

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

historic name Sands Estates Historic District
other names/site number N/A

2. Location

street & number 5503-5852 W. Belmont Ave., 5503-5854 W. Morten Ave., 5638-5852 W. Oranewood Ave., 5707-5853 W. Vista Ave., and 7512-7548 N. 57th Ave not for publication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 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. Garrison, AFSHPO 1 MARCH 2011
Signature of certifying official Date
STATE HISTORIC PRESERVATION OFFICER AZ STATE PARKS/SHPO
Title 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): _____
Johnathan H. Beall 4.15.11
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
143	36	buildings
		district
		site
		structure
		object
143	36	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

DOMESTIC / multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC / single dwelling

DOMESTIC / multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT / Ranch Style
and local Ranch-style variations

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Brick
Concrete

roof: Asphalt

other: Wood
Steel

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 Sands Estates Historic District lies one-half mile north of the historic center of Glendale, Arizona, northeast of the intersection of 59th Avenue and Orangewood Avenue. The district is comprised of six subdivisions with 176 single family Ranch style homes and three multi-unit apartment buildings mostly constructed between 1947 and 1966. With few exceptions, home sites are laid out facing one of four east-west streets that run through the district. Home placement defines consistent setbacks from the curb lines and provides ample landscaped front yards that contribute to an overall suburban character. Homes retain a high degree of historical integrity and the district appears substantially as it did during the period of significance.

Narrative Description

The Sands Estates Historic District is one-half mile north of downtown Glendale's central intersection of 59th Avenue and Glendale Avenue. The neighborhood is abutted on its southern edge by the Glendale Townsite-Catlin Court Historic District (NRHP listed 1992/amended 2004). Modern residential subdivisions lie to the north, east, and west.

The neighborhood was laid out along four east-west streets, marking a departure from the north-south streets that predominate in the earlier Catlin Court area, but providing most homes with northern or southern exposures. The district includes six subdivisions platted from 1947 through 1959. The lots were individually sold and developed by their owners or by spec home builders, resulting in a wide variety of home designs. The earliest subdivisions are found along the south side of the district. Later subdivisions progressed to the north and east as each was sold or built out. As a result, the neighborhood is geographically arranged to represent a microcosm of the development of Ranch style homes between 1947 and 1966.

In general, all of the homes developed in the district are orthogonally placed on their lots with a setback from the curb line of 30 to 40 feet. Streets are 30 to 40 feet in width within 50 to 60 foot rights-of-way. They are asphalt paved with rolled curbs. In most places, there are no sidewalks. Most if not all of the lots appear to have been originally flood-irrigated, and many still are. Landscaping varies from lawns and mature trees to low-water desert plantings.

The first subdivision, Sands Place (1947), includes two short blocks along the north side of Orangewood Ave., totaling 10 lots. Each lot was about 65 feet wide and 125 feet deep. These dimensions are similar to, but slightly wider than, the "standard" pre-war home site of 50 feet by 140 feet. Sands Place is populated predominantly by Transitional Ranch style homes of brick construction. Many homes are brick, and the massing tends to be more compact than the fully developed Ranch house form. Most homes in the Sands Place subdivision were built between 1947 and 1950 with complete build-out by 1955.

The second subdivision, Addition to Sands Place (1948), consists of 12 house lots in one block extending east along the north side of Orangewood Avenue. Lots were 58 feet by 124 feet: substantially similar but slightly narrower than Sands Place. Homes in the subdivision date between 1949 and 1954. Like Sands Place, the Addition represents the early development of the Ranch style of home, mostly classified as Transitional Ranch.

The third subdivision was Sands Estates (1951). Sands Estates lies immediately north of Sands Place and includes 40 house lots arranged on either side of a center road (Vista Ave., historically "H Avenue"). Lots were

a little wider than the earlier subdivisions, offering a choice of 77 feet wide or 63 feet wide and 129 feet deep. Two lots near 59th Avenue were combined, and thus 39 buildings were constructed in this subdivision between 1951 and 1959. Architecturally, most homes in this subdivision would be considered typical of the Ranch house tracts in the Phoenix area, with little stylistic embellishment, but with a fully developed Ranch form including integral carports, picture windows, and horizontal massing. Most are of concrete block, although there are a few brick examples, and roofs vary from flat to gabled to hipped. Two examples of Ranch style multi-family dwellings were constructed to the east end of the subdivision, each a four-plex apartment facing 57th Avenue.

The fourth subdivision was Sands Estates Two (1954), which continued the pattern one street farther north (Morten Ave., historically "J Ave."). The subdivision continued to offer buyers a choice of lots 75 feet wide or 63 feet wide, by 130 feet deep, with a pair of odd lots 90 feet wide along 59th Avenue (historically Central Avenue). 39 single family homes and one four-plex apartment were built in Sands Estates Two from 1954 through 1962. House architecture in this subdivision generally has a more detailed, custom-home quality than the earlier areas. Several excellent examples of California Ranch, Swiss Chalet Ranch and American International Ranch styles occur. One four-plex Ranch style apartment building is found at the east end of the subdivision, continuing a pattern set in Sands Estates.

The fifth subdivision, Sands Estates Three (1957) completed the northward expansion of Sands Estates with one additional street (Belmont Ave., historically "K Ave."). The demand for wider lots resulted in a choice of 98 foot or 78 foot widths, with the depth being reduced to 110 feet. Regardless of the availability of these wider lots, eight of the platted lots were combined and re-split for 6 lots with frontages of 104 to 130 feet wide in order to accommodate much broader facades (5734-5828 W. Belmont Ave.). Homes in Sands Estates Three were built between 1957 and 1964 except for one lot that remained vacant until 1969. 30 homes were built. The wider lots are reflected in the broad and expansive character of the homes compared to earlier subdivisions. Some of the largest homes in the neighborhood are found here. Quality of design continued to be generally high. A few examples of modernist homes are present, dating to the later years of the build-out.

Sands Estates Four (1959) completed the historical development of the Sands Estates Historic District. This subdivision extended the streets of Sands Estates Two and Three for one more block to the east. Most lots were 78 feet wide, with only a few prime lots at 98 feet, and depth remaining at 110 feet. Like in Sands Estates Three, in several instances lots were assembled and re-split to allow for larger home sites, in a two-for-three or three-for-four split. Homes were built in Sands Estates Four between 1960 and 1966 except for four lots that developed as late as 1974. 48 homes were ultimately built. Architecturally, the subdivision appears as a continuation of Sands Estates Three, with generally large homes of custom design.

INTEGRITY SUMMARY

Of the 179 properties in the Sands Estates Historic District, 146 (81%) retain the full range of integrity (see below). Additions, if any, have generally been to the rear of homes, carport enclosures have been few, and most window replacements do not alter the original openings.

Properties not considered contributing due to loss of integrity have large intrusive additions, carport enclosures that change the apparent shape and massing of the home, and/or alterations of window openings and sheathing material. Most of the 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 Sands Estates 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, 1947–1966, 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 1947-1966 construction of the district, notably brick, concrete block, or stucco 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 Sands Estates 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 1947 and 1966. 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	Year	Style	NR Listed	Contributor	Non-Contribute	Reason for NOT Eligible
126	5503 W. Belmont Av.	1962	Ranch		X		n/a
125	5504 W. Belmont Av.	1960	Ranch			X	INTEGRITY LOSS
127	5511 W. Belmont Av.	1962	Ranch			X	INTEGRITY LOSS

Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
128	5517 W. Belmont Av.	1965	Ranch		X		n/a
123	5518 W. Belmont Av.	1962	Ranch			X	INTEGRITY LOSS
129	5523 W. Belmont Av.	1962	Ranch		X		n/a
122	5524 W. Belmont Av.	1962	Ranch		X		n/a
130	5529 W. Belmont Av.	1963	Ranch		X		n/a
121	5530 W. Belmont Av.	1964	Ranch		X		n/a
131	5535 W. Belmont Av.	1965	Ranch		X		n/a
120	5536 W. Belmont Av.	1965	Ranch			X	INTEGRITY LOSS
132	5541 W. Belmont Av.	1964	Ranch		X		n/a
119	5542 W. Belmont Av.	1969	Ranch			X	AGE
133	5547 W. Belmont Av.	1962	Ranch		X		n/a
118	5548 W. Belmont Av.	1961	International Style Ranch			X	INTEGRITY LOSS
134	5553 W. Belmont Av.	1962	Ranch		X		n/a
117	5554 W. Belmont Av.	1960	Ranch		X		n/a
135	5603 W. Belmont Av.	1963	Ranch		X		n/a
116	5604 W. Belmont Av.	1961	Ranch			X	INTEGRITY LOSS
136	5609 W. Belmont Av.	1960	Ranch		X		n/a
115	5610 W. Belmont Av.	1970	Ranch			X	AGE
137	5617 W. Belmont Av.	1962	Ranch		X		n/a
114	5618 W. Belmont Av.	1964	Ranch		X		n/a
138	5623 W. Belmont Av.	1964	Ranch		X		n/a
113	5624 W. Belmont Av.	1961	Ranch		X		n/a
96	5701 W. Belmont Av.	1958	Ranch			X	INTEGRITY LOSS
97	5702 W. Belmont Av.	1963	Ranch		X		n/a
95	5707 W. Belmont Av.	1962	Ranch		X		n/a
98	5708 W. Belmont Av.	1960	Ranch			X	INTEGRITY LOSS
94	5713 W. Belmont Av.	1959	Ranch		X		n/a
99	5714 W. Belmont Av.	1960	Ranch		X		n/a
93	5719 W. Belmont Av.	1960	Ranch		X		n/a
100	5722 W. Belmont Av.	1959	California Ranch		X		n/a
92	5725 W. Belmont Av.	1959	Ranch			X	INTEGRITY LOSS
101	5728 W. Belmont Av.	1960	Ranch		X		n/a
91	5733 W. Belmont Av.	1959	Ranch		X		n/a
102	5734 W. Belmont Av.	1960	Ranch		X		n/a
90	5739 W. Belmont Av.	1959	Ranch		X		n/a
103	5740 W. Belmont Av.	1961	Ranch		X		n/a
89	5745 W. Belmont Av.	1959	Ranch		X		n/a
88	5751 W. Belmont Av.	1959	Ranch			X	INTEGRITY LOSS

Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
105	5752 W. Belmont Av.	1963	Ranch		X		n/a
87	5803 W. Belmont Av.	1960	Ranch		X		n/a
106	5804 W. Belmont Av.	1958	California Ranch		X		n/a
86	5811 W. Belmont Av.	1958	Ranch		X		n/a
107	5816 W. Belmont Av.	1964	Ranch		X		n/a
85	5819 W. Belmont Av.	1969	Ranch			X	AGE
84	5827 W. Belmont Av.	1959	Ranch		X		n/a
109	5828 W. Belmont Av.	1957	Ranch		X		n/a
83	5835 W. Belmont Av.	1962	Ranch		X		n/a
110	5836 W. Belmont Av.	1962	California Ranch		X		n/a
82	5843 W. Belmont Av.	1959	Ranch		X		n/a
111	5844 W. Belmont Av.	1961	Ranch		X		n/a
81	5851 W. Belmont Av.	1959	Ranch		X		n/a
112	5852 W. Belmont Av.	1962	Ranch		X		n/a
152	5503 W. Morten Av.	1974	Ranch			X	AGE
151	5504 W. Morten Av.	1962	Ranch		X		n/a
153	5511 W. Morten Av.	1962	Ranch		X		n/a
150	5512 W. Morten Av.	1962	Ranch		X		n/a
149	5518 W. Morten Av.	1963	Ranch		X		n/a
154	5519 W. Morten Av.	1963	Ranch			X	INTEGRITY LOSS
148	5524 W. Morten Av.	1964	Ranch		X		n/a
156	5527 W. Morten Av.	1966	Ranch		X		n/a
147	5530 W. Morten Av.	1963	Ranch		X		n/a
157	5535 W. Morten Av.	1966	Ranch			X	INTEGRITY LOSS
145	5538 W. Morten Av.	1965	Ranch		X		n/a
158	5541 W. Morten Av.	1966	Ranch		X		n/a
144	5546 W. Morten Av.	1964	Ranch		X		n/a
159	5547 W. Morten Av.	1963	Ranch		X		n/a
143	5552 W. Morten Av.	1971	Ranch			X	AGE
160	5553 W. Morten Av.	1963	Ranch		X		n/a
161	5603 W. Morten Av.	1964	Ranch		X		n/a
142	5604 W. Morten Av.	1963	Ranch			X	INTEGRITY LOSS
162	5609 W. Morten Av.	1963	Ranch		X		n/a
141	5612 W. Morten Av.	1964	Ranch		X		n/a
163	5617 W. Morten Av.	1963	Ranch		X		n/a
164	5623 W. Morten Av.	1962	Ranch		X		n/a
139	5624 W. Morten Av.	1960	Ranch		X		n/a
59	5707 W. Morten Av.	1959	Ranch		X		n/a

Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
62	5708 W. Morten Av.	1955	Ranch		X		n/a
58	5711 W. Morten Av.	1957	Ranch			X	INTEGRITY LOSS
63	5712 W. Morten Av.	1958	Ranch		X		n/a
57	5717 W. Morten Av.	1960	Swiss Chalet Ranch		X		n/a
64	5718 W. Morten Av.	1957	Ranch		X		n/a
56	5721 W. Morten Av.	1957	Ranch			X	INTEGRITY LOSS
65	5722 W. Morten Av.	1957	Ranch		X		n/a
55	5727 W. Morten Av.	1962	Ranch		X		n/a
66	5728 W. Morten Av.	1957	Ranch		X		n/a
54	5731 W. Morten Av.	1961	Ranch			X	INTEGRITY LOSS
67	5732 W. Morten Av.	1957	Ranch			X	INTEGRITY LOSS
53	5737 W. Morten Av.	1957	Ranch		X		n/a
68	5738 W. Morten Av.	1957	Ranch			X	INTEGRITY LOSS
52	5741 W. Morten Av.	1956	Ranch		X		n/a
69	5742 W. Morten Av.	1957	Ranch			X	INTEGRITY LOSS
51	5747 W. Morten Av.	1954	Ranch		X		n/a
70	5748 W. Morten Av.	1956	Ranch		X		n/a
71	5752 W. Morten Av.	1955	Ranch			X	INTEGRITY LOSS
50	5753 W. Morten Av.	1954	Ranch		X		n/a
49	5801 W. Morten Av.	1955	California Ranch		X		n/a
72	5802 W. Morten Av.	1958	Ranch		X		n/a
48	5809 W. Morten Av.	1956	Ranch		X		n/a
73	5810 W. Morten Av.	1958	Ranch		X		n/a
47	5815 W. Morten Av.	1955	Ranch		X		n/a
74	5816 W. Morten Av.	1956	Ranch		X		n/a
46	5821 W. Morten Av.	1957	Ranch		X		n/a
75	5822 W. Morten Av.	1958	Ranch		X		n/a
45	5827 W. Morten Av.	1958	Swiss Chalet Ranch		X		n/a
76	5828 W. Morten Av.	1958	Ranch		X		n/a
44	5833 W. Morten Av.	1955	Ranch		X		n/a
77	5834 W. Morten Av.	1958	Ranch		X		n/a
43	5839 W. Morten Av.	1957	California Ranch		X		n/a
78	5840 W. Morten Av.	1958	Ranch		X		n/a
42	5845 W. Morten Av.	1956	Ranch		X		n/a
79	5846 W. Morten Av.	1958	Ranch			X	INTEGRITY LOSS
41	5853 W. Morten Av.	1955	Ranch		X		n/a
80	5854 W. Morten Av.	1959	Ranch		X		n/a
4P	5638 W. Oranewood Av.	1950	Early Ranch		X		n/a

Description				Eligibility			Reason for NOT Eligible
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	
12A	5702 W. Oranewood Av.	1953	Ranch		X		n/a
11A	5708 W. Oranewood Av.	1952	Ranch		X		n/a
10A	5712 W. Oranewood Av.	1952	Ranch		X		n/a
9A	5716 W. Oranewood Av.	1950	Ranch		X		n/a
8A	5722 W. Oranewood Av.	1950	Transitional/Early Ranch		X		n/a
7A	5726 W. Oranewood Av.	1953	Ranch		X		n/a
6A	5730 W. Oranewood Av.	1949	International Style Ranch		X		n/a
5A	5734 W. Oranewood Av.	1953	Ranch		X		n/a
4A	5740 W. Oranewood Av.	1950	French Provincial Ranch		X		n/a
3A	5744 W. Oranewood Av.	1953	Transitional/Early Ranch		X		n/a
2A	5748 W. Oranewood Av.	1950	Ranch		X		n/a
1A	5754 W. Oranewood Av.	1950	Ranch		X		n/a
10P	5802 W. Oranewood Av.	1950	Ranch		X		n/a
9P	5808 W. Oranewood Av.	1948	Ranch		X		n/a
8P	5814 W. Oranewood Av.	1948	Transitional/Early Ranch-French Provincial Ranch		X		n/a
7P	5818 W. Oranewood Av.	1948	Transitional/Early Ranch		X		n/a
6P	5824 W. Oranewood Av.	1950	Ranch			X	INTEGRITY LOSS
5P	5832 W. Oranewood Av.	1950	Transitional/Early Ranch		X		n/a
3P	5842 W. Oranewood Av.	1947	Transitional/Early Ranch		X		n/a
2P	5848 W. Oranewood Av.	1955	Early French Provincial Ranch		X		n/a
1P	5852 W. Oranewood Av.	1953	Transitional/Early Ranch		X		n/a
19	5707 W. Vista Av.	1952	Ranch		X		n/a
22	5708 W. Vista Av.	1953	Ranch			X	INTEGRITY LOSS
18	5711 W. Vista Av.	1959	Ranch		X		n/a
23	5712 W. Vista Av.	1958	Ranch			X	INTEGRITY LOSS
17	5717 W. Vista Av.	1953	Ranch			X	INTEGRITY LOSS
24	5718 W. Vista Av.	1955	Ranch		X		n/a
16	5721 W. Vista Av.	1953	Ranch		X		n/a
25	5722 W. Vista Av.	1955	Ranch		X		n/a
15	5727 W. Vista Av.	1956	Ranch		X		n/a
26	5728 W. Vista Av.	1952	Ranch		X		n/a
14	5731 W. Vista Av.	1953	Ranch		X		n/a
27	5732 W. Vista Av.	1955	Ranch			X	INTEGRITY LOSS
13	5737 W. Vista Av.	1953	American International		X		n/a
28	5738 W. Vista Av.	1955	Ranch		X		n/a
12	5741 W. Vista Av.	1953	Ranch		X		n/a
29	5742 W. Vista Av.	1955	Ranch		X		n/a
11	5747 W. Vista Av.	1954	Ranch		X		n/a

Description				Eligibility			
Site #	Street Address	Year	Style	NR Listed	Contributor	Non-Contributor	Reason for NOT Eligible
30	5748 W. Vista Av.	1955	Ranch		X		n/a
10	5751 W. Vista Av.	1952	Ranch		X		n/a
31	5752 W. Vista Av.	1951	None			X	INTEGRITY LOSS
9	5803 W. Vista Av.	1953	Ranch		X		n/a
32	5804 W. Vista Av.	1959	Ranch		X		n/a
8	5809 W. Vista Av.	1952	Ranch		X		n/a
33	5810 W. Vista Av.	1954	Ranch			X	INTEGRITY LOSS
7	5815 W. Vista Av.	1952	Ranch			X	INTEGRITY LOSS
34	5816 W. Vista Av.	1955	Ranch		X		n/a
6	5821 W. Vista Av.	1954	Ranch		X		n/a
35	5822 W. Vista Av.	1955	Ranch		X		n/a
5	5827 W. Vista Av.	1954	Ranch			X	INTEGRITY LOSS
36	5828 W. Vista Av.	1955	Ranch		X		n/a
4	5833 W. Vista Av.	1953	Ranch		X		n/a
37	5834 W. Vista Av.	1955	Neo-Pueblo			X	INTEGRITY LOSS
3	5839 W. Vista Av.	1954	Ranch		X		n/a
38	5840 W. Vista Av.	1954	Ranch		X		n/a
2	5847 W. Vista Av.	1954	Ranch		X		n/a
39	5852 W. Vista Av.	1955	Ranch		X		n/a
1	5853 W. Vista Av.	1954	Ranch		X		n/a
20	7512-18 W. Vista Av.	c. 1955	Ranch		X		n/a
21	7530-34 W. Vista Av.	c. 1955	Ranch		X		n/a
60	7542-48 N. 57th Av.	1959	Ranch		X		n/a
61	7558 N. 57th Av.	1960	Ranch		X		n/a

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.

