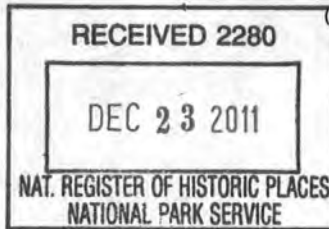


United States Department of the Interior
National Park Service



1072

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 Borden Homes Historic District

other names/site number N/A

2. Location

street & number 1000 and 1100 blocks of South Una and South Butte avenues, and
1600 and 1700 blocks of East 12th Street

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	vicinity

city or town Tempe

state Arizona code AZ county Maricopa code 013 zip code 85281

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. Gorkin AZSHPO 19 DECEMBER 2011
Signature of certifying official/Title Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain):

For Edson H. Beall 2.3.12
Signature of the Keeper Date of Action

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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	
59	10	buildings
		sites
2		structures
		objects
61	10	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 dwellings
- Agriculture/Subsistence—irrigation facility

Current Functions
(Enter categories from instructions.)

- Domestic—single dwellings
- Agriculture/Subsistence—irrigation facility

7. Description

Architectural Classification
(Enter categories from instructions.)

- Modern Movement—Ranch Style

Materials
(Enter categories from instructions.)

- foundation: concrete
- walls: brick, concrete block
- roof: asphalt
- other:

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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 Borden Homes Historic District is a residential subdivision located one mile east of the Arizona State University main campus. The 17-acre neighborhood is laid out along three streets—Una Avenue, Butte Avenue, and 12th Street—in an irregular rather than grid pattern. The Borden Homes Historic District has 69 properties, including 53 houses on Una and Butte avenues, built 1947–1950, twelve houses built along 12th Street, 1951–1956, and four houses on 12th Street built after 1960. The earliest houses, built in the 1100 blocks of South Una and Butte avenues, reflect an Early/Transitional Ranch Style that was popular in Tempe for a brief period in the late 1940s. These are predominantly small brick masonry houses that are similar in size and design, with slight variations in plan, masonry style, roof type, and porch that make each house unique in appearance. Houses built in the 1000 blocks of South Una and Butte avenues from 1949–1950 exhibit a change in construction with the introduction of concrete block as the primary building material, and more elongated plans that are characteristic of the true Ranch Style. Houses on east 12th Street demonstrate the continuing evolution of residential construction in Tempe in the early 1950s, with carports incorporated under the main roof as part of the original design. Houses in Borden Homes Historic District are on large irrigated lots with grass lawns and mature trees. This landscaping and the underground irrigation system that sustains it, built in 1953, are integral parts of the district, as a lush green environment was typical for neighborhoods built in Tempe during the post-World War II period. The Borden Homes Historic District and its resources are in good condition and have a high level of architectural integrity, and the streetscape reflects the character and appearance of the neighborhood as it was in 1959.

Narrative Description

The Borden Homes Historic District is one of the best preserved neighborhoods representative of the early post-World War II era in Tempe. It has 68 one-story single-family houses and one duplex; all but four of the houses were built before 1957. The neighborhood has a high level of integrity in both architecture and landscaped environment; it conveys a strong sense of the period in which it was established and has a distinctive character that sets it apart from surrounding areas. The chronological development of the subdivision from south to north to east spanned the decade after World War II, a period when new construction materials and stylistic changes were introduced, and the streetscape of the Borden Homes Historic District visually represents the gradual evolution of rapidly changing homebuilding methods.

The historic development of the L-shaped subdivision reflects the neighborhood design that was laid out in the 1947 Borden Homes plat. The main entry into the neighborhood is a single street, Una-Butte Avenue, that splits into Una and Butte avenues to form a U-shaped street plan; a two-block segment of 12th Street extends east from Butte Avenue. The Borden Homes plat includes 79 lots, but two lots were purchased by the City of Tempe in the 1950s for right-of-way to extend Lemon Street through the neighborhood. The Borden Homes Historic District includes Lots 1–7, 9–50, 52–63, and 72–79 of the 1947 Borden Homes plat, these being the parcels zoned R1–6 Single-Family Residential at the time a local historic district was designated in June 2005. This includes all of the Borden Homes subdivision except the east 180 feet of the north side of 12th Street and the east 300 feet of the south side of 12th Street. These excluded parcels, Lots 64–71, have several small apartment blocks that were built in the early 1970s. Typical lots on Una and Butte avenues are 60x131 ft (7,850 sq ft), while lots on 12th Street are generally 60x120 ft (7,200 sq ft). There are two large corner lots with 12,885 and 9,470 sq ft. Houses are about 35–45 ft wide, and many have carports added to the side, leaving a general spacing of 5–20 ft between houses. Houses are set back 35 ft from the street. As originally built, houses were about 900–1,100 sq ft. There are now 29 houses with less than 1,200 sq ft of floor space that are relatively unchanged since their construction. Most houses range from 1,200–1,600 sq ft, with room additions added on the back of the house. Only two houses, 1022 and 1115 S Una Avenue, have additions on the front façade.

Almost all Borden Homes properties have grass lawns and a variety of non-native trees and foliage watered by a residential flood irrigation system. A lush green landscape was a very desirable feature of postwar subdivisions throughout central Arizona. In Borden Homes the setting is green and open, with expanses of turf lawns that were generally not broken by fences, except an occasional low decorative wall or picket fence. In some cases vegetation is so dense that it partially obscures the view of the house. Large mature deciduous and semi-tropical trees shade houses and streets, and the vegetation and irrigation water noticeably lower the ambient temperature in the neighborhood during the hot summer months. Tree and shrub varieties that are present in Borden Homes Historic District include eucalyptus,

Borden Homes Historic District

Name of Property

Maricopa County, AZ

County and State

Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, Mexican fan palm, mesquite, fig, and olive.

Narrative Description

There are also many species of succulents and cactus, and some houses have an eclectic desert landscaping with large shade trees. Most properties have wood or cinderblock fences of about 5–6 ft in height around the back yard.

The underground irrigation system that serves the neighborhood was built in 1953 and is an important historic resource of the district. It is a complex network of underground concrete pipes and manifolds with concrete risers that bring water to the surface of each lot. There are three large above-ground features of this structure that are visible in the neighborhood: a concrete outlet box, which regulates the flow of water into the system, and two vertical concrete standpipes that fill with water to pressurize the system and force water to rise up to the surface. These three features have been recently altered by a neighborhood public art project in which ceramic tile mosaics were installed on much of the above ground concrete surfaces, but their form and function are still evident. Irrigation features that are located on almost every lot include an alfalfa valve to regulate the flow of water into the yard, and built-up earthen berms around the perimeter of each lot to contain the irrigation water so that it will adequately soak into the ground without causing uncontrolled runoff and erosion.

The streets of Borden Homes Historic District were first paved in 1959. Continuous rolled curbs and sidewalks were installed at that time, and are considered a contributing structure because the technology is representative of the period and they are elements that work broadly to unify the various phases of development within the district into one comprehensible neighborhood. Streetlights are spaced about 400 ft apart, with three on Una Avenue, three on Butte Avenue, and two on 12th Street. The backs of all properties are accessible by alleys. Driveways are concrete slab, and most houses have a straight, narrow concrete walk leading to the front entry.

ARCHITECTURAL STYLE

The first homes built in the Borden Homes Historic District are representative of a turning point in homebuilding in Tempe, largely reflecting a broad national trend in the years after World War II. These are small brick houses with a simple design that could be built quickly and sold for only \$5,800–\$6,600. They are outstanding examples of the Early/Transitional Ranch style, a distinct style identified in Phoenix in 1992 (Roberts, Graham, and Anderson 1992). The Early/Transitional Ranch house has massing and plan similar to the earlier Period Revival styles, but stripped of all ornamentation. Standard features such as concrete slab foundation, steel casement windows, and asphalt shingle roofs that would imminently be associated with the emerging Ranch style are present, but the house does not have the elongated façade that is most characteristic of the Ranch house. The houses on the west side of Una Avenue and in the 1100 blocks of South Una and Butte avenues were built 1947–1948. By 1949, when construction moved up to the 1000 blocks of Una and Butte, all houses were of concrete block construction, and long, low facades with a horizontal emphasis indicate that the transition had been made to the Ranch style.

The Early/Transitional Ranch houses are small brick masonry houses of about 900 sq ft as built. They have an L-shaped or rectilinear plan. Low pitched roofs are in a variety of forms: intersecting gable, intersecting gable and hip, hip, or side gable. There is no true porch, but rather, a broad overhanging eave extending along half or more of the façade, supported by porch posts. A few houses have a small front-gabled porch roof extending from the main roof. There is considerable variation in masonry patterns and surface treatment of exterior walls. Flemish bond row-lock masonry is common, often with a raised belt course at wainscot height, and sometimes with Flemish bond above the belt course and common bond below. Another style seen is common bond masonry with brick below the belt course and concrete block above. Some houses are natural brick, while others are painted completely, or painted above or below the belt course. While each of these houses are similar in size and design, various combinations of plan, masonry style, roof type, and porch were used to give each home a unique appearance.

