

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 09000694

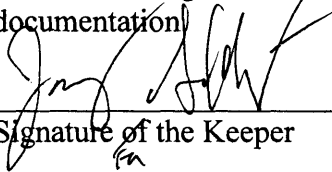
Date Listed: 9/8/2009

Property Name: Town and Country Scottsdale Historic District

County: Maricopa

State: AZ

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

9/8/2009
Date of Action

Amended Items in Nomination:

Section 8: Architect/Builder

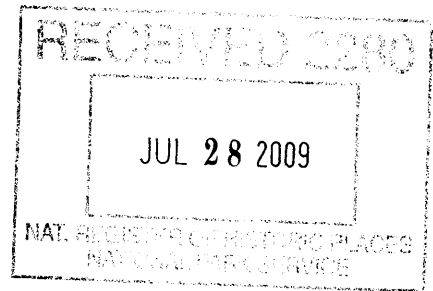
Haver, Ralph is hereby added as Architect

Section 8: Areas of Significance

Community Planning and Development is hereby deleted as an area of significance.

The nomination listed Community Planning and Development as an area of significance under Criterion C, based on the design of the plat. There is no comparative context developed for such a claim, and Community Planning and Development is an area of significance under Criterion A. The argument for Criterion A is absent from this nomination.

The Arizona State Historic Preservation Office was notified of this amendment.



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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 Town and Country Scottsdale Residential Historic District

Other names/site number Town and Country Scottsdale

2. Location

street & number Bounded by 72nd Place on the west, 74th Street on the east, Oak Street on the north, and Monte Vista on 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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide local

James W. Gorman
Signature of certifying official

23 JULY 2009
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:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Jim Salts
Signature of the Keeper

9/8/2009
Date of Action

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	
48	14	buildings
		sites
		structures
		objects
	62	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

Current Functions
(Enter categories from instructions)

Domestic – Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other - Contemporary

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Other – 8" concrete block

roof: Asphalt

other: Wall sheathing – painted concrete block,
Wood board-and-batten siding, wood
paneling, brick
Windows – steel casement, single-pane
wood frame

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

Town and Country Scottsdale is a single-family residential subdivision located on fifteen acres in Scottsdale, Arizona, part of the Phoenix metropolitan area. The neighborhood is located near the southwestern edge of Scottsdale and is bounded by 72nd Place to the west, 74th Street to the east, Oak Street to the north, and Monte Vista to the south. There are sixty-two homes built in one subdivision platted in 1958. Built out by 1960, the development's homes were designed by prominent architect Ralph Haver and constructed by successful local contractor Fred E. Woodworth. Four different Contemporary style plans are present. Existing site utilization and landscaping continue to communicate the neighborhood integrity that was present when the homes were built. 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-World War II era. The neighborhood retains a high degree of integrity, with some 77 % of the homes being contributing properties.

Narrative Description

See Continuation Sheets, Section 7

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.

Period of Significance (justification)

Town and Country Scottsdale was platted in 1958 and completely built out in 1960.

Criteria Consideratons (explanation, if necessary)

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1958-1960

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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

Town and Country Scottsdale is significant at the local level based on Criterion 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*, with Significance Areas of Architecture and Community Planning and Design. The neighborhood gains its significance as an excellent example of a medium-sized post World War II single-family subdivision built on one plat. It is a neighborhood that retains a high degree of integrity, and its design – flat topography, grid pattern, single cul-de-sac, rolled curbs, gutters and sidewalks with uniformly sized rectilinear and wedge- shaped lots – is typical. The significance is further demonstrated through the collaboration of well-known architect Ralph Haver and successful developer Fred E. “Woody” Woodworth – a relatively uncommon trend for postwar Scottsdale. Town and Country also demonstrates the use of mass production and prefabrication techniques in construction, as well as the developer’s use of new marketing techniques for promotion. The use of Ralph Haver’s Contemporary architectural style was a unique departure from the Ranch styles built in most other subdivisions of the time.

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

See Continuation Sheets, Section 8

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
x Local government
University
Other
Name of repository:

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreeage of Property 15 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

Table with 4 columns: Zone, Easting, Northing. Rows 1-4 showing UTM coordinates.