Additional Builders:

Hagetine & Sheriff
 Una Construction Company
 Creech, Sam
 Furrey, Jay Wilson
 Ellis, Carl Metz Great West Builders
 White, H.D.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1947-1966

Significant Dates

1947

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Alsobrook, John P.

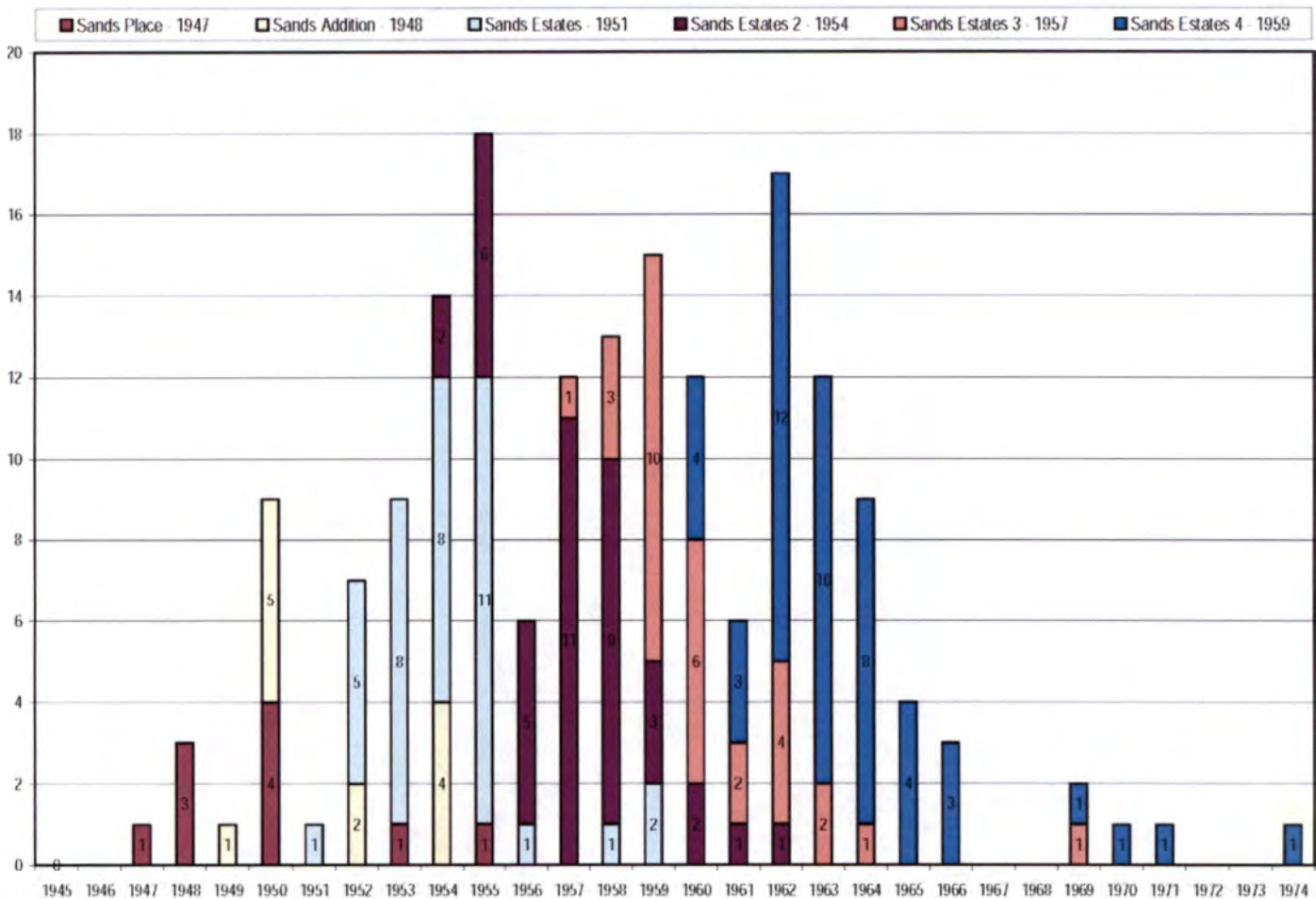
Rathwell, Harold W.

Sheriff, Odell

Corniel, Samuel
 Button Construction
 Long-Murphy Construction Company
 Chevront Construction Company
 Dube, Wallace
 Swartz Construction

Period of Significance (justification)

The period of significance for the Sands Estates Historic District begins in 1947 when the first of six subdivision plats was recorded and continues through 1966 which is the effective build out date for the neighborhood. By 1966, single-family homes occupied nearly all platted lots. A handful of houses appeared after 1966 and are evaluated as noncontributing resources due to age. The development arc that justifies the period of significance is illustrated in the following graph.

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

The Sands Estates Historic District is located just north of the civic center of downtown Glendale, Arizona. The district consists of six subdivisions platted by the Sands family starting in 1947. The 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, 1947-1966." 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 1947 when the Sands family platted the first subdivision and continues until 1966 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:
Post-WWII Residential Development in Glendale, 1945-1966**

The Sands Estates 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 representative of how leaders and residents of Glendale adapted to the post-WWII population and housing boom that continued until the early sixties. 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 in close proximity to the original Glendale townsite. As prominent landowners and leaders in Glendale, members of the Sands family were instrumental in bridging this transition in land use from agriculture to urban development. The Sands Estates Historic District 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. 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) 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. The most significant illustration in the Glendale area is the large Maryvale neighborhood constructed by John F. Long Homes starting in 1954.

Despite this change, most post-War development in Glendale followed the more traditional gridiron plan where subdividers laid out the land and individual property owners then contracted with home builders to construct houses. There are a few examples of more ambitious curvilinear subdivision plans, and some examples of home builder subdivisions where developers both subdivided the land and constructed homes for sale ("operative builders").

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 subdivided gridiron plan subdivisions. The six Sands family subdivisions that comprise the Sands Estates Historic District form a remarkably cohesive and integrated unit that is representative of this pattern of development in Glendale. This small-scale type of post-WWII residential development in Glendale sets the community apart from large-scale community builder and merchant builder subdivisions that were more common in other Arizona urban locations.

The Sands Estates Historic District looks back toward what McClelland, Ames, & Pope (2002) have termed an “Early Automobile Suburb” where, as in Los Angeles, “the grid of the central city was extended further and further out into the periphery to accommodate progressively larger and larger subdivisions of small homes built in similar styles, materials, and sizes by operative builders” (p. F – 56). Although the Sands Estates Historic District was “subdivider” planned and not developed by an operative builder, it does share the same gridiron plat of an earlier era.

However, the Sands Estates Historic District also looks forward to what McClelland, Ames, & Pope called “Post-World War II and Early Freeway Suburbs.” In Glendale, Sands 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, historic-era subdivisions in the community tend to mirror earlier periods of development.

The district reflects an important transition in Glendale between early automobile suburbs and post-WWII suburbs. As such, it illustrates a significant trend in community planning and development. In addition, the Sands Estates Historic District is 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. The Sands Estates Historic District 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:

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, and many appear along the southern edge of the Sands Estates Historic District, in the Sands Place and Addition to Sands Place subdivisions.

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. Good examples in the Sands Estates Historic District occur at 5858 W. Orangewood Ave. [2P] and 5740 W. Orangewood [4A]. 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 der 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.” Examples in the Sands Estates Historic District occur at 5737 W. Vista Ave. [13] and 5548 W. Belmont Ave. [118].

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. Numerous examples are found in the Sands Estates Historic District. 5839 W. Morten Ave. [43] and 5834 W. Morten Ave. [77] are well-detailed and retain a high degree of integrity. Later, and larger, examples are found at 5804 W. Belmont Ave. [106], 5836 W. Belmont Ave. [110] and 5844 W. Belmont Ave. [111].

By the mid 1960s the universally popular California-inspired Ranch-style house in Arizona began to lose favor in some markets to the options of “American International” and more regionally-compatible forms, or even eclectic revivalism. Many such examples embraced the austerity of Modernism yet incorporated Spanish and Mexican details and materials, while retaining the interior Ranch type space plan. Designs were often marked by the use of stucco or “slumped” concrete block in imitation of adobe construction, as well as the use of arches and flat, parapetted roofs with simple corbelled-brick cornices, reviving the “Territorial Style” house popular historically and in later revivals in New Mexico and Arizona. There are several later modern reinterpretations of the Ranch form found in the Sands Estates Historic District. 5609 W. Morten Ave. [162] features a long, low front gable that sweeps across the façade. This form was popularized in the Phoenix area by architect Ralph Haver. A more traditional approach, harkening to Period Revival house forms, is represented by 5752 W. Belmont Ave. [105]. Yet another approach was to include an alpine reference, resulting in the Swiss Chalet Ranch. Examples include 5717 W. Morten Ave. [57] and 5827 W. Morten Ave. [45].