Houses built after 1948 clearly reflect the classic Ranch style that was emerging at mid-century. All homes were of common bond concrete block masonry with a narrow plan with a broad façade spanning more of the lot's width. Houses in the 1000 block of Butte Avenue, built 1949–1950, are of a much simpler design than those on Una Avenue. Almost all have a rectilinear plan and a hip or side gable roof; many have a distinctive new style of porch with a broad front-gabled porch roof supported by masonry columns. Houses built on 12th Street after 1950 also show further evolution of the Ranch style. They are still small, with less than 1,200 sq ft as built. The predominant type has an L-shaped plan and intersecting gable roof, with an extended eave porch over the junction of the two wings. Another model has an L-shaped

Borden Homes Historic District

Name of Property

Maricopa County, AZ

County and State

plan with a recessed porch under a side gable roof. Almost all houses on 12th Street have a carport incorporated under the main roof of the house.

Narrative Description

Most of the alterations of homes that are visible from the street occurred during the period of significance, 1947–1956. The most common change was the addition of a carport on the sides of houses on Una and Butte avenues. These tend to be simple flat-roofed or very low pitched shed-roofed structures supported by wood or iron poles, and do not adversely affect the architectural integrity of the buildings. With just a few exceptions, room additions are on the backs of houses and are not visible from the street.

The streetscape of the Borden Homes Historic District shows the gradual design changes that characterize Ranch style residential architecture at mid-century. However, all of the houses of the neighborhood are remarkably similar—small, simple, inexpensive homes on large irrigated lots.

SUMMARY OF CHARACTER-DEFINING FEATURES

Character-defining features of the Borden Homes Historic District include:

- Small single-story houses on relatively large lots
- Consistent lot width and spacing between houses
- Continuous public sidewalk and rolled curbs
- Straight walks to front entries of each house
- L-shaped or rectilinear plan
- Exterior walls of natural brick, painted brick, and painted concrete block with a variety of distinctive masonry styles
- Standard features of all houses include concrete slab foundation, asphalt shingle roof, and steel casement windows
- Variety of roof forms, including intersecting gable, intersecting gable and hip, hip, and side gable
- Small front porches formed by extended eaves or front-gabled porch roofs extending from the main roof
- Architectural styles are Early/Transitional Ranch and Ranch
- Flood-irrigated yards with mature green landscaping and irrigation berms along the lot lines

Determinants of non-contributing status include:

- Front addition eliminating part of the original façade and/or protruding into the historic setback
- Side addition without sympathetic design or scale
- Vegetation too dense to view the front of the house
- Application of veneer or other materials covering the original exterior wall materials

Of the 69 properties located in the Borden Homes Historic District, 59 properties (85.5%) are identified as contributors to the district, while 10 properties (14.5%) are identified as non-contributing due to age outside of the period of significance or loss of integrity. In addition, two structures, the underground irrigation system, which has three visible above-ground features, and the rolled curbs and sidewalk, are identified as contributing to the eligibility of the district.

Borden Homes Historic District

Maricopa County, AZ

Name of Property

County and State

Narrative Description

INVENTORY LIST OF CONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
1	Richard and Beth Tidwell House	1130 S Una Ave	Early/Trans. Ranch	1948
2	William and Martha Lansberry House	1126 S Una Ave	Early/Trans. Ranch	1948
3	Donn-Wendt House	1122 S Una Ave	Early/Trans. Ranch	1948
4	E.L.V. and Irma Richardson House	1118 S Una Ave	Early/Trans. Ranch	1948
5	Howard and Jacqueline Miller House	1114 S Una Ave	Early/Trans. Ranch	1948
6	Carl and Nadine Christensen House	1110 S Una Ave	Early/Trans. Ranch	1948
7	Smith-Church House	1106 S Una Ave	Early/Trans. Ranch	1947
8	Cyrus and Elaine Sundberg House	1030 S Una Ave	Ranch	1947
9	Neri-Dooley House	1026 S Una Ave	Early/Trans. Ranch	1948
11	Castellini-Osterhout House	1018 S Una Ave	Early/Trans. Ranch	1948
12	Leland and Louise Coleman House	1014 S Una Ave	Early/Trans. Ranch	1948
13	Lemons-Hertenstein House	1010 S Una Ave	Early/Trans. Ranch	1948
14	William and Peggy Keegan House	1006 S Una Ave	Early/Trans. Ranch	1948
15	Bernard and Ruth Williams House	1005 S Una Ave	Ranch	1949
16	Bryant-Rundle House	1009 S Una Ave	Early/Trans. Ranch	1949
17	Peterson-Danley House	1015 S Una Ave	Ranch	1949
18	Virgil and Frances Merrill House	1019 S Una Ave	Ranch	1949
19	Joseph and Ann Brantlinger House	1021 S Una Ave	Ranch	1949
20	Glidden and Hazel Switzer House	1025 S Una Ave	Ranch	1949
21	Craig-Merritt House	1029 S Una Ave	Early/Trans. Ranch	1949
22	Sterling-Mishler House	1105 S Una Ave	Early/Trans. Ranch	1948
23	Russell and Fern Bentley House	1111 S Una Ave	Ranch	1948
25	George and Ann Thagard House	1119 S Una Ave	Early/Trans. Ranch	1948
26	Gerald and Ella Jones House	1123 S Una Ave	Early/Trans. Ranch	1948
27	Eugene and Virginia Laird House	1127 S Una Ave	Early/Trans. Ranch	1948
28	Kenneth and Beverly Voyles House	1131 S Una Ave	Early/Trans. Ranch	1948
29	Francis-Eskridge House	1130 S Butte Ave	Early/Trans. Ranch	1948
30	Royer-Gallagher House	1126 S Butte Ave	Early/Trans. Ranch	1948
31	Knickerbocker-Foote House	1122 S Butte Ave	Early/Trans. Ranch	1948
33	Nelson-Hansen House	1114 S Butte Ave	Early/Trans. Ranch	1948
34	Standage-Wittwer House	1110 S Butte Ave	Ranch	1948
35	Anthony and Barbara Richardson House	1106 S Butte Ave	Ranch	1948
36	Gilbert and June Wang House	1030 S Butte Ave	Ranch	1950
37	Marc and Jacqueline Pickrell House	1026 S Butte Ave	Ranch	1950
38	Suber-Smith House	1022 S Butte Ave	Ranch	1950
39	Ashford-McRoy House	1018 S Butte Ave	Ranch	1950
40	Ross and Betty Patterson House	1014 S Butte Ave	Ranch	1950
41	Allen and Virginia Haws House	1010 S Butte Ave	Ranch	1950
42	Edward R. Burgess House	1006 S Butte Ave	Ranch	1950
43	Samuel and Marie Cannon House	1005 S Butte Ave	Early/Trans. Ranch	1949
44	George and Edythe Blevins House	1009 S Butte Ave	Ranch	1949
48	Sterling Leroy and Betty Tinsley House	1025 S Butte Ave	Ranch	1949
49	Guy and Esther Meuleners House	1029 S Butte Ave	Ranch	1949
50	Swanger-Sundquist House	1105 S Butte Ave	Ranch	1947
51	Earl and Melverda Burgess House	1111 S Butte Ave	Ranch	1948
52	Lovett-Moomaw House	1115 S Butte Ave	Early/Trans. Ranch	1948
53	Myers- Radcliff House	1620 E 12th St	Early/Trans. Ranch	1948
54	Verne and Claudia Eskridge House	1622 E 12th St	Ranch	1955
55	James and Mary Hartley House	1626 E 12th St	Ranch	1954
57	Donald and Opal Bergen House	1634 E 12th St	Ranch	1955
59	Carmen Ramirez House	1702 E 12th St	Ranch	1955

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Narrative Description

INVENTORY LIST OF CONTRIBUTING PROPERTIES (Continued)

Site #	Name	Address	Style	Date
62	DeYoung House	1701 E 12th St	Ranch	1955
63	Alfred and Stella O'Bier House	1639 E 12th St	Ranch	1955
64	Hynes-Smith House	1635 E 12th St	Ranch	1956
65	Billy and Patsy Honea House	1631 E 12th St	Ranch	1955
66	Fred and Florence Nicke House	1627 E 12th St	Ranch	1954
67	John and Bessie Johnson House	1623 E 12th St	Ranch	1954
68	Paul and Hilda Ruiz House	1619 E 12th St	Ranch	1954
69	Curtis and Shirley Poe House	1205 S Butte Ave	Ranch	1954
70	Irrigation System			1953
	Feature A—Standpipe	SE corner of lot 9 (1030 S Una Ave)		
	Feature B— Standpipe	NE corner of lot 15 (1006 S Una Ave)		
	Feature C—Outlet Box	NW corner of lot 43 (1006 S Butte Ave)		
71	Rolled Curb/Sidewalk			1959

INVENTORY LIST OF NON-CONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
10	William and Patricia Kelley House	1022 S Una Ave	Early/Trans. Ranch	1948
24	Nelson-Brewer House	1115 S Una Ave	Ranch	1948
32	Baker-Marshall House	1118 S Butte Ave	Postwar Pueblo	1948
45	Cecil and Norma Allen House	1015 S Butte Ave	Ranch	1949
46	Bradford-Broyles House	1019 S Butte Ave	Ranch	1949
47	Sheldon-Broyles House	1021 S Butte Ave	Ranch	1949
56	Bergen House	1630 E 12th St	Ranch	1971
58	Huerta House	1638 E 12th St	Modern	2009
60	Wright House	1706 E 12 th St	Ranch	1967
61	Calderon House	1710 E 12 th St	Ranch	1966

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period of significance for the Borden Homes Historic District begins in 1947 with the recording of the subdivision plat and construction of the first homes in the neighborhood. It encompasses three distinct phases of development: 1947-48, 1949-50, and 1951-56. The end date of 1956 marks the completion of the last developer-built homes in the subdivision.

