW 1/4 OF SECTION 4, T. 2N. R. 2E. OF THE G. & S. R. B. L. M. EXCEPT THE NORTH 33 FEET AND THE WEST 33 FEET OF SAID SECTION AND SUBJECT TO RIGHTS OF WAY FOR CANALS, LATERALS AND DITCHES

HAS GRANTED THE SAID PROPERTY TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ACCOMPANYING MAP AND HAS HEREBY AUTHORIZED THE SAID SURVEY AND PLATTING TO BE MADE BY THE GLENDALE SUBDIVISION AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT PLAT OF THE SAID PREMISES AND THE WHOLE THEREOF AND THAT THE BOUNDS, DRIVES, PAVERS AND WALLS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC USE

IN WITNESS WHEREOF, THE UNITED STATES OF AMERICA, ACTING THROUGH THE SECRETARY OF AGRICULTURE, DEPARTMENT OF AGRICULTURE, HAS EXECUTED THIS DECISION THIS 24th DAY OF August, 1937

THE UNITED STATES OF AMERICA

By *[Signature]*
THE SECRETARY

FILED AND RECORDED IN OFFICE OF COUNTY RECORDER, MARICOPA COUNTY, ARIZONA IN BOOK OF MAPS, PAGE AT

UNITED STATES OF AMERICA 55
DISTRICT OF COLUMBIA

BEFORE ME, *Myrta Mackay*, A NOTARY PUBLIC IN AND FOR THE DISTRICT OF COLUMBIA, ON THIS 24th DAY OF August, 1937, PERSONALLY APPEARED HENRY A WALLACE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE SECRETARY OF AGRICULTURE, DEPARTMENT OF AGRICULTURE OF THE UNITED STATES OF AMERICA, AND ACKNOWLEDGED TO ME THAT AS SUCH OFFICER HE AGREES TO THE SAID DEDICATION AND TO THE SAID MAP AND PLAT, AND TO THE SAID DEED AND CONDEMNATION THEREON EXPRESSED AS THE FREE ACT AND DEED OF SAID UNITED STATES OF AMERICA AND BY HIM AND BY SAID UNITED STATES OF AMERICA VOLUNTARILY EXECUTED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF August, 1937

Seal

[Signature]
MYRTA MACKAY
NOTARY PUBLIC
MY COMMISSION EXPIRES August 21, 1940.

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT THE SUBDIVISION OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS SURVEYED UNDER MY DIRECTION IN THE MONTH OF August, 1937

