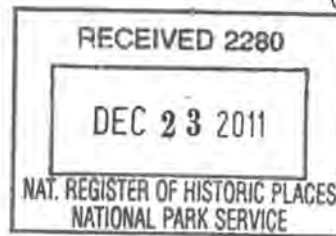


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



1073

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

## 1. Name of Property

historic name Glendale Gardens Historic District

other names/site number N/A

## 2. Location

street & number 5002-5038 W. Gardenia Ave., 5007-5038 W. State Ave., and 7251-7321 N. 50<sup>th</sup> Drive ☐ not for publication

city or town Glendale ☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85301

## 3. State/Federal Agency Certification

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

I hereby certify that this 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 X local

James W. Garnin  
Signature of certifying official

19 DECEMBER 2011  
Date

State Historic Preservation Officer  
Title

AZ State Parks/SHPO  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

For Edison H. Beall  
Signature of the Keeper

2.3.12  
Date of Action

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

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

### 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	
30	2	buildings
		district
		site
		structure
		object
30	2	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

### Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT / Ranch Style

### Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Asphalt

other: Wood

---

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The Glendale Gardens Historic District lies approximately one half mile north of Glendale Avenue, on the east side of 51<sup>st</sup> Avenue. This is about one mile east of the Glendale central business district. The district includes a single subdivision with 32 Ranch style homes constructed in 1957 and 1958. The subdivision is laid out along a loop drive from 51<sup>st</sup> Avenue. Home sites are laid out in an even and regular pattern along the streets, with homes having consistent setbacks from the curb lines, with landscaped yards in front, contributing to a suburban character. Homes in the district are of two basic models with variations, constructed by the same builder/developer. Consistent use of brick as the predominant exterior material unifies the streetscape. Homes retain a high degree of historical integrity and the district appears substantially as it did during the period of significance.

---

### Narrative Description

The Glendale Gardens subdivision is located just short of one half mile north of Glendale Avenue, on the east side of 51<sup>st</sup> Avenue. When platted in 1955, this was the eastern extremity of the developed area of Glendale, and was in fact outside of the City limits. The area had been previously subdivided as Rancho del Higo, rural parcels of 5 acres each. Portions of two of these original lots totaling just over 7 acres were re-platted for Glendale Gardens.

The subdivision is laid out along a loop drive from 51<sup>st</sup> Avenue, made of the following streets: Gardenia Avenue (originally Verde Avenue) on the north, 50<sup>th</sup> Drive on the east, and State Ave. on the south. 50<sup>th</sup> Drive further extends to the southerly boundary of the subdivision, allowing for its potential future extension.

Lots within the subdivision are a relatively uniform size at 63 to 69 feet along the street fronts and depths of 94 feet. Exceptions include larger lots along 51<sup>st</sup> Avenue, which are over 100 feet by 94 feet, and corner lots within the subdivision, also slightly larger. The lots along 51<sup>st</sup> Ave. are particularly large because they include a 25 foot roadway easement, anticipating widening of this major arterial. Keystone shaped lots occur at the northeast corner of the subdivision. Street rights-of-way within the development are 50 feet wide, and alleys are provided at the backs of the lots.

One unusual feature of the subdivision plat is a 10-foot wide pedestrian walkway set aside between lots on the eastern edge, connecting 50<sup>th</sup> Drive to the elementary school property that abuts the neighborhood.

Public-way improvements are typical of the period. Streets are 30 feet wide, paved in asphalt, and have rolled concrete curbs. There are no sidewalks.

32 single family homes were constructed in the subdivision, one per parcel. Most of the homes were the same 2-bedroom size, being variations on a single floor plan. Two of the homes fronting onto 51<sup>st</sup> Avenue were a different plan and are 3-bedroom. The homes are laid out in a regular pattern, with consistent setbacks of about 30 feet from the curb line and filling out most of the width of the sites, with 15 to 20 feet between homes. Three of the four homes with 51<sup>st</sup> Avenue frontage are placed diagonally on their lots to enhance the streetscape view at the "gateways" to the subdivision. The fourth faces 51<sup>st</sup> Avenue, and may have initially been the sales office.

The home designs are variations on a single theme. The style of the homes is California Ranch. Their massing is simple, with a rectangular plan, broadside to the street, with a carport recessed into one corner. Variations occur primarily in the roofs and front porches. Roofs may either be a gable or hip configuration, and the front

porches may be full width or partial width, supported on posts or cantilevered from the wall, or omitted entirely. Two examples have the carports extended to double carports.

The typical home is of brick with a slab-on-grade foundation and conventional wood framed roof structure. Windows are steel casements. Roofs are low-sloped, with eaves extending two feet from the exterior wall, closed with fascias. Roofing is asphalt shingles, except for one home that has been re-roofed with Spanish tile.

A defining characteristic of the homes is the brick material used for construction of the exterior walls. Executed in Flemish bond and in several shades of red and tan, the brick walls distinguish this subdivision from others, and provide a strong sense of unity of design for the neighborhood. Brick construction was the hallmark of the builder, Melugin Construction Company, whose tagline was: "Builder of Better Tract Homes – Brick Masonry, Our Specialty!"

The level of architectural integrity of the homes in Glendale Gardens is unusually high, compared to other contemporary housing tracts in Glendale and elsewhere in Metro Phoenix. All of the homes have their original brick walls, un-painted and un-stuccoed. The primary impact on architectural integrity has been infills of carports, originally open. Approximately half of the homes' original carports have been infilled either for enclosed rooms or enclosed garages. In all of these cases save one, the infill has been done in a contrasting material, such that the original form of the building is still evident.

## INTEGRITY SUMMARY

Of the 32 properties in the Glendale Gardens Historic District, 30 (94%) retain the full range of integrity (see below). Additions, if any, have generally been to the rear of homes, most window replacements do not alter the original openings, and carport enclosures, while common, have generally been done in a way that the original architecture is apparent.

The two properties not considered contributing due to loss of integrity have porch additions or alterations that change the basic form of the house. These non-contributing homes have not been altered to an extent that diminishes the character of the streetscape, or the district's sense of place.

Quotes and approaches below on the Glendale Gardens Historic District's integrity are from the NPS description of each aspect in *National Register Bulletin [15]* on Criteria and integrity (Savage 1995:44-45).

*Location:* All of the homes in the district retain integrity of location in that their dominant contributing buildings occupies their original sites from the period of significance, 1956-58, through the present.

*Design:* The Ranch Style homes' design characteristics are intact and represent considerable integrity. As historic residential resources, the Contributing resources retain their "spatial relationships between major features."

*Materials:* The physical components of the Historic District, forming the configurations and patterns of Ranch Style residences, "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies." Most exterior materials are original to the 1957-58 construction of the district, notably brick walls, steel casement windows, concrete foundations, and exterior wooden features such as eaves and porches.

*Workmanship:* Through preservation of the materials present during the period of significance, workmanship in the Historic District retains "evidence of the crafts" in the postwar Salt



River Valley building boom, and illustrates "the aesthetic principles of [this] historic period." In addition, workmanship here reveals "individual, local, [and] regional...applications of both technological practices and aesthetic principles."

*Setting:* The physical environment of the Glendale Gardens Historic District is very much intact, particularly through its "relationships between [other subdivision] buildings and other features [and] open space." Setting is retained within the district boundary, and also "between the property and its surroundings."