Criteria Considerations (explanation, if necessary)

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Engineering

Period of Significance

1947-1959

Significant Dates

1947

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

James A. Farnsworth

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

8. Statement of Significance

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

The Borden Homes Historic District is a well preserved post-World War II neighborhood that is most representative of new approaches to subdivision development and residential design and construction in Tempe in the late 1940s and early 1950s. It is significant under National Register Criterion A for its association with the themes of Community Planning and Development in Tempe, 1947–1959, and Residential Flood Irrigation in Tempe, 1946–1958, and under Criterion C for its association with Architectural Design and Construction in Tempe, 1947–1956. Borden Homes was the first subdivision of tract homes established east of Tempe after the war in anticipation of the emerging population boom that would soon bring expansion of the city's boundaries to incorporate the area. It provides an excellent example of the transition from small builders constructing individual homes on available lots to a new approach where a subdivision was developed by a single builder. Almost half of the houses in the neighborhood were built 1947–1948, and offer outstanding examples of the Early/Transitional Ranch style. The remaining houses, built 1949–1956, show the gradual transition to the true Ranch house and how the evolution of masonry construction methods was influenced by the availability of new materials and new building code requirements. The underground flood irrigation system that serves Borden Homes and the landscaped environment that it supports are important components of the neighborhood design, features so desirable in mid-century Tempe that the irrigation works were constructed before street paving or any other improvements. The period of significance for the Borden Homes Historic District, 1947–1959, spans the first decade of an unprecedented housing boom that transformed a small farming community into a modern city. Between 1940 and 1960 Tempe's population rose from 2,900 to almost 25,000 residents. While Borden Homes was one of the first developer-built neighborhoods, it was also the last of the small subdivisions, for the quarter-section (160 acres) became the standard unit for subdivision development in the 1950s. Most of the homes in the Borden Homes Historic District were built before 1957 and have retained their historic integrity.

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

The historic context of Community Planning and Development in Tempe, 1947–1959, examines the historic development of the Borden Homes Historic District and its place in the broader postwar expansion of Tempe. Residential Flood Irrigation in Tempe, 1946–1958, and Architectural Design and Construction in Tempe, 1947–1956, were originally developed up to 1950 for the National Register nomination for Roosevelt Addition Historic District, a similar one-block subdivision on the west side of Tempe that was listed in 2009. Those historic contexts are largely restated and expanded upon to include the period of Borden Homes' development.

HISTORIC CONTEXTS

Community Planning and Development in Tempe, 1947–1959

The northeast quarter of Section 23, east of Tempe, was homesteaded in the 1870s and patented in 1890. With irrigation rights under the Tempe Canal, it was productive farmland for 70 years before it was converted to residential use. Samuel S. and Mildred Wallace, owners of an L-shaped 30-acre parcel in this area, filed a plat for the Valley Center Garden Homes Tract, Unit No. 1, on March 1, 1941. They envisioned the subdivision as an open rural neighborhood of ranchettes on large half-acre and one-acre lots. However, the Wallaces' timing of this venture was unfortunate. The rapid construction of military facilities across central Arizona made building materials scarce in 1941, and after the bombing of Pearl Harbor and the United States' entry into the Second World War, restrictions on the use of lumber, steel and copper wire brought an end to homebuilding for the foreseeable future. The Wallaces filed an abandonment of the subdivision in 1942 and sold the land to Arthur A. and Annie L. Kidd in 1944, who in turn sold it to Joseph A. and Annie N. Farnsworth on November 30, 1946.

Borden Homes Historic District

Maricopa County, AZ

Name of Property

County and State

J.A. Farnsworth was a farmer and a member of a prominent Mesa family. He had been involved in the residential development of the Glenwood Tract and Farnsworth Place in Mesa since the early 1930s. On October 9, 1947, he recorded a plat for Borden Homes, a 19-acre neighborhood to be built on a field one mile east of Tempe. It was named for the nearby Borden Creamery, a stately Mission Revival style plant that was the mainstay of Tempe's dairy industry. By 1947 the need for new housing in Tempe had overwhelmed local builders' ability to meet the demand. New subdivisions to the south were being filled one house at a time, built by owners or contractors. The first developer-built subdivision of small tract homes, the Roosevelt Addition, offered only 16 new houses, which were quickly bought up by returning veterans and young families. Farnsworth's neighborhood site was ideally located just north of U.S. Route 80, which was also the alignment for U.S. routes 60, 70, and 89, also known as Apache Boulevard. With convenient automobile access, it was logical that Tempe's suburban growth would spread to the east. Farnsworth reserved 300 ft of frontage on the highway for future commercial development.

The Farnsworth Realty Company immediately began building modest brick houses on Una Avenue. Both the design of the subdivision and its individual homes reflect the emerging trend in homebuilding after World War II, which was largely based on Federal Housing Administration (FHA) guidelines for subdivision development. Large uniform lots and an irregular curvilinear street plan discouraged through traffic. Houses were all of similar size and design. Compliance with FHA standards was a critical factor in marketing homes, for the agency's evaluation of both a house and its surrounding neighborhood helped determine whether a home buyer would be eligible for a federally-insured mortgage. Borden Homes conformed to most of the FHA's minimum and desirable standards: local demand for housing, suitable site, accessibility, utilities, compliance with local regulations and zoning, large lots, and street layout that limited automobile traffic. One criterion the subdivision did not meet was deed restrictions that set mandatory building guidelines and prohibited home sales to members of racial and ethnic minorities. As Farnsworth sold only finished homes, he ensured that placement and construction of houses was consistent, and by this time discriminatory attitudes towards Mexican Americans in particular had diminished considerably. There were several Hispanic homeowners in Borden Homes. Farnsworth completed 13 houses in early 1948 and mortgaged them to Western American Mortgage Company on April 21, 1948, to finance construction of the next group of houses. Buyers then assumed these mortgages, which ranged from \$5,800–\$6,600. By 1950 he had built and sold 40 houses on Una and Butte avenues.

As early as 1948 city officials began considering annexation of a half-mile-wide strip along U.S. Route 80 extending more than two miles east of the city to the Tempe Canal. While there were very few residents in this area there was strong opposition from property owners, who hired attorney William Burke and discussed establishing their own incorporated town. Two years later, residents of Borden Homes and Hudson Manor, a new subdivision built on the south side of the highway, still opposed annexation and blocked the city's expansion to the east, where a half dozen new subdivisions were under development. However, by this time many of these neighborhoods were connected to the municipal water system, and city plans to cut police and fire department services to unincorporated areas encouraged homeowners to agree to annexation. A series of ordinances in March 1950 extended Tempe's boundaries east to their present location, increasing the size of the city by nearly 50 percent.

In 1950 J.A. Farnsworth announced plans to build 18 houses on the undeveloped eastern end of the subdivision, along 12th Street, but Farnsworth did not follow through with this plan. Two years later Farnsworth sold the 12th Street lots to Bernard M. Brown, and the last part of the neighborhood was built 1954–1956. At this time a small apartment building was built at 1131 S Butte, outside of the subdivision but facing into it; it was demolished ca. 2005. The year 1956 marks the initial build-out of Borden Homes. The remaining easternmost portion of 12th Street was developed 10–15 years after the period of significance.

Residential Flood Irrigation in Tempe, 1946–1958

Since 1931, the City of Tempe had provided irrigation service for residents within the town limits wherein customers paid an annual fee of \$2.00 to use irrigation water for their lawns. With the end of World War II, Tempe began to expand its city limits and tax base by annexing existing subdivisions beyond the original townsite and enticing proposed subdivisions by offering city services. Residents interested in these services were required to pay for installation of the utilities, and transfer ownership to the city. As Tempe continued this aggressive expansion through the end of the decade, and into the 1950s, the municipal water system was significantly upgraded by excavating additional wells and improving or replacing existing mains and meters. In 1950, a new storage tank was constructed on Tempe Butte, replacing the original concrete

Borden Homes Historic District

Maricopa County, AZ

Name of Property

County and State

tank; a second tank was added on the butte by the end of the 1950s, with one other constructed in Papago Park, north of the Salt River.

In October 1946, the Tempe City Council passed Ordinance No. 187 establishing formal procedures for the distribution of irrigation water to lands within the corporate boundary of the expanding city. Under this ordinance, assessments of \$3.00 were charged to the residents on a semi-annual basis (\$6.00 annual total); lots larger than 8,712 sq ft were assessed a larger fee, depending on their size. The city also required customers to maintain all ditches, pipelines, and other components beyond the main turnout, which was controlled by the city. It was under Ordinance 187 that the first subdivisions annexed by Tempe—College View and University Park—petitioned the city council for an irrigation system in 1948. Consequently, the first of a series of Improvement Districts was established, wherein residents paid the cost of installing a subsurface irrigation system, after which the system was turned over to and operated by the city under its Public Works Department.