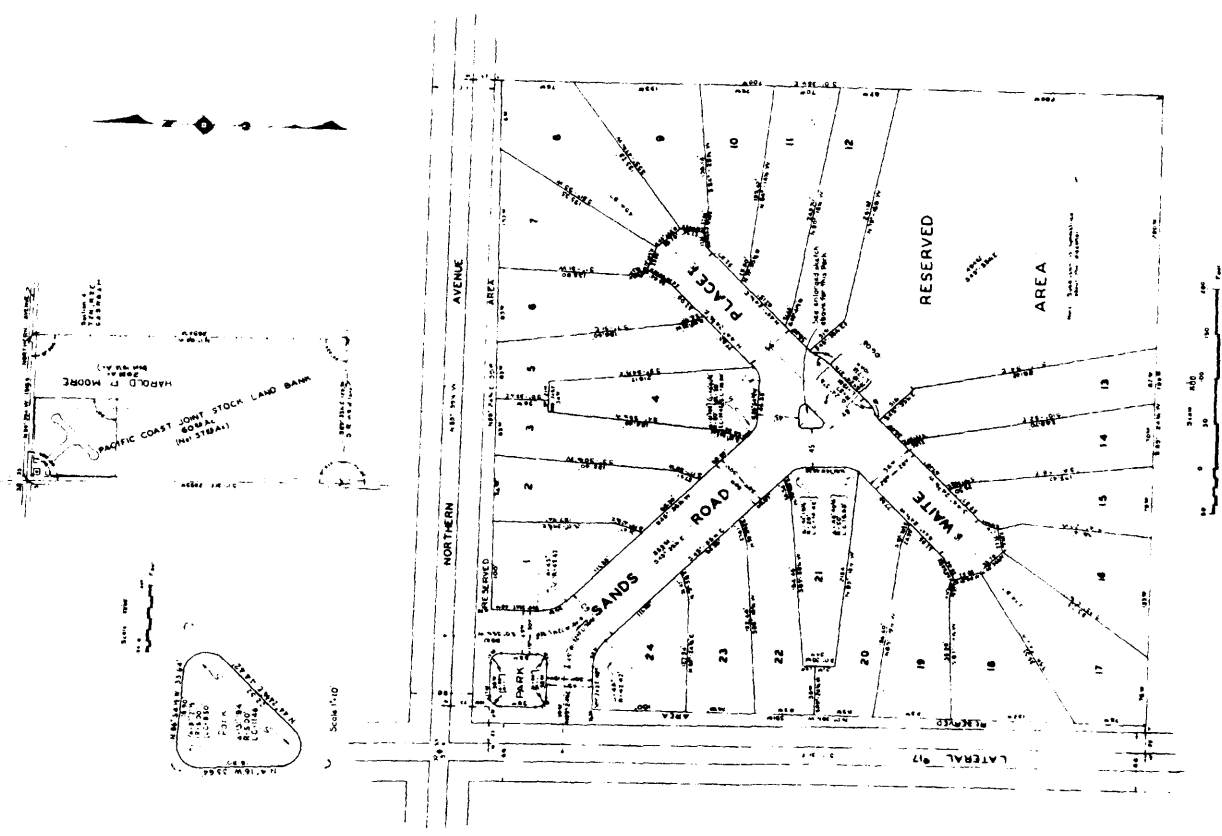
By *[Signature]*
REGIONAL ENGINEER

APPROVAL
THE ABOVE SUBDIVISION HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, THIS DAY OF August, 1937

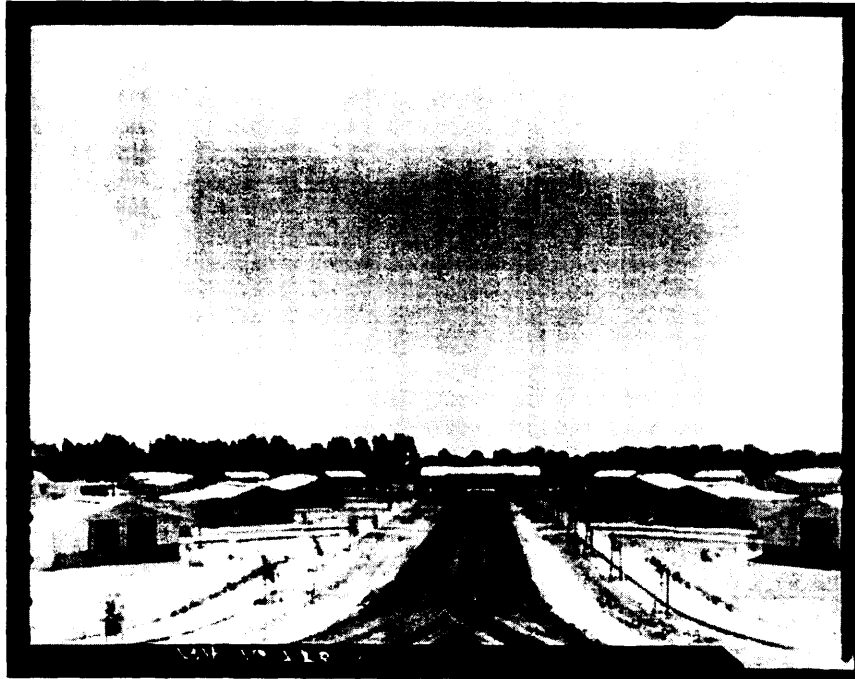
ATTEST

[Handwritten notes and signatures]

U. S. DEPT. OF AGRICULTURE	
RESETTLEMENT ADMINISTRATION	
RECORD - 18 - 11 - SAN FRANCISCO, CALIFORNIA	
BY: <i>[Signature]</i>	RECORDS SECTION
ARIZONA PART TIME FARMERS	
TRACTS 7 & 11	
GLENDALE UNIT	
MARICOPA COUNTY, ARIZONA	
PROPERTY MAP NO. 18-11-18-11-1	DATE OF RECORDING
88-242-2	FILE NO.