*Association:* The Historic District's physical setting is "sufficiently intact to convey" its period of significance for "an observer," particularly anyone familiar with the neighborhood between 1957 and 1958. Integrity of association draws strength from other exhibited aspects of integrity, particularly design, materials, workmanship and setting.

*Feeling:* The physical features of the Historic District, "taken together, convey the property's historic character." The neighborhood's retention of original design, materials, workmanship, and setting relate the strong feeling of postwar residential subdivision development in the Salt River Valley.

## LISTING OF RESOURCES

Description		Eligibility		
Site #	Street Address	Contributor	Non-Contributor	Reason for NOT Eligible
1	5037 W. State Ave.	X		
2	5033 W. State Ave.	X		
3	5025 W. State Ave.	X		
4	5019 W. State Ave.	X		
5	5011 W. State Ave.	X		
6	5007 W. State Ave.	X		
7	7251 N. 50 <sup>th</sup> Dr.	X		
8	7257 N. 50 <sup>th</sup> Dr.	X		
9	7301 N. 50 <sup>th</sup> Dr.	X		
10	7307 N. 50 <sup>th</sup> Dr.	X		
11	7313 N. 50 <sup>th</sup> Dr.	X		
12	7319 N. 50 <sup>th</sup> Dr.	X		
13	7321 N. 50 <sup>th</sup> Dr.	X		
14	5002 W. Gardenia Ave.	X		
15	5008 W. Gardenia Ave.	X		
16	5014 W. Gardenia Ave.	X		
17	5020 W. Gardenia Ave.	X		
18	5026 W. Gardenia Ave.	X		
19	5032 W. Gardenia Ave.	X		
20	5038 W. Gardenia Ave.	X		
21	5037 W. Gardenia Ave.	X		
22	5038 W. State Ave.	X		
23	5032 W. State Ave.	X		
24	5026 W. State Ave.	X		
25	5020 W. State Ave.	X		
26	5014 W. State Ave.	X		
27	5008 W. State Ave.		X	Integrity Loss
28	5007 W. Gardenia Ave.		X	Integrity Loss
29	5011 W. Gardenia Ave.	X		
30	5019 W. Gardenia Ave.	X		
31	5025 W. Gardenia Ave.	X		
32	5031 W. Gardenia Ave.	X		

**8. Statement of Significance****Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1956-1958

**Significant Dates**

1956

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Melugin Construction Company

Melugin, Neva

Melugin, Edna

**Period of Significance (justification)**

The period of significance for the Glendale Gardens Historic District begins in 1956 when the subdivision plat was recorded and continues through 1958 which is the build out date for the neighborhood.

---

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

The Glendale Gardens Historic District consists of a single subdivision developed by Neva and Edna Melugin starting in 1956. The historic district is considered significant at the local level under National Register criterion "A" for its association with community planning and development in Glendale. Community planning and development significance is described by the historic context "Post-WWII Residential Development in Glendale." The historic district is also considered significant under National Register criterion "C" as being representative of architectural styles dominant in Glendale. Architectural significance is described by the historic context "Residential Architectural Styles in Post-WWII Glendale, Arizona." The period of significance for the historic district starts in 1956 when the subdivision was platted and continues until 1958 when the neighborhood reached build out.

---

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

**Community Planning and Development Significance**

The Glendale Gardens Historic District is eligible for listing on the National Register of Historic Places in the area of community planning and development under criterion "A" as a remarkably intact example of how Glendale adapted to the post-WWII population and housing boom. In Glendale, much of the initial residential development in the city was concentrated in a small area surrounding the early town center. After World War II, a growing demand for housing resulted in the expansion of residential subdivisions on what had formerly been agricultural land, first in close proximity to the original Glendale townsite and later at greater distances from the city center. Most of the post-war subdivisions in Glendale followed an earlier pattern of development with homes constructed by individual builders under contract to individual lot owners within a subdivision plat. The Glendale Gardens Historic District represents a new type of development for Glendale where a builder constructed all the homes in a subdivision and sold the finished home as a product to perspective buyers. Glendale Gardens exemplifies how subdivision development in Glendale transitioned from pre to post-war patterns.

Prior to World War II, community planners and developers in Glendale normally adopted either one of two traditional approaches to residential development. Many early subdivisions were simple gridiron plats that followed Federal rectilinear land surveys (Ames & McClelland, 2002). Groups of developers, called "subdividers" by Ames & McClelland, platted subdivisions on former agricultural lands. These subdividers "acquired and surveyed the land, developed a plan, laid out the building lots and roads, and improved the overall site." This pattern formed the dominant method of community planning for lands outside the Glendale Townsite and Hadsell's Addition to Glendale. Real estate developers surveyed agricultural land and divided it into lots, which were then sold to individual property owners. These owners then either built homes themselves or contracted with builders to construct homes. Examples of gridiron plat subdivider developments in Glendale that have achieved historic significance include the Catlin Court Historic District (NR listed 1992), Catlin Court Historic District Expansion (listed 2007), and the Floralcroft Historic District (listed 2005).

The second type of planning and development pattern for Glendale prior to World War II was a more informal process of lot splitting. This method was common in the Hadsell's Addition area, where large twenty-acre parcels were gradually split into smaller and smaller parcels for residential development. Here again, property owners would build their own homes on these parcels or work with contractors on an individual basis. Examples of historically significant lot split neighborhoods in Glendale include the 59th Avenue Historic District (listed 2005), the 61st Avenue Historic District (not listed) and the Myrtle Avenue Historic District (listed 2007).



Following World War II, a third approach toward community planning and development advanced starting in 1945. Utilizing mass-production, standardization, and pre-fabrication techniques developed during the war, "merchant builders" constructed large subdivisions that were mass marketed to the growing families of baby boom parents (Ames & McClelland, 2002). The most noteworthy national example of this trend is Levittown in Long Island, New York. Glendale Gardens is significant as the only historic-era merchant builder subdivision in Glendale. Outside of Glendale, there are significant examples of large merchant builder subdivisions such as the Maryvale neighborhood in Phoenix constructed by John F. Long Homes starting in 1954. East of Glendale in Phoenix, there are several examples of merchant builder subdivisions where developers both subdivided the land and constructed homes for sale using mass-production techniques.

In recent years, well outside the fifty-year threshold for National Register evaluation, a large number of modern master-planned subdivisions by large-scale "community builders" blossomed in Glendale. These are at some distance from the historic core of downtown Glendale. The most noteworthy example of this later pattern of development is the 5,000 acre Arrowhead Ranch community constructed along Bell Road in the 1980s. In 1979, Glendale annexed 7,000 acres north of Bell Road that included the Arrowhead Ranch. The development of this area culminated with the opening of Arrowhead Town Center in 1993 (Smith 1992, pp. 116, 125, 139).

In Glendale, local leaders and residents adapted to the post-WWII population and housing boom that continued until the early sixties primarily by preparing and developing comparatively small subdivider designed gridiron plan subdivisions. The Northfield, Thunderbird Estates, and McDonald Addition National Register districts are good examples of this pattern, as are the six Sands family subdivisions that comprise the Sands Estates Historic District. Glendale Gardens represents a different form of development, and is the only merchant builder subdivision from the historic era in Glendale.