Extension of the irrigation service was initially challenged by the Salt River Valley Water Users' Association (SRVWUA), which had previously agreed to deliver irrigation water only within the original incorporated area. Beyond these limits, the Association felt obligated to supply irrigation water directly to property owners. The primary concern was in regard to assessments collected from landowners; if Tempe residents no longer received their water directly from the SRVWUA, annual assessments required of every Association customer would not be collected. Eventually, the SRVWUA and the City of Tempe signed a new water contract in 1948. Under this new agreement, residents within an improvement district paid past-due assessments to the SRVWUA before receiving water from the city. Subsequently, the City of Tempe paid future annual assessments to the SRVWUA for the residents enrolled in the flood irrigation program. For the next decade, between 1948 and 1958, new subdivisions acquired by Tempe petitioned and formed Improvement Districts for flood irrigation (Improvement Districts 36–40, 43 and 44). In 1953 property owners in Borden Homes and Tomlinson Estates, a new subdivision to the west, formed Improvement District 43 and E.W. Daley, city superintendent of streets, approved plans for a subsurface irrigation system designed by the Phoenix engineering firm of Headman, Ferguson and Carollo.

As a strategy for beautifying the city, the residential irrigation network was a success, as it allowed Tempe's new neighborhoods to quickly acquire lawns and much desired shade trees. However, as a self-supporting utility service, it was a failure. In 1958, with a deficit of approximately \$11,000, the city council attempted to further increase assessments beyond the \$15.00 annual rate. The uproar from longtime residents accustomed to the low-cost service, however, forced the city council to retract the proposal. The problems associated with the continual expansion of residential flood irrigation service finally led the city council to end the practice of adding new subdivisions to the system. The municipal underground irrigation system had grown to provide service to more than 1,800 individual customers spread over 700 acres. The last subdivisions to be served with city irrigation were those built in the late 1950s: Broadmor Estates (1956) and Tempe Estates (1958) located along College Avenue south of Broadway Road. The City of Tempe decided that it was more efficient to have residents in newly developed subdivisions use the domestic water system to water their lawns.

The historic context of Residential Flood Irrigation in Tempe, 1946–1958, recognizes that historic districts include historic landscape features as integral parts of their identity. The underground residential irrigation system that serves the Borden Homes Historic District is an important component of the design of the neighborhood. After World War II, the green, well-manicured lawn became a universal feature of suburban homes across the country. The appearance of the front yard in particular became a subtle status symbol of the homeowner's leisure time and work ethic. However, in central Arizona the cultivation of a lush landscape around the home took on additional significance. In such an arid desert environment with only 7 inches of rain per year, the regular application of irrigation water to flood yards was the most effective way to sustain non-native species of grass and trees. Thus, the irrigation system was essential to creating a lush, green landscape that was similar to the national ideal of the suburban yard. However, early postwar neighborhoods throughout Tempe and the Phoenix metropolitan area tend to be greener and have more dense vegetation than other regions of the country where rainfall and light watering is sufficient to maintain the landscape. In central Arizona, where summer temperatures are often greater than 100 degrees, large trees and grass lawns serve a very practical purpose—they provide shade and protection from the hot sun, and the transpiration of water through leaves helps cool the immediate environment. Indeed, the irrigation water itself, flooding yards to a depth of several inches, can substantially lower the temperature throughout the neighborhood through evaporation. From a local perspective, a residential irrigation system was one of the most important factors that contributed to the desirability of a neighborhood.

Borden Homes Historic District

Name of Property

Maricopa County, AZ

County and State

Historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Preserving the integrity of flood-irrigated neighborhoods requires protection of the historically accurate landscapes associated with them. The mechanical systems that were integral to the creation and maintenance of such landscapes through time are significant features of the neighborhood and should be recognized as contributors to the historic character of the district.

Architectural Design and Construction in Tempe, 1947–1956

Resources in the Borden Homes Historic District are associated with Architectural Design and Construction in post-World War II Tempe (Criterion C) with examples of the Early/Transitional Ranch style and the classic Ranch style. The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. Homes built in the early postwar period, 1945–1950, represent early examples of the style and a transition away from the earlier approaches to residential construction.

In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient production to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of new prefabricated elements would eventually cut construction time and costs considerably, but in the early postwar period steel casement windows were the only standardized building components that were used by almost all homebuilders. Ranch style architecture developed in response to the need to build many houses as quickly and inexpensively as possible while still providing the American Dream in a pleasant and familiar form. This was the architecture of the war veteran, the thoughtful creation of working class tradesmen who constructed housing for millions at a time when the need was greatest. New materials and methods would, over time, come to replace skilled labor at the construction site with increasingly prefabricated product assemblies. From 1945 to 1950, however, homebuilding was still largely the work of craftsmen skilled in the traditional methods of their trades. New materials and methods were being introduced during this period, but they were primarily placed in the hands of experienced builders.

Contributing resources in the Borden Homes Historic District were built 1947–1956, and most of the houses exhibit a fairly high level of integrity. Twenty-seven of the houses have the character defining features of the Early/Transitional Ranch house: one story, rectilinear or L-shaped plan, masonry construction, very low pitched roofs in a variety of forms, small entry porches, steel casement windows, and minimal ornamentation, usually nothing more than wood shutters or iron porch posts. The remaining houses represent the true Ranch style, with more elongated plans and carports incorporated into the original design.

Borden Homes was the second subdivision in Tempe where the builder utilized the tract home approach to rapidly construct many houses using standardized designs, methods, and materials. In 1946 the Loftin Construction Company built 16 nearly identical houses in the Roosevelt Addition, with only slight variations in porch style and color. J.A. Farnsworth's earliest houses in Borden Homes displayed much more versatility in combining different standard features to create a unique appearance. Though the houses were very similar in size and design, variations in plan, masonry style, roof type, and porch created nine distinct models.

Borden Homes Historic District

Maricopa County, AZ

Name of Property

County and State

All or part of the exterior walls of many houses are of Flemish bond row-lock masonry, often with a raised belt course at wainscot height. Row-lock brick masonry construction creates a cavity wall by using "bull headers" (row-lock bricks laid with longest dimensions perpendicular to the face of the wall), and "bull stretchers" (row-lock bricks laid with longest dimension parallel to the face of the wall) in two wythes. Brick masonry construction, particularly Flemish bond row-lock masonry, is very rare in postwar subdivisions in Tempe. By 1949 virtually all new tract homes were of concrete block construction. From the late 1940s through the 1950s only a few custom homes were built with brick masonry construction. During this time brick was generally used only for wainscoting and other decorative elements.

The use of cavity walls in brick construction design led, in part, to the development of concrete block. Originally cavity walls consisted of two separate brick or stone walls with about two inches of air space between them. This design reduced problems associated with water penetration as water that would seep inside the outer wall would run down that wall, while the inside wall would remain dry. Cavity walls soon became recognized as the best way to build, not only because they helped reduce problems with water penetration, but because they could support a heavy load such as a roof or floor. In 1950 a special block with air cells was developed. Over the years modifications to this product were introduced until the industry arrived at the standardized product that is used today.

By 1950, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

The resources of the Borden Homes Historic District illustrate this important transition in the evolution of residential construction technology at the time that modern building codes were starting to influence the development of the Phoenix metropolitan area. Due to the sequential development of the subdivision from south to north to east during this period of rapidly changing homebuilding methods, these changes are visually evident from one block to the next. The listing of the Borden Homes Historic District would provide recognition and protection for an important postwar neighborhood that still conveys its historic appearance and sense of place.

INTEGRITY

The Borden Homes Historic District retains sufficient architectural integrity to convey its historic significance and character. The suburban plan and street features, residential architecture, and landscaping still appear essentially as they did during the 1950s. Only four houses—1630, 1638, 1706, and 1710 E 12th Street—were built within the district boundaries after the 1947–1956 period of architectural significance.

Borden Homes Historic District contributing properties vary only slightly in individual levels of architectural integrity. Collectively, they readily convey the historic character of their period of significance. Some houses have been repaired and maintained and still look as they did in the mid-1950s. Many houses have sustained alterations and additions during either the historic or modern periods to adapt them to contemporary lifestyles. Room additions are common, but are almost always to the rear of house and cannot be seen from the street. Many houses have carport additions to the sides; these are generally simple frame structures that do not detract from the historic appearance of the house. Only six houses have been altered to the degree that they have lost their architectural integrity: 1022 and 1115 South Una Avenue have room additions on the front façade that extend into the historic setback, exterior walls of 1015 and 1019 South Butte Avenue have been sheathed in different materials, 1021 South Butte Avenue has a two-story addition that extends above the original roof line, and 1118 South Butte Avenue was substantially remodeled ca. 1955 to reflect the Postwar Pueblo style rather than its original Early/Transitional Ranch architecture.

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Overall, changes to individual properties do not substantially or adversely affect the character of the streetscape as a whole.

