

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name Village Grove 1-6 Residential Historic District

Other names/site number _____

2. Location

street & number Bounded by the canal at 66th Street to the west, 69th Street to the east, Oak Street to the north, Almeria Road to the south. not for publication

city of town Scottsdale vicinity

State Arizona Code AZ county Maricopa code 013 zip code 85257

3. State/Federal Agency Certification

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

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

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

 national statewide local

James W. Garrison
Signature of certifying official

25 MARCH 2010
Date

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:

Signature of the Keeper

Date of Action

entered in the National Register

James McCallard

Date of Action: 5-10-10

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input 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"/>	object

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

Contributing	Noncontributing	
222	33	buildings
		sites
		structures
		objects
	255	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic / Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic / Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other – Simple Ranch, California Ranch

Materials
(Enter categories from instructions)

foundation: Concrete slab

walls: Concrete block

roof: Asphalt shingles

other: Windows – wood or steel casement –
some with diamond panes

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

Village Grove 1-6 is a single family residential subdivision located on 72 acres in Scottsdale, Arizona, part of the Phoenix metropolitan area. The "L" shaped neighborhood is located north of McDowell Road with sections on both sides of 68th Street. It is bounded by the Arizona Crosscut Canal at 66th Street to the west, 69th Street to the east, Oak Street to the north and Almeria Road to the South. Village Grove is a large neighborhood made up of six subdivisions and includes 255 detached single family homes. The topography of the neighborhood is mostly flat with a slight elevation change near the canal. The streets west of 68th Street are laid out in a grid pattern, with a curvilinear pattern in place east of 68th Street. The subdivision was platted in 1957 and was completely built out by the end of 1959. The neighborhood was developed by Allied Construction Company, one of the most important post war builders in the Phoenix metropolitan area. The neighborhood has high integrity with some 87% being contributing properties. There are two basic ranch styles present in the neighborhood – Simple Ranch and California Ranch. Existing site utilization and landscaping continue to communicate the neighborhood integrity that was present in 1959 when the last houses were completed. The neighborhood provides excellent examples of architecture, building materials and techniques, and construction methods prevalent in Arizona and throughout the American Southwest in the post-war era.

Narrative Description

See Continuation Sheets, Section 7

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Period of Significance (justification)

The beginning of the period of significance is the year the subdivision was platted – 1957. The end represents the year of final build-out of the subdivision – 1959.

Criteria Considerations (explanation, if necessary)

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

Village Grove 1 – 6 is eligible for the National Register of Historic Places under Criterion A, Community Planning and Development.

Village Grove 1 – 6 is significant at the local level of significance for its representation of post World War II single family subdivision practices in Scottsdale, Arizona. It is an excellent example of a large post war neighborhood development of 255 homes built on six plats. The neighborhood has retained a high degree of integrity with 222 of the residences (87%) contributing to its historical character. The simple ranch and the California ranch styles are featured. The subdivision design is very typical of post war subdivision patterns present in Scottsdale with a street layout in a modified grid pattern on basically flat topography to the west of 68th Street and with curvilinear streets on flat topography to the east of 68th Street. All streets feature sidewalks, rolled curbs and an alley which serves each home. Village Grove is a prototypical example of post World War II development because of the developers' use of advertising and promotion techniques, utilization of mass production techniques in construction, and selection of name for the newly created neighborhood

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

See Continuation Sheets, Section 8

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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): _____

10. Geographical Data

Acreage of Property 72 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>412877</u>	<u>3703912,</u> <u>Oak & 66th</u>	3	<u>12</u>	<u>413199</u>	<u>3703503,</u> <u>68th and Palm</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>413205</u>	<u>3703912,</u> <u>Oak & 68th</u>	4	<u>12</u>	<u>413396</u>	<u>3703503,</u> <u>Palm and 69th</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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Zone	Easting	Northing	Zone	Easting	Northing
------	---------	----------	------	---------	----------

See continuation sheet for additional UTM references.

Verbal Boundary Description (describe the boundaries of the property)

Village Grove 1-6 is bounded by the Arizona Crosscut Canal at 66th Street to the west, 69th Street to the east, Oak Street to the north and Almeria Road to the South

Boundary Justification (explain why the boundaries were selected)

The boundary reflects the original subdivision boundaries.

11. Form Prepared By

name/title Marty McCune and Jerry Kyle

organization Skylark Consulting, LLC

date 4/30/09

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State AZ

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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: Village Grove 1-6 Residential Historic District

City or Vicinity: Scottsdale

County: Maricopa **State:** Arizona

Photographer: Marty McCune

Date Photographed: October 16, 2008

Description of Photograph(s) and number:

#0001 of 7: Looking west along Cypress Street across from 6702 Cypress.

#0002 of 7 : Hubbell Street looking east from 66th Place.

#0003 of 7 : Looking west along Palm Lane across from 6719 Palm Lane.

#0004 of 7: Looking east along Granada Road across from 6732 Granada.

#0005 of 7: Looking east from the corner of Almeria Road and 66th Place.

#0006 of 7: Looking west along Coronado Road across from 6838 Coronado.

#0007 of 7: Looking west on Almeria Road from Corner of Almeria and 69th Street.

Location/Setting

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The City of Scottsdale was founded in 1888. It is located at the northeastern corner of the Phoenix metropolitan area, with a 2007 population of just over 236,000. Scottsdale, called "The West's Most Western Town", is known for its affluence and amenity-filled lifestyle. The median income is among the highest in the metropolitan area. Until just after World War II, Scottsdale was primarily an agricultural and western tourism center. The development of major industry, led by Motorola in 1949, as well as the growth of upscale resorts and other business, changed its rural character. Scottsdale was incorporated in 1951.

The Village Grove neighborhood is located near the southwestern edge of the City of Scottsdale. The topography is flat and the street pattern is laid out in a modified grid for those homes west of 68th Street, with curvilinear streets present east of 68th Street. The streets are paved with rolled curbs and sidewalks, and an alley serves each home. The house lots are rectilinear and average about 8,500 square feet.

Overview of Built Environment

Village Grove 1-6 was constructed within less than two years (1957-59) on six subdivision plats. There were two types of ranch home designs offered – Simple Ranch and California Ranch. Differing exterior details provide visual variety and the limited range of styles make the neighborhood very homogenous in character. The homes were somewhat larger than most being offered in Scottsdale (and other Phoenix-area neighborhoods) during the late 1950's, and included amenities that made them very attractive to buyers. This led to the very fast build-out of the neighborhood.

Allied Construction Company planned, designed and constructed the neighborhood. Headquartered in Phoenix, Allied was one of the biggest large-scale developers of tract housing in the metropolitan area. Village Grove 1-6 was their first phase in a series of Village Grove developments that eventually included 20 plats in three different neighborhoods within Scottsdale.

There is a high proportion of contributing properties in this neighborhood – with 87% meeting this standard. Some contributing properties have enclosed carports, and there have been some changes to windows and doors, but for the most part the neighborhood communicates its integrity extremely well.

Original subdivision landscaping was usually traditional with turf and often included citrus trees left over from the former groves. Landscaping has changed some with the addition of desert landscaping over time to more efficiently address water use, however the overall character of the neighborhood has not changed substantially since construction was completed in 1959.

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Architecture

All homes are either Simple Ranch or California Ranch styles. Although often dismissed as lowly tract housing, the Ranch style was one of the most important forms of architecture to develop in the twentieth century. Its distinctive form and appearance results from a number of important twentieth century trends: the rise of homeownership brought about by federal governmental policies, the mass production of building parts and the advent of new technologies associated with WWII, changing American demographics and the increasing informality of the American life style. These and many more influences created a new form of residential building that would ultimately embody the "Good Life" of the post war period. Photographs illustrating the architecture are on the continuation sheets – Additional Documentation – 27-31. Figure numbers are referred to in the following text.

As with any architectural style, the Ranch house has a number of set characteristics that give it an identifiable style. Noted architectural historian, Alan Hess in his book, *The Ranch House*, proposes that if a building has a majority of the following characteristics it can be defined as Ranch:

- One story house with low-pitched gable or hipped roof often with wide eaves
- A strong horizontal emphasis of the form, elements and materials
- Generally an asymmetric plan that can be rambling and/or incorporate wings and additions
- A design with a specific connection to the outside employing elements like patios, sliding doors, picture windows, porches, etc.
- An open interior plan blending functional spaces
- The use of rustic or informal materials, trim and other detailing; or
- The use of simple Modern style detailing to give it a more contemporary appearance

See Figure 1 for ranch characteristics.

There are two distinct ranch styles present in Village Grove 1-6 – *Simple Ranch* and *California Ranch*. Each has special detailing to provide variety in façade designs while allowing for use of mass production techniques in building construction. These were the two most common architectural styles in Scottsdale during the postwar era.

Simple Ranch Characteristics

- One material, usually concrete block
- Single-car carport under main house roof
- Often lacks a defined front porch, may have a small entry overhang
- Little or no extra detailing

See Figure 2 for Simple Ranch Characteristics

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California Ranch Characteristics

- Combination of two or more exterior wall materials across the front façade
- Roof typically asphalt shingles, wood shakes and asbestos shingles found on more upscale models
- Often with prominent porch across the front façade
- Attached two-car garage or carport
- Ornamental trim usually includes shutters
- Steel or wood casement windows, often with diamond panes and ornamental shutters
- Plate glass picture window at living room

See Figure 3 for examples of California Ranch architectural details in Village Grove 1-6.

Allied Construction Signature Details

In their marketing of the neighborhood, Allied touted the “outstanding features” of their Village Grove homes, which were somewhat larger than the average postwar home in Scottsdale. Allied offered a choice of elevations. The designs in Village Grove 1-6 also include rear family rooms opening onto the backyard, front porches and rear patios, which convey the emphasis on informal, indoor-outdoor living that characterized the modern postwar home.

The signature details, “outstanding features”, used in Village Grove homes by Allied Construction include the following:

- L-shaped floor plans
- Entry on the L-end with a full porch
- Western style railings on the entry porch
- Wood siding on the L-end façade
- Distinctive horizontal wood panels between the windows on the L-end of the front façade
- Weeping mortar to create the appearance of two different wall materials
- Attached two-car garage or carport
- Weeping mortar on Simple Ranch style homes to upgrade the appearance
- Boxed windows with vertical siding flanking the casement windows

See Figure 4 for Allied Construction Signature Details

Other Site Features— The neighborhood character has not changed appreciably since the subdivision was completed in 1959. Setbacks remain the same with defined front yards and carports, streets and alleys have not changed. Landscaping patterns are traditional, with turf, shrubs and trees. Some of

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the lots still contain citrus trees, which were retained after the agricultural area was developed for residential use. Landscaping on individual homes has been changed out in some cases to now include low-water planting rather than grass. This has not, however, adversely affected the overall integrity of the neighborhood.

Alleys are present behind all homes. Concrete block or brick walls enclose virtually all yards. It is unclear if these walls were installed when the subdivision was developed or later, however the character of the alleys is a strong consistent statement throughout the neighborhood.

6. Integrity Assessment

- Location – the location of the subdivision and individual homes has not changed.
- Design – integrity of design is consistently high for both the neighborhood as a whole and for individual properties within the area. The design of the neighborhood was typical for progressive builders of the time in which it developed, with a combination grid and curvilinear street pattern as well as rolled curbs, sidewalks and flat streets. Properties were set back from the street and remain so today. Individual properties retain their original design characteristics, whether they are the Simple Ranch or California Ranch. Some 87% of properties are contributing properties.
- Setting – the setting remains consistent with its original setting as a residential subdivision.
- Materials – integrity of materials is evident throughout the district. The predominant materials are block for simple ranch homes and block, brick, and wood detailing for California Ranch homes. Window materials of steel casement, wood frame and aluminum frame are still in place on a vast majority of homes. Use of weeping mortar and various window treatments to provide visual diversity was an unusual touch in Scottsdale subdivisions of the time.
- Workmanship – consistent levels of workmanship are evident on both ranch styles. These include weeping mortar, use of wood detailing, and various window treatments such as diamond and box windows on the facades of many homes.
- Feeling – the lack of major changes to the streetscape and to individual homes provides a high level of integrity according to this measure.
- Association – the subdivision is associated with Allied Construction Company as a prominent builder and with post-war subdivision development in Scottsdale and is able to communicate that association easily today.

The City of Scottsdale designated Village Grove 1-6 under its local historic preservation ordinance in 2005. Since that time, exterior modifications have been reviewed by the Historic Preservation Commission. In 2007, a fund was established to provide financial assistance for homeowners to complete exterior work on their homes. These actions will provide the basis for maintaining the high degree of integrity in the neighborhood into the future.

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Examples of noncontributing properties are shown in Figure 5. Major modifications to wall materials (addition of stucco over block) and changes to windows are the most common inappropriate work items. One two story addition is present and a number of other changes which significantly change the front of the property are present on a few properties in the neighborhood.

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VILLAGE GROVE 1 - 6 Contributing Properties

<i>Street No.</i>	<i>Street Name</i>	<i>Site Number</i>	<i>Yr. Constructed</i>	<i>Style</i>	<i>Comments</i>
1702	69th Street	VG 248	1958	California Ranch	Village Grove 6
1708	69th Street	VG 249	1958	California Ranch	Village Grove 6
1716	69th Street	VG 250	1958	Simple Ranch	Village Grove 6
1918	69th Street	VG 254	1958	Simple Ranch	Village Grove 6
6619	Almeria Street	VG 203	1958	California Ranch	Village Grove
6625	Almeria Street	VG 202	1958	Simple Ranch	Village Grove
6626	Almeria Street	VG 181	1958	California Ranch	Village Grove
6631	Almeria Street	VG 201	1958	California Ranch	Village Grove
6632	Almeria Street	VG 182	1958	California Ranch	Village Grove
6637	Almeria Street	VG 200	1958	California Ranch	Village Grove
6638	Almeria Street	VG 255	1958	Simple Ranch	Village Grove
6643	Almeria Street	VG 199	1958	Simple Ranch	Village Grove
6644	Almeria Street	VG 183	1958	California Ranch	Village Grove
6701	Almeria Street	VG 198	1958	Simple Ranch	Village Grove
6707	Almeria Street	VG 197	1958	Simple Ranch	Village Grove
6708	Almeria Street	VG 185	1958	California Ranch	Village Grove
6713	Almeria Street	VG 196	1958	California Ranch	Village Grove
6714	Almeria Street	VG186	1958	California Ranch	Village Grove
6719	Almeria Street	VG 195	1958	California Ranch	Village Grove
6720	Almeria Street	VG 187	1958	Simple Ranch	Village Grove
6725	Almeria Street	VG 194	1958	California Ranch	Village Grove
6726	Almeria Street	VG 188	1958	Simple Ranch	Village Grove
6731	Almeria Street	VG 193	1958	Simple Ranch	Village Grove
6732	Almeria Street	VG 189	1958	California Ranch	Village Grove
6737	Almeria Street	VG 192	1958	Simple Ranch	Village Grove
6743	Almeria Street	VG 191	1958	Simple Ranch	Village Grove
6744	Almeria Street	VG 190	1958	California Ranch	Village Grove
6801	Almeria Street	VG 241	1958	California Ranch	Village Grove 6
6802	Almeria Street	VG 240	1958	Simple Ranch	Village Grove 6

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6809	Almeria Street	VG 242	1958	Simple Ranch	Village Grove 6
6810	Almeria Street	VG 239	1958	California Ranch	Village Grove 6
6815	Almeria Street	VG 243	1958	California Ranch	Village Grove 6
6821	Almeria Street	VG 244	1958	Simple Ranch	Village Grove 6
6828	Almeria Street	VG 236	1958	Simple Ranch	Village Grove 6
6834	Almeria Street	VG 235	1958	Simple Ranch	Village Grove 6
6835	Almeria Street	VG 246	1958	California Ranch	Village Grove 6
6841	Almeria Street	VG 247	1958	Simple Ranch	Village Grove 6
6625	Coronado Road	VG 180	1958	Simple Ranch	Village Grove 2
6626	Coronado Road	VG 157	1958	California Ranch	Village Grove 2
6631	Coronado Road	VG 179	1958	California Ranch	Village Grove 2
6632	Coronado Road	VG 158	1958	California Ranch	Village Grove 2
6637	Coronado Road	VG 178	1958	California Ranch	Village Grove 2
6643	Coronado Road	VG 177	1958	California Ranch	Village Grove 2
6644	Coronado Road	VG 160	1958	California Ranch	Village Grove 2
6702	Coronado Road	VG 161	1958	California Ranch	Village Grove 2
6707	Coronado Road	VG 175	1958	Simple Ranch	Village Grove 2
6708	Coronado Road	VG 162	1958	California Ranch	Village Grove 2
6713	Coronado Road	VG 174	1958	California Ranch	Village Grove 2
6714	Coronado Road	VG 163	1958	Simple Ranch	Village Grove 2
6719	Coronado Road	VG 173	1958	Simple Ranch	Village Grove 2
6720	Coronado Road	VG 164	1958	Simple Ranch	Village Grove 2
6725	Coronado Road	VG 172	1958	Simple Ranch	Village Grove 2
6726	Coronado Road	VG 165	1958	Simple Ranch	Village Grove 2
6731	Coronado Road	VG 171	1958	Simple Ranch	Village Grove 2
6732	Coronado Road	VG 166	1958	California Ranch	Village Grove 2
6737	Coronado Road	VG 170	1958	California Ranch	Village Grove 2
6738	Coronado Road	VG 167	1958	California Ranch	Village Grove 2
6743	Coronado Road	VG 169	1958	California Ranch	Village Grove 2
6744	Coronado Road	VG 168	1958	California Ranch	Village Grove 2
6801	Coronado Road	VG 227	1958	California Ranch	Village Grove 6
6802	Coronado Road	VG 226	1958	Simple Ranch	Village Grove 6
6809	Coronado Road	VG 228	1958	California Ranch	Village Grove 6
6810	Coronado Road	VG 225	1958	California Ranch	Village Grove 6

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6815	Coronado Road	VG 229	1958	California Ranch	Village Grove 6
6816	Coronado Road	VG 224	1958	California Ranch	Village Grove 6
6821	Coronado Road	VG 230	1958	California Ranch	Village Grove 6
6824	Coronado Road	VG 223	1958	Simple Ranch	Village Grove 6
6827	Coronado Road	VG 231	1958	California Ranch	Village Grove 6
6830	Coronado Road	VG 222	1958	Simple Ranch	Village Grove 6
6837	Coronado Road	VG 232	1958	California Ranch	Village Grove 6
6838	Coronado Road	VG 221	1958	California Ranch	Village Grove 6
6626	Cypress Street	VG13	1958	California Ranch	Village Grove 5
6631	Cypress Street	VG35	1958	California Ranch	Village Grove 5
6632	Cypress Street	VG14	1958	California Ranch	Village Grove 5
6637	Cypress Street	VG34	1958	California Ranch	Village Grove 5
6643	Cypress Street	VG33	1958	California Ranch	Village Grove 5
6644	Cypress Street	VG16	1958	California Ranch	Village Grove 5
6702	Cypress Street	VG17	1958	California Ranch	Village Grove 5
6708	Cypress Street	VG18	1958	California Ranch	Village Grove 5
6713	Cypress Street	VG30	1958	California Ranch	Village Grove 5
6714	Cypress Street	VG19	1958	California Ranch	Village Grove 5
6719	Cypress Street	VG29	1958	California Ranch	Village Grove 5
6720	Cypress Street	VG20	1958	Simple Ranch	Village Grove 5
6725	Cypress Street	VG28	1958	California Ranch	Village Grove 5
6726	Cypress Street	VG21	1958	California Ranch	Village Grove 5
6731	Cypress Street	VG27	1958	California Ranch	Village Grove 5
6737	Cypress Street	VG26	1958	California Ranch	Village Grove 5
6738	Cypress Street	VG23	1958	California Ranch	Village Grove 5
6743	Cypress Street	VG25	1958	Simple Ranch	Village Grove 5
6625	Granada Road	VG156	1958	California Ranch	Village Grove 2
6626	Granada Road	VG133	1958	California Ranch	Village Grove 2
6631	Granada Road	VG155	1958	California Ranch	Village Grove 2
6632	Granada Road	VG134	1958	California Ranch	Village Grove 2
6637	Granada Road	VG154	1958	California Ranch	Village Grove 2
6643	Granada Road	VG153	1958	California Ranch	Village Grove 2
6644	Granada Road	VG136	1958	California Ranch	Village Grove 2
6701	Granada Road	VG152	1958	Simple Ranch	Village Grove 2

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6702	Granada Road	VG137	1958	California Ranch	Village Grove 2
6707	Granada Road	VG151	1958	Simple Ranch	Village Grove 2
6708	Granada Road	VG138	1958	California Ranch	Village Grove 2
6713	Granada Road	VG150	1958	California Ranch	Village Grove 2
6714	Granada Road	VG139	1958	California Ranch	Village Grove 2
6719	Granada Road	VG149	1958	California Ranch	Village Grove 2
6720	Granada Road	VG140	1958	Simple Ranch	Village Grove 2
6725	Granada Road	VG148	1958	California Ranch	Village Grove 2
6731	Granada Road	VG147	1958	Simple Ranch	Village Grove 2
6732	Granada Road	VG142	1958	California Ranch	Village Grove 2
6737	Granada Road	VG146	1958	California Ranch	Village Grove 2
6738	Granada Road	VG143	1958	California Ranch	Village Grove 2
6743	Granada Road	VG145	1958	California Ranch	Village Grove 2
6744	Granada Road	VG144	1958	California Ranch	Village Grove 2
6801	Granada Road	VG216	1958	California Ranch	Village Grove 6
6809	Granada Road	VG217	1958	Simple Ranch	Village Grove 6
6815	Granada Road	VG218	1958	Simple Ranch	Village Grove 6
6816	Granada Road	VG213	1958	California Ranch	Village Grove 6
6821	Granada Road	VG219	1958	California Ranch	Village Grove 6
6822	Granada Road	VG212	1958	Simple Ranch	Village Grove 6
6828	Granada Road	VG211	1958	California Ranch	Village Grove 6
6829	Granada Road	VG220	1958	Simple Ranch	Village Grove 6
6834	Granada Road	VG210	1958	Simple Ranch	Village Grove 6
6625	Holly Street	VG84	1958	California Ranch	Village Grove 4
6626	Holly Street	VG61	1958	California Ranch	Village Grove 4
6631	Holly Street	VG83	1958	California Ranch	Village Grove 4
6643	Holly Street	VG81	1958	California Ranch	Village Grove 4
6701	Holly Street	VG80	1958	California Ranch	Village Grove 4
6702	Holly Street	VG65	1958	California Ranch	Village Grove 4
6707	Holly Street	VG79	1958	Simple Ranch	Village Grove 4
6708	Holly Street	VG66	1958	California Ranch	Village Grove 4
6713	Holly Street	VG78	1958	California Ranch	Village Grove 4
6714	Holly Street	VG67	1958	California Ranch	Village Grove 4
6719	Holly Street	VG77	1958	California Ranch	Village Grove 4

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6720	Holly Street	VG68	1958	Simple Ranch	Village Grove 4
6725	Holly Street	VG76	1958	California Ranch	Village Grove 4
6726	Holly Street	VG69	1958	California Ranch	Village Grove 4
6731	Holly Street	VG75	1958	Simple Ranch	Village Grove 4
6732	Holly Street	VG70	1958	California Ranch	Village Grove 4
6737	Holly Street	VG74	1958	California Ranch	Village Grove 4
6738	Holly Street	VG71	1958	California Ranch	Village Grove 4
6744	Holly Street	VG72	1958	California Ranch	Village Grove 4
6843	Holly Street	VG73	1958	California Ranch	Village Grove 4
6625	Hubbell Street	VG108	1958	California Ranch	Village Grove 3
6626	Hubbell Street	VG85	1958	California Ranch	Village Grove 3
6631	Hubbell Street	VG107	1958	California Ranch	Village Grove 3
6637	Hubbell Street	VG106	1958	California Ranch	Village Grove 3
6638	Hubbell Street	VG87	1958	California Ranch	Village Grove 3
6643	Hubbell Street	VG105	1958	California Ranch	Village Grove 3
6644	Hubbell Street	VG88	1958	California Ranch	Village Grove 3
6701	Hubbell Street	VG104	1958	Simple Ranch	Village Grove 3
6702	Hubbell Street	VG89	1958	California Ranch	Village Grove 3
6707	Hubbell Street	VG103	1958	Simple Ranch	Village Grove 3
6713	Hubbell Street	VG102	1958	California Ranch	Village Grove 3
6714	Hubbell Street	VG91	1958	California Ranch	Village Grove 3
6719	Hubbell Street	VG101	1958	California Ranch	Village Grove 3
6720	Hubbell Street	VG92	1958	Simple Ranch	Village Grove 3
6725	Hubbell Street	VG100	1958	California Ranch	Village Grove 3
6726	Hubbell Street	VG92	1958	California Ranch	Village Grove 3
6731	Hubbell Street	VG99	1958	Simple Ranch	Village Grove 3
6732	Hubbell Street	VG94	1958	California Ranch	Village Grove 3
6737	Hubbell Street	VG98	1958	California Ranch	Village Grove 3
6738	Hubbell Street	VG95	1958	California Ranch	Village Grove 3
6743	Hubbell Street	VG97	1958	California Ranch	Village Grove 3
6744	Hubbell Street	VG96	1958	California Ranch	Village Grove 3
6625	Monte Vista Road	VG60	1958	Simple Ranch	Village Grove 4
6626	Monte Vista Road	VG37	1958	California Ranch	Village Grove 4
6632	Monte Vista Road	VG38	1958	California Ranch	Village Grove 4

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6637	Monte Vista Road	VG58	1958	California Ranch	Village Grove 4
6638	Monte Vista Road	VG39	1958	California Ranch	Village Grove 4
6643	Monte Vista Road	VG57	1958	California Ranch	Village Grove 4
6644	Monte Vista Road	VG40	1958	California Ranch	Village Grove 4
6701	Monte Vista Road	VG56	1958	Simple Ranch	Village Grove 4
6702	Monte Vista Road	VG41	1958	Simple Ranch	Village Grove 4
6707	Monte Vista Road	VG55	1958	Simple Ranch	Village Grove 4
6708	Monte Vista Road	VG42	1958	California Ranch	Village Grove 4
6714	Monte Vista Road	VG43	1958	California Ranch	Village Grove 4
6719	Monte Vista Road	VG53	1958	California Ranch	Village Grove 4
6720	Monte Vista Road	VG44	1958	California Ranch	Village Grove 4
6725	Monte Vista Road	VG52	1958	California Ranch	Village Grove 4
6726	Monte Vista Road	VG45	1958	Simple Ranch	Village Grove 4
6731	Monte Vista Road	VG51	1958	Simple Ranch	Village Grove 4
6732	Monte Vista Road	VG46	1958	California Ranch	Village Grove 4
6737	Monte Vista Road	VG50	1958	California Ranch	Village Grove 4
6738	Monte Vista Road	VG47	1958	Simple Ranch	Village Grove 4
6743	Monte Vista Road	VG49	1958	Simple Ranch	Village Grove 4
6744	Monte Vista Road	VG48	1958	California Ranch	Village Grove 4
6625	Oak Street	VG12	1958	California Ranch	Village Grove 5
6631	Oak Street	VG11	1958	California Ranch	Village Grove 5
6637	Oak Street	VG10	1958	California Ranch	Village Grove 5
6643	Oak Street	VG9	1958	California Ranch	Village Grove 5
6701	Oak Street	VG8	1958	Simple Ranch	Village Grove 5
6707	Oak Street	VG7	1958	Simple Ranch	Village Grove 5
6713	Oak Street	VG6	1958	California Ranch	Village Grove 5
6719	Oak Street	VG5	1958	Simple Ranch	Village Grove 5
6725	Oak Street	VG4	1958	California Ranch	Village Grove 5
6731	Oak Street	VG3	1958	Simple Ranch	Village Grove 5
6737	Oak Street	VG2	1958	California Ranch	Village Grove 5
6743	Oak Street	VG1	1958	Simple Ranch	Village Grove 5
6625	Palm Lane	VG132	1958	Simple Ranch	Village Grove 3
6626	Palm Lane	VG109	1958	California Ranch	Village Grove 3
6631	Palm Lane	VG131	1958	California Ranch	Village Grove 3

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6632	Palm Lane	VG110	1958	California Ranch	Village Grove 3
6637	Palm Lane	VG130	1958	California Ranch	Village Grove 3
6638	Palm Lane	VG111	1958	Simple Ranch	Village Grove 3
6643	Palm Lane	VG129	1958	California Ranch	Village Grove 3
6644	Palm Lane	VG112	1958	California Ranch	Village Grove 3
6701	Palm Lane	VG128	1958	Simple Ranch	Village Grove 3
6702	Palm Lane	VG113	1958	California Ranch	Village Grove 3
6708	Palm Lane	VG114	1958	California Ranch	Village Grove 3
6713	Palm Lane	VG126	1958	California Ranch	Village Grove 3
6714	Palm Lane	VG115	1958	California Ranch	Village Grove 3
6719	Palm Lane	VG125	1958	California Ranch	Village Grove 3
6720	Palm Lane	VG116	1958	Simple Ranch	Village Grove 3
6725	Palm Lane	VG124	1958	California Ranch	Village Grove 3
6726	Palm Lane	VG117	1958	Simple Ranch	Village Grove 3
6731	Palm Lane	VG123	1958	California Ranch	Village Grove 3
6732	Palm Lane	VG118	1958	California Ranch	Village Grove 3
6737	Palm Lane	VG122	1958	California Ranch	Village Grove 3
6738	Palm Lane	VG119	1958	California Ranch	Village Grove 3
6743	Palm Lane	VG121	1958	Simple Ranch	Village Grove 3
6744	Palm Lane	VG120	1958	California Ranch	Village Grove 3
6801	Palm Lane	VG204	1958	Simple Ranch	Village Grove 6
6827	Palm Lane	VG208	1958	Simple Ranch	Village Grove 6
6833	Palm Lane	VG209	1958	Simple Ranch	Village Grove 6

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VILLAGE GROVE 1 - 6 - Non-Contributing Properties

<i>Street No.</i>	<i>Street Name</i>	<i>Site Number</i>	<i>Yr. Constructed</i>	<i>Style</i>	<i>Comments</i>
1802	69th Street	VG 251	1958	Indeterminate	Inappropriate Modifications
1902	69th Street	VG 252	1958	Simple Ranch	Inappropriate Modifications
1910	69th Street	VG 253	1958	Simple Ranch	Inappropriate Modifications
6702	Almeria Road	VG 184	1958	California Ranch	Inappropriate Modifications
6816	Almeria Road	VG 238	1958	California Ranch	Inappropriate Modifications
6822	Almeria Road	VG 237	1958	Indeterminate	Inappropriate Modifications
6829	Almeria Road	VG 245	1958	Simple Ranch	Inappropriate Modifications
6838	Almeria Road	VG 234	1958	Simple Ranch	Inappropriate Modifications
6638	Coronado Road	VG 159	1958	Simple Ranch	Inappropriate Modifications
6701	Coronado Road	VG 176	1958	Indeterminate	Inappropriate Modifications
6845	Coronado Road	VG 233	1958	California Ranch	Inappropriate Modifications
6625	Cypress Street	VG 36	1958	Simple Ranch	Inappropriate Modifications
6638	Cypress Street	VG 159	1958	Simple Ranch	Inappropriate Modifications
6701	Cypress Street	VG 32	1958	Simple Ranch	Inappropriate Modifications
6707	Cypress Street	VG 31	1958	Indeterminate	Inappropriate Modifications
6732	Cypress Street	VG 22	1958	Simple Ranch	Inappropriate Modifications
6744	Cypress Street	VG 24	1958	Simple Ranch	Inappropriate Modifications
6638	Granada Road	VG 135	1958	Simple Ranch	Inappropriate Modifications
6726	Granada Road	VG 141	1958	Simple Ranch	Inappropriate Modifications
6802	Granada Road	VG 215	1958	Simple Ranch	Inappropriate Modifications
6810	Granada Road	VG 214	1958	Simple Ranch	Inappropriate Modifications
6632	Holly Street	VG 62	1958	California Ranch	Inappropriate Modifications
6637	Holly Street	VG 82	1958	California Ranch	Inappropriate Modifications
6638	Holly Street	VG 63	1958	California Ranch	Inappropriate Modifications
6644	Holly Street	VG 64	1958	California Ranch	Inappropriate Modifications
6632	Hubbell Street	VG 86	1958	California Ranch	Inappropriate Modifications
6708	Hubbell Street	VG 90	1958	California Ranch	Inappropriate Modifications
6631	Monte Vista Road	VG 59	1958	California Ranch	Inappropriate Modifications
6713	Monte Vista Road	VG 54	1958	California Ranch	Inappropriate Modifications
6707	Palm Lane	VG 127	1958	Simple Ranch	Inappropriate Modifications
6809	Palm Lane	VG 205	1958	Simple Ranch	Inappropriate Modifications

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VILLAGE GROVE 1 - 6 - Non-Contributing Properties

6815	Palm Lane	VG 206	1958	Simple Ranch	Inappropriate Modifications
6821	Palm Lane	VG 207	1958	Simple Ranch	Inappropriate Modifications

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

Period of Significance

1957-1959

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Allied Construction Company

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NARRATIVE STATEMENT OF SIGNIFICANCE

Section 8 – Statement of Significance

Village Grove 1 – 6 is significant for its representation of post World War II single family subdivision practices in Scottsdale, Arizona. The neighborhood is significant under Criterion A – Community Planning and Development. Allied Construction, the builder of Village Grove 1-6 as well as numerous other Village Grove subdivisions, was at the forefront of tract development in Scottsdale and the greater Phoenix area during the post-war years. Village Grove 1-6 is one of the most intact examples of these subdivisions in the area.

Village Grove 1 – 6 was platted in 1957. The 255 homes were built during 1958 and all were sold before the end of 1959. The period of significance is, therefore, 1957 – 1959.

BACKGROUND

Scottsdale, Arizona was founded in 1888. Its early years of development were primarily dedicated to agriculture, and development patterns reflected this rural heritage with homes being located almost exclusively at the edge of agricultural holdings such as cultivated fields and citrus groves or along major roadways.

After having long been known for its agricultural products, Scottsdale also began to flourish as a winter resort destination and an arts colony in the 1930s. The town began to promote a typically idealized western image to increase its appeal to tourists, and starting in the 1940s, Scottsdale boosters began to dub it “The West’s Most Western Town”.

The U.S. Military also began to “discover” the area during World War II. The dry and warm climate, high-quality aviation conditions and the inland location that military strategists favored as being more secure from foreign attack, made the Phoenix area an ideal choice for military installations and supporting war industries. Thunderbird Field, for example, was opened in 1942, and more than 5500 cadets would eventually train at Thunderbird during its two years in operation. Largely as a result of military families and the workers and families of military support industries, the area experienced a temporary increase in population during the war.

Scottsdale began to experience its first real and permanent population and business boom immediately following the end of the war. When it was incorporated as a city in 1951, the population within its boundaries had reached 2000 and by 1954 it had grown to 4000. By the middle of the nineteen-fifties the original character of Scottsdale had been totally altered by resort, commercial,

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industrial and residential growth. The latter part of the decade were years characterized especially by manufacturing growth and most specifically by the manufacturing of electronic products being carried on by the newly opened Motorola Company factory. By the end of the 1950s, manufacturing had grown to be Arizona's "biggest income producer and fourth largest employer" and electronics could be considered to be "the state's single most important industry". (Zarbin, p. 409)

Scottsdale's Village Grove 1 - 6 was, in many ways, an integral part of this important new period of growth. Village Grove 1 - 6 was platted in 1957 with the first five plats being approved for development by the Mayor and Council of Scottsdale and the sixth by the Maricopa County Board of Supervisors. The large, roughly "L" shaped neighborhood was laid out covering a total of seventy-two acres, the majority of which had been a citrus grove.

RESIDENTIAL SUBDIVISION PRACTICES IN SCOTTSDALE, 1947-1960

For Scottsdale, which had long maintained a rural identity derived from first an agricultural and then a mixed agricultural and tourism based economy, the development of single family residential neighborhoods was almost exclusively a post-World War II phenomena. Such typical forms of residential development as those spurred by ferries, railroads or streetcars in evidence elsewhere were not experienced in Scottsdale. For more than fifty years following its founding, the community's residential patterns were characterized by a rural heritage that saw the development of only a small handful of residential streets. This long-standing pattern, however, changed quickly and dramatically as postwar industries located in the area and the demand for single family housing grew.

Village Grove 1 - 6 was quite consciously created as a suburban, car-oriented community, typical in many ways of such communities being constructed across the country during the post war years. Restrictions filed with the Recorder's Office of Maricopa County, Arizona were intended to assure solely residential use, create a certain degree of permanent compatibility among the individual homes, encourage the suburban character of the neighborhood, and maintain property values. Construction was limited to only one single dwelling per lot and homes had to be built no closer than twenty feet back from the front property line. Side yard setbacks were set at a minimum of at least seven feet for interior lots and fifteen feet for corner lots. The size of the homes was mandated to be a minimum of one-thousand square feet exclusive of open porches and attached garages.

The Allied Construction Company, which was headquartered at 2502 North 44th in Phoenix, planned, designed and constructed Village Grove 1 - 6, the first in a series of Allied Construction Village Grove neighborhoods. One of the biggest large-scale developers in the area during these years, Allied

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Construction would eventually build three large Village Grove neighborhoods in Scottsdale on a total of twenty plats as well as planning and building two other more upscale Scottsdale developments – Hidden Grove and Paradise Meadows – and a number of other single family residential developments in Phoenix.

The upper management of Allied Construction – C. F. Robbins (President), R. M. Chase (Vice President) and Del Trailor (Secretary / Treasurer) – pursued an aggressive course of advertising and promotion to sell their homes at Village Grove 1-6. Advertisements carried in the local newspaper the Scottsdale Progress, in The Arizonian, and every week in the Sunday edition of the Arizona Republic spoke of Quality, Environment and Value and boasted of the “pleasant living homes” available for purchase at Village Grove 1-6. Allied’s advertising touted such “outstanding features” of the homes as double carports, cement driveways, natural finished wood doors and cabinets, a tiled breakfast bar, attics fully insulated with fiberglass, and completely landscaped yards. Buyers were also offered the opportunity to choose between several different elevations, select the color and design of their ceramic tile, and, in some cases, decide between a “citrus lot” or a “clear lot”.

New marketing approaches were also put to good use by Allied in selling these newly built homes. As building progressed, Allied opened the community in phases and accompanied the opening with an advertising campaign that included specific mention of the manufacturers of some of the materials and products used in the homes. Such a technique helped Allied to defray some of the direct costs of the advertising. Allied also built a model home for each of the newly opened phases of the development and had the models professionally decorated. The professional decorators placed an emphasis on family living and included, for example, bedrooms specifically decorated for children or teenagers.

The development enjoyed immediate and remarkable success. The seventeen homes built in the first plat sold out in one weekend, and the rest of the plats were completely built out in less than two years. Homes were initially being sold at a cost of \$12,750.00 (plus closing costs), but after about six months the price was raised to \$13,250.00. In the final phase of the work, the Allied Construction Company began to build homes featuring larger kitchens and family rooms, changes that increased the size of the homes from 1732 square feet to almost 1800 square feet and raised the price of the homes to \$13,500.00.

The fact that financing was readily available in post war America - especially because of programs of the Federal Housing Administration and the Veterans Administration - helped Allied with its remarkable success at Village Grove 1 – 6. By 1959, when all of the homes in the Village Grove neighborhood had been built and sold in such a short length of time, it had become obvious that Scottsdale was experiencing a period of dynamically vigorous growth. According to a lead article

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appearing in Arizona Homes, Scottsdale had undergone a metamorphosis that changed it from “a sleepy little community capitalizing on its tourist appeal of western living in the relaxed manner of the old days” to a “community of contrasts” that had “come into its own as a bustling little city of wide awake townspeople, ready, willing and able to assure its stability as a real economic factor in the development of Arizona.” In the short time from 1954, the article boasted, Scottsdale’s population had tripled, growing from 4000 to 12000; the number of businesses and the total dollars in retail sales had more than doubled; and, of perhaps the most interest to the publication’s readers, “building permits, considered ‘the moment of truth’ when the chips are down show a whopping \$10,762,598 from July 1958 to July 1959.” (Arizona Homes Editors, “Scottsdale: A Community of Contrasts”, p. 25) The unabashed booster spirit of the article continued, reporting that:

Subdivisions which have sprung up at a phenomenal pace to afford the average citizen a chance at suburban living near Scottsdale have provided several thousand moderately priced homes which have gained a reputation of “being the nation’s best buys” in regard to money expended for value received in design, materials, and just plain western livability.

(Arizona Homes Editors, “Scottsdale: A Community of Contrasts, p. 26)

The two hundred fifty plus homes built by Allied in Village Grove 1 - 6 would very likely have been included in the “several thousand” number; the national “reputation” could very likely have come from another article that appeared in Arizona Homes at the time. That article presented a subjective comparison of Phoenix area development to new suburban developments in Washington, D.C., New York City and Chicago and concluded that “Arizona continues to enjoy one of the finest house markets in the country today ... [and] continues to offer the ‘most house for the least money’ in the areas compared.” (Sheridan, “Nation’s Best Buy – An Arizona Home”, p 16)

As was true throughout much of the country, tract development was the hallmark of post war neighborhood creation in Scottsdale. Nationally, the trend was toward the development of ever larger subdivisions and Scottsdale was tending toward following that trend with over fifty percent of its new neighborhoods having more than one hundred homes. Village Grove 1 – 6, boasting a total of 255 homes, certainly fit in with this trend. And it clearly reflects many of the typical characteristics of large-scale developments of the period. It contains multiple plats, a national trend not overly in evidence in Scottsdale prior to the development of Village Grove. Also typical was the basic exterior homogeneity of the homes - with Simple Ranch and California Ranch styles repeating throughout the neighborhood. And such physical characteristics as an integrated grid and curvilinear street pattern, street side landscaping, rectilinear lots of uniform size, alleys servicing the homes from the back of

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the lots, paved streets with cement curbs, driveways and carports are all characteristics of subdivisions built during the period.

Many of these typical characteristics remind us that it was a time in the United States when the automobile was becoming a "member of the family." Americans were increasingly interested in heading out to "see the USA in their Chevrolet", cruise the continent in their Dodge or venture forth on their holiday in their new Ford. But the automobile was not just playing a central role in family outings, it went to work with Dad, helped deliver the younger kids to doctors, dentists and baby-sitters, escorted Mom on errands, and chaperoned (sometimes rather poorly) trunk-filled Drive-In dates and Back-Seat romances for the teenagers. And, as was true for most of the other consciously suburban-oriented developments of the era, the Village Grove 1 – 6 neighborhood was an automobile-friendly community conceived, designed, sited, built, and utilized with this particular "member of the family" much in mind.

The speed with which Allied completed the construction reflects typical subdivision developers use of mass production techniques. Among the typical examples of this approach by developers in evidence at Village Grove 1 – 6 are included the use of pre-constructed roof trusses, pre-cut board and batten wood siding, manufactured Superlite blocks and bricks, and fully assembled steel casement windows.

In addition to the developers' choice of home types and neighborhood design characteristics, and other typical elements in evidence at Village Grove 1 – 6, the name they selected for the subdivision was, itself, typical. As one scholar has phrased it, it was a common approach for the developers of post war subdivisions to name their newly created neighborhoods through the combining of "acceptable word choices" to convey a sense of "quiet repose", and to suggest a "bucolic and peaceful" environment. It is, in short, a naming process in which "accurate description is rather less important than bucolic imagery." (Jackson, Crabgrass Frontier, p 273) The name "Village Grove" certainly fits in this category.

Allied Construction Company developed a niche in post-war Scottsdale housing through its unique approach to marketing, repeated design details in two popular ranch styles, and use of mass production techniques to meet the escalating demand for new housing. Village Grove's significance is grounded in the demonstration of a full range of residential subdivision characteristics that were prevalent in Scottsdale and other western cities following World War II. Village Grove's high degree of integrity continues to convey this significance today.

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Continuation of UTM References for the district:

Vertex 5. Zone 12, Easting: 413393, Northing: 3703391, corner of 69th & Coronado

Vertex 6. Zone: 12, Easting: 413455, Northing: 3703203, corner of 69th & Almeria alley

Vertex 7. Zone: 12, Easting: 412885, Northing: 3703203, corner of 66th & Almeria alley

Vertex 8. Zone 12, Easting: 412895, Northing: 3703286, corner of 66th & alley between Almeria & Coronado

Using these eight points at the centerline of the surrounding streets and alleys as the boundary, the area of the Village Grove 1 to 6 historic district is an estimated 71.3 acres.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Village Grove 1-6 Residential Historic District
Name of Property

Maricopa County, Arizona
County and State

Section number Additional Documentation Page 27

Name of multiple property listing

Figures Illustrating Architectural Information in Section 7

Figure 1 – Ranch House Characteristics



Ranch houses are typically one story with a horizontal emphasis like the homes in Village Grove.

Figure 2 – Simple Ranch Characteristics



Many of the Simple Ranch homes in Village Grove 1-6 have block or brick walls and have the carport on one end of the front elevation under the main roof.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Village Grove 1-6 Residential Historic District
Name of Property

Maricopa County, Arizona
County and State

Section number Additional Documentation Page 28

Name of multiple property listing

Figure 3 – California Ranch Characteristics



Village Grove homes show typical California Ranch style details.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Village Grove 1-6 Residential Historic District____
Name of Property

Maricopa County, Arizona
County and State

Section number Additional Documentation Page 29

Name of multiple property listing

Figure 4 – Allied Construction Signature Details



Allied used L-shaped floor plans and varied the appearance of the L-end of the front façade. The above Simple Ranch style home has a modified hip roof and the L-end projecting out in front of the rest of the façade.

Some homes have the entry door and a porch on the L-end. The above home also has western style wooden railing between the square wood posts and diamond pane windows..



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Village Grove 1-6 Residential Historic District
Name of Property

Maricopa County, Arizona
County and State

Section number Additional Documentation Page 30

Name of multiple property listing

Figure 5 – Examples of Noncontributing Properties

Noncontributing properties



6810 Granada – front covered with stucco.



6701 Coronado – Added second story, modified windows, filled in carport.

United States Department of the Interior

National Park Service

ERROR: undefinedresult

OFFENDING COMMAND: image

National Register of Historic Places Continuation Sheet

STACK:

-dictionary-
-savelevel-

Village Grove 1-6 Residential Historic District____
Name of Property

Maricopa County, Arizona
County and State

Section number Additional Documentation Page 31

Name of multiple property listing





#1

#2

Oak Street

#4

#5

#8

68th Street

#7

#6

N

VILLAGE GROVE 1-6 VECTOR MAP

430 215 0 430 Feet

District Boundary

Vector Numbers



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

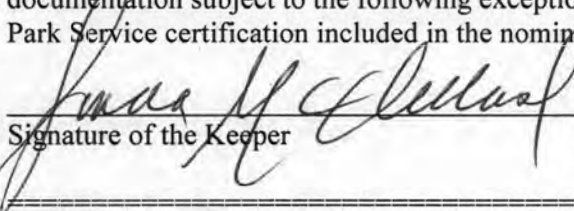
NRIS Reference Number: 10000236

Property Name: Village Grove 1-6 Historic District

County: Maricopa State: Arizona

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

May 10, 2010

Date of Action

Amended Items in Nomination:

Section 3: Certification

“Local” is, hereby, entered as the level at which the SHPO considers this property significant.

The Arizona Historic Preservation Office provided the information for this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Village Grove 1-6 Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

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

REFERENCE NUMBER: 10000236

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Seventy-two acre subdividing single family residences built between 1957 and 1959. District is locally significant under criterion A in Community Planning and Development as a project by a prominent local developer that contributed to Scottsdale's identity as a thriving suburban community in the post World War II period. District consists of 255 residences in either the "Simple Ranch" or "California Ranch" style Village Grove is highly intact and reflects the typical character of a suburban home and yard design that made Scottsdale a desirable place to live.

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.



0001
AZ - Maricopa - Village Grove - 6

HR500,

D-2004282 N-2004282-R01-009 U-



AZ - Maricopa - Village Grove - 6
0002

HR520

0-2004282-N-2004282-R01-001 U-



AZ - Maricopa - Village Grove 1-6

HR523.

0-2004282 N-2004282-R01-007 U-

0003



0004
A2 - Maricopa - Village Grove 1-6

HR500.

0-2004282 N-2004282-R01-003 U-



AZ - Maricopa - Village Green - 6

0005

HR500,

0-2004282 N-2004282-R01-010 U-



AZ - Maricopa - Village
Grove 1-6

0004

HR500

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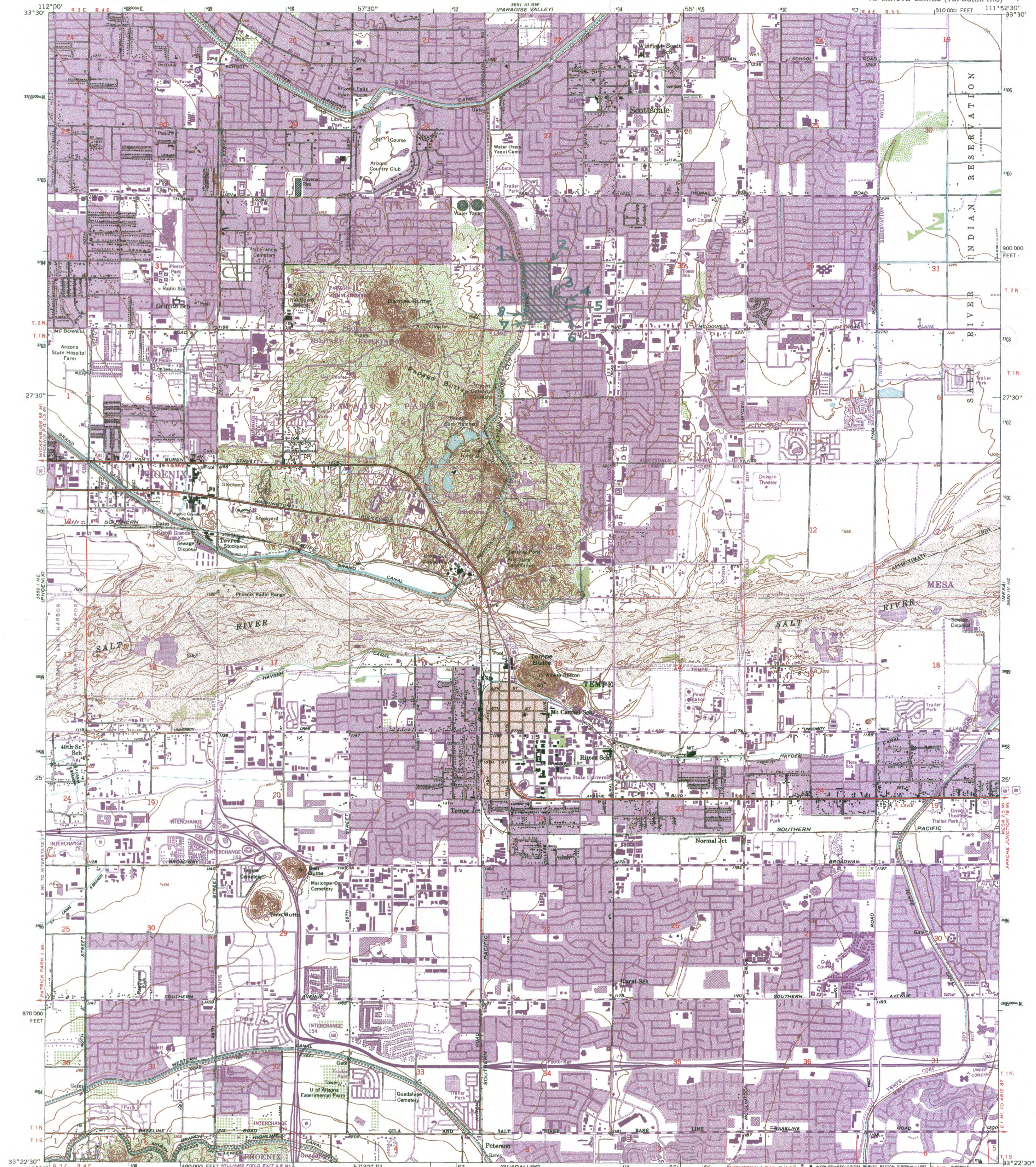


AZ Maricopa - Village
Grove 1-6

HR500.

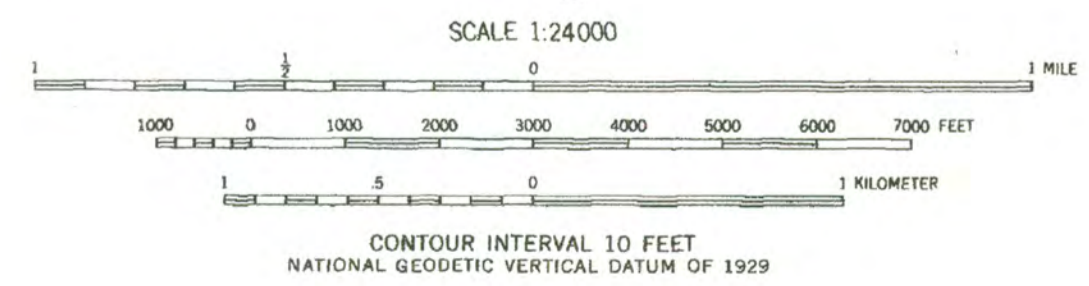
0-2004282 N-2004282-R01-004 U-

0007



Mapped 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

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
33° 11' 31" N
331° 23' 11" E
Revisions shown in purple and woodland compiled by the
Geological Survey from aerial photographs taken 1978 and
other sources. This information not field checked
Map edited 1982
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
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
PHOTOREVISED 1982
DMA 3650 IV N-SERIES V898

VILLAGE GROVE 1-6, ZONE 12
VERTEX 1-8 EASTING AND NORTHING ON ATTACHED SHEET

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

March 22, 2010

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



**RE: Village Grove 1-6 Residential Historic District
Maricopa County, AZ**

Dear Ms. Shull:

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

The Village Grove nomination has 222 contributing buildings and 33 noncontributing buildings.

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

Sincerely,

A handwritten signature in cursive script that reads "Vivia Strang".

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

VS:vs

Enclosures



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

Arizona [®]
State Parks





March 30, 2010

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

Dear Ms. McClelland:

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

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

Sincerely,

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

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

Enclosures



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

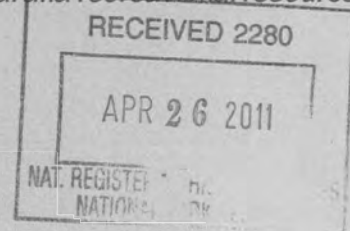
Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

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



April 19, 2011

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

**RE: VILLAGE GROVE 1-6 RESIDENTIAL HISTORIC DISTRICT CORRECTION
Scottsdale, Maricopa, AZ**

Dear Ms. Shull:

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

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

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

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Janice K. Brewer
Governor

**State Parks
Board Members**

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State Land
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AZStateParks.com

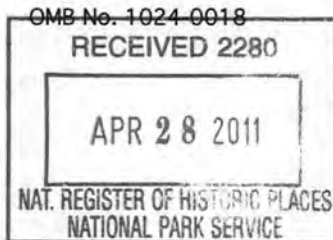
800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188



10000236



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 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 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 Correction to the Village Grove 1-6 Residential Historic District

other names/site number 6637 E Holly Street

2. Location

street & number 6637 E Holly Street not for publication
city or town Scottsdale vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85257

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 W. Garman ATSHPO 19 APRIL 2011
Signature of certifying official Date

AZ State Parks/State Historic Preservation Office
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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1

6637 E Holly Street

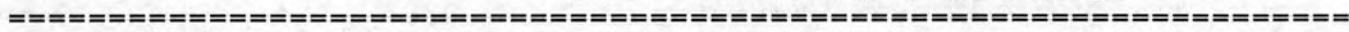
name of property

Maricopa, AZ

county and State

Village Grove 1-6 Residential Historic District

name of multiple property listing



Correction to the Village Grove 1-6 Residential Historic District.

CONTRIBUTING PROPERTY

ADDRESS: 6637 E Holly Street
Scottsdale, Maricopa, Arizona 85257

This property is referenced as a non-contributor in the 5/10/10 listing.

INTEGRITY

In the 2010 Village Grove 1-6 Residential Historic District nomination the residence at 6637 E Holly Street was listed as a non-contributor.

The property owner has contacted the SHPO requesting a review of the properties status. The SHPO staff has reviewed the documentation and determined that the modifications to the building are in compliance with the Secretary of the Interior Standards and the historic significance of the property at 6637 E Holly Street has not been lost.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the property at 6637 E Holly Street to reflect its contributing status to the Village Grove 1-6 Residential Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Village Grove 1-6 Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 4/28/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000236

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 5.25.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 5.25.11

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.