The Glendale Gardens historic district is a good example of what McClelland, Ames, & Pope called "Post-World War II and Early Freeway Suburbs." Glendale Gardens shares the emphasis on "mass-produced and widely marketed manufactured building materials and components" that allowed quick and efficient construction of small homes for the growing families of the baby boom era (2002, p. F-56). Because Glendale did not have close freeway access, this type of development is rare in the community. Glendale Gardens is the only such example.

Glendale Gardens is an example of an important new type of subdivision in Glendale, the post-WWII suburb. As such, it illustrates a significant trend in community planning and development. In addition, Glendale Gardens associated with the tremendous post-war changes brought to Glendale by the rapid development of Arizona. Arizona and Glendale became an important Sunbelt destination for workers in the years following World War II. Glendale Gardens owes its existence and expansion to the continued high demand for housing desired by these many new residents. It is significantly associated with this broad pattern as well.

### **Architectural Significance**

The Glendale Gardens Historic District is significant under National Register Criterion C as an excellent local example of a builder subdivision of brick homes executed in the California Ranch style. In Glendale, subdivisions of single family tract homes of the post-WWII era that retain architectural integrity as well as unity of design are extremely rare. Further, Glendale Gardens is the only known example in Glendale of a Ranch style home tract executed entirely using exposed brick construction.

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

**Overview of Prior Research**

The early developmental history and historic contexts for the time period in Glendale up to and including World War II have been extensively documented during three prior periods of study. In 1980, Janus Associates completed the "Glendale Historic Property Survey" that resulted in the identification of several significant properties. Four of these properties were subsequently listed on the National Register of Historic Places: Sahuaro Ranch (listed 1980), First National Bank (1983), the Glendale Woman's Club (1989), and the Glendale Townsite - Catlin Court Historic District (1992).

In 1997, Alliance Architects ushered in a new phase of research when it completed the "Glendale Historic Resource Survey" that resulted in the development of a detailed historical context for Glendale history and the identification of several properties potentially eligible for listing on the National Register. As one result of the Alliance study, in 1998 the Manistee Ranch Historic District was listed on the National Register.

Starting in 2004, Metropolis Design Group conducted a follow-up review that resulted in an in-depth assessment of Glendale's developmental history and associated historic context information. This third phase of historical study resulted in twelve additional Glendale properties being listed on the National Register from 2005 to 2007. Of these twelve, five are historic districts or historic district expansions.

As a consequence of these three earlier phases of historical study, the developmental history of Glendale and associated historical contexts for the community covering the period up to and including World War II has been extensively researched and documented. Detailed information regarding the era through World War II in Glendale may be found in these prior National Register nominations.

More recently, the City of Glendale began investigations into post-WWII resources that might be considered eligible for listing on the National Register. In 2008, the City of Glendale conducted a reconnaissance level survey of post-WWII residential developments in the City (Motley Design Group, 2009). The purpose of the study was to identify early, intact, and historically significant neighborhoods within the city for further documentation and possible nomination to the National Register. The survey identified eighty subdivisions, of which fourteen were considered to have potential for listing. The chart below lists those fourteen subdivisions in chronological order:

**Chart 1**  
**Priority Post-WWII Glendale Subdivisions**

Subdivision Name	MCR#	Year Platted	No. of Lots
*Northfield	30 - 45	1945	38
Genevieve Place	37 - 26	1947	18
*Sands Place	39 - 48	1947	10
*Addition to Sands Place	44 - 08	1948	12
*Sands Estates	50 - 34	1951	40
Freeland Park	53 - 10	1952	7
*Thunderbird Estates	56 - 02	1953	52
*Sands Estates Two	59 - 39	1954	40
*McDonald Addition	63 - 26	1955	20
**Glendale Gardens	70 - 15	1956	32
*Sands Estates Three	71 - 48	1957	32
Sage Acres	83 - 42	1959	13

Glenfair Garden Courts	85 - 34	1959	52
*Sands Estates Four	85 - 40	1959	52

\*National Register Listed

\*\*This National Register Nomination

Nominations covering Northfield, Thunderbird Estates, and the McDonald Addition were considered by the Arizona Historic Sites Review Committee on January 29, 2010, and were subsequently listed on the National Register of Historic Places. Six of these subdivisions are associated with the Sands family and were placed on the National Register as the Sands Estates Historic District on April 15, 2011. Detailed information about the overall context of post-WWII history of Glendale can be found in these prior National Register nominations.

While this most recent research phase now provides a better understanding of post-WWII suburban development in Glendale, the specific history of Glendale Gardens was researched during this current study. This resulted in the identification of particular aspects of historical and architectural significance for the historic district.

### **Historic Context:**

#### **Post-WWII Residential Development in Glendale, 1947-1966**

The founding of the town of Glendale begins in November of 1892, when the plat of the town was recorded with the Maricopa County Recorder (Book 2 of Maps, p. 15). The community got its official earlier start with the platting of Hadsell's Addition to Glendale. This land, almost a full section subdivided into twenty acre lots, was surveyed by B. A. Hadsell, founder of the Glendale Temperance Colony, on February 27, 1892. The New England Land Company filed the Hadsell's Addition plat with the Maricopa County Recorder in June of 1892 (Book 2 of Maps, p. 10).

For much of its first sixty years of its existence up to World War II, Glendale was a small agricultural community. It contained a downtown core that was gradually encircled with residential subdivisions. Beyond the urban core a wide swath of agricultural land surrounded the community. These agricultural and ranching lands, irrigated by water from the Salt and Verde rivers delivered through the Arizona Canal, were fruitful and prosperous. Several large properties near Glendale became showcases of arid-land agriculture, particularly after the completion of Roosevelt Dam in 1911. Significant properties included the Sahuaro Ranch (National Register listed 1980), Rancho del Higo, and the Manistee Ranch (listed 1998).

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

Educational institutions made Glendale attractive to many new residents. The government closed Luke and Thunderbird fields after the war, although a small maintenance crew remained at Luke. At Thunderbird, a group of former Air Force officers seized upon the opportunity to create a first-class educational facility to train Americans for their growing role in world trade. In 1946, Lt. Gen. Barton Kyle Yount founded the American Institute for Foreign Trade at the old Thunderbird Field. Now called the American Graduate School of International Management, the school has provided training to thousands of men and women now working in all parts of the world.

The many individuals who now made Glendale their home demanded additional residential housing. Investors responded by adding twenty-three new subdivisions starting in 1946 and continuing through 1950. In comparison, for the period starting in 1892 with Hadsell's Addition, by the end of 1945 only twenty-two



subdivisions had been platted in Glendale. With a population of more than 8,000 by 1950, Glendale had emerged a major metropolitan center in Arizona.

In 1951, the U.S. Air Force reactivated Luke Air Force Base, formerly Luke Army Air Field, to train fighter pilots for the Cold War beginning with the Korean Conflict, attracting a new wave of service personnel, employees, and their families to nearby Glendale. This dramatic shift from a primarily farming, then military service community assisted commercial development in overtaking agriculture in the decade after World War II. Many farms that radiated from the growing town's center sold to developers for housing, commercial buildings, and schools. New manufacturing also came to Glendale including the knit underwear maker E.L. Gruber Company in 1954, to take direct advantage of locally grown cotton. In 1957, the Salt River Project—the public-owned utility managing the waters and power from Roosevelt Dam and the valley's vast irrigation-water distribution system—completed the first oil- and gas-fired unit of its Agua Fria Steam Generating Station in northwest Glendale, to provide increased power to the valley and its growing cities. Glendale's first medical facility, Northwest Hospital at 61st Avenue and Northern, just northwest of downtown, opened its doors in 1961.