Borden Homes represents early post-World War II housing development in a planned neighborhood with simple design to facilitate quick, economical construction. The homes were affordable for the working-class families that originally occupied the subdivision and the location was convenient to downtown Tempe and Arizona State College at Tempe (renamed Arizona State University in 1958). The Borden Homes Historic District has a cohesive appearance and character that clearly conveys a sense of its original design and development as a post-World War II neighborhood, and sets it apart as distinct from all other neighborhoods in Tempe.

Developmental history/additional historic context information (if appropriate)

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

9. Major Bibliographical References

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Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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Previous documentation on file (NPS):

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

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): _____

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

10. Geographical Data

Acreage of Property 17

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u> Zone	<u>415077</u> Easting	<u>3698040</u> Northing	5	<u>12</u> Zone	<u>415415</u> Easting	<u>3697800</u> Northing
2	<u>12</u> Zone	<u>415278</u> Easting	<u>3698040</u> Northing	6	<u>12</u> Zone	<u>415374</u> Easting	<u>3697800</u> Northing
3	<u>12</u> Zone	<u>415278</u> Easting	<u>3697840</u> Northing	7	<u>12</u> Zone	<u>415374</u> Easting	<u>3697749</u> Northing
4	<u>12</u> Zone	<u>415415</u> Easting	<u>3697840</u> Northing	8	<u>12</u> Zone	<u>415077</u> Easting	<u>3697749</u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the Borden Homes Historic District are the original boundaries of the Borden Homes subdivision, as identified in the plat filed with the Maricopa County Recorder on October 9, 1947, in Book 40 of Maps, Page 3, with the exception of the east 180 feet of the north side of 12th Street and the east 300 feet of the south side of 12th Street (Lots 64-71). The boundaries are indicated on the accompanying base map.

Boundary Justification (Explain why the boundaries were selected.)

The significance of the district is based upon its development as a subdivision, which includes common architectural themes, unique layout of streets, and landscaping. The lots included in the historic district were zoned R1-6 Single-Family Residential at the time a local historic district was designated in June 2005. The eight lots along 12th Street in the eastern part of the subdivision were not developed until the early 1970s, more than ten years after the period of significance, and are multi-family housing, so they are excluded from the district boundaries.

11. Form Prepared By

name/title Scott Solliday
organization University Heights Neighborhood Association date May 24, 2011
street & number 1405 E Hudson Drive telephone (480) 244-3452
city or town Tempe state AZ zip code 85281
e-mail swsolliday@cox.net

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive 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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0001

Description of Photograph:
Streetscape from SE corner of Butte and Una-Butte avenues, view looking NW.

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

1 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0002

Description of Photograph:
Una Avenue streetscape from Orange Street, view looking SSW.

2 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0003

Description of Photograph:
Butte Avenue streetscape from Lemon Street, view looking SSW.

3 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

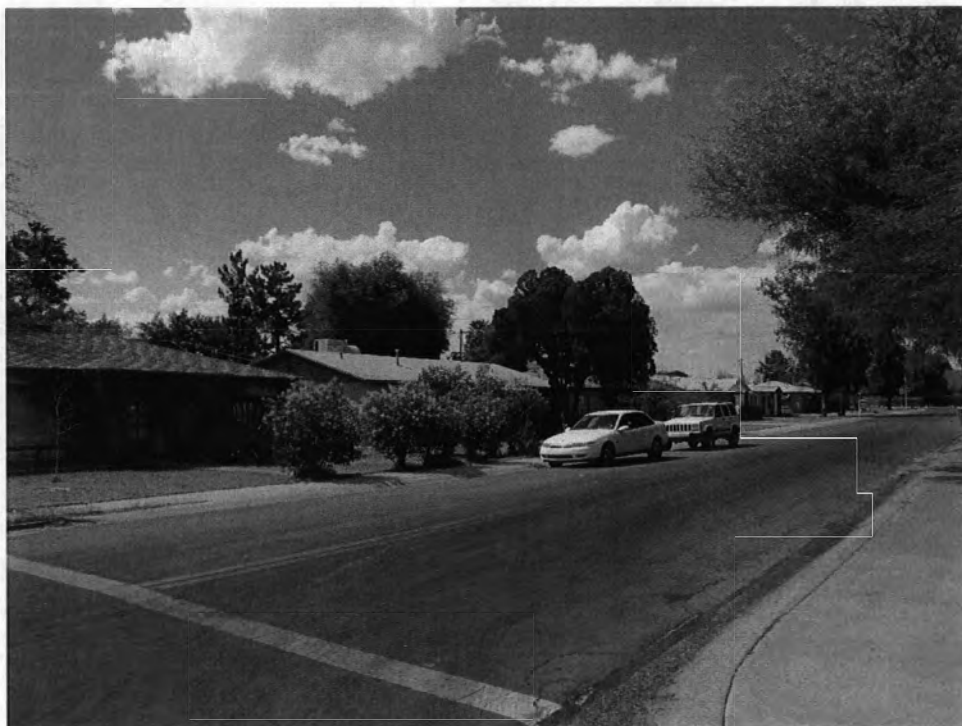
Photographs:

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0004

Description of Photograph:
Butte Avenue streetscape from Lemon Street, view looking NNW.

4 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0005

Description of Photograph:
12th Street streetscape from Butte Avenue, view looking ENE.

5 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

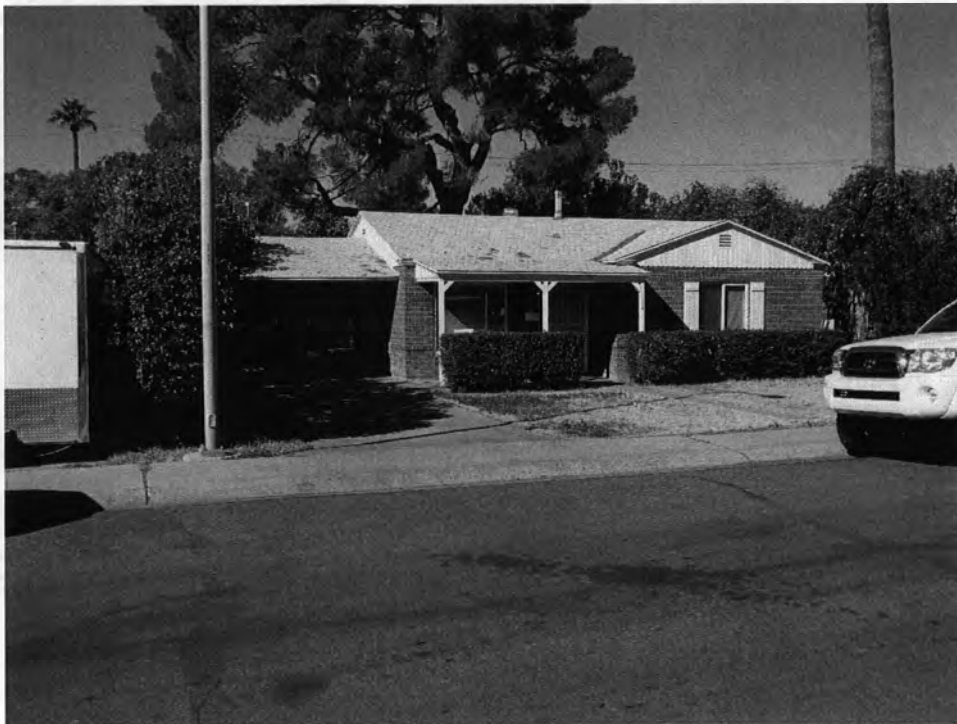
Photographs:

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Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 2/7/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0006

Description of Photograph:
1114 South Una Avenue, view looking WNW.

6 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

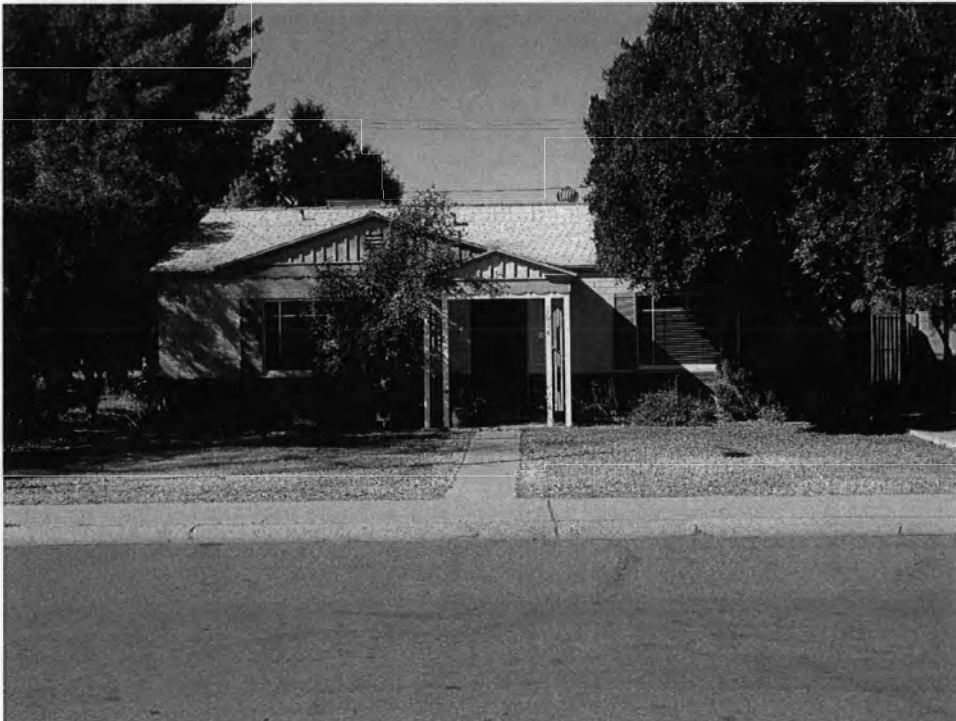
Photographs:

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 2/7/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0007

Description of Photograph:
1014 South Una Avenue, view looking W.