Verbal Boundary Description (describe the boundaries of the property)

Town and Country Scottsdale is bounded by 74th Street to the east, by the alley to the west of 72nd Place on the west, by the alley south of Monte Vista Road to the south, and by Oak Street to the north.

Boundary Justification (explain why the boundaries were selected)

The boundaries are those of the original subdivision.

11. Form Prepared By

name/title Marty McCune and Jerry Kyle
organization Skylark Consulting Date March 23, 2009
street & number 1527 E. Painted Colt Loop telephone (520) 437-5355
city or town Tucson state AZ zip code 85719

e-mail skylarkconsulting@cox.net

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)

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: Town and Country Scottsdale
City or Vicinity: Scottsdale,
County: Maricopa **State:** Arizona
Photographer: Marty McCune
Date Photographed: July 25, 2008

Description of Photograph(s) and number:

#1 – Looking north along 72nd Place from corner of 72nd Place and Monte Vista Road

#2 – Looking west along Oak Street across from 7325 Oak Street

#3 – “Alleyscape” looking south along alley behind 73rd Place and 74th Street

#4 – Looking south along 74th Street across from 2224 74th Street

#5 – Looking east along Cypress from the middle of 74th Street

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NARRATIVE DESCRIPTION

The City of Scottsdale 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. It was incorporated in 1951.

Town and Country Scottsdale is located near the southwestern edge of the city. The topography is flat, and the street pattern is laid out in a modified grid, with one of the streets ending in a cul-de-sac. The streets are paved with rolled curbs and sidewalks, and an alley serves each home. Most of the lots are rectilinear, with several wedge-shaped parcels at the interior corners and off the cul-de-sac.

Town and Country was constructed within less than two years on one subdivision plat. There were four home designs offered – all in the relatively unusual Contemporary style used extensively by architect Ralph Haver. Differing exterior details provide visual variety and the limited range of styles make the neighborhood very homogenous in character. The homes were constructed in an architectural style and with materials that made them a step above what was being offered in other parts of Scottsdale (and other Phoenix-area neighborhoods) during the late 1950s. This led to the very fast build-out of the neighborhood. One variation of the Contemporary style was almost always of concrete block with steel casement windows and carports – very little in the way of ornamentation or detailing was present in these homes. Other Contemporary style homes demonstrate the use of varied materials (concrete block and brick, and wood detailing, including board and batten), floor-to-ceiling windows, flat or extremely low-pitched roofs, and carports.



7319 Monte Vista Road

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There is a high proportion of contributing properties in this neighborhood – with 77% of the sixty-two homes 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. Landscaping has changed some with the addition of desert landscaping over time to more efficiently address water use. The overall character of the neighborhood has not changed substantially since construction was completed in 1960.

The City of Scottsdale designated Town and Country Scottsdale as a local historic district under its historic preservation ordinance in 2005. Since that time, exterior modifications have been reviewed by the city's Historic Preservation Commission. In 2007, a fund was established by the City 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