Glendale's population rose to more than 15,000 by 1960. Rapid growth constantly demanded new housing, and associated financing and consumer products to fill the houses and their driveways. The expanding Maryvale master-planned mass-produced community, started in 1954 by merchant-builder John F. Long, commenced from nearby Phoenix in phases just south of Glendale. As Long approached the city limits of Glendale, he extended Maryvale onto irrigated farming lands formerly owned by Louis Sands. Glendale annexed these Maryvale subdivisions in 1961, instantly doubling the city's population to 30,000. By 1970 its population had surpassed 50,000.

Cold War expansions of personnel and missions for Luke Air Force Base (annexed by Glendale in 1995 to protect the base's flight paths) and the newly established Glendale Community College in 1965 attracted more and more people to the area. The influx of people, new businesses, and new housing developments created a constant demand for more schools and infrastructure in the 1950s and 1960s.

The development of the Glendale Gardens Historic District is closely associated with the post-war expansion of Glendale. It is also closely associated with the Melugin family of Glendale. Family patriarch Edgar Luck Melugin moved to Arizona from Kentucky after World War Two. Edgar and his wife Myrtle had seven children: Newton "Dick" (b. 1916), Blanche (b. 1917), Neva (b. 1919), Mildred (1921), Beulah (b. 1923), Sadie (b. 1926), and Mary (b. 1930). Edgar was a brick mason in Kentucky and his wife Myrtle was the bookkeeper for the family business. Son Neva took up the brick masonry trade in Phoenix and Glendale, and his wife Edna served as bookkeeper for his business. Neva and Edna Melugin are the merchant builders responsible for the Glendale Gardens subdivision.

It appears that Dick Melugin was the first to arrive in Arizona in 1934 when he was eighteen years old. He was soon joined by his sister Blanche and they lived at 28 S. 2nd Ave in Phoenix by 1938. He divorced his first wife in 1937 and remarried to Yvonne by 1941. After the war he opened Dick's Supply at 424 E. Jefferson in Phoenix. This was an office supply store. Dick and Yvonne lived in the Phoenix - Glendale border area on Lateral 16 (now 43rd Avenue).

After a start as a grocer in Kentucky, son Neva Melugin followed his father in the brick mason trade. When Neva and wife Edna arrived in Phoenix from Paducah in 1947, Neva joined his brother at Dick's Supply working for wages as a salesman. Neva and Edna had been married in Kentucky on April 8, 1928 and daughter Ruth joined them in Glendale. Ruth was born on November 20, 1931, in Paducah, Kentucky and attended Tillman High School there up to 1947. She graduated from Glendale High School in 1949. The family first lived on Lateral 17 south of the Beet Sugar Factory and later at 7133 N. 47th Avenue.

Starting around 1950, Neva resumed work as a brick mason. He first worked on several buildings at what is now Arizona State University. He was a foreman and later superintendent on several jobs at the Tempe campus.



Around 1952-53, Neva went into business as an independent masonry contractor. One of his earliest identified jobs was in the West Haven subdivision, originally platted in 1946. Neva constructed many brick homes during this period after he became affiliated with John Hall and the Hallcraft Homes Company. He built a number of houses for Hallcraft in the Missouri Parkway subdivision and in the Northern Star and Northern Star Unit Two subdivisions.

Starting around 1954-55, Neva and Edna Melugin joined the booming home construction business as a general contractor. Their experience with Hallcraft Homes, a major merchant builder in the Phoenix area, may have influenced their decision. Neva was the general contractor for his business who purchased the land, arranged for it to be surveyed and platted, then constructed the homes which were then sold to buyers. Edna served as the business manager. Mr. Melugin had his own crew that worked on construction of the brick homes, from the foundation to the roof. He used subcontractors for specialized tasks such as plumbing and electrical. The first subdivisions constructed by the Melugins as merchant builders were Bethany Main and Bethany Main Plat 2. During this early period, Melugin continued to work as a masonry contractor as well, constructing several homes in the Westwood Heights subdivision.

On May 9, 1956, Neva Melugin incorporated the Melugin Construction Company. This was done through a third party, a law firm that specialized in creating corporations. The incorporators and first board of directors were J.A. Yankee, Jack C. Cavness, and Colette Collings. All three listed their address as suite 510 Luhrs Tower building in Phoenix, the location of the Cavness law firm.

Glendale Gardens was the first merchant builder subdivision constructed by the Melugins as a general contractor under the name of the Melugin Construction Company. In November of 1956, registered land surveyor Robert S. Knight surveyed a portion of the old Rancho Del Higo property that was being used for agriculture. Knight carved thirty two (32) lots out of the farmland. The land was then subdivided by the Melugins under a trust agreement with the Phoenix Title and Trust Company. As the land was outside the city limits of Glendale at the time, Maricopa County approved the subdivision at a meeting of its Planning and Zoning Commission on December 19, 1956. Phoenix Title and Trust dedicated the subdivision on December 28, 1956. Title company director Charles S. Voigt recorded the document with the Maricopa County Recorder on January 14, 1957.

Construction started in the spring of 1957. An advertisement appeared in the Glendale News newspaper on April 4, 1957, soliciting purchasers for Glendale Gardens. The sales agent was Q & L Realty Company. Q.R. and Laura Snyder were the owners of the realty company, with offices at 7820 N. 14th Street in Phoenix.

The ad noted that the subdivision would have an open house on April 6 and 7, 1957. There would be "32 fine brick homes" in the subdivision, all with three bedrooms and two baths. Purchasers could have the choice of gas or electric kitchen, as well as interior colors. The homes were centrally heated and provided with evaporative coolers. The lots were landscaped and had paved drives. A big selling point was the close location of the "new Glendale grade school." This was Glendale Grammar School Unit Four, now known as Melvin E. Sine School after long-time principal (and Glendale Gardens homeowner) Mel Sine. Prices for the homes were listed as \$10,300 and up. Son Ken Melugin recalls that there were two basic floor plans, one large and one small.

The first house sold in the subdivision was purchased by Anthony and Jeannie Malloque on April 5, 1957 (5037 W. State Avenue). The houses were constructed in waves. As money came in from additional sales, the Melugins completed additional houses. By the end of 1958 all thirty two lots had been sold and all homes were completed.

The Melugins went on to construct additional merchant builder subdivision in Phoenix. These included Rose Terrace and Ocotillo Park. The Melugins moved into a home in the Ocotillo Park subdivision. Additionally, Neva Melugin constructed several homes in the Westwood Heights subdivision as a masonry contractor.

The Melugins moved to Prescott in Yavapai County in 1962. The couple continued to be active as merchant builders in Yavapai County, purchasing blocks of land and constructing homes. Noteworthy subdivisions constructed by the Melugins in Yavapai County included Shadow Valley Ranch and Hootenany Holler – the latter in recognition of Neva's Kentucky roots with street names of Corn Squeezing Lane, Still Holler, and Jug Handle Lane. The last home constructed was on Shadow Valley Ranch Road in 1979-80. Neva and Edna Melugin moved to Wickenburg in Yavapai County in 1987. Edna Melugin passed away on December 12, 1997. Husband Neva Melugin followed on May 15, 1999.