7 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

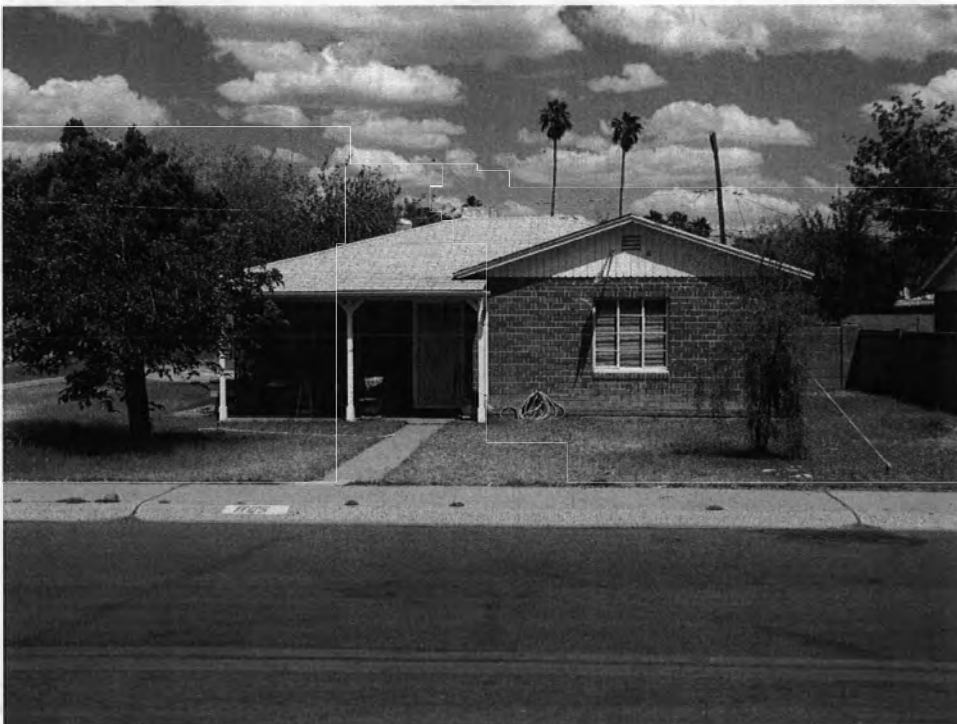
Photographs:

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0008

Description of Photograph:
1105 S Una Avenue, view looking E.

8 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 2/7/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0009

Description of Photograph:
1018 South Butte Avenue, view looking WNW.

9 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 2/1/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0010

Description of Photograph:
1635 E 12th Street, view looking S.

10 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0011

Description of Photograph:
Irrigation system outlet box in back of 1006 S Butte Ave, view looking SE.

11 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

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: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 5/10/2011
Photograph Number: AZ_MaricopaCounty_BordenHomes_0012

Description of Photograph:
Irrigation system standpipe at SW corner of Orange St and Una Ave, view looking SW.

12 of 12



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:





Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Sketch Map of the Borden Homes Historic District
Source: Scott Solliday
Year: 2011

1 of 8

Borden Homes Historic District
 Name of Property

Maricopa County, AZ
 County and State

Borden Homes Historic District

-  District Boundary
-  Contributing Property
-  Non-contributing Property
-  Photo point



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Plat of Borden Homes
Source: Maricopa County Recorder, Book 40 of Maps, Page 3
Year: 1947

40-3

BORDEN HOMES

A SUBDIVISION OF THE S 1/2 SE 1/4 NE 1/4 & NW 1/4 SE 1/4 NE 1/4,
 SECTION 23, T1N, R4E., MARICOPA COUNTY, ARIZONA.
 SURVEY N° 461205A
 BY HARRY E. JONES

Borden Homes Historic District
 Name of Property

Maricopa County, AZ
 County and State

DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA
 KNOW ALL MEN BY THESE PRESENTS: That J. A. Farnsworth and Annie N. Farnsworth, his wife, owners of the NW 1/4 SE 1/4 NE 1/4 and the S 1/2 SE 1/4 NE 1/4 of Section 23, T1N, R4E., G&SRM, Maricopa County, Arizona, Except the following described parcels: Beginning at the SE corner of the SE 1/4 NE 1/4; Thence West 931.36 ft. along the South line of said SE 1/4 NE 1/4; Thence N 0° 09' E. 300.13 ft.; Thence Northeasterly 78.41 ft. along a 50 ft. radius curve to the right; Thence East 902.12 ft. parallel to the South line of said SE 1/4 NE 1/4 to the East line thereof; Thence S 0° 15' W. 350 ft. along the East line of said SE 1/4 NE 1/4 to the place of beginning. Also beginning at a point on the South line of said SE 1/4 NE 1/4 which bears West 1011.38 ft. from the SE corner thereof; Thence West 289.13 ft. along the South line of said SE 1/4 NE 1/4; Thence N 0° 07' E. 350 ft. parallel to and 6 ft. East of the West line of said SE 1/4 NE 1/4; Thence East 239.20 ft. parallel to the South line of said SE 1/4 NE 1/4; Thence Southeasterly 78.67 ft. along a 50 ft. radius curve to the right; Thence S 0° 09' W. 299.67 ft. to the place of beginning, have caused the premises to be surveyed and subdivided under the name of BORDEN HOMES, and hereby publish this plat as and for the plat of said BORDEN HOMES, and hereby declare that said plat sets forth the location and gives the dimensions of the lots, streets and alleys constituting same, and that each lot and street shall be known by the number or name given to each respectively on said plat, and we hereby dedicate to the public for use as such the streets and alleys shown on said plat and included in the above described premises.
 IN WITNESS WHEREOF we have hereunto set our hands and seals this 9th day of October, 1947.

J. A. Farnsworth
 J. A. Farnsworth
Annie N. Farnsworth
 Annie N. Farnsworth

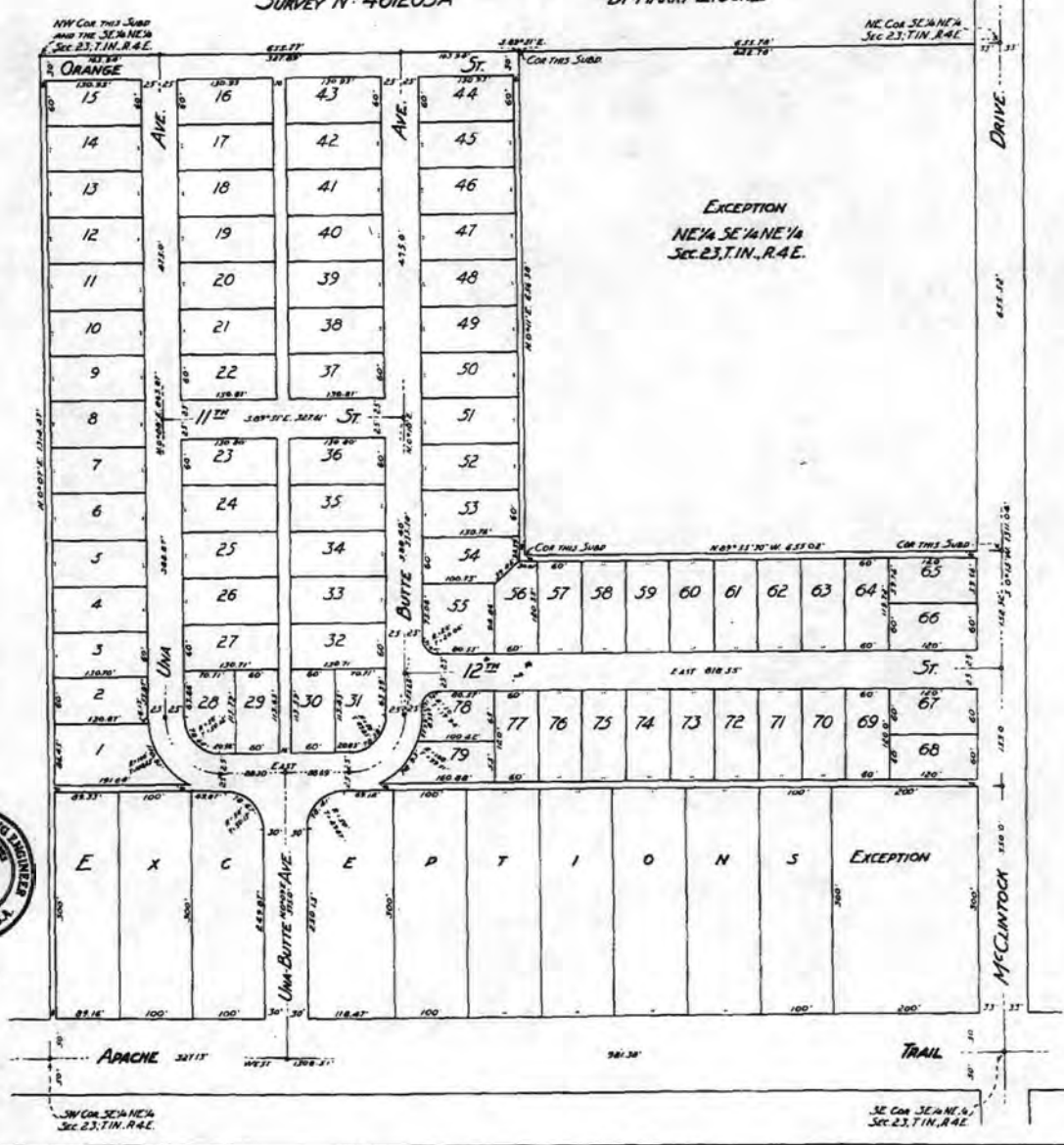
ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA
 On this the 9 day of October, 1947, before me, the undersigned officer, personally appeared J. A. Farnsworth and Annie N. Farnsworth, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.
 My commission expires: April 27, 1957