The Ranch era lasted well into the 1970s and is even with us today in some form. However, the style reached its apogee (architecturally speaking) by about 1970, as once again, regional factors and changing tastes searched for new forms of expression for the dwellings that in so many ways define, as well as accommodate, American culture.

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 ranch 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. Of these, ten were identified as good candidates for priority nomination to the National Register. The chart below lists those ten priority subdivisions in chronological order.

Chart 1
Priority Post-WWII Glendale Subdivisions

Subdivision Name	MCR#	Year Platted	No. of Lots
Northfield	30 - 45	1945	38
Sands Place	39 - 48	1947	10
Addition to Sands Place	44 - 08	1948	12
Sands Estates	50 - 34	1951	40
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
Sands Estates Four	85 - 40	1959	52

Six of these subdivisions are associated with the Sands family and are the subject of this current 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 recommended for inclusion on the National Register of Historic Places. 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 account of the Sands Estates Historic District must be placed within the overall context of community history. The specific historic context for the Sands Estates Historic District that follows builds upon this earlier work, both pre and post war.

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, 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, 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).

Louis M. Sands (b. 1877 – d. 1941), whose children would later develop the subdivisions that comprise the Sands Estates Historic District, acquired the Manistee Ranch in 1907. The elder Sands learned his business acumen from his father, a Manistee, Michigan, entrepreneur also named Louis M. Sands (b. 1841 – d. 1913). The son also proved to be a remarkably talented and ambitious businessman, and one who played an important role in the development of the cattle industry in Arizona. Although Louis M. Sands and his family would later own properties in several Arizona locations, Manistee Ranch was the original enterprise and the center of business operations. In addition to ranching, Sands was a prominent landowner and real estate developer in the Glendale area. He gradually amassed considerable land holdings and expanded the size of the Manistee Ranch. Sands took a calculated risk in 1935 and opened the Sands Motor Company during the depths of the Great Depression. Today known as Sands Chevrolet, this enterprise is the most recognized of the Sands businesses to several generations of Glendale and Salt River Valley car buyers.

By the end of the 1930s, health difficulties led Louis M. Sands to begin confronting his own mortality. As an astute businessman, Sands began to plan for the orderly succession of his land and business holdings. In 1938, Sands officially incorporated the Sands Motor Company with his two sons, Louis Sands, Jr. and John P. Sands. In January of 1940, Sands incorporated the Sands Trading Company as a holding corporation for his real estate and business properties with son Louis Sands, Jr. and daughter Flora Sands (later Flora Sands Williams). He then began transferring properties to this enterprise, subsequently known as the Sands Investment Company. Louis M. Sands died on May 25, 1941, leaving his estate to his wife Frances Irene Porter Sands (d. 1964) and his three children.

The start of World War II in Europe after the German invasion of Poland on September 1, 1939, and the later entry of the United States into the war after the surprise attack on Pearl Harbor on December 7, 1941, curtailed much of the Sands family business activities. Frances and the children concentrated their efforts at maintaining the extensive farming and cattle ranching operations in several Arizona locations. Youngest son John Porter Sands served in the Army during the war, thus limiting his participation in the family businesses.

Starting in 1945 after the end of World War II, the property holdings of the Sands family in close proximity to downtown Glendale became increasingly valuable as the location for residential housing. The Sands family was long affiliated with real estate development; patriarch Louis M. Sands first constructed several bungalows on his lands soon after purchasing the Manistee Ranch. But, for the most part, these residential construction ventures were ancillary to the main portion of the family business, which was closely related to agriculture and ranching.

The demand for housing in post-WWII Glendale necessitated a change in the business model of the Sands family. They began to actively develop their holdings on the edge of Glendale north of Orangewood Avenue. Immediately after World War II, the Sands family owned nine 40-acre parcels north and west of the City of

Glendale and south of Northern Avenue. Eight of these parcels were north of Orangewood, comprising the entire north half of Section 5, Township 3 North, Range 2 East. Orangewood had long been the northern boundary of Glendale, dating back to the original development of the Catlin Court subdivision starting in 1914 (NR listed 1992; Catlin Court Historic District Expansion listed 2006).

The process of converting agricultural land to urban use began in a tentative way, with the small Sands Place (platted 1947) and Addition to Sands Place (platted 1948) subdivisions, and then became increasingly confident with Sands Estates (1951), Sands Estates Two (1954), Sands Estates Three (1957), and Sands Estates Four (1959). The chart below summarizes information on the Sands Estates Historic District subdivision plats.

Chart Two
Sands Estates Historic District Subdivisions

MCR#	Year Platted	Subdivision Name	Platted by	No. of Lots (lots numbered)
39 – 48	1947	Sands Place	Sands Trading Co.	10 (1-10)
44 – 8	1948	Addition to Sands Place	Harold W. and Mamie E. Smith & Ellis R. and Anna Mae Sexton	12 (1-12)
50 – 34	1951	Sands Estates	John P. Sands, Louis Sands & Flora Sands Williams	40 (1-40)
59 – 39	1954	Sands Estates Two	John P. Sands, Louis Sands & Flora Sands Williams	40 (41-80)
71 – 48	1957	Sands Estates Three	John P. Sands, Louis Sands & Flora Sands Williams	32 (81-112)
85 – 40	1959	Sands Estates Four	John P. Sands, Louis Sands & Flora Sands Williams	52 (113-164)

The increasing size and complexity of the Sands subdivisions reflect the growing confidence in the younger members of the Sands family with managing real estate holdings in Glendale. In 1968, the City of Glendale condemned land at the northeast corner of 51st Avenue and Orangewood for a fire station to serve these established residential areas. By 1979 the Sands family donated land surrounding the fire station on the north and east for a Glendale city park, Sands Park. This urban growth in Sands family properties adjacent to Glendale reached its culmination with the construction of Valley West Mall along Northern Avenue in 1973 and the construction of the Palm Shadows mobile home park in 1979. By 1980, only 140 acres of land surrounding the Manistee Ranch House still remained in agricultural use. A fourth generation of the Sands family developed this final portion of family lands starting in 1997 as Manistee Ranch Parcels. One small remaining strip of undeveloped land south of Valley West Mall and north of Sands Estates was subdivided as Palm Terrace in 2003 at the same time Manistee Town Center rose on the site of the former Valley West Mall.

Sands Place represented the first foray of the Sands family into the realm of subdivision planning and development in post-war Glendale. This small subdivision, consisting of ten lots, was surveyed by W. A. Short during September of 1947. Registered civil and mining engineer Harry E. Jones certified the subdivision plat, stating that Short had conducted the survey under his direction. At the end of September, the Sands Trading Company filed the plat for approval by the mayor of Glendale and by the county recorder. John P. Sands acted as president of the company, while Louis Sands, Jr. was its secretary-treasurer.

One year later, in September of 1948, Harold W. and Mamie E. Smith & Ellis R. and Anna Mae Sexton platted the Addition to Sands Place subdivision. This was a second small subdivision of ten lots carved out of a single tract of land the Smiths and Sextons had acquired from John P. Sands, Louis Sands, and Flora Sands Williams in December of 1947. The Addition to Sands Estates was surveyed by Arthur J. Kline. Ellis R. Sexton was a Glendale architect who worked with the Smiths on several real estate development projects in Glendale. These included the Sexton Estates (1950) and Sexton-Smith (1951) subdivisions.

The deed for the tract that would become the Addition to Sands Place contained several restrictions designed to protect the property values of the purchasers. As was common in this era, these restrictions limited purchasers to members of “the White or Caucasian race.” Houses must contain a minimum of 800 square feet and could not cost less than \$5,000 to construct.

The Sands family returned to the subdivision drawing board in 1951. Continued high demand for housing led the family to revise their development strategy. Starting with Sands Estates, the family abandoned the Sands Trading Company as an organizational vehicle. The Sands Estates subdivisions were platted directly in the names of the three Sands children: Louis Sands, Jr. (b. 1908 – d. 1975), John P. Sands (b. 1910 – d. 1993), and Flora Sands Williams (b. 1916 – d. 1995). The Sands Estates subdivisions were also larger, reflecting the strong need for housing in post-war Glendale.

James Rae Brown conducted the field survey of Sands Estates in April and May of 1951. In July and August of 1953, Brown surveyed Sands Estates Two. Engineer Harry E. Jones signed off on both 40-lot surveys, which were then subsequently approved by the City of Glendale and recorded with Maricopa County. There was a bit of delay in recording Sands Estates Two with the county. Although surveyed in the early spring of 1953, it was not recorded with the county until June of 1954. This delay is attributed to a brief slowdown in the economy due to the end of the Korean War in 1953 and a subsequent reduction in demand for housing.

Three years passed until the Sands family felt demand was substantial enough to justify Sands Estates Three. Registered civil engineer G. E. Sparling completed the survey of this 32-lot subdivision in April of 1957. This subdivision received local government approval the same month and soon new homes were being constructed on these lots.

Toward the end of the decade revived military spending led to increased demand for housing in Glendale. The Sands family responded with Sands Estates Four, a 52-lot subdivision also surveyed by G. E. Sparling. He completed the survey in June of 1959 and the subdivision plat was recorded with the county the same month. The initial demand for lots in Sands Estates Four was strong, and by 1966 most of the lots in the plat had homes constructed on them.

The year 1966 proved to be the end of an era for residential construction in Glendale and across Arizona. A short economic downturn on the national level associated with the assassination of President John F. Kennedy, the start of the Vietnam War after the Tonkin Gulf incident, and the rise of social disorder marked a division point between early post-WWII developments and later ones. A new phase of development would start after 1966 and continue until 1973, when the end of the Vietnam War and the Oil embargo of that year would again throw the nation into economic chaos.