Chart 2 below lists subdivisions in Maricopa County that were either platted or constructed by the Melugins as merchant builders or where homes were constructed by the Melugins as masonry contractors.

**Chart 2**  
**Melugin Subdivisions**

<b>Subdivision Name</b>	<b>MCR#</b>	<b>Year Platted</b>	<b>Comments</b>
West Haven	35 - 9	1946	One home constructed here by Melugin as a masonry contractor.
Missouri Parkway	47 - 46	1950	Located south of Missouri and north of Colter between 19 <sup>th</sup> and 21 <sup>st</sup> Avenues. Several brick holms on Georgia and Oregon Street constructed by Melugin as a masonry contractor.
Northern Star	56 - 16	1953	Mix of brick and slump block. Melugin constructed several brick homes here as a masonry contractor.
Northern Star, Unit Two	58 - 23	1954	Larger brick homes. Constructed by Melugin as a masonry contractor.
Bethany Main	60 - 28	1954	All brick homes. This appears to be the first subdivision platted and constructed by Melugin as a general contractor.
Bethany Main Plat 2	61 - 28	1954	All brick homes. Second subdivision, very similar. Platted and constructed by Melugin as a general contractor.
Westwood Heights	61 - 32	1954	Brick homes with single car carports. Several brick homes constructed here by Melugin as a masonry contractor, interspersed with slump block homes by another contractor.
*Glendale Gardens	70 - 15	1956	Only Melugin subdivision in Glendale; platted and constructed by Melugin as a general contractor.
Rose Terrace	76 - 40	1955	Smaller brick homes. Platted and constructed by Melugin as a general contractor.
Ocotillo Park	83 - 35	1959	Smaller brick homes. Platted and constructed by Melugin as a general contractor.
Westwood Heights Unit Two	84 - 1	1959	Mix of slump block and brick. Several brick homes constructed here by Melugin as a masonry contractor, interspersed with slump block homes by another contractor.
Westwood Heights Unit Three	90 - 39	1960	Brick, slump block, an slump block with brick accents. Several brick homes constructed here by Melugin as a masonry contractor, interspersed with slump block homes by another contractor.
Westwood Heights Unit Four	100 - 13	1962	Rambling ranches, some very large. Several brick homes constructed here by Melugin as a masonry contractor, interspersed with slump block homes by another contractor.

## Demographic Composition

Residents of the Glendale Gardens Historic District reflected a wide variety post-WWII occupations and experiences. The neighborhood's resident business owners, professionals and managers, government officials and employees, teachers and educators, religious leaders, and those in occupations associated with farming, ranching, and agriculture facilitated Glendale's rapid postwar residential growth. Given the shift from agriculture it is not surprising that only one individual is associated with an agricultural occupation. Homeowners in Glendale Gardens were a professionally diverse group who formed the community's leadership profile. Most residents of the subdivision were solidly middle class, with a fair number of business, civic, and educational leaders. There were also a good mixture of wage workers. The chart below highlights some of the more prominent original residents of the district, organized by occupational category.

### Business owners, professionals, and managers

Dewey H. Hyde, RR agent  
Lewis Kaminski, Agua Fria Power Plant operator  
John Turner, Peoria Elks Lodge  
Hillery Creech, contractor  
Walter Begelyn, dairy manager  
Carl Strohl, power plant engineer  
Denzil Linton, electronics engineering supervisor  
Lloyd Miller, manager for Hoctor Lumber  
Fred Brannen, civil engineer  
James Costello, Thunderbird Photo manager

### Government officials and employees

James Grack, draftsman for City of Goodyear  
Kenneth Repp, letter carrier  
Lewis Layman, letter carrier  
Wallace Shira, letter carrier  
Walter Thal, metalworker at Luke Field  
Ralph Williamson, Salt River Project estimator

### Teachers and educators

Glenn Downs, superintendent of Cartwright School  
Mel Sine, school principal  
Dorothy Hooper, teacher  
Henry Langstraat, teacher  
Anthony Malloque, teacher

### Religious leaders

Walter Young, pastor

### Farming, ranching, and agriculture

Ygnacio Espinoza, L. Jewett Lettuce Co. ranch foreman

### Wage workers

Larry Hudson, Auto Safety House mechanic  
Benedict Chotkevys, bricklayer  
Arthur Newton, Isabell Constructon Co. mechanic



James Burnett, telephone company lineman  
Harold Kressler, Thunderbird Motors mechanic  
Babe Brewer, truck driver  
Jeannie Malloque, dental assistant  
Santiago Gomez, Superlite Builders mixerman

Early residents recall a pleasant, family atmosphere in the subdivision. The Malloque family purchased the first lot in Glendale Gardens and had the house constructed to their choice of options from the limited list the Melugins offered. It was completed in May of 1957. Lou Malloque was nine years old when the family moved in and remembers it vividly. His mother continued to live in the house until shortly before her death in 2000.

Lou Malloque noted that many of the children in the neighborhood went to St. Mary's, the Catholic high school. Others went to Glendale High. He recalled that his parents paid about \$10,000 for the home. He figured that the Melugins were making a considerable profit on the homes, since with their streamlined method of construction the builders were only investing about \$1,800 to \$2,500 per home, plus the cost of the land.

Originally the homes were on septic; sewer arrived later. Other changes have been very modest. For the Malloque family home, the only changes were a new roof and the infill of the carport. The infill of carports was very common, and many homes of this era were designed with eventual infill in mind. Some carports were converted to garages, while others became spare bedrooms. At the Malloque home, the carport became a garage and was Lou's favorite room. Since it was not connected to the central air system and thus the evaporative cooler that cooled the rest of the house, his dad installed an air conditioner that re-circulated and refrigerated the air. This made the carport garage the coolest room in the house, and dust-free since it was not hooked up the evaporative cooler that blew cooled air into the house.

### **Architectural Context:**

#### **Residential Architectural Styles in Post-WWII Glendale, Arizona**

The period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet, in regard to residential development in the Salt River Valley. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families.

Beginning just prior to World War II, popular architectural styles began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing; the rise of a massive middle-class interested in a suburban lifestyle; Federal policies for VA and FHA financing of home ownership; and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine esthetic.

In the western U.S. these influences combined to form the California Ranch house. The Ranch style emphasized horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the "rambling Ranch"). As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. In the Phoenix metropolitan area the Ranch style also became synonymous with modern materials and construction methods which were not used during the Period Revival era, including concrete block, concrete slab-on-grade floor construction, and steel casement windows. Ranch houses were economical, suburban, and mass-produced.

In established neighborhoods such as in Glendale, Ranch style houses were also used as infill homes despite the narrow lots typical of early 20th century subdivisions. Between about 1935 and 1950, houses were built in these

areas which, while clearly not Period Revival homes, were not yet archetypal Ranch houses either. These homes often attempted to achieve the Ranch style esthetic while using materials held over from earlier types of construction, or incorporated Period Revival forms or details while using the newer, Ranch house construction methodologies. These half-breed styles have been termed Transitional Ranch houses. They are abundant within downtown Glendale.