Harvey E. Jones
 Notary Public

CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the premises as described and plotted hereon was made under my direction by W. A. Short during December, 1946.
 I hereby certify that the within instrument was filed and recorded in the Public Records of the State of Arizona on 27th day of October, 1947.
 Harry E. Jones
 Registered Civil Engineer



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

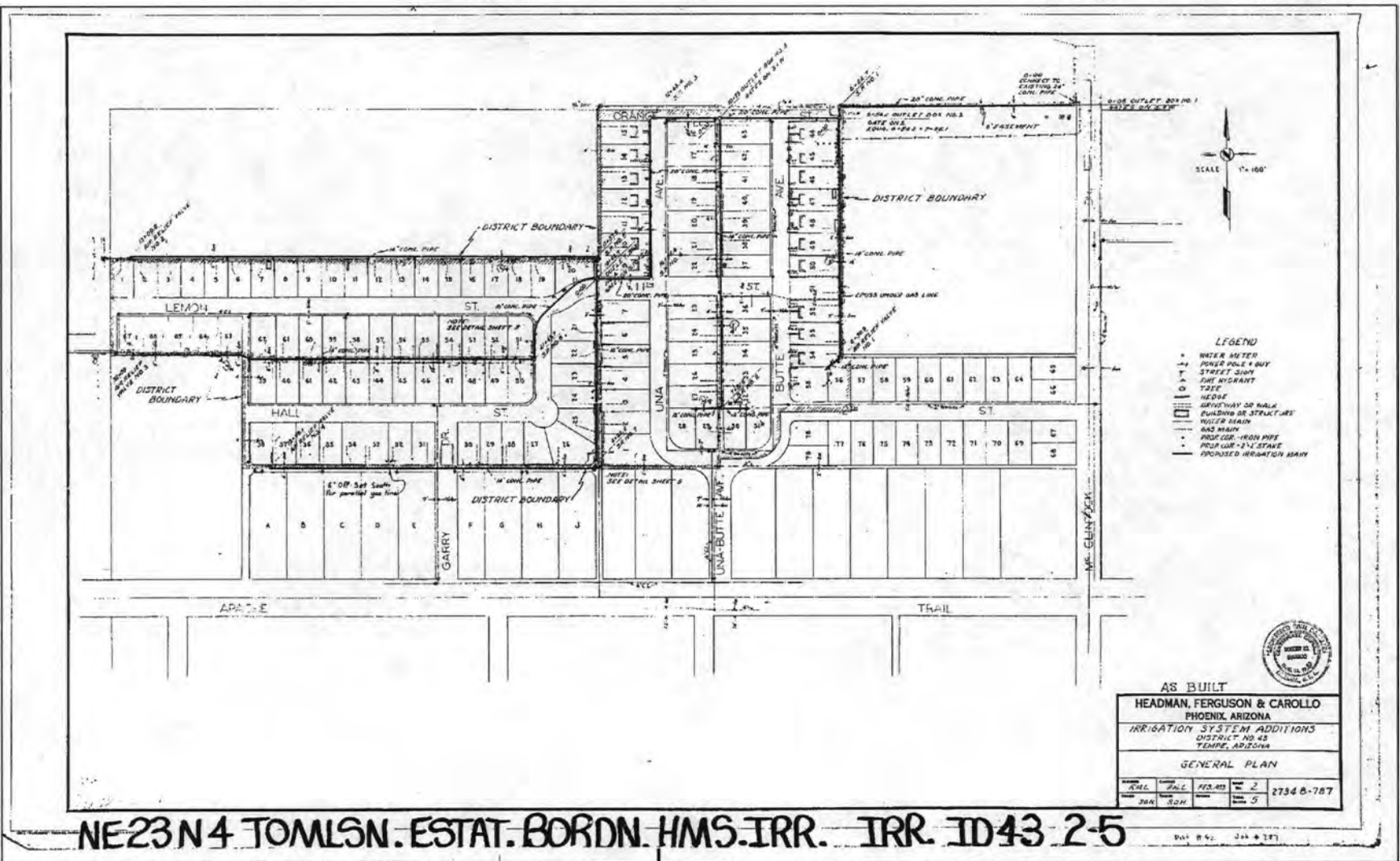
Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Plan for Irrigation System Additions, District No. 43
Source: Headman, Ferguson and Carollo
Year: 1953

3 of 8

Borden Holmes Historic District
 Name of Property

Maricopa County, AZ
 County and State



NE23 N 4 TOMLSN. ESTAT. BORDN. HMS. IRR. IRR. ID43 2-5

Borden Homes Historic District
Name of Property

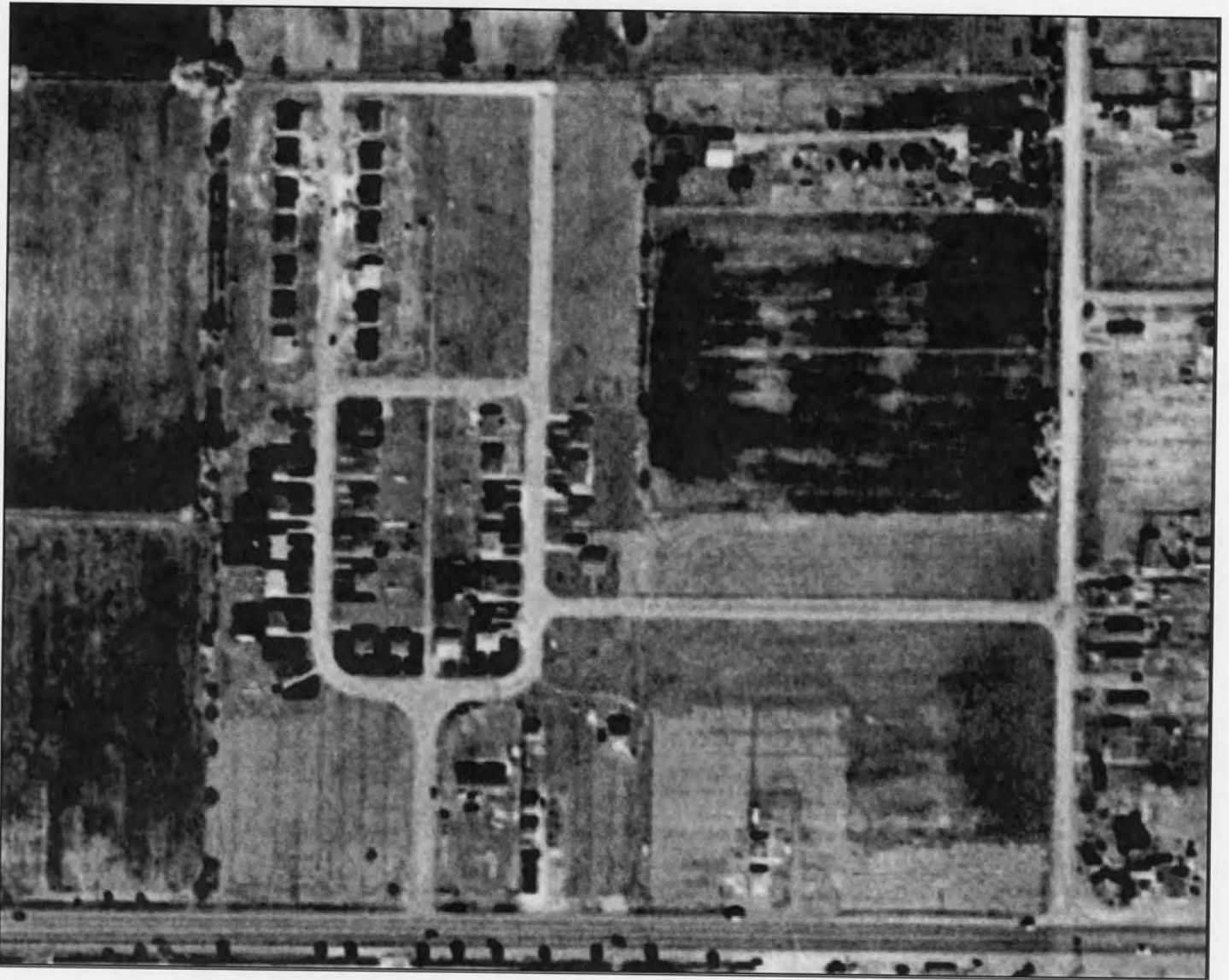
Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Borden Homes Historic District
Source: Maricopa County GIS Portal (<http://www.fcd.maricopa.gov/Maps/gismaps/apps/aerialsorder/application/index.cfm>)
Year: 1949