Historic resources surveys of other Arizona communities have documented this break around 1966. For example, the “Tucson Post World War II Residential Subdivision Development” study identified four development eras for the Arizona’s second largest community near the banks of the Santa Cruz River (Akros

2007, p. 21). The first post war era dated from 1945 to 1950, the second from 1951 thru 1956, the third from 1957 to 1966, and the fourth from 1967 until 1973. In Scottsdale, the "Postwar Modern Housing and a Geographic Information System Study" identified the break occurring after 1965 (Wilson 2002, p. 24). According to Wilson, "beginning in 1966, social, political, and economic turmoil combined to bring about a change in housing production." Wilson notes this most recent phase continued until 1973, matching the Tucson pattern. In Mesa, another Salt River Valley community, Wilson and Abele (2004) observed three development periods: 1946-1955, 1956-1965, and 1965-1973. In Mesa, there was a marked change in subdivision development around 1965.

Glendale was also influenced by state and national events as were these other municipalities. The year 1966 marks a significant political change for Glendale as well. Glendale residents elected Max Klass to the city council in 1964, and two years later elected him mayor in 1966. Historian Dean Smith (1992, pp. 111-112) noted that the Klass era set later Glendale apart from what came before, writing that the more recent era "were years of change and accomplishment. Projects were commenced then which are still built upon in the nineties. Glendale moved from a sleepy desert town to a thriving city able to provide adequate services to its inhabitants."

For the Sands family, this changed economic climate moved the family business plan in a new direction. The family then turned to commercial real estate development. Over the next few years they worked on plans to open a large shopping mall on their lands just north of the Sands Estates Historic District and south of Northern Avenue. Opened in 1973, Valley West Mall was a huge indoor shopping center that catered to West Valley residents. It was later demolished and replaced by Manistee Town Center in 2003 (Smith 1992, p, 133).

The period of significance for the Sands Estates Historic District ends in 1966 when homes were constructed on nearly all lots in the neighborhood. The year 1966 is when the district reached build out. In addition, the end of the period of significance for the district is further defined by a marked slowdown in residential home construction in Arizona and Glendale. Subdivisions platted after 1966 in Glendale are associated with a later, separate period of development.

Architects and Builders

Because Sands was a simple subdivider suburb where property owners first bought lots and then constructed their own homes or had homes constructed, few of the buildings in the neighborhood are architect designed. In one sense the homes in Sands are considered custom homes, since they were built for a specific client. However, for the most part the homes are small, modest, and utilize standard materials and treatments. This sets them far apart from what today might be classified as a custom home. Homes in the Sands neighborhood are builder designed rather than architect designed, and many are from stock plans.

There were a number of small scale builders that lived and operated in the Sands neighborhood and constructed homes for speculation. For the most part these were small to medium sole proprietorships or partnerships. These builders normally used stock plans or relied on an in-house draftsman. Very few had an architect on staff. These small volume builders would purchase a few lots, and then construct houses on speculation. As the homes were sold they would reinvest the profits into new lots and start the process over again.

John P. Alsobrook was the President of Ask Development. He was a building contractor who came from Tennessee after serving in the Marine Corps during World War II. He and wife Mary, along with Clarence P. Webb and his wife Grace, owned the subdivision Webb Place (part of Hadsell's Addition to Glendale). The

couples changed the name of this subdivision to Alsobrook Place in early 1949. They also platted Alsobrook Place No. 2 (part of Hadsell's Addition) with two other couples in 1952. In 1960, John Alsobrook filed the articles of incorporation for Alsobrook Construction. Ask Development and Alsobrook Construction built several homes in the Sands neighborhood.

Harold W. Rathwell was one of the most noteworthy building contractors in the Sands neighborhood. He owned a number of lots in the Sands neighborhood upon which he constructed houses on speculation then sold them. He also constructed custom homes for specific property owners. Rathwell also lived in the neighborhood, first at 5833 W. Vista Avenue, and later at 5718 W. Morten Avenue. Starting in 1952 Rathwell began working with Jorge L. Carrera. A year later the two men incorporated Glendale Properties. Carrera and Rathwell constructed a number of houses on speculation in the Sands neighborhood that were subsequently sold to later purchasers. Rathwell is identified as a builder of at least sixteen homes in the Sands neighborhood.

Odell Sheriff was a builder that constructed a number of homes in the Sands Area. He later entered into a partnership with Bert Hagetine that was known as Hagetine & Sheriff. At least four homes in Sands are associated with Odell Sheriff. A similar small partnership that constructed homes in Sands was called the Una Construction Company. It was owned by Sam Creech & Raymond Doss. The two partners filed articles of incorporation in 1962. At least five homes are attributed to Creech and/or Una Construction. Jay Wilson Furrey was another contractor that constructed homes in Sands. Furrey was born in Peoria, Arizona, and served in the Army in WWII. After the war he partnered with Raymond Nieman to purchase a number of lots in the Sands subdivisions where they built spec houses. Carl and Mary Ellis purchased many lots in the Sands neighborhood. Carl constructed homes on these lots which were then sold on a speculative basis. A total of nine properties have been linked to Carl Ellis.

Several other builders are credited with single homes in the Sands neighborhood. These include Great West Builders, H. D. White, Samuel Corniel, H. Button Construction, Long-Murphy Construction Company, Chevront Construction Company, Wallace Dube, and Swartz Construction.

Demographic Composition

Residents of Glendale's Sands neighborhood reflected a wide variety post-WWII occupations and experiences. Because Sands represents a transition from an earlier pattern of subdivision development to a more modern one, its residents also document the transition from an agricultural community to a more diversified economic base. The neighborhood's resident business owners and managers, government officials and employees, teachers and educators, and those in occupations associated with farming, ranching, and agriculture facilitated Glendale's rapid postwar residential growth. Homeowners in the Sands Estates Historic District were a professionally diverse group who formed the community's leadership profile. Most residents of Sands were solidly middle class, with a fair number of business, civic, and educational leaders. The charts below highlight some of the more prominent residents of the district, organized by category and listed by property address:

Business Owners and Managers:

7558	N. 57th Av.	George Elmer Teters was a self-employed electronics technician.
5847	W. Vista Av.	James E. Weed was the owner of Standard Auto Supply Co.
5711	W. Vista Av.	Samuel H. Corneil owned S&A Construction.
5822	W. Vista Av.	Leslie Lewis was Vice President of Lawyers Title of Phoenix.
5834	W. Vista Av.	Kenneth H. Harman was the owner of KT Realty & Investment Co.
5852	W. Vista Av.	D. Harry Bonsall, Sr., was manager of Southwest Flour & Feed Co. which he founded. He also was President of Northside Hay Mill & Trading Co. Bonsall was a member of Park

Committee for the City of Glendale		
5833	W. Morten Av.	John R. Niblett was owner of JR Niblett Drilling Co.
5801	W. Morten Av.	Hoyt J. Brown was the owner of Brown's Economy Store and Brown's Apts.
5722	W. Morten Av.	James C. Woods was the owner of Hobby Hut.
5834	W. Morten Av.	Keith E. Miller was the owner of Miller's Tire & Supply.
5854	W. Morten Av.	Robert P. Elliott was a building contractor in Youngtown.
5819	W. Belmont Av.	R. J. Griner, Jr., was the owner of R.J. Griner Auto & Home System.
5803	W. Belmont Av.	Allan W. Miller was the owner of Miller Tire & Supply Co.
5707	W. Belmont Av.	Mrs. Beulah Cooper was the operator (beautician) of Miss America Beauty Clinic.
5728	W. Belmont Av.	Ira B. Hall was the owner of Ace Auto Tops.
5752	W. Belmont Av.	Edward F. Koory was the department manager at Sargents Market.
5804	W. Belmont Av.	John E. Fahrendorf was an optometrist and a founding member of the Thunderbird Bank. He was also a member of Recreation Board for the City of Glendale. Fahrendorf served as President of Glendale Chamber of Commerce.
5816	W. Belmont Av.	John W. Seely was partner of Norman & Seely (accountants).
5828	W. Belmont Av.	Charles W. Traubel was an agent at the Betts Insurance Agency.
5836	W. Belmont Av.	Clarence W. Whitney had the contract to clean all the athletic uniforms for Glendale High School.
5542	W. Belmont Av.	James C. Lauchner was a division manager for of Arizona Public Service electrical utility and spouse Jonnie was a secretary.
5536	W. Belmont Av.	Victor K. Brooks built the Western Auto store in Glendale in 1968. A native of Glendale, he was member of the Glendale Chamber of Commerce from 1937 to 1980.
5530	W. Belmont Av.	Robert R. Boone was Vice President of Thunderbird Bank.
5518	W. Belmont Av.	Joseph S. Maher was the owner of East Side Market in Glendale. He was a WWII Vet (Army) and a member of the Knights of Columbus.
5504	W. Belmont Av.	Sherman Frederick was President of Custom Finance Corp.
5503	W. Belmont Av.	Howard M. Jensen was owner of H. Jensen Construction.
5517	W. Belmont Av.	Wilford J. Cox, Jr., was a funds manager.
5535	W. Belmont Av.	Bill Watts was President of Watts Realty & Investment.
5603	W. Belmont Av.	Albert J. Chlupsa, Jr., was owner of Chlupsa Upholstery Shop.
5617	W. Belmont Av.	Philip R. Congrove was a contractor for Concrete Ditch Lining Service.
5624	W. Morten Av.	Raymond R. Freije founded Raymond R. Freije & Son Asphalt & Seal Coating Co.
5612	W. Morten Av.	Arnold K. Ong was a longtime Glendale businessman as owner of Gene's Market. He served on the Glendale City Council in the 1960s. He was a member of the Chinese Chamber of Commerce and the Ong Ko Met Association. He was one of the founders of the Thunderbird Bank. He was born in China and came to US at age of 4. His father had a grocery in Phoenix. He moved to Glendale in 1940 and took over family store in 1950 (on 60th Ave & Glendale) when his father died.
5538	W. Morten Av.	Len J. Loo was the owner of Loo's Tea House in Glendale.
5530	W. Morten Av.	Jack S. Lake was a branch manager of Western Savings in Glendale.
5518	W. Morten Av.	Perry A. Black was a service manager for Don Sanderson Ford.
5547	W. Morten Av.	Emory L. Newport was a manager for J. C. Penney's.
5553	W. Morten Av.	Harold W. Hampson was a plant supervisor E. L. Gruber Co.
5603	W. Morten Av.	George Sing was the owner of Sing's Market. He came to Arizona from California in 1914 and opened the first Chinese-operated grocery store in Glendale.
5802	W. Orangewood Av.	Luther E. Woods had the barbering concession at Luke AFB from 1941-1945. He and his brother-in-law, Earl Nabors, also operated a barbershop on Indian School Rd. across the street from the Indian School in Phoenix.
5754	W. Orangewood Av.	James E. Coury was the owner of Coury's Market. Born in Sonora, Arizona, he moved to Glendale in 1951. He served in the Army in WWII.
5852	W. Orangewood Av.	James Randolph Merritt was President of Merritt Electric.
5748	W. Orangewood Av.	Jesse H. Schneider was a clerk at Crery's Market. He later owned a dry goods store in Glendale.
5842	W. Orangewood Av.	Arthur F. Sine was President of Sine Hardware.
5638	W. Orangewood Av.	Mrs. Kath Case was an office manager of J. C. Penney's.
5734	W. Orangewood Av.	Oliver G. Duncan was the owner of Glendale Pharmacy & Liquor Store.