Table of Resources – see next pages

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Street No.	Street Name	Site Number	Yr. Constructed	Style	Comments
2220	72nd Place	TC09	1959	Contemporary	
2226	72nd Place	TC06	1959	Contemporary	
2229	72nd Place	TC27	1959	Contemporary	
2238	72nd Place	TC04	1959	Contemporary	
2239	72nd Place	TC29	1959	Contemporary	
2244	72nd Place	TC03	1959	Contemporary	
2245	72nd Place	TC30	1959	Contemporary	
2250	72nd Place	TC02	1959	Contemporary	
2254	72nd Place	TC01	1959	Contemporary	
2219	73rd Place	TC18	1959	Contemporary	
2223	73rd Place	TC19	1959	Contemporary	
2210	74th Street	TC62	1960	Contemporary	
2216	74th Street	TC61	1960	Contemporary	
2224	74th Street	TC60	1959	Contemporary	
7303	Cypress	TC52	1959	Contemporary	
7306	Cypress	TC49	1959	Contemporary	
7310	Cypress	TC48	1959	Contemporary	
7311	Cypress	TC54	1959	Contemporary	
7316	Cypress	TC53	1959	Contemporary	
7317	Cypress	TC55	1959	Contemporary	
7322	Cypress	TC46	1959	Contemporary	
7323	Cypress	TC56	1959	Contemporary	
7328	Cypress	TC45	1959	Contemporary	
7332	Cypress	TC44	1959	Contemporary	
7333	Cypress	TC57	1959	Contemporary	
7338	Cypress	TC43	1959	Contemporary	
7339	Cypress	TC58	1959	Contemporary	
7344	Cypress	TC42	1959	Contemporary	
7345	Cypress	TC59	1959	Contemporary	
7246	Monte Vista Road	TC25	1959	Contemporary	
7301	Monte Vista Road	TC12	1959	Contemporary	
7302	Monte Vista Road	TC24	1959	Contemporary	
7307	Monte Vista Road	TC13	1959	Contemporary	
7308	Monte Vista Road	TC23	1959	Contemporary	

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Street No.	Street Name	Site No.	Yr. Constructed	Style	Comments
7313	Monte Vista Road	TC14	1959	Contemporary	
7319	Monte Vista Road	TC15	1959	Contemporary	
7326	Monte Vista Road	TC20	1959	Contemporary	
7327	Monte Vista Road	TC16	1959	Contemporary	
7237	Oak Street	TC31	1959	Contemporary	Model Home
7247	Oak Street	TC32	1959	Contemporary	
7251	Oak Street	TC33	1959	Contemporary	
7257	Oak Street	TC34	1959	Contemporary	
7301	Oak Street	TC35	1959	Contemporary	
7307	Oak Street	TC36	1959	Contemporary	
7313	Oak Street	TC37	1959	Contemporary	
7319	Oak Street	TC38	1959	Contemporary	
7331	Oak Street	TC40	1959	Contemporary	
7337	Oak Street	TC41	1959	Contemporary	

Non-Contributing Properties

Street No.	Street Name	Site Number	Yr. Constructed	Style	Comments
2218	72nd Place	TC08	1959	Contemporary	Inappropriate Modifications
2221	72nd Place	TC26	1959	Contemporary	Inappropriate Modifications
2232	72nd Place	TC05	1959	Contemporary	Inappropriate Modifications
2233	72nd Place	TC29	1959	Contemporary	Inappropriate Modifications
7301	Cypress	TC51	1959	Contemporary	Inappropriate Modifications
7302	Cypress	TC49	1959	Contemporary	Inappropriate Modifications
7307	Cypress	TC53	1959	Contemporary	Inappropriate Modifications
7233	Monte Vista Road	TC09	1959	Contemporary	Inappropriate Modifications
7237	Monte Vista Road	TC10	1959	Contemporary	Inappropriate Modifications
7243	Monte Vista Road	TC11	1959	Contemporary	Inappropriate Modifications
7314	Monte Vista Road	TC22	1959	Contemporary	Inappropriate Modifications
7320	Monte Vista Road	TC21	1959	Contemporary	Inappropriate Modifications
7333	Monte Vista Road	TC17	1959	Contemporary	Inappropriate Modifications
7325	Oak Street	TC39	1959	Contemporary	Inappropriate Modifications

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Architectural Description

Town and Country Scottsdale is a very well-preserved collection of Contemporary style single-family homes designed by prominent architect Ralph Haver and constructed by Fred E. Woodworth Homebuilders, Inc. between 1959 and 1960. There are sixty-two homes in the neighborhood.

The use of the term "Contemporary" for the style used by architect Ralph Haver in many subdivisions in the Phoenix metropolitan area (and in a limited number of homes in Tucson), is a term which differentiates it from the more common Ranch style used in many postwar subdivisions in the west. Virginia McAlester, in article written for Preserving the Recent Past, included the Contemporary style as one of "four architectural styles [that] dominated American house designs from about 1935 to 1960." (McAlester, "American Single Family Houses from 1935 to 1960", p. 125.) In the same article, McAlester also stated:

The Contemporary style, built from 1940 to 1980, was a favorite for architect-designed dwellings from about 1950 to 1970. It occurred in two distinctive subtypes based on roof shapes – flat or gabled. ...Both subtypes were most commonly one-story forms.