After World War II, the Ranch style became better defined as a style and purer examples were built. Several subtypes of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The most common variant is the French Provincial Ranch, which is identified by its hipped roof form with shallow or no overhangs. The American Colonial Ranch combined Ranch features with symmetrical massing, accentuated entries, and Colonial ornamentation. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as *rejas* (grilles) over the windows.

During the same time period that the Ranch style gained in prominence, the influence of the International Style in modern architecture was also being felt in the residential market. The International Style was developed in Europe beginning in the 1930s and 40s, led by influential ateliers such as Germany's Bauhaus, led by Walter Gropius and Mies Van de Rohe among others. With the coming of the war, many of these influential architects fled to the U.S. and helped to popularize the style. The International Style was founded on principles of using modern materials to their best advantage, that structure was in itself beautiful, and that all references to historical styles should be eschewed. In practice, when the principles of the International Style were translated to middle-class American housing, only certain elements of the esthetic were implemented. These elements were manifested as boxy forms, flat roofs, corner steel windows, steel pipe columns and a general lack of ornament. When these features are combined with an overhanging flat roof, the resulting house style has been termed "American International."

As the Ranch style became more developed in Arizona (and California, where most local trends initiated), the demands of modern suburban living were accommodated, and convenience, leisure, and the automobile became driving influences. Carports were added, integral to the living quarters, instead of in a separate garage or carriage house as had been done before. Linkages to the outdoors became important, often using "picture" windows to take advantage of the views afforded by the large, landscaped acreages the homes were ideally set upon. Aesthetically, the Ranch-style house attempted to integrate the symbols of "country living:" rustic materials such as thick, wooden shakes, rough siding panels, and quaintly "weeping" mortar joints; kitschy farm-like details like false rooftop cupola ventilators, weathervanes, and built-up barn doors; and informalized, complex roofs with an increasing number of intersecting hips and hip-on-gable forms.

Homes in Glendale Gardens are typical of the mid-market housing tracts of the 1950s. While taking their cues from architect-designed California Ranch houses, they are much simpler in design and lack many distinctive details. Their design was more driven by affordability than aesthetics. However, to make these modest homes stand out in the marketplace, certain homebuilders employed natural brick in the exterior walls instead of the painted concrete blocks that became ubiquitous after about 1950 throughout the valley. This was the case for Glendale Gardens, whose developers also happened to be brick masons by trade. Exposed brick construction during this period was the exception rather than the rule, however; Glendale Gardens is the only example found in Glendale, and the number of such subdivisions in the metropolitan Phoenix area is small.

---

## 9. Major Bibliographical References

---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

### Primary Sources and Archive Collections:

Arizona State Historic Preservation Office, Phoenix

59<sup>th</sup> Avenue Residential Historic District National Register nomination.

61<sup>st</sup> Avenue Residential Historic District National Register nomination.

Glendale Townsite – Catlin Court District Expansion National Register nomination.

McDonald Addition Residential Historic District National Register nomination.

Northfield Residential Historic District National Register nomination.

Sage Estates Residential Historic District National Register nomination.

Thunderbird Estates Residential Historic District National Register nomination.

Arizona State Library, Archives and Public Records

Birth Certificates.

Death Certificates.

Glendale Arizona, City of

Building Permits.

Glendale Historical Society, Glendale

Glendale Historic Building Survey Inventory file.

Glendale City Directories, 1949-1965.

Interviews

Ken Melugin, May 5, 2011.

Lou Malloque, May 7, 2011

Maricopa County Assessor, Phoenix

Property assessment records.

Maricopa County Flood Control District, Phoenix

Aerial photographs

1949

1959

1964

1969

1979

1996/97

1998/99

1999/2000

2000/2001

2001/2002

2002/2003

2003/2004

2004/2005

Maricopa County Recorder, Phoenix

Book of Maps:

- 35, p. 9, West Haven
- 47, p. 46, Missouri Parkway
- 56, p. 16, Northern Star
- 58, p. 23, Northern Star Unit Two
- 60, p. 28, Bethany Main Plat 1
- 61, p. 28, Bethany Main Plat 2
- 61, p. 32, Westwood Heights
- 70, p. 15, Glendale Gardens
- 76, p. 40, Rose Terrace
- 83, p. 35, Ocotillo Park
- 84, p. 1, Westwood Heights Unit Two
- 90, p. 39, Westwood Heights Unit Three
- 100, p. 13 Westwood Heights Unit Four

Docket 1898, pp. 382 – 394 (Articles of Incorporation for Melugin Construction).

Maricopa County Superior Court, Phoenix

Probate Case No. 69805, Estate of Edgar Luck Melugin.

Newspapers

Prescott Daily Courier.

January 13, 2011 (obituary of Ruth Melugin Kirby).

Glendale News.

April 4, 1957 (advertisement for Glendale Gardens).

Wickenburg Sun.

December 17, 1997 (obituary of Edna Lou Melugin).

May 18, 1999 (obituary of Neva Melugin)

US Census

1930 Census for Kentucky.

Yavapai County Recorder

Book 11 of Maps, p. 40, Hootenany Holler

Books, Manuscripts, and Articles:

Akros, Inc.

Tucson Post World War II Residential Subdivision Development, 1945-1973. Tucson: City of Tucson, 2007.

Alliance Architects

Glendale Historic Resource Survey, Glendale, Arizona. Phoenix: Alliance Architects, 1997.

Ames, David L. and Linda Flint McClelland



Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places. Washington, D.C.: National Register Bulletin, 2002.

Dudley, Shelly C.

Arizona Canal, HAER Report No. AZ-19. Phoenix, Salt River Project, 1991.

Finerman, Sandy

History of Glendale Union High School District. Glendale: GUHS Print Shop, 1978.

Holly, Opal, ed.

Glimpses From Glendale's Past. Glendale: Glendale Bicentennial Committee, 1976.

Janus Associates

Glendale Historic Building Survey. Phoenix: Janus Associates, 1980.

Johnson, Wesley

Phoenix: Valley of the Sun. Tulsa: Continental Heritage Press, 1982.

McClelland, Linda F., David L. Ames, and Sarah D. Pope

"Historic Residential Suburbs in the United States, 1830-1960." National Register of Historic Places Multiple Property Documentation Form. Washington, D.C.: National Park Service, 2002.

Minister, Kristina

The Privilege You Inherit: History of the Peoria Unified School District, 1889-1986. Peoria: PUSD, 1986.

Motley Design Group

A Windshield Survey and Priority Listing for Historic Ranch-Era neighborhoods, Glendale, Arizona. Glendale: City of Glendale, 2009.

Murphy, Merwin

W.J. and the Valley. Alhambra, California: privately printed, 1975.

Naylor, Meg Hunter and Berger Erikson

Thunderbird, American Graduate School of International Management, 1946-1986. Santa Barbara: Sequoia Communications, 1986.

Sayre, John W.

The Santa Fe, Prescott & Phoenix Railway: The Scenic Line of Arizona. Boulder, Colorado: Pruett Publishing, 1990.

Smith, Dean

Glendale: Century of Diversity. Glendale: City of Glendale, 1992.

Trimble, Marshall

Arizona: A Cavalcade of History. Tucson: Treasure Chest Publications, 1989.

Wilson, Elizabeth S.

Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions.  
Scottsdale, City of Scottsdale, 2002.

Wilson, Elizabeth S. and Debbie Abele

Mesa Postwar Modern Single Family Subdivision Development, 1946-1973. Mesa: City of Mesa, 2004.

Woodward Architectural Group

Grand Avenue Alignment Historic Building Survey. Phoenix: Woodward Architectural Group, 1993.

Zarbin, Earl

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

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

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

**Primary location of additional data:**

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

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

**10. Geographical Data**

**Acreage of Property** 6.9 ac.

(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1 12 391579 3712150  
Zone Easting Northing

3 12 391750 3711991  
Zone Easting Northing

2 12 391752 3712153  
Zone Easting Northing

4 12 391582 3711998  
Zone Easting Northing

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

See attached map

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

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

### 11. Form Prepared By

name/title Robert G. Graham, AIA / Doug Kupel, Ph.D.  
organization Motley Design Group, LLC date June 1, 2011  
street & number 1114 Grand Ave. telephone 602-254-5599  
city or town Phoenix state AZ zip code 85007  
e-mail rgraham@motleydesigngroup.com

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. (Attached)  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. (Attached)
- **Continuation Sheets** (Sections run continuously through the Registration Form)
- **Additional items:** (Check with the SHPO or FPO for any additional items)

### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

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

Photo #	Description	View direction
1	Streetscape view of Gardenia Ave. from 51 <sup>st</sup> Ave.	NE
2	Streetscape view of turn at 50 <sup>th</sup> Ave. & Gardenia Ave.	E
3	Streetscape view of Gardenia from 50 <sup>th</sup> Ave.	NW
4	Streetscape view of 50 <sup>th</sup> Ave. from Gardenia Ave.	SE
5	Streetscape view of State Ave. from 50 <sup>th</sup> Ave.	SW
6	Streetscape view of State Ave. from 51 <sup>st</sup> Ave.	SE
7	Streetscape view of 51 <sup>st</sup> Ave. from State Ave.	NE
8	5037 W. Gardenia Ave. – Typical Large House Model	SE
9	5002 W. Gardenia Ave. – Typical Small House Model	NW
10	5020 W. State Ave. – Small House Model with Detailed Porch	NE
11	5025 W. State Ave. – Typical Small House Model with Carport Infill	SE

Glendale Gardens Historic District

Name of Property

Maricopa, County, Arizona

County and State

**Property Owner:**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

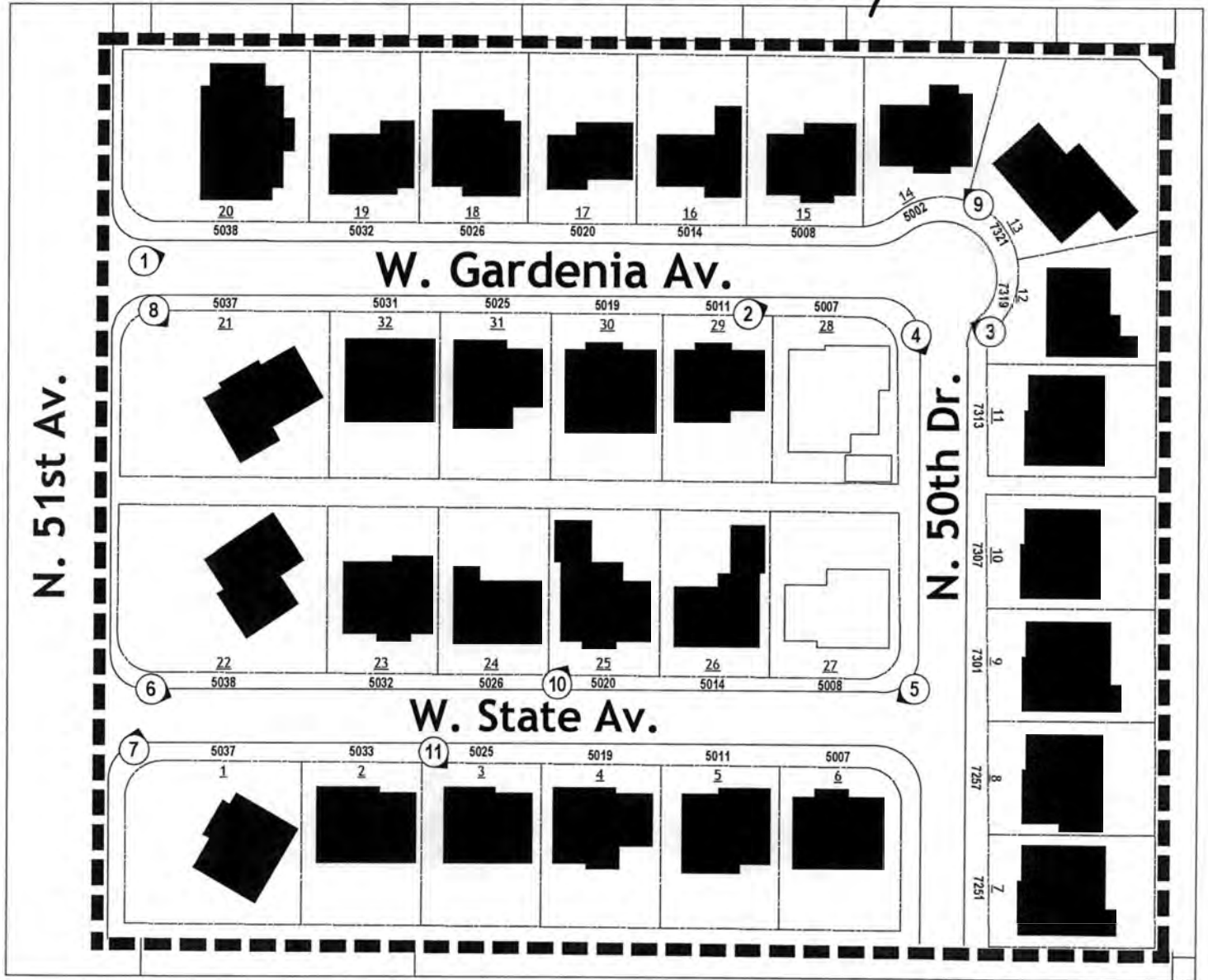
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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



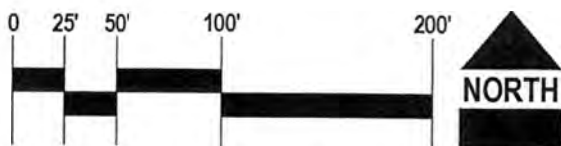
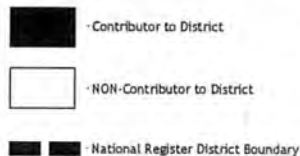
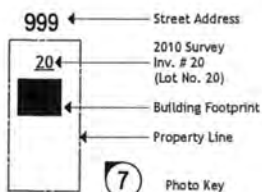
# GLENDALE GARDENS

Glendale, Arizona

## Historic District Map



### Map Key



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Glendale Gardens Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

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

REFERENCE NUMBER: 11001073

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2-3-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



ENDALE GARDENS HISTORIC DISTRICT

ARIZONA COUNTY, AZ

LOT #1





GLENDAL GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 2



GLENDALE GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #3





GLENDAL GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 4



GLENDALE GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #5





GLENDAL GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #6



GLENDAL GARDENS HISTORIC DISTRICT  
MARICOPA COUNTY, AZ

PHOTO # 7





GLENDALE GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 8



GLENDALE GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #9





GLENDALE GARDENS HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO #10

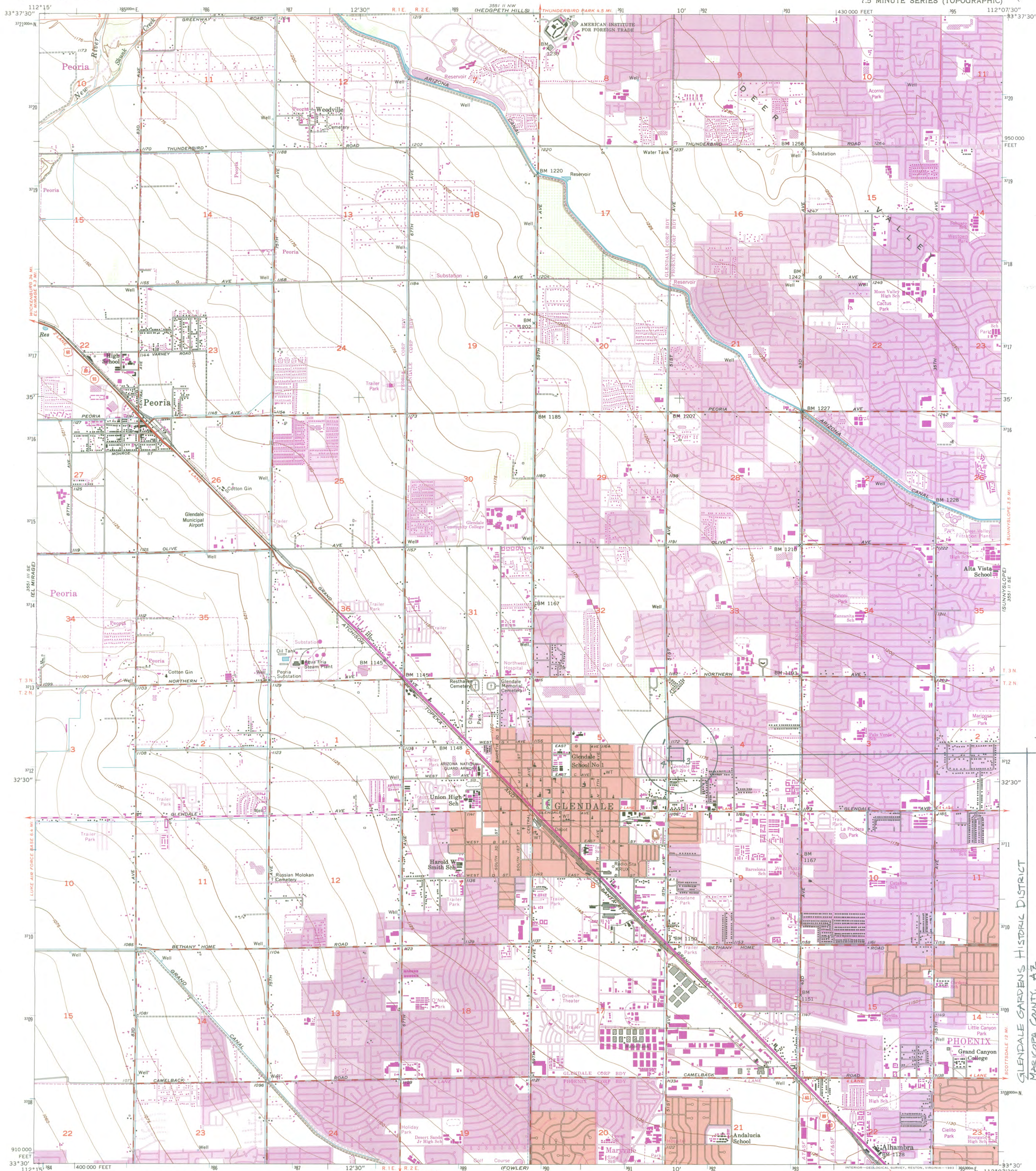


GLENDAL GARDENS HISTORIC DISTRICT

MAZICOPA COUNTY, AZ

PHOTO # 11





Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

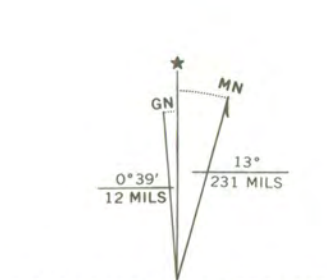
Culture and drainage compiled from aerial photographs taken 1954. Topography by planetable surveys 1957

Polyconic projection. 10,000-foot grid ticks based on Arizona coordinate system, central zone 1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue. 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 65 meters east as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1982

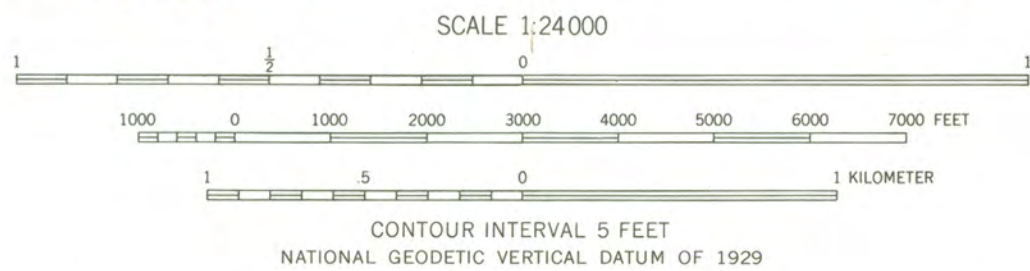
Purple tint indicates extension of urban areas



UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



30% TOTAL RECOVERED FIBER



SCALE 1:24,000  
CONTINUOUS 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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



QUADRANGLE LOCATION

**ROAD CLASSIFICATION**  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

GLENDALE, ARIZ.  
N3330—W1207.5/7.5

1957  
PHOTOREVISED 1982  
DMA 3551 II SW-SERIES V898

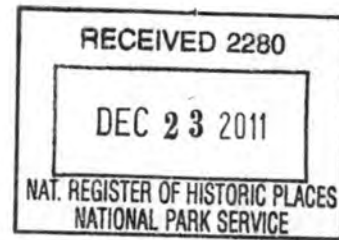
GLENDALE GARDENS HISTORIC DISTRICT  
MARICOPA COUNTY, AZ  
UTM COORD. #1-12/391501E/3712150N #3-12/391750E/3711991N  
#2-12/391752E/3712153N #4-12/391582E/3711990N







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



December 19, 2011

**Janice K. Brewer**  
Governor

**State Parks**  
Board Members

**Tracey Westerhausen**  
Chair  
Phoenix

**Walter D. Armer, Jr.**  
Vail

**Reese Woodling**  
Tucson

**Larry Landry**  
Phoenix

**Alan Everett**  
Sedona

**William C. Scalzo**  
Phoenix

**Maria Baier**  
State Land  
Commissioner

**Renée E. Bahl**  
Executive Director

**Arizona State Parks**  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
**AZStateParks.com**

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

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

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

Dear Ms. Shull:

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

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

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures

VS:vs