5808	W. Oranewood Av.	J.D. Atkinson was the owner of Atkinson Furniture Co. He was a member of the Glendale Personnel Board.
5815	W. Vista Av.	Paul T. Denney was a manager for O'Malley Lumber Co.
5707	W. Vista Av.	Allan A. Brown was a distributor for Gulf Oil Products.
5748	W. Morten Av.	George W. Melton was the manager of Motor Supply Co. in Glendale.
5739	W. Belmont Av.	Robert A. Kortsen, Sr., was the assistant manager for the J.G. Boswell Co.

Government Officials and Employees:

5845	W. Morten Av.	Walter H. Huber was in the USAF at Luke Field.
5708	W. Morten Av.	Roy Carlton was a radar technician at Luke Field
5554	W. Belmont Av.	Chester M. Cody served in the USAF at Luke Field.
5809	W. Vista Av.	A. Mardis Sheets was the registrar of vital statistics for Maricopa County.
5727	W. Vista Av.	Vernon S. Wright. Dr. Wright was a dentist in Glendale for 38 years. He served in WWII and was stationed in England. He was past president of the Central District Dental Society and the Glendale Rotary Club. He served on the Glendale City Council.
5722	W. Vista Av.	Carl N. Riggs was in the USAF at Luke Field
5748	W. Vista Av.	W.W. "Bill" Squyres was the owner of Squyres Realty & Investment Co. He served as Glendale City Councilman and member of the Park Committee.
5752	W. Vista Av.	William J. was in the USAF at Luke field.
5828	W. Vista Av.	John Randolph worked for Maricopa County.
5840	W. Vista Av.	Neale Irvine was statistician for the State Highway Department. His spouse Martha was a teacher at Avondale elementary school.
5753	W. Morten Av.	George A. was in the USAF at Luke Field.
5741	W. Morten Av.	Don F. Heatwole was born in Pennsylvania and came to Glendale 1912. His father was a partner in Sine Bros. Hardware. Don played semi-pro baseball with the Glendale Grays. He worked various jobs including assistant city clerk for Glendale before becoming a volunteer fireman in 1936. The volunteers elected him as Chief in 1951. Heatwole was the first full-time Fire Department Chief for the City of Glendale (1956-1973). After retiring from city (1973) he worked as an accountant for Sine Hardware until the age of 96.
5731	W. Morten Av.	Robert A. Fuller was a Lt. Col. in USAF at Luke Field.
5738	W. Morten Av.	Raymond J. Conley worked at Luke Field.
5816	W. Morten Av.	James H. Warrick was a sheet metal worker at Luke Field.
5846	W. Morten Av.	Chris E. Sheets served two terms as Chief of Police (Glendale), 1929-1931 & 1936-1948. Then he worked for the Maricopa Co. Sheriff's Office before becoming an Adult Probation Officer with Maricopa County.
5843	W. Belmont Av.	J. Floyd Marlar worked in the Maricopa County Assessor's Office from 1928-1940. He was then was a probation officer from 1940-1957. He served as Supt. Greenwood Memorial Park after his retirement.
5835	W. Belmont Av.	Irving H. Bahde Jr., was the City Attorney for Glendale.
5751	W. Belmont Av.	John C. Randolph was a construction worker for County Highway Department.
5740	W. Belmont Av.	Joseph H. Little worked for the Glendale Housing Authority.
5511	W. Belmont Av.	Raymond J. Hunt was an engineering aide for the City of Glendale.
5504	W. Morten Av.	Richard L. Balch was in the USAF at Luke Field.
5535	W. Morten Av.	Irvin W. Smith was a policeman for the City of Glendale.
5712	W. Oranewood Av.	Raymond Reed was in the USAF at Luke Field
5848	W. Oranewood Av.	Walt B. Adams Jr., was partner with his father in Walt Adams Buick. He served two terms on the Glendale City Council.
5818	W. Oranewood Av.	Harold B. White was a clerk for US Civil Service.
5814	W. Oranewood Av.	Mrs. Viola M. Lucas was an employee of the Maricopa County Hospital.

Teachers and Educators:

5731	W. Vista Av.	Kirby L. Vidrine was a teacher at Glendale elementary school.
5708	W. Vista Av.	Earl E. Ridle was retired and spouse Nellie was a teacher at Andalucia School.
5742	W. Vista Av.	Steve H. Rames and Sylvia Rames were teachers. He taught at Glendale High School and she taught at Harold Smith School in Glendale.
5810	W. Vista Av.	Raymond A. Dad was a teacher at Glendale Elementary School.
5718	W. Morten Av.	Ivan C. Hugh was teacher at Sutton School for 25 years.
5732	W. Morten Av.	Wesley A. Townsend was Superintendent of the Glendale Union High School District.
5822	W. Morten Av.	George V. Wager was principal of Harold Smith School in Glendale. Spouse Lola was a teacher at Washington High School.
5851	W. Belmont Av.	H. Lehman Stout was a teacher at Washington School.
5725	W. Belmont Av.	J. O. 'Rocky' Maynes was a teacher at Glendale High School.
5714	W. Belmont Av.	Donald E. Metzler was a teacher Washington elementary school.
5623	W. Belmont Av.	Vera Logan was a teacher at Luke Field.
5744	W. Orangewood Av.	Parley W. Kelly was a bus driver for Glendale Elementary School Unit 1.
5824	W. Orangewood Av.	Viola D. Davis was a teacher at Alhambra School.
5716	W. Orangewood Av.	Jack F. Doyle was a teacher at Richard Simis School. He was born in Phoenix in 1920 and served in the Army in WWII.

Tradesmen and Professionals:

5745	W. Belmont Av.	Dean Pullins was an accountant for Patterson Ginning & Equipment Co. He was also a Board Member of the Glendale Elementary School District.
5804	W. Vista Av.	Daniel Stephen Halacy, Jr., worked for Goodyear Aircraft.
5839	W. Vista Av.	Ernest Alfred Akers started his career as a traffic control supervisor for Arizona Public Service electrical utility. At the time of his death, he was working as an auditor.
5827	W. Vista Av.	James E. Moore was a salesman for Squyres Realty in Glendale.
5821	W. Vista Av.	Lester C. Hillis was a mechanic at Glendale Motors.
5741	W. Vista Av.	R. Silas was a tile setter employed by Goodyear.
5737	W. Vista Av.	Ray I. Jonas was an estimator for Newberry Electric.
5717	W. Vista Av.	Robert W. Banks was a truck driver for Joe Conway Sand & Gravel.
5712	W. Vista Av.	Willard H. was a salesman for Earl Motors. He later sold real estate.
5718	W. Vista Av.	Donald O. Edgar Edgar was an accountant for Kerley Chemical Co.
5728	W. Vista Av.	Ernest E. Card, Jr., was a clerk at Mallco Distributors.
5732	W. Vista Av.	Gustave C. Palmer worked at the Reynolds Aluminum plant.
5853	W. Morten Av.	Ernest A. Henderson was a physician.
5839	W. Morten Av.	D. William was a baggage man for Santa Fe Railroad.
5815	W. Morten Av.	Kenneth Dwight Sutter was an electrical engineer for Goodyear.
5809	W. Morten Av.	Donald Van Camp was an attorney. Spouse Margaret J. was a teacher for Glendale Elementary.
5747	W. Morten Av.	Merle E. Horrall was purchasing agent for Mallco Distributors.
5727	W. Morten Av.	David J. Hambley was the station agent for the Santa Fe Railway Passenger Depot. Spouse Myra was a clerk for the City of Glendale.
5721	W. Morten Av.	Russell F. Bridge was salesman for Glendale Realty.
5717	W. Morten Av.	Leonard P. Cummings was a salesman for Kaiser Motor Services.
5712	W. Morten Av.	Raymond W. Morehead was an embalmer for Brazill-Whitney Mortuary.
5752	W. Morten Av.	Houston Williams was a member of the Glendale Chamber of Commerce & Rotary Club.
5828	W. Morten Av.	Paul J. Wright was a dentist
5733	W. Belmont Av.	(Billy) Roy Bayless was a salesman for Smith Motor Co.
5701	W. Belmont Av.	John C. Griffin was a maintenance man for AiResearch.
5702	W. Belmont Av.	Harry C. Norcross was a maintenance man for the Squirt Bottle Co. He worked at

	Squirt for 34 years.	
5708	W. Belmont Av.	Wallace J. Dube was a salesman Empire for Air Conditioning Co.
5618	W. Belmont Av.	Peter J. Voorneveld was a pipefitter for Climate Control.
5610	W. Belmont Av.	Alpheus C. Lyon, Jr., was a retired civil engineer.
5604	W. Belmont Av.	Harrison R. Cuzick was a salesman at Sands Motors.
5523	W. Belmont Av.	Joseph E. Fortner was a a steel worker for United Materials.
5529	W. Belmont Av.	Billy G. Watts was a salesman for Squyres Real Estate.
5511	W. Morten Av.	Edward Mayer was an aircraft mechanic for Lockheed.
5519	W. Morten Av.	Albert T. Timson was a cabinet maker for Kapp Cabinet Shop.
5609	W. Morten Av.	Edward W. Kettler, Jr., was an engineer at Goodyear.
5832	W. Orangewood Av.	Robert E. Carey was a pharmacist. He served on the Arizona State Board of Pharmacy.
5726	W. Orangewood Av.	Charles Lee Allen was an intertype operator for Valley Printers.
5722	W. Orangewood Av.	William Carroll was an air conditioning specialist for Arizona Public Service electrical utility.