(McAlester, "American Single Family Houses from 1935 to 1960, pp.126-127.)

Contemporary homes designed by Ralph Haver are characterized by their expanses of glass across the front of the home, expansive inner spaces, recessed entries and indoor and outdoor spaces which flow together including the use of the unique "patio-port" feature to house the family automobile as well as provide outdoor space. These Haver homes are readily recognizable, greatly valued, and are often highly sought after in the Southwest, especially in Southern Arizona.

Architecturally, Town and Country was defined by four distinctive house plans, three with low-pitched gable roofs and one with a hip roof form, all intended to be low in scale. The primary features are clusters of large windows on the facades, use of brick or ornamental concrete block for the base of the house, and a unique "patio-port" – a combination of a carport and patio that appears beneath the main roofline and is a feature that speaks to the postwar integration of indoor and outdoor spaces. The houses were individualized with different patterns in the brick or block, a feature which is still clearly evident in the neighborhood. Clinker brick and board and batten were also used as ornamentation on the front of the homes.

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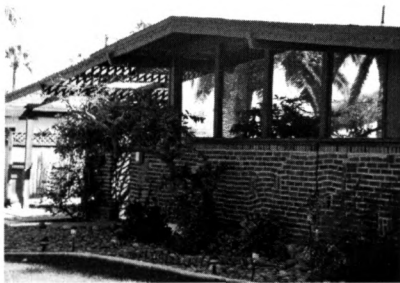
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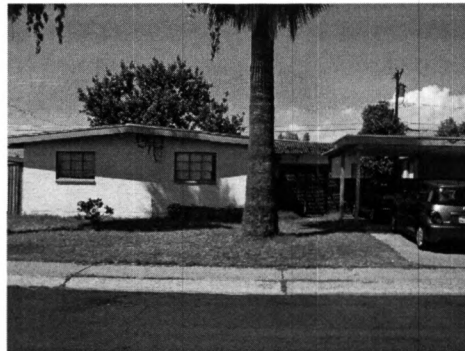
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The character-defining features of Haver-designed homes in Town and Country Scottsdale are as follows:

- Horizontal emphasis of form (low scale)
- Simple, clean lines and details
- Single story design
- Rectangular forms
- Set back from the street
- Entrances are recessed, and are not prominent features of the front façade
- Painted or exposed masonry walls
- Larger expanses of glass in the living room area; fixed and casement windows and sliding glass doors are common
- Broad roofs unbroken by vertical elements
- Carports and driveways to the front (or side, in the case of corner or alley lots) of the house
- L-Shaped floor plans



Typical use of glass across the front of the house with wood frames. Entrance is recessed. Clinker brick is used for detailing.



Hip roof style with casement windows. Recessed entry on side. Prominent carport.

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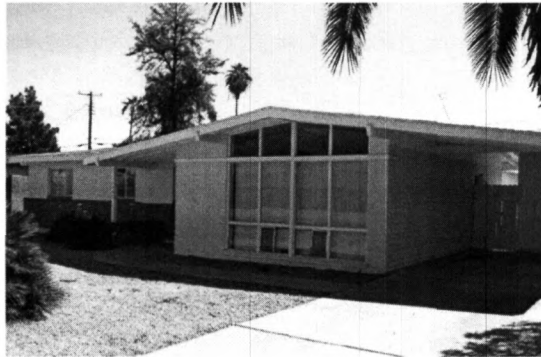
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Gable end of roof is toward the street with use of glass in living room, wood window frames, and board and batten detailing.

Another style with glass and use of wood detailing on windows and brick on wing.

The homeowner changes over time have tended to be typical of postwar neighborhoods, most frequently including only the appropriate enclosing of carports and/or minor alterations to windows and doors. A small proportion are now noncontributing because of the level of modification that has taken place on the front of the home. The neighborhood retains a high degree of integrity as discussed in detail below.