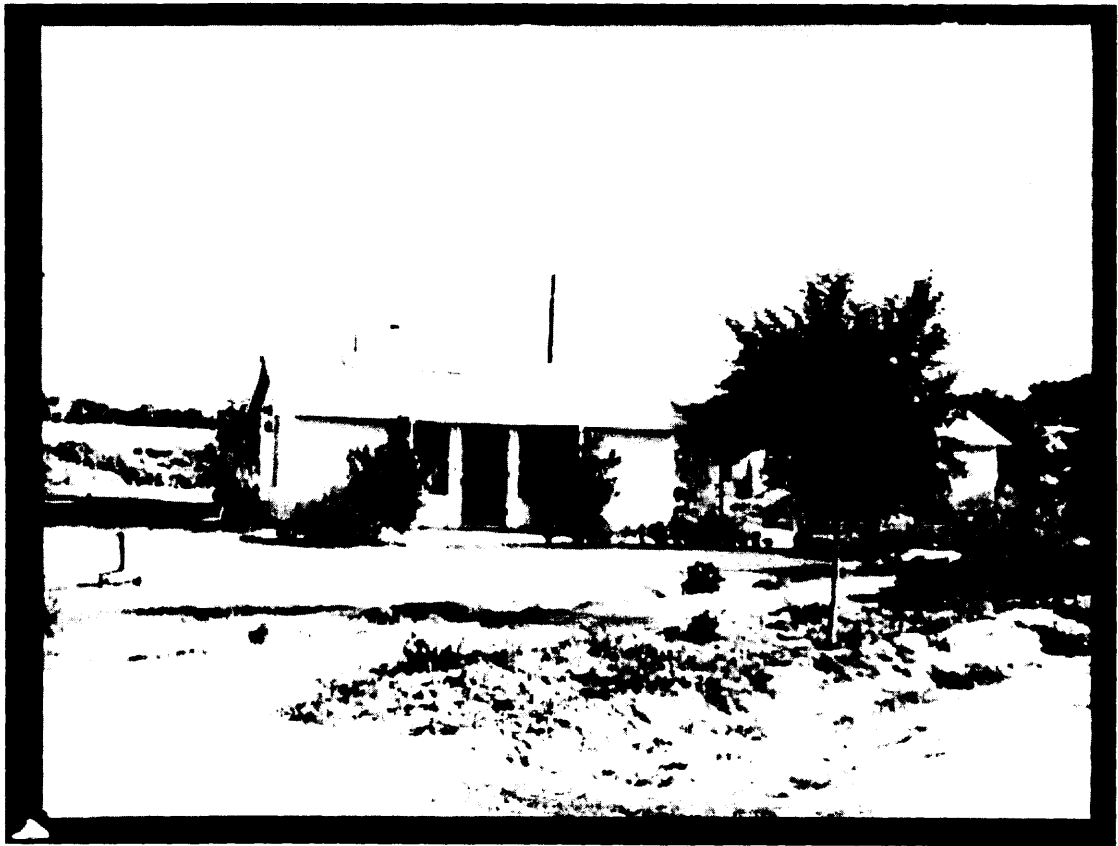


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agl 15



FSA Photographs by Dorothea Lange, May, 1937

*Additional Document
ation 2 (1 of 2)*



FSA Photographs by Dorothea Lange, June, 1938

*Additional Documentation 3
(2 of 2)*

GLENDALE TRACT Historic District

2005 National Register Nomination
District Map



Map Legend

0 25' 50' 100' 200'

999' ← Street Address
 ← Property Line
 ← Building Footprint
 ← 2004 Survey Inv. # GT-29

· Contributor to District
 · NON-Contributor to District
 · National Register District Boundary
 · Keyed Photo - view direction

NORTH