Farming, Ranching, and Agriculture:

5853	W. Vista Av.	Eustace A. Chatham was a cotton farmer.
5751	W. Vista Av.	Samuel Lanham Butler was a farmer.
5721	W. Vista Av.	Byron Ross Patterson was a farmer. His father was owner of Patterson Ginning Co.
5816	W. Vista Av.	Dwight C. Mosher was a cattle dealer & dairyman.
5827	W. Morten Av.	Mike Kobashi was a farmer.
5737	W. Morten Av.	Donald R. Martin was a dairy farmer.
5728	W. Morten Av.	Ted H. Siek was born in NM, and was a B-24 pilot in WWII. He graduated from the University of Arizona. Prior to moving to Glendale in 1957, he owned Siek Poultry Farm in Benson and was the Pinal County Agricultural Agent. He was also a farm manager for J.G. Boswell Co. at this time. He later owned crop dusting & farming operation of cotton and the largest citrus orchard in Arizona.
5810	W. Morten Av.	Roy Dille was a rancher & farmer who came to AZ in 1899 from KS. He purchased the Twin Palm Ranch in 1912. He was president of Maricopa County Farm Bureau. He also served on the Cartwright school district board.
5840	W. Morten Av.	Paul Pravettoni was a produce farmer who came to Glendale in 1948.
5827	W. Belmont Av.	Verne S. Smith was a farmer.
5844	W. Belmont Av.	John U. Miller was a farmer and cotton gin operator. He moved to Glendale in 1923. He also served on the Glendale Elementary School Board.
5624	W. Belmont Av.	Sam L. Patterson was a farmer.
5527	W. Morten Av.	John G. Roper was a farmer with a custom farming business of baling hay & chopping and hauling ensilage which he began in 1955. He was born in Oklahoma. His family moved to AZ in 1940 and John graduated from Glendale HS in 1946.
5708	W. Orangewood Av.	Bill R. Moore was a rancher.
5740	W. Orangewood Av.	Louis M. Conner was a cotton grower.

9. Major Bibliographical References

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1949

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2000/2001

2001/2002

2002/2003

2003/2004

2004/2005

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99, pp. 157 – 160.

100, pp. 36 – 38.

Book of Deeds:

382, pp. 163-164.

402, pp. 1 – 2.

Book of Maps:

2, p. 10, Hadsell's Addition to Glendale

2, p. 15, Glendale

39, p. 48, Sands Place

44, p. 8, Addition to Sands Place

47, p. 29, Sexton Estates

50, p. 34, Sands Estates

50, p. 39, Sands Estates Two

50, p. 41, Sexton – Smith Subdivision

71, p. 48, Sands Estates Three

85, p. 40, Sands Estates Four

109, p. 42, Sands Estates Five

442, p. 30, Manistee Ranch Parcels

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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 13.3 ac.
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1 12 389950 3712568
Zone Easting Northing

3 12 390738 3712369
Zone Easting Northing

2 12 390746 3712558
Zone Easting Northing

4 12 390392 3712373
Zone Easting Northing

5: Zone 12, 390390 E, 3712232 N
6: Zone 12, 389947 E, 3712243 N

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 subdivisions comprising the historic district.

11. Form Prepared By

name/title Robert G. Graham, AIA / Doug Kupel, Ph.D.
organization Motley Design Group, LLC date April 1, 2010
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: Sands Estates Historic District
City or Vicinity: Glendale
County: Maricopa **State:** Arizona
Photographer: Robert Graham
Date Photographed:
Description of Photograph(s) and number:

Photo #	Description	View direction
1	Sands Place streetscape along Orangewood from 59 th Avenue	NE
2	Sands Place streetscape along Orangewood from 58 th Avenue	NW
3	Addition to Sands Place streetscape along Orangewood from 58 th Avenue	NE
4	5740 W. Orangewood Ave., typical transitional ranch house	N

Photo #	Description	View direction
5	5730 W. Orangewood Ave, American International ranch house	N
6	Addition to Sands Place streetscape along Orangewood from 57 th Avenue	NW
7	Sands Estates streetscape along Vista Ave. from 59 th Ave.	SE
8	Sands Estates streetscape along Vista Ave. from 58 th Ave.	NW
9	5804 W. Vista Ave., a typical Sands Estates Ranch house	N
10	Sands Estates streetscape along Vista Ave. from 58 th Ave.	E
11	7512-18 N. 57 th Ave., a multi-family Ranch style building in Sands Estates	SW
12	7542-48 N. 57 th Ave., a multi-family Ranch style building in Sands Estates 2	NW
13	5839 W. Morten Ave., a good example of the California Ranch style in Sands Estates 2	S
14	5827 W. Morten Ave., a good example of a Swiss Chalet Ranch in Sands Estates 2	SE
15	Morten Avenue streetscape from mid-block between 59 th and 58 th Avenues	NE
16	Morten Avenue streetscape from mid-block between 58 th and 57 th Avenues	NE
17	5717 W. Morten Ave., a good example of a Swiss Chalet Ranch in Sands Estates 2	S
18	Morten Ave. streetscape from 57 th Ave. in Sands Estates 4	E
19	5612 W. Morten Ave., a typical example of the large Ranch homes in Sands Estates 4	NE
20	Morten Ave. streetscape from 55 th Ave. in Sands Estates 4	NW
21	Belmont Ave. streetscape from 59 th Ave. in Sands Estates 3	SE
22	Belmont Ave. streetscape from 59 th Ave. in Sands Estates 3	NE
23	5835 W. Belmont Ave., a modernist home in Sands Estates 3	SE
24	Belmont Ave. streetscape from 58 th Ave. in Sands Estates 3	NW
25	5752 W. Belmont Ave., an unusually large Minimal Traditional home in Sands Estates 3	NE
26	Belmont Ave. streetscape from 58 th Ave. in Sands Estates 3	NE
27	Belmont Ave. streetscape from 57 th Ave. in Sands Estates 4	SE
28	Belmont Ave. streetscape from 57 th Ave. in Sands Estates 4	NE
29	Belmont Ave. streetscape from 55 th Ave. in Sands Estates 4	NW

Sands Estates 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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sands Estate Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/04/11 DATE OF PENDING LIST: 3/24/11
DATE OF 16TH DAY: 4/08/11 DATE OF 45TH DAY: 4/19/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000192

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 4.15.11 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.



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 1



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 2





— SANDS ESTATES HISTORIC DISTRICT

— MARICOPA COUNTY, AZ

PHOTO # 3



— SANDS ESTATES HISTORIC DISTRICT

— MARICOPA COUNTY, AZ

PHOTO # 4



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 5



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 6



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ.

PHOTO # 7





SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 8



SANOS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

Photo # 9



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 10



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 11



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 12





SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 13





SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 14



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 15



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 16



2000
1000
1000



SANOS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 17





SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
Photo #18



Dist. 1000



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 19



1970s - 1980s
1970s - 1980s
1970s - 1980s



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

PHOTO # 20



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 21



Bank District



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 22



SANOS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 23





SANDS ESTATES HISTORICAL DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 24





SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 25

ST. JOHN'S HISTORIC DISTRICT
1920s



SANDS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

PHOTO # 26

1970 District



SANOS ESTATES HISTORIC DISTRICT

MARICOPA COUNTY, AZ

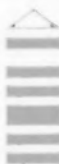
PHOTO # 27

Bank District



SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ

Photo # 28



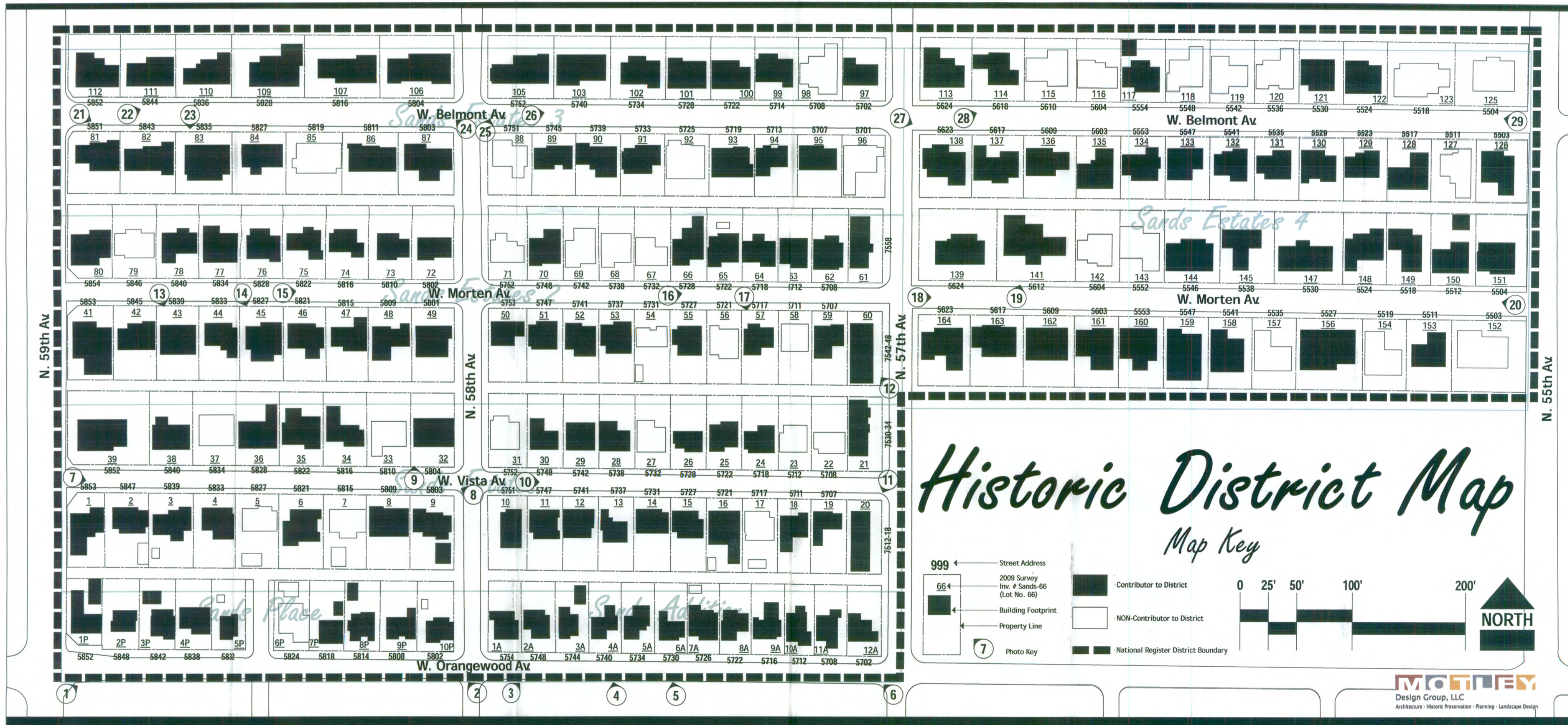


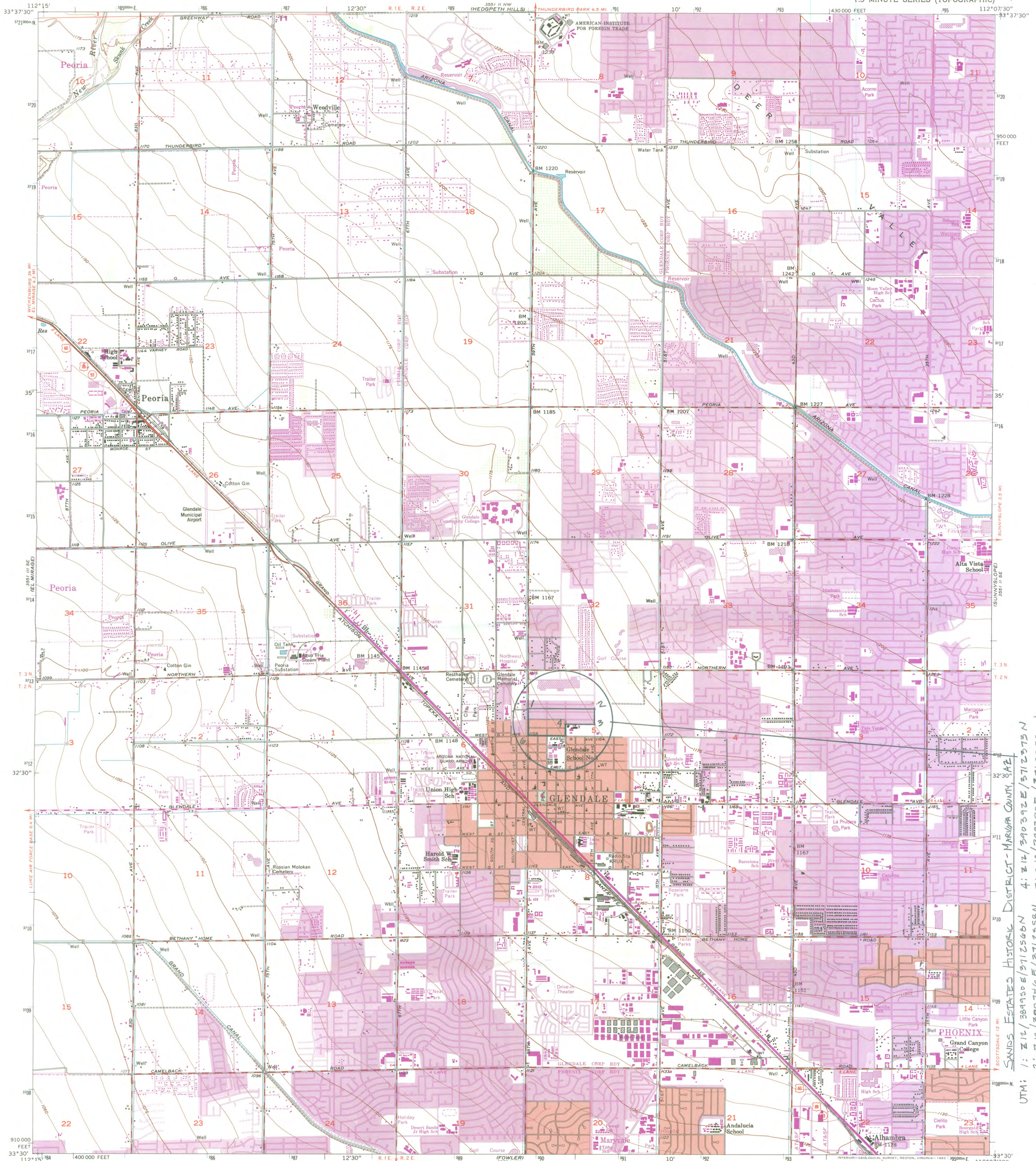
SANDS ESTATES HISTORIC DISTRICT
MARICOPA COUNTY, AZ
PHOTO # 29



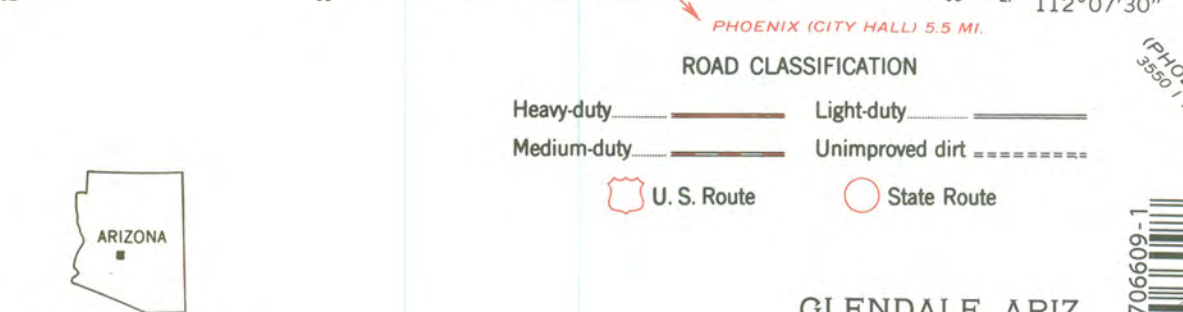
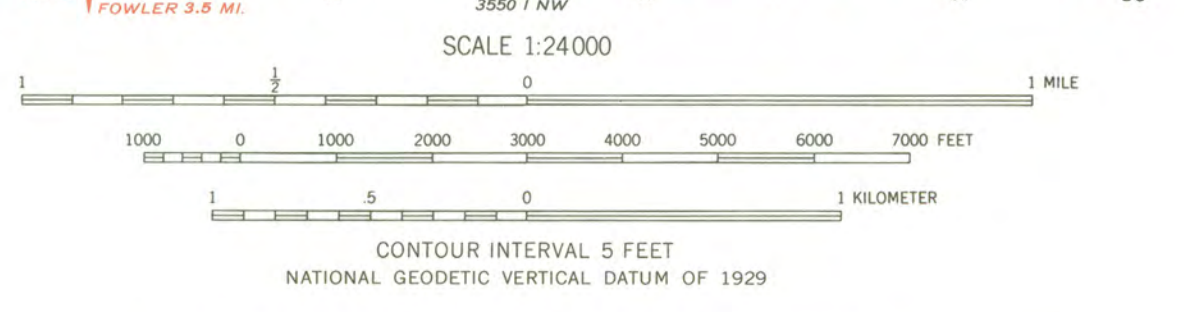
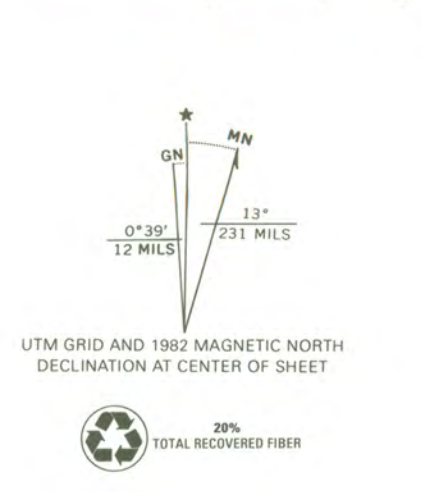
Sands Estates

Glendale, Arizona





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 planetarium 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



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

GLENDALE, ARIZ. N3330-W11207.5/7.5 1957 PHOTOREVISED 1982 DMA 5551 II SW-SERIES V988

UTM: 1: 212/390900E/3712560N 2: 212/390740E/3712558N 3: 212/390730E/3712369N 4: 212/390392E/3712373N 5: 212/390390E/3712232N 6: 212/389947E/3722243N





March 1, 2011



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

**RE: SANDS ESTATES HISTORIC DISTRICT
GLENDALE, MARICOPA, AZ**

Dear Ms. Shull:

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

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

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

Arizona®
State Parks

Janice K. Brewer
Governor

**State Parks
Board Members**

**Chair
Reese Woodling**
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
Phoenix

Walter D. Armer, Jr.
Vail

Arlan Colton
Tucson

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