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Noncontributing Properties



7237 Monte Vista – Addition of front courtyard and block wall obscures view of front of house.



7325 Oak Street – Enclosed windows and addition of fireplace chimney on front of house are inappropriate modifications.

Other site features

The character of the neighborhood has not changed appreciably since the subdivision was completed in 1960. Setbacks remain the same, with defined front yards and carports, as well as streets and alleys that have not changed. Landscaping on some homes has been changed to now include low-water plantings rather than grass. This level of change, has not, however, adversely affected the overall integrity of the neighborhood.

Alleys run behind all homes. Concrete block or brick walls, some with decorative block caps, 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. See streetscape photo #3.

Integrity Assessment

- Location – the locations of the subdivision and individual homes have 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

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progressive architects and builders of the time in which it developed, with a modified grid street pattern, one cul-de-sac, rolled curbs, and flat streets. Properties were set back from the street and remain so today. Individual properties retain their original design characteristics. Some 77% of the homes 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 Contemporary homes. Window materials of steel casement, wood frame, and aluminum frame are still in place on a vast majority of homes. Use of clinker brick and board-and-batten siding to provide visual diversity was an unusual touch in Scottsdale subdivisions of the time.
- Workmanship – high levels of workmanship are evident, including various patterns of brick work as well as the use of wood detailing 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.
- Association – the subdivision is associated with Ralph Haver as a prominent architect and with post-war subdivision development in Scottsdale and is able to communicate that association easily today. In addition, Haver's close collaboration with Fred Woodworth is another indicator of integrity of association.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Scottsdale, Arizona was founded in 1888. Though originally a small community in an agricultural area, Scottsdale also began to be known as an arts colony and winter resort destination starting in the 1930s. The town knowingly promoted a western image to draw more tourism and became known as "The West's Most Western Town" starting in the 1940s. Because its land uses were almost exclusively related to agriculture and tourism, Scottsdale's residential development did not follow the traditional patterns of suburban development prevalent in the rest of the country and in Phoenix. Development patterns reflected Scottsdale's rural heritage with homes being located at the edge of agricultural holdings or along major roadways.

Scottsdale began to experience its first population and business boom immediately following World War II, sharing in a statewide growth that, in fact, made Arizona the state with the highest in-migration rate of any state in the nation, with population increasing by more than 55,000 per year during the 1950s. The combination of its mild climate, positive employment picture, and low cost of living contributed to the general growth. Scottsdale had lagged behind most of the Phoenix metropolitan area until this period when manufacturing proved to be the spark that ignited change. When Scottsdale was incorporated in 1951, 2,000 people resided within its boundaries. By the mid-fifties, the original character of Scottsdale had been altered by resort development and by commercial, residential, and industrial growth.

During World War II, the U.S. military determined that the warm climate, high-quality aviation conditions, and an 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 Air Field, which graduated more than 5500 cadets during its two years in operation, opened in 1942. Falcon Field, in nearby Mesa, and two larger facilities that would be developed into major military bases – Luke Air Force Base and Williams Air Force Base – also began operations in the immediate Phoenix area during the war. After the war, a significant number of military personnel and their families remained or returned to the area, providing both a skilled labor pool and a growing number of potential home-buyers.

The developing cold war fostered a focus on technology and particularly electronics. After the war, the government asked Motorola to move part of its military research and development operations out of Chicago to avoid the potential of losing everything in the event of a nuclear attack. Dr. Dan Noble, the vice president, had been a regular winter visitor to Scottsdale. Motorola opened its first plant in Phoenix in 1949, and a second in 1957. Support industries subsequently moved to the area as a result of Motorola's relocation. The presence of this important company, as much as any other single factor, changed the face of the area. The opening of these two nearby Motorola plants proved

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instrumental in providing workers' salaries above the norm for the area, and therefore played a major role in ensuring a strong market for new homes designed with just such buyers in mind. New housing in Scottsdale was generally larger and provided more amenities to meet the demand. By the mid-1950s, resort, commercial, residential, and industrial growth began to change the character of the farming community, and by the second part of the decade Scottsdale began its climb toward becoming a major city within the metropolitan area.

Developers paid attention to factors that would attract homebuyers to the area. Scottsdale's consistent support of school bonds throughout its history provided excellent schools that were a draw to families as developers marketed proximity to schools of their neighborhoods. FHA regulations, which required paved roads and favored curvilinear streets and cul-de-sacs to slow down traffic, also had a major impact on the street layouts, lot sizes, and site plans of postwar subdivisions. In 1957, the FHA also began requiring their subdivisions to have sidewalks for the safety and convenience of pedestrians.

Town and Country Scottsdale was subdivided by Phoenix Title and Trust in 1958 and approved that same year by the Scottsdale Mayor and City Council and the Maricopa County Board of Supervisors. The subdivision was planned and constructed by Fred E. Woodworth, a prominent builder who began offering homes for sale in January 1959. "Woody" was a local builder who specialized in small and medium size developments. He typically built one subdivision at a time and moved on when most of the homes had been sold. Woodworth used furnished model homes to market a number of his developments, including Town and Country Scottsdale.

Area of Significance - Architecture

Woodworth's homes were often designed by prominent architect Ralph Haver, who had a long career in the Phoenix area designing homes, schools, apartments, and commercial buildings. Woodworth used Haver's designs on at least six subdivisions throughout the area. Town and Country Scottsdale was their third development together.

Ralph Haver (1915-1987) was a prominent Arizona architect known for his prolific and distinctive body of work. He designed many different types of buildings in the American Southwest during his long career. One of Haver's major contributions was his residential designs in the Contemporary style in subdivisions constructed throughout the Phoenix metropolitan area in the post-war period.

Born in Pasadena, California in 1915, Haver attended Pasadena Junior College for a short time before entering the University of Southern California (USC). He graduated from USC in 1941 with a Bachelors' Degree in Architecture. He served in the U.S. Army Corps of Engineers from 1942 to

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1946 and had attained the rank of captain at the time of his discharge from active duty. Haver registered in Arizona immediately following his separation from service and began his architectural career in Phoenix in 1946, where his father worked as a brick contractor from 1936 until his death in 1949. Haver would eventually be registered as an architect in Colorado, Iowa, Illinois, and Minnesota as well as in Arizona. After retirement, made early because of a serious asthma condition, Haver moved to southern California. He died at the age of seventy-two in August 1987.

During his career, Haver consistently worked closely with the developers, builders, and engineers involved in his projects. This was a rather unique circumstance for the period, as few builders used architects to design their mass-produced homes. In a roundtable discussion presented in part in the April 1960 number of Arizona Architect, when a fellow panel member noted that the word architect means "steerer," Haver described how he viewed his role:

...the architect is becoming more and more of what you might call a coordinator between technicians. ... [A]n architect's job is to buy a building for the owner. First he has to determine what building the owner should buy – help him program it because no such building exists – then he must describe this building by documents. In describing the building he very often has to get others to help him ... Briefly, the architect buys a building that will suit the owner's needs, at the best price he can. In order to buy it – because it doesn't exist – he describes it on a piece of paper and goes out and asks contractors: 'How much will you sell me this building for?'

(Haver; Sakellar; et. al., "Architect-Engineer Relationships", p.15)

While he worked in many areas of architectural design, Ralph Haver is a significant figure in the architectural history of the Southwest primarily because of his work on residential projects and most specifically his unique Contemporary style homes. The typical Haver Contemporary style home is characterized by brick or block construction, very low sloping rooflines, and floor-to-ceiling glass walls. These original architectural elements are very much intact in Town and Country Scottsdale, and the existence of these unique Contemporary style residences in the neighborhood provides much of its historical significance.

Of the dozen or so neighborhoods scattered throughout the Phoenix metropolitan area that are claimed to be Haver neighborhoods or boast a number of Haver-designed homes, almost none completely retains the flavor and integrity so evident in the tightly contained Town and Country Scottsdale neighborhood. The sixty-two homes built by the Haver-Woodworth collaboration in the neighborhood range in size from two to four bedrooms. Buyers could choose from four floor plans and

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select such options as all-electric kitchens and cabinets crafted from birch. Exteriors could be customized with the choice of concrete block, brick, or wood trim patterns for the front facades.

Area of Significance – Community Planning and Development

In 2002, Elizabeth Wilson prepared a comprehensive report for the City of Scottsdale of a number of themes related to the development of postwar housing in the community. The entire text of this document is available on the city's Web site:

<http://www.scottsdaleaz.gov/Assets/documents/historiczoning/postwarthemes.pdf>

Residential Subdivision Practices in Scottsdale – 1947-1960

In Scottsdale, the development of single-family residential neighborhoods was almost completely a post-World War II phenomenon. Early residential patterns were characterized by the community's rural heritage, and homes were concentrated along a handful of streets. This pattern changed dramatically as postwar industries located in the area and the demand for single-family housing grew.

The Federal Housing Administration (FHA) and the Veteran's Administration (VA) financing provided by the U.S. government were readily available to builders and homebuyers in the postwar era. The availability of ready financing allowed building operations of all sizes and levels of sophistication to compete in the market. Paralleling national and regional trends, a number of builders and professionals became involved in constructing residential subdivisions in Scottsdale. It was not common for builders to work with planners, architects, and realtors to provide complementary services including subdivision layout, housing design and sales. This was especially true of small and medium builders in Scottsdale and certainly the case in Town and Country Scottsdale with the collaboration of Ralph Haver, architect, and Fred E. Woodworth, builder.

Scottsdale's postwar developments reflected a range of socioeconomic conditions; many of the subdivisions, however, were on the upper end of the scale providing more complex designs, better materials, and more amenities than homes available in other areas. In addition, brick was used in many more homes in Scottsdale than elsewhere in the Phoenix area. Brick was not locally produced and added substantially to the cost of a home. Town and Country Scottsdale has many examples of brickwork used as ornamentation on the home façade.

The tract development was the hallmark of postwar neighborhood development in Scottsdale as it was throughout much of the country. Homogeneity characterized these developments through the use of repeating plans, architectural details, site layout, and landscaping. Some of the more upscale

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developments were more heterogeneous, with larger, irregular lots and different architectural character.

Marketing techniques underwent some major changes throughout the post-war period. Advertising increasingly included financing options, and developers became more sophisticated. Among their innovative sales techniques were the use of furnished model homes and family-oriented sales events. Homebuyers were able to customize their homes, and developers were able to sell the homes before they were built. Builders used mass-production and prefabrication techniques for construction, keeping costs down. Other innovations included rolled curbs, which made it possible to arrange homes and driveways in many ways, eliminating the need for curb cuts. In addition, energy efficiency improvements added to the value of post war homes.

Town and Country Scottsdale was designed exclusively for residential use. As was true of most of Scottsdale's postwar subdivisions, Covenants, Codes, and Restrictions (CC+Rs) were filed with the Maricopa County Recorder's Office by the developers. These restrictions were meant to maintain property values and create compatibility among the homes. All structures had to be of new construction, of a certain minimum size, and no more than one-story in height. No outbuildings were permitted, and lots could not be split. A suburban character was ensured with restrictions regarding setbacks in front and on the side, as well as regulations regarding height of walls and hedges in front of the homes.

Residential Subdivision and Housing Design Evolution 1947-1960

During World War II, the U.S. Military, recognizing that the climate of central Arizona provided nearly perfect flying conditions for the year-round training of its desperately needed flyers, located several bases in the area, (Thunderbird Field and Falcon Field.). This, and the accompanying relocation of a number of large manufacturing firms specializing in contracting with the federal government to provide equipment for military use, led to a sudden surge in the area's population. Housing, especially single-family housing, quickly became a critical issue and one that, since there "was a war on," would not be addressed adequately until the post-war years.

Dramatic growth and emerging trends in residential subdivision practices had an impact on single-family residential neighborhoods in Scottsdale. National trends were moving toward ever-larger subdivisions, and Scottsdale followed this trend with over fifty percent of post-war neighborhoods having more than 100 homes. Town and Country Scottsdale was a mid-sized neighborhood with sixty-two homes, and followed another major trend by being developed in one subdivision plat.

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As a result of an increase in the average size of American families after the war, as well as a cultural shift toward more privacy, the size of the average home grew steadily during the 1950s. Based on household income, educational level, and percentage of workers employed in white-collar occupations, Scottsdale was, by 1960, the most affluent community in Arizona. Its subdivisions reflected that affluence, and Town and Country Scottsdale was an excellent example of a typical subdivision that provided an alternative to the ubiquitous ranch style, as well as designs and features that spoke to the desires of postwar families for more space appropriate for outdoor uses.

Developments in Scottsdale demonstrated a variety of street patterns and layouts. A grid pattern and uniform rectilinear parcels were often used because they allowed for maximum use of the land. However, developers were more often using curvilinear streets and cul-de-sacs believing that slowing down vehicular traffic led to safer and more desirable developments. Town and Country Scottsdale is primarily a grid pattern with one cul-de-sac and a few irregularly shaped parcels. The use of rolled curbs provided maximum flexibility in home placement, and sidewalks, entryways, fences, walls, and other features were added as competition between builders intensified.

Landscape features varied from subdivision to subdivision, with some providing abundant water landscapes with earthen berms and lush vegetation. Traditional landscapes with turf, hedges, shrubs, and trees were the most common. Some use was made of native landscapes with low-water-use plants and decomposed granite. Town and Country Scottsdale was developed with the more traditional type of landscaping.

Housing design was strongly influenced by mass production and prefabrication techniques. The post-war emphasis on increased industrialization of practices and materials in the construction industry revolutionized home building. Materials and parts were mass-produced off site, and the principles of speed and efficiency developed for assembly-line plant manufacturing were applied to home construction. Squads of workers moved through the homes, focusing on separate parts of the construction process. The materials that were constructed and assembled off-site were delivered to the job site and installed in the homes, significantly reducing the time and cost of individual building construction. Arizona was one of the leaders in this type of construction and with an ample supply of construction workers, home prices were kept reasonable for buyers, and competition among builders continued to escalate. Town and Country Scottsdale architect Ralph Haver commented on the impact of these techniques on housing design in an article he wrote for Arizona Architect in October, 1957:

Most developments consist of uninspired groups of houses, monotonous in their siting, repetitious in their appearance and lacking integration with the

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surrounding community. The majority of houses today are the product of the merchant builder. Fewer individual houses are constructed each year, while the tract developments continue to increase. Because of the economies possible in mass development and construction, the trend is bound to be in this direction. Any improvements in these developments has to come from the combined efforts of the builder, architect, engineer and site planner.

(Haver, "More on Development Housing", p. 13)

The automobile had a major impact on the design of postwar homes as the car "moved in" with the family and carports became a standard design feature of the 1950s. Town and Country Scottsdale includes a number of examples of "patio ports," which combine the place for the car with extra outdoor living space at the front of the home. Carport and garage spaces could easily become extra living space for the homes, and a very popular modification has been to enclose these spaces. The major entrance to the home moved from the front of the house to the side near the carport. The living room moved to the rear of the house, and patios were added to help merge the two living spaces. Patios were often enclosed to form "Arizona rooms."

Interior floor plans emphasized informality as houses in the post war era were sited toward the front of the lot. This siting left significantly more room at the rear and side of the property for outdoor living spaces. The "family room" became the general-purpose living space, and layouts were characterized by a flowing arrangement of rooms that enhanced informality and functionality through the use of spatial divisions rather than permanent walls. Mechanical systems and appliances were an important part of the home by the 1950s, with air conditioning and kitchen appliances becoming standard with most new homes.

The Town and Country Scottsdale neighborhood exemplifies many of the residential features prominent in the design evolution of Scottsdale's post-war residential subdivisions.

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District Boundary
 Non-contributing homes
 Streetscape Photos

TOWN AND COUNTRY SCOTTSDALE SKETCH MAP

200 100 0 200 Feet