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Borden Homes Historic District
Source: Maricopa County GIS Portal (<http://www.fcd.maricopa.gov/Maps/gismaps/apps/aerialsorder/application/index.cfm>)
Year: 1951

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Borden Homes Historic District
Source: Maricopa County GIS Portal (<http://www.fcd.maricopa.gov/Maps/gismaps/apps/aerialsorder/application/index.cfm>)
Year: 1959

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Borden Homes Historic District
Source: Maricopa County GIS Portal (<http://www.fcd.maricopa.gov/Maps/gismaps/apps/aerialsorder/application/index.cfm>)
Year: 1969

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State



Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State

Maps:

Name of Property: Borden Homes Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Borden Homes Historic District
Source: Maricopa County GIS Portal (<http://www.fcd.maricopa.gov/Maps/gismaps/apps/aerialsorder/application/index.cfm>)
Year: 2009

Borden Homes Historic District
Name of Property

Maricopa County, AZ
County and State



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Borden Homes Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

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

REFERENCE NUMBER: 11001072

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2.3.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



AZ_MaricopaCounty_BordenHomes_0001

0148967 AZ_MaricopaCounty_BordenHomes_00

<F2-5> 07/25/11



AZ_MaricopaCounty_BordenHomes_0002

0148967 AZ_MaricopaCounty_BordenHomes_00

<F2-5> 07/25/11



AZ_MaricopaCounty_BordenHomes_0003

0148967 AZ_MaricopaCounty_BordenHomes_00

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AZ_MaricopaCounty_BordenHomes_0004

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AZ_MaricopaCounty_BordenHomes_0009

0148967 AZ_MaricopaCounty_BorderHomes_00

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AZ_MaricopaCounty_BordenHomes_0010

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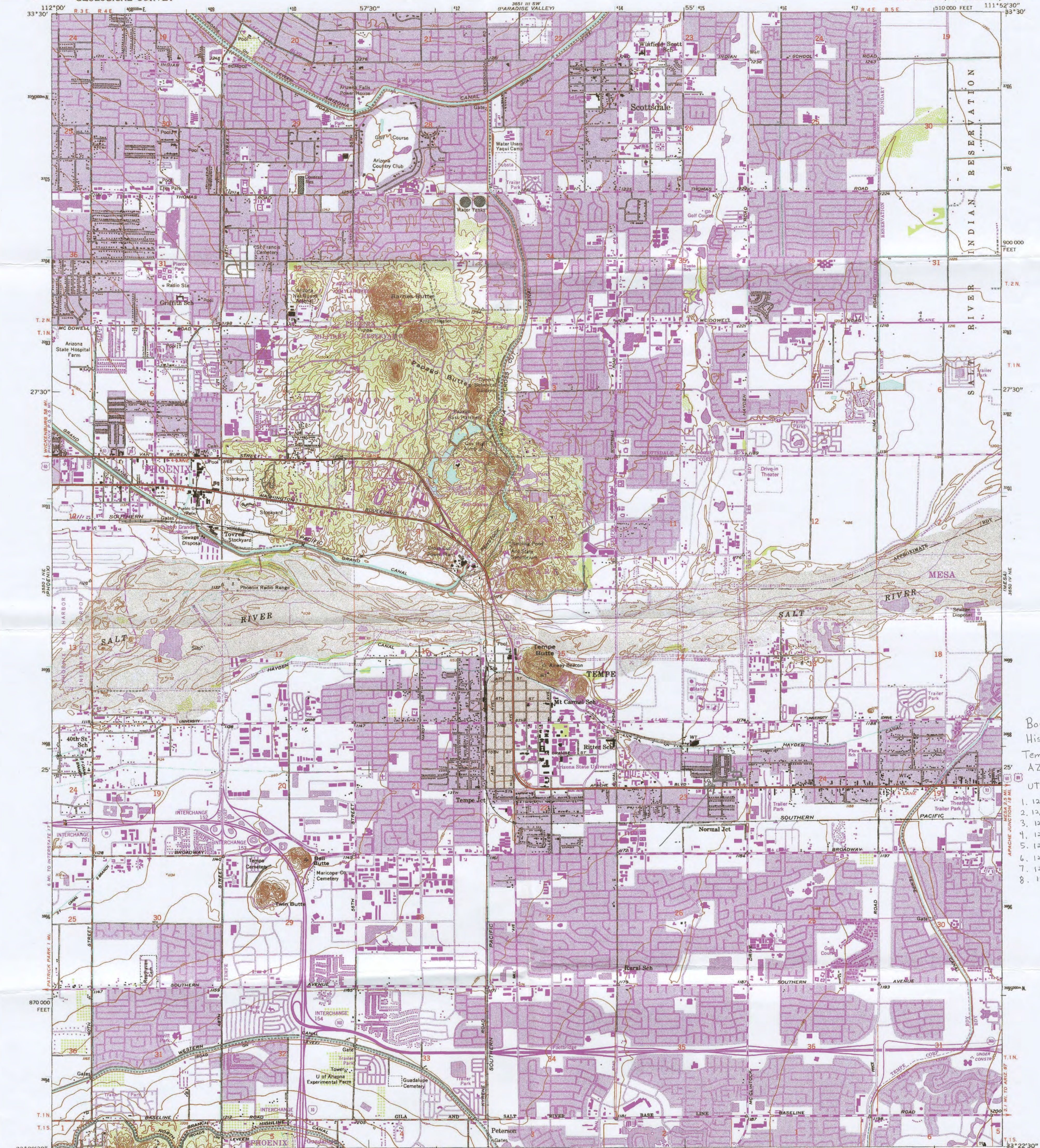
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AZ_MaricopaCounty_BordenHomes_0012

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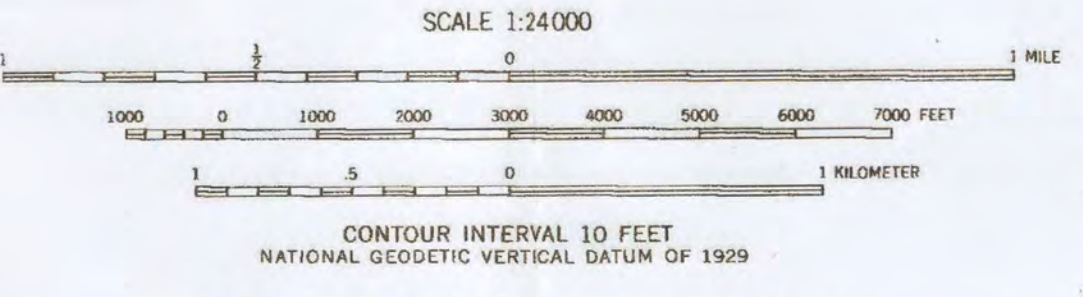


Borden Homes
Historic District
Tempe, Maricopa County
AZ

- UTM References:
- 12/415077/3498040
 - 12/415278/3498040
 - 12/415278/3498100
 - 12/415415/3498100
 - 12/415415/3497800
 - 12/415374/3497800
 - 12/415374/3497740
 - 12/415077/3497740

Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, NOS/NOAA and USCE
Topography by photogrammetric methods from aerial
photographs taken 1951. Field checked 1952
Polyconic projection, 10,000-foot grid ticks based on
Arizona coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 12, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 2 meters south and
65 meters east as shown by dashed corner ticks
Red tint indicates area in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

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



**BORDEN HOMES
HISTORIC DISTRICT
TEMPE
AZ**

QUADRANGLE LOCATION

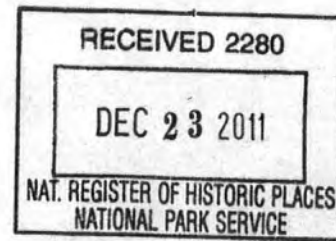
ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

Interstate Route
 U. S. Route
 State Route

TEMPE, ARIZ.
N3322.5-W11152.5/7.5
1952
PHOTOREVISED 1982
DMA 3650 IV NW-SERIES V688

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



December 19, 2011

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

Janice K. Brewer
Governor

State Parks
Board Members

Chair
Tracey Westerhausen
Phoenix

Walter D. Armer, Jr.
Vail

Reese Woodling
Tucson

Larry Landry
Phoenix

Alan Everett
Sedona

William C. Scalzo
Phoenix

Maria Baler
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

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

Dear Ms. Shull:

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

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

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs