

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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

1. Name of Property

Historic name Palm Lane Gardens

Other names / site number \_\_\_\_\_

2. Location

Street & number 101-115 East Palm Lane

not for publication

City or town Phoenix

vicinity

State Arizona

Code AZ

County Maricopa

Code 013

Zip code 85004

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.

Thomas W. Garrison  
Signature of certifying official

9 NOVEMBER 2009  
Date

STATE HISTORIC PRESERVATION OFFICER ARIZONA STATE PARKS  
Title State or Federal agency and bureau

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

Signature of commenting or other official

Date

Title State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

determined eligible for the National Register.

determined not eligible for the National Register.

removed from the National Register.

other (explain): \_\_\_\_\_

for  
Signature of the Keeper  
Edson H. Beall  
Date of action  
12-22-09

**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	
11	0	buildings
2	0	sites
		structures
		objects
13	0	Total

**Number of contributing resources**

previously listed in the National Register 0

**Name of related multiple property listing**

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

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Modern Movement

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other aluminum, wood, plywood

\_\_\_\_\_

\_\_\_\_\_

---

**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**

Palm Lane Gardens is an apartment complex located just north of downtown Phoenix that comprises eight two-story apartment buildings arranged in a square around a courtyard and swimming pool. The 2.1-acre complex also includes three one-story garage buildings and a paved drive located at the rear. Designed in the Modern style, the apartment buildings are distinguished by ornamented vertical brick walls that divide their facades into equal halves; these contrast with a horizontal thrust imparted to the buildings' design by low rooflines, deeply overhung eaves, wide banks of sliding glass doors, and facade-wide balconies.

**Narrative Description**

See Continuation Sheets, Section 7.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7

Page 1

Palm Lane Gardens  
Maricopa County, Arizona

## Narrative Description

### *Setting*

The Palm Lane Gardens apartment complex is located at the southeast corner of Palm Lane and Alvarado Road in central Phoenix, just over a mile directly north of the downtown.

The area immediately surrounding the complex is mixed-use, with single-family residences, apartment buildings, cultural institutions, and some open space.

Both Palm Lane and Alvarado Road are narrow, lightly traveled residential streets. Each street is lined with rows of tall palm trees.

Across Palm Lane from the complex, to the north, are three large historic residences set well back from the street amid spacious lawns and abundant irrigated vegetation.

To the east, on the south side of Palm Lane, is a two-story apartment complex with a front setback identical to that of Palm Lane Gardens. The two complexes are separated by a narrow strip of bare ground punctuated by a few tall palm trees, with no barrier marking the property line.

To the south is another garden apartment complex, Villa del Coronado. The rear wall of the northernmost building in this complex, a garage, abuts the rear wall of Palm Lane Gardens' southernmost building, which also is a garage.

To the west, across Alvarado Road, are a large paved parking lot and an open field, both of which belong to Central United Methodist Church, which fronts on Central Avenue.

### *Plan and Grounds*

The Palm Lane Gardens complex comprises eight two-story buildings arranged in a square around a central courtyard and swimming pool, with three garage buildings located at the rear (south) of the property. A paved drive runs east-west through the rear of the complex and provides access to the garages.

All of the buildings face the interior of the complex. Four of them (103, 107, 109, and 113) face directly onto the courtyard. The others, which are situated on the outer

corners of the square formed by the buildings, face the side elevations of Buildings 107 and 109 and so have oblique views of the courtyard.

Because of this arrangement, both the rear and side elevations of some of the apartment buildings are visible from the street. When viewed from Palm Lane, the side elevations of Buildings 101 and 111 and the rear elevation of Building 107 are visible. When viewed from Alvarado Road, the rear elevations of Buildings 101, 103, and 105 are visible.

The primary access for pedestrians to the Palm Lane Gardens complex is from Palm Lane. Two sidewalks lead directly south into the complex and continue uninterrupted to the rear drive. Neither of these walkways has a sign identifying the complex by name.

Pedestrians can also access the complex from Alvarado Road via three walkways. Two run between Buildings 101, 103, and 105. The third walkway runs along the north wall of the northwest garage building and connects with one of the north-south walkways.

The courtyard at the center of the complex is small in size and dominated by the swimming pool enclosure. The pool is polygon-shaped, with a masonry deck surrounded by a painted steel fence. A large brick barbecue stands at the southeast corner of the pool enclosure, just inside the fence.

The landscaping at Palm Lane Gardens includes a variety of mature trees, shrubbery in many sizes, vines, flowers, and grass lawns. The largest expanses of lawn are found in the setbacks along Palm and Alvarado, and to the rear (south) of Buildings 105 and 115.

The rear drive, which is paved with asphalt, is accessible only from its west end at Alvarado; at its east end, the drive ends at a chain-link fence that separates Palm Lane Gardens from the apartment complex to the east.

The largest of the three garage buildings runs the width of the property and defines the rear (southern) boundary of Palm Lane Gardens; it is located on the south side of the drive. The two other garage buildings, which are smaller, are located on the north side of the drive. Between these two buildings, immediately south of Building 109, is a nine-space parking area.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7

Page 2

Palm Lane Gardens  
Maricopa County, Arizona

*Contributing vs. Noncontributing Resources*

Palm Lane Gardens comprises eleven buildings and four structures. The eight apartment buildings and three garage buildings are considered contributing resources. The two structures, the swimming pool and barbecue, are also contributing resources. There are no noncontributing resources.

*Design Scheme*

Although the apartment buildings at Palm Lane Gardens were built in two different sizes with somewhat different floorplans, they are nearly identical in design.

The most striking design feature of the apartment buildings is the vertical brick wall in the center of each building's facade. Flush with the roof eave, and rising slightly above the roof edge, this wall conceals the front entry doors, which face sideways onto the front terraces and balconies.

Each of these vertical brick walls is ornamented with a geometric relief design using the same brick as the wall itself. On the buildings oriented east-west (101, 103, 105, 111, 113, and 115), these walls are flat and share a single geometric design. On the two buildings oriented north-south (107 and 109), these walls are slightly concave and feature a larger, more involved geometric design—the only design variation among the buildings.

These vertical brick walls are flush with both the roof edge and balcony edge, so they separate the front balconies and terraces on each side and effectively make them recessed, increasing their privacy.

Also, the vertical thrust of each wall contrasts strongly with the horizontal thrust of the facade's other features: the low-pitched, nearly flat roof; deeply overhung eaves; facade-wide balconies; and wide banks of sliding glass doors.

Planar forms such as this wall are characteristic of mid-century Modern design. So, too, is the horizontal thrust introduced by the facade's other elements. Palm Lane Gardens Modern character is further evident in the mill-finish aluminum sliding glass doors and windows, the absence of window and door trim (save for a simple

brick sill on the windows), open metal balcony railings, slab entry doors, and steel-and-concrete exterior stairways.

The interiors of the apartments are open and spacious. In keeping with Modern design principles, the combined living/dining area is a single open space. Located at the front of the apartment, the living area looks out on the front terrace/balcony through the sliding glass doors—an arrangement that not only provides light and views but also allows the terrace/balcony to function as an extension of the interior living space. The same is true of the rear terrace/balcony, which is adjacent to the master bedroom.

*Apartment Buildings*

The apartment buildings at Palm Lane Gardens are two stories in height and built on rectangular plans in two different sizes and configurations.<sup>1</sup>

The largest buildings are Nos. 107 and 109. They are oriented north-south and located on the north and south sides of the courtyard, respectively.

Each of the four apartments in these two buildings has three bedrooms and two baths. Each apartment has two balconies (on the second floor) or terraces (on the ground floor). Each front balcony/terrace is L-shaped and wraps partway around the side of the building; the rear terraces/balconies are located on the side elevations, near the rear corners of the building.

The remaining six buildings (Nos. 101, 103, 105, 111, 113, and 115) are smaller. They are oriented east-west and arrayed in two rows on either side of the courtyard and Buildings 107 and 109.

Each of the four apartments in these six buildings has two bedrooms and two baths, as well as front and rear terraces/balconies. Each front terrace/balcony is similar in shape and location to those on the larger buildings. The rear terraces/balconies are located on the rear elevations of the building.

<sup>1</sup> Originally the apartment buildings at Palm Lane Gardens were identified by the letters A-H. Now they are identified using their street addresses.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7

Page 3

Palm Lane Gardens  
Maricopa County, Arizona

All eight buildings are nearly identical in their materials and design. The only variation occurs in the shape and ornamentation of the vertical brick wall in the center of the facade on each building. The relief designs on these walls provide the only ornamentation found on the Palm Lane Gardens buildings.

The walls are constructed of red brick. The roofs are low-pitched, hipped, and clad with asphalt shingles. A brick firewall bisects each roof along the long axis of the building. The eaves are deep, with unvented plywood-clad soffits.

The balconies have steel frames and concrete decks with open steel railings. The underside of each balcony is clad with painted plywood. Some of the balcony decks have been clad with tile or carpet by apartment owners. On the ends of some (but not all) of the balconies, there are screens of vertical wood louvers. On Building 101, the rear balcony is also divided by a louvered screen.

The main structural support for the balconies is provided by exposed steel I-beams that cantilever from the building walls. In addition, each front balcony has a single narrow steel pole underneath the outer corner of the balcony's extension along the side elevation. The rear balconies on Buildings 107 and 109 are additionally supported by steel spider-leg beams that reach over the ground-floor terraces below.

Access to each front balcony is provided by two exterior stairways located at the outer corners of the building's facade; some of these stairways are shared by adjacent buildings (see site plan). The stairs have concrete treads and landings, triangular steel risers, and open steel railings that match those on the balconies. They are supported by exposed steel I-beams similar to those used on the balconies, and they are clad underneath with painted plywood.

The ground-floor terraces, which are concrete, are enclosed by low brick walls; each terrace has a single painted wood gate. On Buildings 107 and 109, the ends of the terraces are screened by vertical wood louvers similar to those found on some of the balconies.

As noted in the section below, "Condition and Integrity," some of the louvered balcony screens appear

to have been removed, and some of the terraces and balconies have been enclosed by their owners.

The front entry doors on the apartments are wood slab doors with a blonde finish; they are full height, extending to the ceiling. The side entry doors are the same material and finish, but each door also has a 1/1 aluminum-framed window.

Access to the balconies and terraces from within the apartments is provided by aluminum-framed sliding glass doors. The doors to the front terraces/balconies have three panels, two of which are operable, while the doors to the rear terraces/balconies have two panels, one of which is operable.

The windows are aluminum-framed sliding windows. All are three-light windows (XOX) except for the windows next to the side entries, which are two lights (XO).

On Buildings 107 and 109, where the rear balconies are located on the side elevations, each apartment has two windows on the rear elevation and two windows on the side elevation. On the other buildings, there are no windows on the rear elevation and three on each side elevation.

### *Garages*

The three garage buildings located at the rear (south) of the complex are all oriented east-west.

The largest of the three extends the width of the property and is situated on the south side of the drive; it is referred to here as the south garage.<sup>2</sup> The two smaller garages are situated on the north side of the drive, between the drive and the apartment buildings; they are referred to here as the northwest and northeast garages.

The walls on the rear and side elevations of each garage building are built of the same brick used on the apartment buildings. The front elevations are clad with plywood ornamented by narrow vertical battens.

<sup>2</sup> In the original plan for Palm Lane Gardens, the garage buildings were lettered J, K, and L (a continuation of the lettering system used originally for the apartment buildings). These letters are no longer used today.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7

Page 4

Palm Lane Gardens  
Maricopa County, Arizona

All three garage buildings have low-pitch shed roofs covered with roll asphalt. The roof on the south garage has two brick firewalls on either side of the mechanical room that is located in the center of the building. Its eaves have enclosed soffits, while those on the northwest and northeast garages have open soffits with exposed rafters and vented blocking.

The south garage has twenty one-car spaces, each with its own metal sectional door. In the middle of the building is a mechanical room in which the complex's central heating and cooling plant is located. A cooling tower enclosed in a louvered wood screen rises from the roof above the mechanical room.

The northwest garage has four two-car spaces, each with its own metal sectional door. At the east end of the building is the complex's laundry room, which is accessed by a single painted slab door on the building's east elevation.

The northeast garage has one two-car and six one-car spaces, each with its own metal sectional door. At the west end of the building is a bathroom and a garden equipment storage room. The bathroom is accessed by a painted slab door, while the garden room is accessed by a double painted slab door.

The north walls of these two buildings, which face the apartment complex, have no openings.

***Condition and Integrity***

Other than some minor maintenance issues, the condition of Palm Lane Gardens is very good. The only visible problem is minor deterioration of the plywood cladding on the underside of the balconies and stairways.

Overall, the integrity of Palm Lane Gardens is good. No additions or subtractions have been made to any of the buildings, and the plan of the complex remains unchanged. None of the windows or sliding glass doors appears to have been replaced, and all but four of the sixty-four original front and side entry doors are still in place.

Minor changes have been made to some entry doors and ground-floor terraces, but they are not significant enough to compromise the historical integrity of Palm Lane Gardens.

Two of the front doors (the upper left entry on Building 103 and the upper right entry on Building 111) have been removed and their openings bricked in. Two other front doors (the lower right on Building 109 and the upper right on Building 113) have been replaced with doors of a different style.

As would be expected in an apartment complex of this age and at this location (the central city), over time a number of apartment owners have installed security screens or shutters. Screen doors have been installed on twenty-five of the thirty-two front entries, and on eleven of the side entries. Metal rolling shutters have been installed on three of the rear sliding glass doors on Building 101, two of the rear sliding doors on Building 103, and one rear sliding door and one front sliding door on Building 105. One ground-floor window on Building 101 has a rolling shutter, as do two upper-floor windows on Building 105.

The impact of the door screens on the complex's historical integrity is softened by their relative invisibility. Because the front entries are perpendicular to the building facades, they are not immediately visible from the front of the buildings. The side entries are even less visible; most can be seen only by residents of the adjacent building. Most of the rolling shutters can be seen from Alvarado Road, but their small number reduces their impact, as does the fact that they are visible only when fully extended.<sup>3</sup>

Several of the rear terraces have been enclosed or partially enclosed. On Building 107, the northeast terrace has been covered on the top with corrugated fiberglass panels and the northwest terrace has been completely enclosed. Although both terraces can be seen from Palm Lane, the impact of these alterations is muted. The original features of the northeast terrace, such as the spider-leg beams, are still clearly visible.

<sup>3</sup> The rolling shutters, both extended and retracted, can be seen in Photographs 2 and 4.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7

Page 5

Palm Lane Gardens  
Maricopa County, Arizona

---

And the enclosure on the northwest terrace is largely obscured by dense vegetation.<sup>4</sup>

On Building 109, both rear terraces have been covered on the top with fiberglass panels. In addition, the southeast terrace has been screened on its sides and the southwest terrace has been partially screened. The impact of these two enclosures is limited by the fact that these terraces are visible only from the rear drive and the immediately adjacent walkways.

Furthermore, all of the changes made to the terraces on Buildings 107 and 109 appear to be reversible. The installation of the roofing panels and screens did not require any significant alteration of the terraces' original features, such as the spider-leg beams or brick walls.

Some of the rear terraces and balconies have also been enclosed on Buildings 113 and 115, but these alterations have no meaningful impact on the complex's integrity, as they cannot be seen from either the street or the interior of the complex.

Two other changes should be noted, neither of which significantly affects the integrity of Palm Lane Gardens. First, motorized chair lifts have been installed on the west stairway of Building 107 and the north stairway of Building 111. Neither of these required the removal or significant alteration of any of the stairway components.

And second, a steel fence has been installed around the swimming pool and deck—a modification that is unavoidable, thanks to increasingly strict regulation of publicly accessible swimming pools.

---

<sup>4</sup> These two terraces can be seen in Photographs 8 and 11, respectively. The wood louver screens visible at the ends of the terraces are original.



**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 of age or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture

---



---



---



---



---



---

**Period of Significance**

1959

---



---

**Significant Dates**

1959

---



---

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

---



---

**Architect/Builder**

Harry Youngkin (architect)

---

Cooperative Homes, Inc. (developer)

---

Eaton Construction Co. (builder)

---

**Period of Significance (justification)**

The Palm Lane Gardens apartment complex was completed and the first apartments occupied in 1959.

**Criteria Considerations (explanation if necessary)**

N/A

---

## Narrative Statement of Significance

---

(Provide a summary paragraph that includes the level of significance and applicable criteria.)

### Summary

Palm Lane Gardens is nominated for listing on the National Register of Historic Places at the local level of significance under Criterion C. It is significant as an example of Modern design as applied to low-rise apartment buildings and as an example of the postwar garden apartment, which embraced indoor-outdoor living, provided common outdoor gathering areas or recreational facilities, and featured private balconies or terraces.

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

See Continuation Sheets, Section 8.

### Developmental History / Additional Historic Context Information (if appropriate)

Palm Lane Gardens was constructed in 1958 and 1959 by Cooperative Homes, Inc., a group of Arizona builders and investors. The cooperative apartment complex, which was completed in 1959, was built during the opening years of a long period of apartment construction that transformed the built environment of Phoenix and its metropolitan area. For more information on the development of Palm Lane Gardens, and on apartments in postwar Phoenix, see Continuation Sheets, Section 8.

---

## 9. Major Bibliographical References

---

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

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

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

#### Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 6

Palm Lane Gardens  
Maricopa County, Arizona

---

**Narrative Statement of Significance**

*Garden Apartments*

The term “garden apartments” appears to first have been used in the late 1910s to describe urban mid-rise apartment buildings that, contrary to the customary practice at the time, did not entirely fill the available lot, but were built with some amount of open space, typically a central courtyard. Urban garden apartment complexes were a big-city phenomenon, and most appear to have been built in New York City, where they were associated with tenement reform.<sup>5</sup>

As one architectural historian has noted, the garden apartment category “comprised many possible approaches and contexts.”<sup>6</sup> And so, even as some architects were labeling mid-rise urban apartment buildings as “garden apartments,” other architects were using the same term to describe apartment complexes of a very different sort: one- and two-story buildings sharing extensive landscaped grounds and located in the “suburbs.”<sup>7</sup>

Over the next two decades, from the late 1920s to the late 1940s, this lower-density version would eclipse its urban predecessor as the most common type of garden apartments. Most importantly, the increasing popularity of low-density garden apartments would bring apartments to mid-size cities and suburban communities where few if any apartment buildings had been built before.<sup>8</sup>

---

<sup>5</sup> The term “urban garden apartments” is used here to distinguish these mid-rise buildings from other variations of the garden apartment, which are referred to here as “prewar garden apartments” and “postwar garden apartments.”

<sup>6</sup> Richard Plunz, *A History of Housing in New York City: Dwelling Type and Social Change in the American Metropolis* (New York: Columbia University Press, 1990), 122.

<sup>7</sup> In the literature on garden apartments, the term “suburban” is often used to refer to any low-density development on the outer edges of a city’s built-up area, without regard for whether that development was located in the city, an adjacent municipality, or an unincorporated area.

<sup>8</sup> The garden apartments of the late 1940s were much closer in style and features to those of the 1920s and 1930s

The development and popularization of the low-density garden apartment complex, which here is called the “prewar garden apartment,” came during a national boom in apartment construction during the 1920s. The boom was most pronounced in those cities that grew rapidly during this decade, such as Seattle, Minneapolis–St. Paul, and Los Angeles. It was fueled by large numbers of young singles (especially women entering the work force for the first time) and young married couples moving into the cities.

The 1920s apartment boom brought more diversity to the design and construction of apartment buildings. This could be seen in the size of buildings, which ranged from triplexes to mid-rise structures; in the size of apartments, which ranged from compact efficiencies to suites; and in the architectural styles of apartment buildings. The boom also led to the diversification of apartment dwellers, as increasing numbers of apartments were built for working-class and middle-class tenants.

The chief distinguishing characteristics of prewar garden apartments, when compared with earlier types of apartment buildings, were their low lot coverage and low building densities. Writing in 1948, one prominent developer of garden apartments, Gustave Ring, argued that a garden apartment complex should have no more than 20 to 25 percent of its total site occupied by buildings and have a maximum density of ten to fifteen units per acre. Other experts recommended higher densities, such as 30 percent site coverage and twenty-five to thirty units per acre, but the principle remained the same.<sup>9</sup>

The typical prewar garden apartment complex comprised one- and two-story buildings containing a variety of apartment layouts, from one-room efficiencies to two-floor duplexes. The buildings were situated in park-like grounds that not only provided outdoor

---

than they were to those of the 1950s. Consequently, the term “prewar” here is stretched to include all of the 1940s.

<sup>9</sup> “Modern Trends in Garden Apartments,” *Urban Land* 7, no. 5 (May 1948), 1; Joseph H. Abel and Fred N. Severud, *Apartment Houses* (New York: Reinhold, 1947), 43.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 7

Palm Lane Gardens  
Maricopa County, Arizona

recreational space but also offered each apartment an attractive view.

Many prewar garden apartment complexes of this period also provided off-street walkways for pedestrians, as well as on- or off-street parking spaces for automobiles. Shallow building plans and staggered elevations allowed more windows and therefore better cross-ventilation and lighting. Entries were designed so that each apartment either had a private doorway or shared a stairwell or balcony with only a handful of other apartments; this eliminated central lobbies or interior corridors, which long had been fixtures of the typical urban apartment building. By keeping building heights at or below three stories (four-story garden apartments were atypical), elevators were no longer required and could be replaced by stairways.<sup>10</sup>

Consistent with their years of popularity—the late 1920s to the late 1940s—most prewar garden apartment complexes were, in terms of style, traditional in their detailing and stylistic references; variations on Colonial Revival were especially popular. They typically used well-established materials and elements such as brick cladding, shutters, columns and pediments adorning entries, wood double-hung windows, and panel-and-frame doors.

This was a reflection of the prewar garden apartment's architectural origins, for historians consider garden apartments to be inspired by the English garden city movement, a turn-of-the-century effort to develop self-sufficient planned communities that combined the conveniences of urban living with the aesthetic and health benefits of country living.<sup>11</sup>

Largely for business reasons—that is, the need to attract tenants who might have other options for

housing—prewar garden apartment developers often aimed for a “home-like” atmosphere that would appeal to middle-class tenants, especially those with families. Gustave Ring advocated four principles of garden apartment design: “1. Plenty of open space. 2. Privacy and quiet for the individual family. 3. Adequate and convenient open air parking for automobiles. 4. Convenient community shopping and recreational facilities.” He also argued that every apartment should have good views, preferably through a “wide picture window,” and that the common landscaped areas should be substantial. “We are convinced,” Ring wrote, “that the long-time trend is toward a decline in density throughout our urban areas and that, in increasing numbers, families will insist on living in uncrowded conditions.”<sup>12</sup>

A major factor in the rising popularity of prewar garden apartments was the Federal Housing Administration's mortgage insurance program, which was opened to rental housing projects in 1934. The first FHA-insured apartment complex was Colonial Village in Arlington, Virginia, which comprised 245 buildings on 55 acres and was built between 1935 and 1940. Its size was typical of prewar garden apartment complexes, which often were large; some developments contained more than a thousand apartments.

By 1940 the FHA had insured mortgages on 240 rental apartment projects (of which 200 were garden apartments) containing 29,000 dwelling units. Starting in the early 1940s, after the United States entered the Second World War, garden apartments were built to house war workers. Then, after the war, they were built to provide much-needed housing for returning veterans and their families.

When *Architectural Forum* surveyed prewar garden apartments in 1940, it concluded that “the garden apartment has come of age” and pointed to developments across the country—in New York City, Seattle, Los Angeles, Winston-Salem (North Carolina), and suburban New York—as evidence of their broad popularity. The magazine in particular praised duplex

<sup>10</sup> For general descriptions of prewar garden apartments, see Abel and Severud, *Apartment Houses*, and Gail Baker, “Garden Apartments: Three Preservation Case Studies in Virginia,” *CRM* 22, no. 7 (1999), 23-25.

<sup>11</sup> Baker, “Garden Apartments,” 23, and Carl F. Horowitz, *The New Garden Apartment: Current Market Realities of an American Housing Form* (New Brunswick, N.J.: Center for Urban Policy Research, 1983), 17. Baker also considers the German “superblock” an inspiration for the garden apartment.

<sup>12</sup> “Modern Trends in Garden Apartments,” 3.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8

Page 8

Palm Lane Gardens  
Maricopa County, Arizona

apartments (those with two floors), noting that the duplex was the “nearest thing to ‘home’ that can be found in apartment buildings—private entrances, front yards, few overhead neighbors and, occasionally, full private basements.”

Although the prewar garden apartment would seem to have had little in common with its predecessor, the mid-rise urban garden apartment, in fact they shared one important goal: both were attempts to develop a type of apartment house that offered affordable, decent housing to working-class and middle-class families. As such, they marked a departure from earlier types of apartment buildings.

Until garden apartments appeared in the 1920s, the term “apartment” typically meant either a suite of rooms in a luxury building that catered to the upper middle class or wealthy, or a room or two in a tenement built for the poor. A middle ground between these two extremes—rental housing for families who were not poor but who could not afford a house—was notably lacking in most American cities.

Apartments had long occupied an ambiguous position in the American housing market. From the beginning of our nation’s history, American cities were prone to rapid and sprawling expansion that favored the construction of detached houses, which remained the most common form of housing even in the largest and mostly densely populated cities.

As cities grew more crowded, the need for more housing (especially affordable housing) was met by subdividing existing houses or converting other types of buildings (such as warehouses) to residential occupancy. As a result, in American cities both large and small, most multifamily dwelling units were found in subdivided houses rather than purpose-built apartment buildings.

The first purpose-built apartment building in the United States was built in Boston in 1855. However, it remained an isolated example of a building type that most Americans associated with Europe. Indeed, New York City’s first apartment building, Stuyvesant Flats (1869), was often referred to as the “French Flats.”

The Stuyvesant’s construction set off the nation’s first apartment boom, and over the next two decades hundreds of apartment buildings were erected in the nation’s largest cities, especially New York, Boston, and Chicago. Many were built as “apartment hotels,” which were so called because they offered centralized services such as housekeeping and meal preparation.

By the end of the nineteenth century, apartment buildings were common in some of the nation’s larger cities (New York, Boston, San Francisco, and Chicago) but not in others (Baltimore and Philadelphia). Despite the fact that apartments filled an obvious housing need—before 1900 most city residents lived in multifamily dwellings—Americans continued to be suspicious of apartments and their occupants. Indeed, the apartment’s association with cities and with the urban poor lay at the root of its image problem. Many Americans regarded cities as dangerous, immoral, and unhealthy, and they transferred these associations to apartment buildings.

The rise of purpose-built apartment buildings catering to the well-to-do would seem to have provided an antidote to this prejudice against multifamily dwellings. However, as luxury apartments and apartment hotels grew in popularity, so did criticism of apartments. Many Americans viewed them as cramped and lacking in space, light, and ventilation, which were considered necessities for raising children.

Some critics saw the apartment’s lack of privacy in much darker terms. Because apartments placed men and women in close proximity, and therefore provided opportunities for casual mixing of the sexes, they were seen by some as a breeding ground for immoral and even illicit behavior. And because apartments required less housework than did detached houses, they also were seen as undermining the woman’s traditional role as the keeper of her family’s home.

Despite such criticisms, apartment buildings continued to spread across the country, especially after 1920, when the American housing industry embarked on its second apartment construction boom.

Not coincidentally, the 1920s was also the decade during which the practice of separating building types according to their uses—zoning—became popular. It

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 9

Palm Lane Gardens  
Maricopa County, Arizona

was in zoning ordinances that the American prejudice against apartments became institutionalized. In 1924 the United States Department of Commerce issued a model zoning statute that, among other provisions, called for the segregation of multifamily and single-family housing. By the mid-1920s, nineteen states had adopted the statute—Arizona did so in 1925—and by 1926 more than four hundred cities had enacted zoning ordinances.

That same year, 1926, the United States Supreme Court upheld the constitutionality of zoning. Although the central issue in the case did not involve the zoning treatment of apartment buildings, the Court nevertheless considered whether it was appropriate to restrict the location of apartments. “The development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in destroying the entire section for house purposes,” the justices wrote. Multistory apartment buildings cut off sunlight, stifled air circulation, and brought increased noise and traffic, “depriving children of quiet and open spaces for play, enjoyed by those in more favored localities.”<sup>13</sup>

Today these opinions may seem somewhat prejudiced, but they were probably shared by a majority of Americans and even today are reflected in current zoning regulations. As many historians have argued, the apartment has long been regarded by Americans as a residence of last resort and the apartment dweller as a somewhat marginal figure in American society. In large part this reflects the fact that many apartment dwellers are indeed in a “transient social state,” that is, their residence in an apartment represents a temporary state of affairs; many apartment dwellers are either young persons waiting to buy their first house or elderly persons who once owned homes.<sup>14</sup>

<sup>13</sup> The case was *Village of Euclid, Ohio v. Ambler Realty Co.* (more commonly known as *Euclid v. Ambler*); the quotations are from Kenneth Baar, “The National Movement to Halt the Spread of Multifamily Housing, 1890-1926,” *Journal of the American Planning Association* 58, no. 1 (1992).

<sup>14</sup> John Hancock, “The Apartment House in Urban America,” in *Buildings and Society: Essays on the Social*

It is important to understand this context when interpreting the significance of postwar garden apartments, for the American prejudice against apartments remained a force to be reckoned with in the postwar housing market.

Of more immediate concern to apartment builders, though, were the huge numbers of single-family homes constructed after the Second World War. With houses being built in record numbers, and with the GI Bill and federal mortgage insurance making home ownership more affordable than ever, apartment developers needed a concept that would get some traction in the rapidly evolving housing market. The postwar garden apartment was their answer.

The postwar garden apartment took the basic principles of its predecessors—light, ventilation, views, and access to the outdoors—and carried them to their logical conclusion. It offered the privacy and “home-like” qualities that Americans had come to expect in their living quarters, and it was designed to satisfy middle-class tastes. Most importantly, it was designed to compete with the wildly popular ranch house, which was reshaping the interior landscape of the American home.

In many respects, postwar garden apartments were similar to the prewar garden apartments of the 1930s and 1940s. They were low-rise and low-density, and landscaping continued to play a major role, with most garden apartment complexes incorporating courtyards, gardens, or lawns. Most were laid out on plans that were independent of, rather than extensions of, the street grid. Forgoing the traditional practice of placing buildings in an orderly row facing the street, garden apartment developers arranged their buildings around courtyards or other common spaces, or they artfully dispersed them across a large landscaped space.

Postwar garden apartment complexes retained other features of their prewar predecessors. The views from inside each apartment were toward the interior of the complex and its landscaping or recreational features, rather than toward the street. The intimacy this

*Development of the Built Environment* (London: Routledge & Kegan Paul, 1980), 152, 157.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 10

Palm Lane Gardens  
Maricopa County, Arizona

arrangement created was amplified by the use of separate entries for apartments, which rendered a central lobby and long common hallways superfluous. If each apartment was not able to have a private entrance connecting it directly with the outdoors, it shared a stairwell or balcony with no more than a handful of other apartments.

What differentiated the postwar garden apartment from its predecessors was the emphasis placed on private outdoor spaces (balconies and terraces), its association with a single architectural style (Modernism in one guise or another), and the extent to which it incorporated, and therefore helped to popularize, amenities previously found only in single-family homes.

The distinguishing feature of the postwar garden apartment—one might even say its defining feature—was the private balcony or terrace. In prewar garden apartment complexes, practically all of the open space was shared by tenants and accessible to the public; few prewar garden apartments had private balconies or terraces. Starting in the early 1950s, an increasing proportion of garden apartment developers began providing all of their units with terraces (for ground-floor units) or balconies (for upper-floor units). These typically were next to the apartment's main living area, to which they were connected by sliding glass doors and "window walls." This not only provided access to the outdoor space but also allowed it to function as an extension of the interior space.

When *House and Home* magazine in 1961 profiled eleven award-winning apartment buildings, every honoree was a garden apartment complex and every one featured private balconies or terraces accessed by sliding glass doors. The same was true in 1963, when *House and Home* featured another lineup of award-winning apartment building designs. Four years later, in 1967, the author of a textbook on apartment building design would write, "Private terraces and balconies for each apartment are becoming standard requirements in the garden apartment."<sup>15</sup>

The garden apartment's embrace of the private balcony and terrace was not exactly innovative. Indeed, it probably can be attributed to the influence of the ranch house, which not only established a new ideal for the American family home but also exerted considerable competitive pressure on the developers of apartment buildings that sought to attract a middle-class clientele.

As large numbers of Americans moved for the first time into homes that had private yards and terraces, the back yard replaced the front porch as the preferred location for outdoor socializing. Apartment buildings could never match the privacy of the detached single-family house, but they could approximate it by giving each unit its own terrace. Anyone sitting on an apartment's terrace or balcony could still converse with neighbors, of course, but walls and railings (which almost all apartment terraces had) helped defined these outdoor spaces as private rather than public.

One important consequence of giving each apartment its own outdoor space was that the common outdoor spaces—the courtyards, gardens, and lawns—became somewhat less important at postwar garden apartment complexes. Of course, many garden apartments continued to feature substantial open spaces, but a survey of architecture and builders' magazines from the 1950s makes it clear that an increasing proportion were built with rather little space devoted to common areas or landscaping. Most of these denser complexes were infill projects in previously developed urban areas, but even complexes built in locations where land was readily available show a clear trend toward more intimate courtyards and less setback between the buildings and the street. Looking at the apartment developments honored in 1961 by *House and Home*, it is striking how little open space some of them had and how intimate the views were from inside the apartments.

In terms of their design and features, postwar garden apartments projected a modern, up-to-date image. Gone were the Colonial and other traditional styles often found on their prewar predecessors. Most postwar garden apartments were Modern in style or at least incorporated design elements associated with

<sup>15</sup> Samuel Paul, *Apartments: Their Design and Development* (New York: Reinhold, 1967), 45.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 11

Palm Lane Gardens  
Maricopa County, Arizona

Modernism: flat roofs, planar surfaces, and finishes such as mill-finish aluminum and concrete or concrete block.

Large windows and sliding glass doors brought light into the interiors, created a sense of spaciousness, and allowed terraces and balconies to function as auxiliary rooms. Open floor plans, in which the distinctions among kitchen, dining room, and living room were often blurred, served similar purposes. Light colors, blond wood finishes, minimally textured walls, and scaled-down door and window trims completed the look on the interior.

Postwar garden apartments also strove to be modern by offering the latest appliances—dishwashers, garbage disposals, built-in stovetops and ovens, and large refrigerators—and incorporating other amenities that postwar Americans had come to desire in their residences, such as individually controlled heating and air conditioning, wall-to-wall carpeting, large closets, built-in storage, and fireplaces.

This marked a sharp break with past practices in apartment design. In earlier years, such appliances and amenities had been available only in luxury apartment buildings or single-family houses. Now technological innovation and lower manufacturing costs combined with rising incomes and expectations to redefine the appropriate standard of living for middle-class families.

There also was a market imperative, as the developers of postwar garden apartments were forced to compete with the single-family ranch house. Hence one finds, in architecture and building publications, a repeated emphasis on the home-like qualities of the postwar garden apartment. A 1952 California garden apartment was praised as “a luxurious modern house ... within an apartment” and six years later, in 1958, an architect observed that the goal of good apartment design was “privacy, a view, a degree of personal living”—just the qualities Americans expected in their houses. A decade later an apartment design textbook suggested that in the design of garden apartment

buildings, “All details relate in scale to the single-family residence.”<sup>16</sup>

The competitive pressures exerted by the popularity of the ranch house are clearly evident in a 1958 survey of garden apartment design trends published in *House and Home*, a builder’s magazine. “Use the outdoors as you do with a house,” the editors advised. This meant incorporating larger windows, sliding glass doors, floor-to-ceiling windows, and balconies and terraces. Privacy was important as well. In addition to giving each apartment its own entrance, builders were advised to place windows in a way that prevented residents from looking into adjacent apartments. And they were encouraged to offer recreational features (swimming pools, “play yards,” and exercise facilities) and “bring the indoors up to date” with improved wiring, individual heating and cooling controls, modern kitchen appliances, and amenities such as fireplaces and carpeting.<sup>17</sup>

If these features now seem commonplace in apartments, it is in large part because the garden apartment of the 1950s and 1960s played a central role in popularizing and institutionalizing what had formerly been considered luxuries.

As in the 1920s, the term “garden apartment” was applied in the 1950s to a wide variety of apartment buildings, some of which bore little resemblance to each other. Some were direct descendants of the prewar garden apartment developments of the 1930s and 1940s, differing only in their embrace of Modern design.<sup>18</sup> Others were nondescript buildings that were garden apartments in name only. A 1951 article in *Architectural Forum*, for example, described an eight-unit apartment

<sup>16</sup> “Oasis for Good Living,” *House and Home* 1 (March 1952), 92; “Garden Apartments: Look How They’ve Changed,” *House and Home* 13 (April 1958), 108; and Paul, *Apartments*, 109.

<sup>17</sup> “Garden Apartments: Look How They’ve Changed,” 108-19.

<sup>18</sup> See, for example, an apartment complex in Golden Valley, Minnesota, described in “Valley Village,” *House and Home* 2 (July 1952), 98-101. Its six buildings, which were two stories in height, were set amidst lawns with mature trees but did not have balconies or terraces.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 12

Palm Lane Gardens  
Maricopa County, Arizona

building in Atlanta as a garden apartment, yet its only claim to the label seems to be that it lacked interior corridors and provided each unit with its own exterior door, as in a motel.<sup>19</sup>

To some extent “garden apartment” was a marketing term as much as it was an architectural one. Often it was shorthand for a “modern” apartment building with features that could not be found on a typical urban apartment house.

By the 1950s, according to one researcher, the garden apartment “had clearly superseded the apartment house as the leading form of rental housing construction” in the United States.<sup>20</sup> By the early 1960s, this dominance was even stronger; in *House and Home*’s annual home design contest for 1961, all the winning apartment designs were garden apartments. A year later, in the next edition of the magazine’s design contest, one-third of all the entries (including single-family houses) were garden apartment or townhouse plans, a clear reflection not only of their rising popularity but also the fact that apartments represented the “fastest growing area in housing.”

By the early 1960s, the nation’s third apartment construction boom was well underway, having begun around the time that Palm Lane Gardens was built. More apartments were built in the “suburbs” after 1962 than were built in cities, so that by 1980 the majority of the nation’s multifamily dwelling units were located in suburban rather than urban locations—a complete reversal of the situation that prevailed on the eve of the Second World War.<sup>21</sup>

This trend was most pronounced in the Sunbelt, leading one scholar to describe that region as one of

“gigantic apartment complexes.”<sup>22</sup> It was fueled by rising employment opportunities in the cities and suburbs, mass-production construction methods that made it feasible to build large complexes efficiently, and road construction that opened up new land for development at relatively low prices.

The 1960s apartment boom, and the spread of garden apartments that accompanied it, also reflected demographic changes. Thanks to the baby boom, the population of young singles was rising, and many of these young adults were leaving their family homes to establish independent households. There also were growing numbers of older singles (thanks to rising divorce rates), married couples without children, and single parent households. And there was a relatively new category of household: the “empty nester” household of elderly couples or singles whose rising living standards allowed them to live on their own rather than with relatives.

The legalization of a new type of apartment ownership—the condominium—also helped propel the apartment boom. First appearing in Puerto Rico in 1958, the condominium principle received a major boost in 1962, when the Federal Housing Administration published a model state statute for condominium regulation. By 1970 most states had adopted the legislation. Unlike cooperatives, which were never built in significant numbers outside a handful of large cities, condominiums could be mortgaged. Their growing popularity (especially in cities with high real estate prices) helped weaken the stigma that had long been attached to apartments by undercutting the argument that apartment dwellers were temporary residents with no commitment to their neighborhood or community.

In the end, though, it was the garden apartment’s popularity that drove the 1960s apartment boom. Between 1960 and 1978, nearly half (48.8%) of all rental units built in the United States were garden apartments.<sup>23</sup>

<sup>19</sup> “Garden Apartments,” *Architectural Forum* 95 (June 1951), 144-45.

<sup>20</sup> Horowitz, *The New Garden Apartment*, 18.

<sup>21</sup> These data are from Larry R. Ford, “Multiunit Housing in the American City,” *Geographical Review* 76, no. 4 (October 1986), 401-02, 407. Such data inevitably vary from study to study and source to source, owing to the use of different thresholds (the number of units in a building) for defining apartment buildings and multifamily buildings.

<sup>22</sup> Horowitz, *The New Garden Apartment*, 34-37.

<sup>23</sup> Horowitz, *The New Garden Apartment*, xv-xvi. This estimate was based on a generous definition of garden

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 13

Palm Lane Gardens  
Maricopa County, Arizona

By improving the appeal and therefore the image of apartments, garden apartments helped soften opposition to apartments on the part of city planners and politicians, paving the way for zoning changes in suburban areas that allowed apartment buildings to be built in increasing numbers. "The image of multiunit dwellings is increasingly positive, and large apartment complexes are an important element in many American cities," one researcher observed in 1986. "Residence there can be part of the 'good life,' not a way station, as technological and social amenities make multiunit complexes attractive places to live."<sup>24</sup>

Eventually the term "garden apartment" fell out of popular use and its meaning became diluted. Writing in 1983, one researcher defined the garden apartment complex as any apartment development whose buildings were three stories or less in height, had common landscaped space in its plan, and provided a private or semi-private entry for each apartment. While many garden apartments had private balconies and terraces, he noted, such features were not required.<sup>25</sup>

That description could be applied to almost any apartment building or complex built in the last few decades—testimony to the garden apartment's impact on multifamily housing design in the United States. Without the postwar garden apartment, the modern low-rise apartment building as we know it today would not exist.

#### *Architectural Significance of Palm Lane Gardens*

As described in Section 7, "Narrative Description," Palm Lane Gardens was built with all of the features typically found on postwar garden apartments.

The complex features an attractively landscaped courtyard with a swimming pool. Garages provide parking for residents, and there is limited off-street parking for visitors. Every ground-floor apartment has two terraces (front and rear), and every second-floor apartment has two balconies.

---

apartments that did not require them to have private balconies or terraces.

<sup>24</sup> Ford, "Multiunit Housing in the American City," 407.

<sup>25</sup> Horowitz, *The New Garden Apartment*, 16-17.

The apartment interiors are open and spacious, and the combined living/dining area is a single space. Located at the front of the apartment, the living area looks out on the front terrace/balcony through a large bank of sliding glass doors.

Palm Lane Gardens is also a good example of Modern design as applied to low-rise apartment buildings. The deeply overhung eaves, long balconies with metal railings, and wide banks of sliding glass doors impart a strong horizontal thrust to the building facades.

This horizontality, which is characteristic of Modern buildings, is complemented by finishes and materials that are also typically Modern: mill-finish aluminum sliding glass doors, aluminum windows with no trim other than a plain brick sill, open metal balcony railings, slab entry doors, and steel-and-concrete exterior stairways.

The hipped roofs are not a typical feature of Modern buildings, but their very low pitch greatly reduces their visual impact. Indeed, they are identifiable as hipped roofs only from a distance; from the Palm Lane Gardens grounds, they appear to be flat roofs.

#### *Development of Palm Lane Gardens*

The first plans for development of the Palm Lane Gardens property were made by Lionel Mayell Building Enterprises, Inc., an Arizona subsidiary of Lionel Mayell Enterprises, a California-based developer of cooperative apartments.

Founded by Lionel V. Mayell at the close of the Second World War, Mayell Enterprises had by the mid-1950s developed a number of cooperative apartment complexes in southern California. In 1955 Mayell undertook his first Arizona project, Villa del Coronado, which he built on land immediately south of the Palm Lane Gardens property. Construction work on Villa del Coronado began in 1955 and was completed in 1957, with sales continuing through 1959.

In 1957, as construction on Villa del Coronado was winding down, Lionel Mayell Building Enterprises purchased the land for Palm Lane Gardens—three parcels that together made up Lot 19 of the Los Olivos

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 14

Palm Lane Gardens  
Maricopa County, Arizona

subdivision, which at the time comprised single-family homes on large lots. About a year later, in the summer of 1958, Mayell representatives acquired building permits for Palm Lane Gardens' eight apartment buildings and three garages.

Just as Mayell's company was in the process of obtaining the building permits, however, Mayell decided to abandon the project. In June 1958 Lionel Mayell Building Enterprises sold its interest in the property to Cooperative Homes, Inc., an Arizona corporation set up by a group of Arizona builders and investors to take over the project. Its directors were Clarence A. Wheeler, Ralph H. Eaton, Edward W. Huizingh, George A. Mommé, William H. Rogers, and A. H. Greene Jr.<sup>26</sup> Three of these men—Wheeler, Eaton, and Mommé—were partners with Mayell in the Villa del Coronado project, and Wheeler also was a partner with Mayell in a third cooperative project, Villa Catalina, that was begun in Tucson at about the same time as Palm Lane Gardens. (Mayell also bowed out of the Villa Catalina project, selling that property in the summer of 1958 to a group of Arizona businessmen that included Wheeler.)

Apparently using the architectural plans commissioned by Mayell's company—it was Mayell employees who signed the original applications for the Palm Lane Gardens building permits—Cooperative Homes began construction almost immediately after acquiring the property. Work began in the summer of 1958 and was carried out by Ralph Eaton's company, Eaton Construction Co., from a design prepared by architect Harry Youngkin.<sup>27</sup> Also contributing to the project were the engineering firms of Magadini and Nuebur (structural engineers), Lowry and Sorensen

(mechanical engineers), and Holmquist Engineers (consulting civil engineers).

Sales of the apartments at Palm Lane Gardens began in the fall of 1958. The marketing campaign for the complex was very similar to the one carried out for Villa Catalina in Tucson, and sales brochures for both used much of the same language. The Palm Lane Gardens brochure placed particular emphasis on the complex's garden apartment features. The apartments were "patterned to give sunshine and fresh air on three sides ... no shut-in feeling," a sales brochure advised. Residents would be treated to a "garden vista spread before your living room," and they would enjoy easy access to outdoor spaces, both shared and private: "sliding glass doors open to a touch of romance ... a bedroom balcony or terrace!"

Sales materials also highlighted the spaciousness of the apartment interiors. There was a "free-flowing continuity of living-dining area," which was a house feature much in demand at this time, thanks to the proliferation of the ranch house. "All rooms are spacious and arranged as in a home. An unusually large amount of closet and storage space is provided in each residence ... more than in the average home." Each apartment also included "a master bedroom of majestic proportions."

No doubt conscious of the fact that they were selling in a market dominated by single-family homes, Palm Lane Gardens' developers went out of their way to reassure purchasers that they would not face some of the problems commonly attributed to apartments. The buildings were constructed "with amazing new sound conditioning construction [so that] the intrusion of noises throughout your apartment has been practically eliminated." Although heating and air conditioning was provided from a central plant, residents would still be able to individually control their apartments' temperature settings using a "finger-tip selector panel at your command." Every apartment had at least one garage space, which was equipped with built-in storage cabinets, and the complex had a laundry room with automatic washers and dryers.

The first apartment sale was made in October 1958. Sales continued until the spring of 1961, when the last

<sup>26</sup> Articles of incorporation dated 9 June 1958, Maricopa County Recorder Docket 2507, page 152; warranty deed dated 20 May 1958, Maricopa County Recorder Docket 2700, page 227.

<sup>27</sup> According to the *Arizona Republic*, construction work started in June ("32 Apartments Started By Co-Operative Homes," *Arizona Republic*, 29 June 1958, Section 5, page 17). However, the building permits, all of which were obtained by Mayell officials, were taken out in August.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 15

Palm Lane Gardens  
Maricopa County, Arizona

apartment—the model shown to prospective purchasers—was sold.<sup>28</sup> The earliest purchasers, those who bought before the complex was fully built, were allowed to customize their plumbing fixtures, kitchen appliances, color schemes, and other interior details.

As was common at the time, deeds to the apartments forbade their sale and rental to “any person other than of the white or Caucasian race.” All prospective purchasers and renters had to be approved by the complex’s Board of Governors. In cases where the board disapproved of a prospective buyer, the board retained the right, on behalf of all the owners of Palm Lane Gardens apartments, to buy or rent the apartment itself, provided it could match the price offered by the rejected purchaser.

The Board of Governors began meeting in 1961, after the last apartment was sold. Its nine members—one representative from each apartment building, plus one at-large member—set the complex’s policies and oversaw its maintenance and operation. The board’s most important duty was to set and collect the monthly assessments that each apartment owner paid to cover the costs of insurance, taxes, utilities, and maintenance of the grounds and building exteriors. When the apartments were first offered for sale, the monthly assessment was \$85 for two-bedroom apartments and \$100 for three-bedroom apartments.<sup>29</sup>

The fact that the apartments at Palm Lane Gardens were offered for sale rather than rental made the complex an unusual one in Phoenix. In 1950 only 146 of the city’s 3,306 apartments in buildings with five or more units were owner-occupied. By 1960 that number had risen somewhat, to 448, but that still represented just 5 percent of the city’s 8,342 apartments in buildings with five or more units.

<sup>28</sup> Warranty deed dated 28 October 1958, Maricopa County Recorder Docket 2772, page 538. According to an interview with Palm Lane Gardens’ last remaining original purchaser, Julia Farley, the model apartment was purchased by her and her late husband in the spring of 1961.

<sup>29</sup> Warranty deed dated 28 October 1958, Maricopa County Recorder Docket 2772, page 538; warranty deed dated 7 November 1958, Docket 2863, page 136.

All of these owner-occupied apartments were cooperatives of one sort or another; Arizona did not legalize condominiums until 1962. Cooperative apartments at this time could not be purchased with conventional mortgages, which no doubt contributed to their rarity. As noted in a 1964 study of housing in Phoenix, the appeal of “sales apartments” was “with almost no exception” limited to single adults and older couples—a characterization that seems to apply to Palm Lane Gardens, based on what is known about its first residents.

#### *Apartments in Phoenix*

Palm Lane Gardens was built during a transitional decade for housing in Phoenix, when the role of multifamily housing—buildings with two or more dwelling units—was changing.<sup>30</sup>

As huge numbers of single-family houses were constructed in the Phoenix metropolitan area between 1950 and 1960, the proportion of the city’s housing units

<sup>30</sup> In many studies of housing, and in statistical sources such as the U.S. Census, apartment buildings are subsumed in the larger category of multifamily buildings, which includes any building with more than one dwelling unit. Unfortunately this broad category includes not only apartment buildings of every size and configuration, but also subdivided single-family houses and duplex houses. This inclusiveness makes it difficult to sort out purpose-built apartment buildings from detached houses, and to distinguish between small apartment buildings (triplexes and fourplexes) and larger apartment buildings.

To avoid some of this confusion, the term “apartment” is used in this nomination to refer to a single dwelling unit in an apartment building and the term “apartment building” is used to describe any building originally designed and constructed with three or more dwelling units (thus excluding duplexes and subdivided single-family houses). When reference is made to all building types with more than one dwelling unit, the terms “multifamily housing” or “multifamily building” are used.

Finally, many housing studies equate multifamily housing with rental housing, but no such assumption about tenancy is made in this nomination. Apartments and multifamily buildings can be both renter- and owner-occupied.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 16

Palm Lane Gardens  
Maricopa County, Arizona

accounted for by multifamily buildings dropped sharply, from 30 percent to 13 percent.<sup>31</sup> This continued a trend from the previous decade, when the proportion fell from 35 percent in 1940 to 30 percent in 1950.

The surge in single-family home construction came in response to the largest ten-year population increase in Phoenix's history. In 1950 the city had 106,818 residents; in 1960 the city's population reached 439,170, a ten-year increase of 311 percent. Some of that increase came from annexing unincorporated subdivisions on the city's perimeter, yet it was still a decade of astounding growth. During the same period, Maricopa County's population doubled from 331,770 to 663,510.

Most of these new arrivals wanted to live in single-family houses, reflecting a national trend. From 1940 to 1959, single-family homes never accounted for less than 75 percent of the nation's housing starts.<sup>32</sup> A brief upsurge in multifamily construction occurred between 1948 and 1950, thanks to the Federal Housing Administration's Section 608 program, which provided mortgage assistance to builders of apartment buildings. But after reaching a postwar high of 20 percent of all housing starts in 1949, multifamily housing's share of the national housing supply rapidly declined. If only apartment buildings with three or more units are counted, multifamily housing never accounted for more than 10 percent of the nation's housing starts during the 1950s.<sup>33</sup>

In Phoenix this shift toward single-family houses was in part the result of economic factors. Land costs

<sup>31</sup> If one-family attached houses (townhouses) are counted as multifamily housing, then the decline was from 33 percent to 19 percent. Unless otherwise noted, all data on housing for Phoenix and Maricopa County cited here are taken from the Census Bureau's reports on housing, the first of which was issued in 1940.

<sup>32</sup> Max Neutze, *The Suburban Apartment Boom: Case Study of a Land Use Problem* (Washington, D.C.: Resources for the Future, 1968), 9. This counts duplexes as multifamily buildings, which has the effect of overstating the number of purpose-built apartment buildings built during this period.

<sup>33</sup> Louis Winnick, *Rental Housing: Opportunities for Private Investment* (New York: McGraw-Hill, 1958), 20-21.

were low enough that there was little economic incentive to build multifamily buildings as opposed to single-family tract houses. But other factors, especially increased automobile use, were also important. As one historical geographer has noted, "The automobile, the baby boom, and the cult of the family meant that single-family suburbia received the capital investment and enthusiasm of the times. The proportion of multifamily units in total housing declined as the single-family house became the accepted norm."<sup>34</sup>

Even renters in Phoenix preferred detached houses over apartment buildings. One study of housing in the Phoenix area, conducted in 1964, found that single-family houses accounted for 62 percent of all the rental units in Maricopa County, while apartment buildings (those with three or more units) accounted for only 20 percent. Even in those parts of the county where apartment buildings were most common—Sunnyslope, downtown Phoenix and the Central Avenue corridor, east Phoenix, Tempe, parts of Mesa, and Scottsdale—apartments accounted for only a quarter of rental units.<sup>35</sup>

Yet, paradoxically, the 1950s could be said to mark the start of the apartment era in Phoenix's housing history, for the data cited above conceal another change: the sharp decline in the number of multiunit houses, which had long been a major source of housing in Phoenix. During this decade, houses accounted for a decreasing share of multifamily housing units, while purpose-built apartment buildings accounted for an increasing share.

This can be seen most clearly in the declining role of duplexes in the city's housing supply. In 1950 duplexes accounted for 13 percent of all housing units in Phoenix, yet by 1960 they accounted for only 3 percent. This decline was not just relative but absolute, as the number of housing units in duplexes fell by one-third, from 9,506 in 1950 to 6,833 in 1960.

<sup>34</sup> Ford, "Multiunit Housing in the American City," 396.

<sup>35</sup> Real Estate Research Corporation (RERC), "Housing Market Analysis and Projections: Phoenix Metropolitan Area," Report prepared for the Maricopa County Housing Study Committee (Phoenix, March 1964), 113.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 17

Palm Lane Gardens  
Maricopa County, Arizona

During the same period, purpose-built apartment buildings (those with five or more units) also saw their share of the housing supply decline in relative terms. Yet the decline was slight (from 9 percent to 6 percent) and it masked an absolute gain in the number of new apartments. During the 1950s, more than four thousand new apartment units were built in Phoenix.<sup>36</sup>

Indeed, had there not been such a dramatic increase in single-family house construction, it would have been remarkable how many new apartment buildings were being erected in Phoenix during the 1950s.

In fact this growth had begun in the late 1940s. Prior to that time, during the 1930s and early 1940s, the typical Phoenix apartment building was a modest single-story affair with only a handful of apartments. Many of these small buildings were managed by their owners, some of whom lived on the premises. After the war, and especially toward the end of the 1940s, these "mom-and-pop" apartment owners were gradually eclipsed by more ambitious apartment developers. With out-of-town investors providing much-needed capital, and aided by lower land costs in outlying neighborhoods, "major developers began to purchase as many as ten or twenty acres on which they could build scores of apartments."<sup>37</sup>

By the early 1950s, apartment complexes comprising hundreds of units were being built in Phoenix. When plans for the new Park Central shopping center were announced in 1953, they included the construction of as many as five hundred apartment units. The first of these, the 97-unit Park Central Terrace Apartments, was soon built at 7th Avenue and Earll Drive. In 1955 the Park Lee Alice Apartments opened nearby with 523 units—the largest apartment complex to be built in Arizona up to that time.<sup>38</sup>

The trend toward larger apartment buildings accelerated as the decade advanced and more apartments

were constructed. In 1954 multifamily buildings accounted for 8 percent of all housing starts in the Phoenix metropolitan area. Just four years later, in 1958, they accounted for 18 percent of housing starts (2,100 out of 11,709 new housing units). From 1954 to 1963, more than a quarter of the building permits issued in the metropolitan area were for multifamily building projects.<sup>39</sup>

Looking only at Phoenix, the increasing importance of apartment buildings is even more apparent. In 1954 multifamily buildings accounted for 24 percent of the housing units built that year in the city. In 1955 they accounted for more than half of all housing starts—a level they would maintain, on average, for the remainder of the decade.<sup>40</sup>

As these data suggest, Phoenix accounted for a large proportion of Maricopa County's apartment buildings. From 1960 to 1963, more than half of the building permits issued in the county for multifamily projects were in Phoenix, and fully a third of the county's permits were in just two parts of the city: the eastern section, adjacent to Scottsdale, and a corridor extending from the downtown north along Central Avenue.

Other areas favored by apartment developers included Tempe and parts of west Mesa (reflecting the presence of Arizona State University), Sun City and Youngtown (with their large retiree populations), and Scottsdale, which was fast becoming a favored destination of winter visitors. Scottsdale in particular experienced a surge in multifamily building construction during the 1950s. In 1954 multifamily buildings accounted for just 2 percent of the city's housing starts. That figure rose to 20 percent in 1956 and 21 percent in

<sup>36</sup> These 4,015 new apartments included only those in buildings with five or more units. If smaller buildings are included, the growth was even more pronounced.

<sup>37</sup> William S. Collins, *The Emerging Metropolis: Phoenix, 1944-1973* (Phoenix: Arizona State Parks Board, 2005), 300.

<sup>38</sup> Collins, *The Emerging Metropolis*, 234-36, 300-303.

<sup>39</sup> The exact figure was 28 percent; RERC, "Housing Market Analysis and Projections," 71.

<sup>40</sup> The proportion of housing starts accounted for by multifamily buildings was 24.1 percent in 1954, 54.5 percent in 1955, 45.1 percent in 1956, 56.4 percent in 1957, 43.2 percent in 1958, and 54.7 percent in 1959. See Sidney Art, "Demand for Luxury Apartments in Maricopa County," Report prepared for the Arizona Biltmore Estates, Phoenix (Stanford Research Institute, 1959), 8-10.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 18

Palm Lane Gardens  
Maricopa County, Arizona

1957, shot up to 54 percent in 1958, and then settled down to 43 percent in 1959.<sup>41</sup>

There were many factors behind the increase in apartment construction in Phoenix. Rising land costs and decreasing inventories of developable land encouraged more intensive land uses, and inner-city redevelopment projects often led to the replacement of aging single-family houses with new apartment buildings. At the same time, the cost of homeownership was rising (as property taxes and home prices were raised to pay for new schools, streets, and sewers), helping to make renting a more attractive option than buying for some residents.

Demographic forces were at work as well. The Salt River Valley's populations of retirees, singles, and young married couples without children increased substantially during this period. Traditionally these groups more were likely to rent apartments than to purchase homes.

Winter visitors, whose numbers grew rapidly during the postwar years, also increased the demand for apartments. In 1956, according to one study, 28 percent of all the apartments in Maricopa County were rented to winter visitors; by 1959 that figure had risen to 36 percent, which meant that half of the new apartments built between 1956 and 1959 were built to serve the seasonal market.<sup>42</sup>

As in most American cities, Phoenix experienced a boom in apartment construction after 1960, and it was large enough to reverse the trend toward single-family houses that had occurred during the late 1940s and 1950s. In 1960 single-family houses accounted for 76 percent of the city's housing units; by 1980 that share had fallen to 70 percent.

Multifamily buildings, in contrast, saw their share of the housing supply increase during the same period,

rising from 13 percent in 1960 to 25 percent in 1980. These figures count every building with more than two dwelling units as a multifamily building; if the definition is narrowed to buildings with five or more units, the growth rate is even higher. Buildings with five or more units accounted for 6 percent of the city's housing units in 1960 and 20 percent in 1980—a threefold increase. Much of that growth came in large apartment complexes (those with ten or more units), which by 1980 accounted for 17 percent of all the housing units in the city.

How many of these were garden apartments is difficult to say, as there has never been a survey of multifamily housing in Phoenix. A 1971 study of housing in Arizona identified the garden apartment as one of four types of multifamily housing commonly found in the state, but it made no attempt to quantify the garden apartment's significance.<sup>43</sup>

There has been a survey of multifamily housing in Scottsdale. It identified more than 350 buildings constructed in the two decades following the Second World War and intensively studied 101 of them. "The overwhelming majority of postwar complexes in Scottsdale were garden apartments, designed with buildings arranged around a courtyard," the report's authors wrote. "These courtyards became outdoor living spaces, typically with lush landscaping, pools, and other recreational amenities such as barbecues, shuffleboards, and putting greens. Ground floor terraces and second floor balconies often overlooked the courtyards and merged with inside living spaces through the use of window walls and sliding glass doors in the building designs."<sup>44</sup>

The same could probably be said of Phoenix, even though large apartment complexes—those with five or more units—were less common in Phoenix than they

<sup>41</sup> RERC, "Housing Market Analysis and Projections," 85; Art, "Demand for Luxury Apartments," 8-10.

<sup>42</sup> Art, "Demand for Luxury Apartments," 13. It is not clear if these apartments included all units in multifamily buildings (two or more units) or only those in buildings with five or more units.

<sup>43</sup> Wilbur Smith and Associates, "Operation of the Arizona Housing Market," Report prepared for the Arizona Department of Economic Planning and Development (March 1971), 5-2 and 5-3.

<sup>44</sup> Debbie Abele and Liz Wilson, "Scottsdale Postwar Multifamily Housing Survey," report prepared for the Historic Preservation Commission (Scottsdale, 2003), 17-18.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8

Page 19

Palm Lane Gardens  
Maricopa County, Arizona

---

were in Scottsdale (larger complexes were more likely to be garden apartments than were small apartment buildings).<sup>45</sup> It seems reasonable to assume that many, if not a majority, of the apartment buildings constructed in Phoenix after the mid-1950s were garden apartments.

Certainly the garden apartment had a major impact on the design of all Phoenix apartments during this period. As even the most cursory examination of the built environment in Phoenix reveals, the features most often associated with the garden apartment—central courtyards, ample landscaping, shared recreational facilities (such as swimming pools), balconies and terraces, and sliding glass doors—are now commonly found at apartment buildings of all sizes and plans.

---

<sup>45</sup> According to Abele and Wilson (16), larger buildings (those with five or more units) were twice as common in Scottsdale as in Phoenix.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9

Page 20

Palm Lane Gardens  
Maricopa County, Arizona

---

**Bibliography**

*Garden Apartments*

- Abel, Joseph Henry. "The Apartment House." Pages 50-95 in *Building Types*, volume 3 of *Forms and Functions of Twentieth-Century Architecture*, edited by Talbot Hamlin. New York: Columbia University Press, 1952.
- Abel, Joseph H., and Fred N. Severud. *Apartment Houses*. New York: Reinhold, 1947.
- "Apartments for Recreation." *Architectural Record* 103 (February 1948): 116-69.
- "Eight Garden Apartments." *Arts and Architecture* 71 (October 1954): 29.
- "3 Projects." *Arts and Architecture* 74 (March 1957): 18-19.
- Baar, Kenneth. "The National Movement to Halt the Spread of Multifamily Housing, 1890-1926." *Journal of the American Planning Association* 58, no. 1 (1992): 39-48.
- Baker, Gail. "Garden Apartments: Three Preservation Case Studies in Virginia." *CRM* 22, no. 7 (1999): 23-25.
- "Bel Air Garden Apartments, West Los Angeles." *Architectural Record* 109 (April 1951): 118-22.
- "Designed with a Built-in Park." *Architectural Record* 103 (February 1948): 114-15.
- "Eleven AIA Award-Winning Apartments: Good Living Grows Out of Good Land Use." *House and Home* 20 (July 1961): 174-93.
- Ford, Larry R. "Multiunit Housing in the American City." *Geographical Review* 76, no. 4 (October 1986): 390-407.
- "A Garden Apartment that Stirs the Imagination and Commands Premium Rents." *House and Home* 1 (February 1952): 67-73.
- "Garden Apartments." *Architectural Forum* 72, no. 5 (May 1940): 309-22.
- "Garden Apartments." *Architectural Forum* 89 (July 1948): 107-14.
- "Garden Apartments for Rental Housing." *Architectural Record* 103 (February 1948): 122-23.
- "Garden Apartments Go Modern in Houston, Come High in Rents." *Architectural Forum* 69 (December 1938): 483.
- "Garden Apartments Help Solve University Town's Veteran Housing Problem." *Architectural Forum* 86 (April 1947): 114.
- "Garden Apartments in Cities." *Architectural Record* 48 (July 1920): 52-74.
- "Garden Apartments: Look How They've Changed Since the Days of 608." *House and Home* 13 (April 1958): 108-19.
- Grenader, Nonya, and Stephen Fox. "Rooms with a View: In Praise of the Vanishing Garden Apartment." *Cite: The Architecture and Design Review of Houston*, no. 45 (Summer 1999): 22-27.
- Hancock, John. "The Apartment House in Urban America." Pages 151-89 in *Buildings and Society: Essays on the Social Development of the Built Environment*, ed. Anthony D. King. London: Routledge & Kegan Paul, 1980.
- Hess, Paul Mitchell. "Rediscovering the Logic of Garden Apartments." *Places* 17, no. 2 (Summer 2005): 30-35.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9

Page 21

Palm Lane Gardens  
Maricopa County, Arizona

---

Horowitz, Carl F. *The New Garden Apartment: Current Market Realities of an American Housing Form*. New Brunswick, N.J.: Center for Urban Policy Research, Rutgers University, 1983.

"Interlaken Garden Apartments." *Architectural Record* 86 (September 1939): 108-14.

Johnson, Jeh. "Multifamily Housing." Pages 484-97 in *Encyclopedia of Architecture: Design, Engineering and Construction*, ed. Joseph A. Wilkes. New York: John Wiley & Sons, 1989.

Lasner, Matthew Gordon. "Own-your-owns, Co-ops, Town Houses: Hybrid Housing Types and the New Urban Form in Postwar Southern California." *Journal of the Society of Architectural Historians* 68, no. 3 (September 2009): 378-403.

"Modern Trends in Garden Apartments." *Urban Land* 7, no. 5 (May 1948), 1, 3-4.

Moskowitz, Marina. "Zoning the Industrial City: Planners, Commissioners and Boosters in the 1920s." *Business and Economic History* 27, no. 2 (Winter 1998): 307-17.

Neutze, Max. *The Suburban Apartment Boom: Case Study of a Land Use Problem*. Washington, D.C.: Resources for the Future, 1968.

"New Garden Apartments, Queens County, New York City." *Architectural Forum* 30 (1919): 187-91.

"Oasis for Good Living." *House and Home* 1 (March 1952): 90-93.

Paul, Samuel. *Apartments: Their Design and Development*. New York: Reinhold, 1967.

Plunz, Richard. *A History of Housing in New York City: Dwelling Type and Social Change in the American Metropolis*. New York: Columbia University Press, 1990.

"Subsidized Housing." *Encyclopedia of Chicago*. Online at <http://www.encyclopedia.chicagohistory.org/pages/1215.html> (accessed 10 February 2009).

"Thirteen AIA Award-Winning Apartments: Good Environment Starts with Good Site Planning." *House and Home* 22 (July 1962): 124-45.

"Today's Best in Apartment Design." *House and Home* 24 (August 1963): 87-105.

"Valley Village." *House and Home* 2 (July 1952): 98-101.

Winnick, Louis. *Rental Housing: Opportunities for Private Investment*. New York: McGraw-Hill, 1958.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: MIT Press, 1983.

***Apartments in Phoenix***

Abele, Debbie, and Liz Wilson. "Scottsdale Postwar Multifamily Housing Survey." Report prepared for the Historic Preservation Commission, Scottsdale, Arizona, 2003.

Art, Sidney. "Demand for Luxury Apartments in Maricopa County." Report prepared for the Arizona Biltmore Estates, Phoenix, by Stanford Research Institute, 1959.

Bureau of the Census. *Sixteenth Census ... 1940. Housing. Volume II — Part 2: Alabama-Indiana*. Washington, D.C.: Government Printing Office, 1943.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9

Page 22

Palm Lane Gardens  
Maricopa County, Arizona

---

Bureau of the Census. *Census of Housing: 1950. Volume I — Part 2: Alabama-Georgia*. Washington, D.C.: Government Printing Office, 1953.

Bureau of the Census. *1960 Census of Housing. Volume I — Part 2: Alabama-Connecticut*. Washington, D.C.: Government Printing Office, 1963.

Bureau of the Census. *1970 Census of Housing. Volume I — Part 4: Arizona*. Washington, D.C.: Government Printing Office, 1972.

Bureau of the Census. *1980 Census of Housing. Volume I — Part 4: Arizona*. Washington, D.C.: Government Printing Office, 1982.

Collins, William S. *The Emerging Metropolis: Phoenix, 1944-1973*. Phoenix: Arizona State Parks Board, 2005.

Real Estate Research Corporation. "Housing Market Analysis and Projections: Phoenix Metropolitan Area." Report prepared for the Maricopa County Housing Study Committee, Phoenix, March 1964.

Wilbur Smith and Associates. "Operation of the Arizona Housing Market." Report prepared for the Arizona Department of Economic Planning and Development, March 1971.

***Palm Lane Gardens***

Articles of incorporation, Cooperative Homes, Inc., 9 June 1958. Maricopa County Recorder, Docket 2507, page 152.

Building permits for 101 E. Palm Lane (eleven buildings) issued 21 August 1958. Records Center, Development Services, Phoenix.

Interview with Julia Farley, 13 February 2009 (last remaining original purchaser of a Palm Lane Gardens apartment).

Sales brochure for Palm Lane Gardens. Copy provided by Julia Farley.

"32 Apartments Started By Co-Operative Homes," *Arizona Republic*, 29 June 1958, Section 5, page 17.

Warranty deeds, Maricopa County Recorder: Docket 2215, page 600; Docket 2265, page 63; Docket 2267, page 203; Docket 2700, page 227; Docket 2772, page 538; and Docket 2863, page 136.

---

## 10. Geographical Data

---

**Acreage of Property** 2.1 acres

(Do not include previously listed resource acreage)

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12S	400590	3703505	3			
2				4			

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

The northern and western boundaries of the apartment complex are defined by Palm Lane and Alvarado Road, respectively. The southern boundary is defined by the rear wall of the rear garage building. The eastern boundary is not marked by any structure or landmark; presumably it is the midpoint of a narrow strip of bare ground between the easternmost buildings at Palm Lane Gardens and the buildings of the adjacent apartment complex.

The property is a single tax parcel (number 118-55-016A) whose legal description is Los Olivos MCR 4/67 Lot 19.

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

The boundaries enclose the Palm Lane Gardens apartment complex as it was built in 1959.

---

## 11. Form Prepared By

---

Name / Title Mark E. Pry  
 Organization History Plus Date 4 November 2009  
 Street & number 315 E. Balboa Drive Telephone (480) 968-2339  
 City or town Tempe State Arizona Zip code 85282-3750  
 Email address markpry@history-plus.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.

A **sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map

### Continuation Sheets

**Additional Items** (check with the SHPO or FPO for any additional items)

---

**Photographs**


---

Submit clear and descriptive black and white photographs. The size of each image must be 1600 x 1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property	<u>Palm Lane Gardens</u>
City or Vicinity	<u>Phoenix</u>
County and State	<u>Maricopa County, Arizona</u>
Photographer	<u>Mark E. Pry</u>
Date Photographed	<u>25 March 2009</u>

**Number and Description of Photograph(s):**

- 1 of 16 The facade of Building 113 from the northwest. The stairway leading to its balcony is shared with Building 111, immediately to the left. [ AZ\_MaricopaCounty\_PalmLaneGardens\_01.tif ]
- 2 of 16 The south side of Building 105 from the southeast. [ AZ\_MaricopaCounty\_PalmLaneGardens\_02.tif ]
- 3 of 16 The north side of Building 111 from the northeast. [ AZ\_MaricopaCounty\_PalmLaneGardens\_03.tif ]
- 4 of 16 The rear of Building 103 from the northwest. [ AZ\_MaricopaCounty\_PalmLaneGardens\_04.tif ]
- 5 of 16 View between Building 113 (left) and Building 115 (right). The courtyard is in the background. [ AZ\_MaricopaCounty\_PalmLaneGardens\_05.tif ]
- 6 of 16 The facade of Building 107 from the southeast. [ AZ\_MaricopaCounty\_PalmLaneGardens\_06.tif ]
- 7 of 16 The east side of Building 109 from the northeast. [ AZ\_MaricopaCounty\_PalmLaneGardens\_07.tif ]
- 8 of 16 The west side and rear of Building 107 from the northeast. [ AZ\_MaricopaCounty\_PalmLaneGardens\_08.tif ]
- 9 of 16 The courtyard and pool from the southwest. The buildings facing the courtyard are, from left to right, Buildings 107, 113, and 109. [ AZ\_MaricopaCounty\_PalmLaneGardens\_09.tif ]
- 10 of 16 View of the front of Palm Lane Gardens looking east down Palm Lane. Buildings 107 (center) and 101 (right) are visible. [ AZ\_MaricopaCounty\_PalmLaneGardens\_10.tif ]
- 11 of 16 View of the west entry from Palm Lane, looking south toward the courtyard. [ AZ\_MaricopaCounty\_PalmLaneGardens\_11.tif ]
- 12 of 16 Rear of Building 101 from the west. The walkway between it and Building 103 leads into the courtyard. [ AZ\_MaricopaCounty\_PalmLaneGardens\_12.tif ]
- 13 of 16 View from Alvarado Road, looking east between Building 105 and the northwest garage building, with Building 109 at the rear. [ AZ\_MaricopaCounty\_PalmLaneGardens\_13.tif ]

---

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



Number and Description of Photograph(s), continued

- 14 of 16 View of the west entry from the rear drive, looking north toward the courtyard. [ AZ\_MaricopaCounty\_PalmLaneGardens\_14.tif ]
- 15 of 16 Northwest garage building and rear drive, looking east from Alvarado Road. The other two garage buildings can just be seen on the right. [ AZ\_MaricopaCounty\_PalmLaneGardens\_15.tif ]
- 16 of 16 South garage building from the northeast. The louvered screen on the roof hides the cooling tower for the central heating and cooling plant. [ AZ\_MaricopaCounty\_PalmLaneGardens\_16.tif ]

United States Department of the Interior  
National Park Service

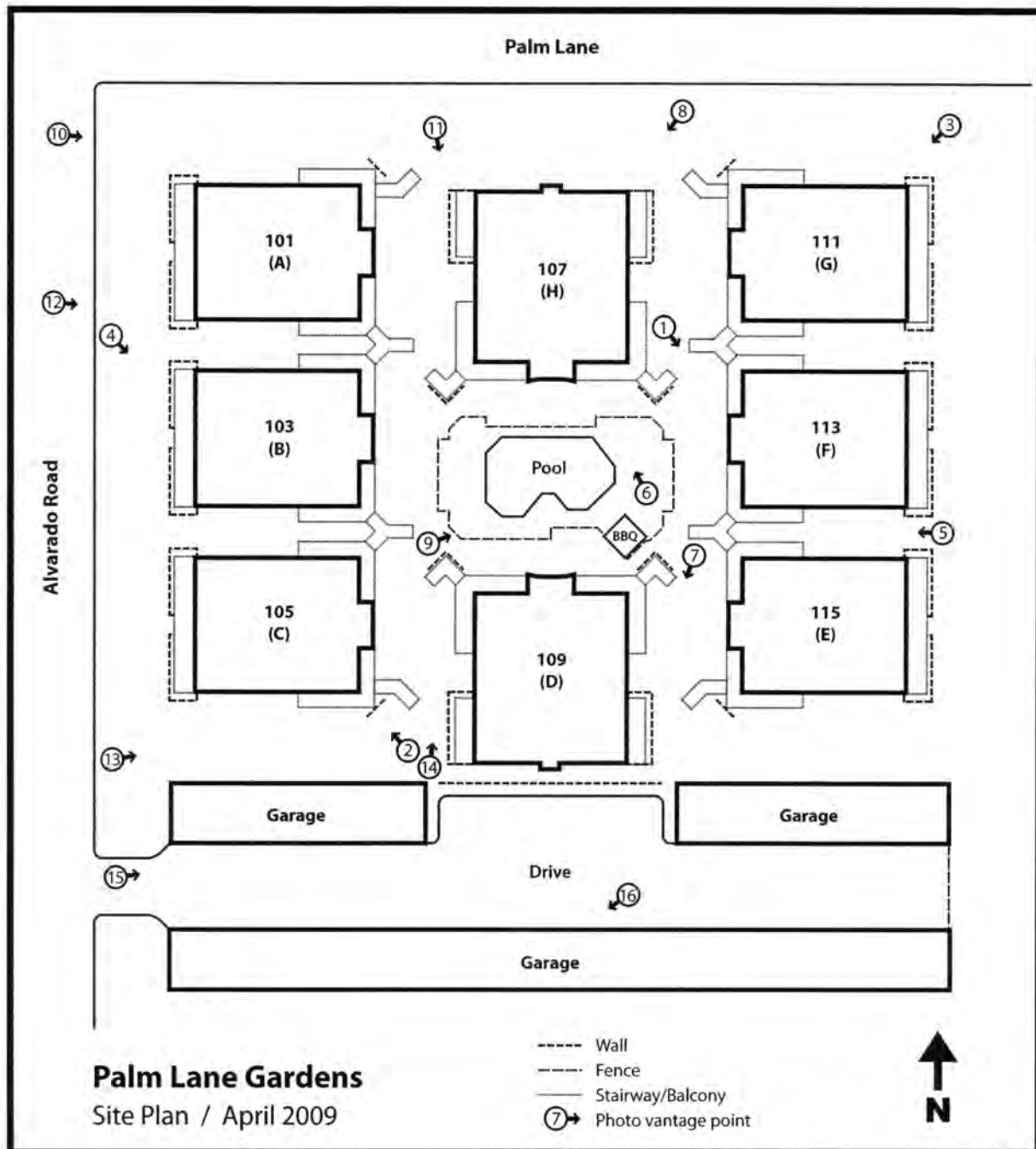
National Register of Historic Places  
Continuation Sheet

Additional Documentation

Page 23

Palm Lane Gardens  
Maricopa County, Arizona

Site Plan





**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Additional Documentation Page 24

Palm Lane Gardens  
Maricopa County, Arizona

---

**Aerial Photograph**

Photograph taken in November 2005 and downloaded from Google Earth in June 2009. The upper edge of the image is North.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

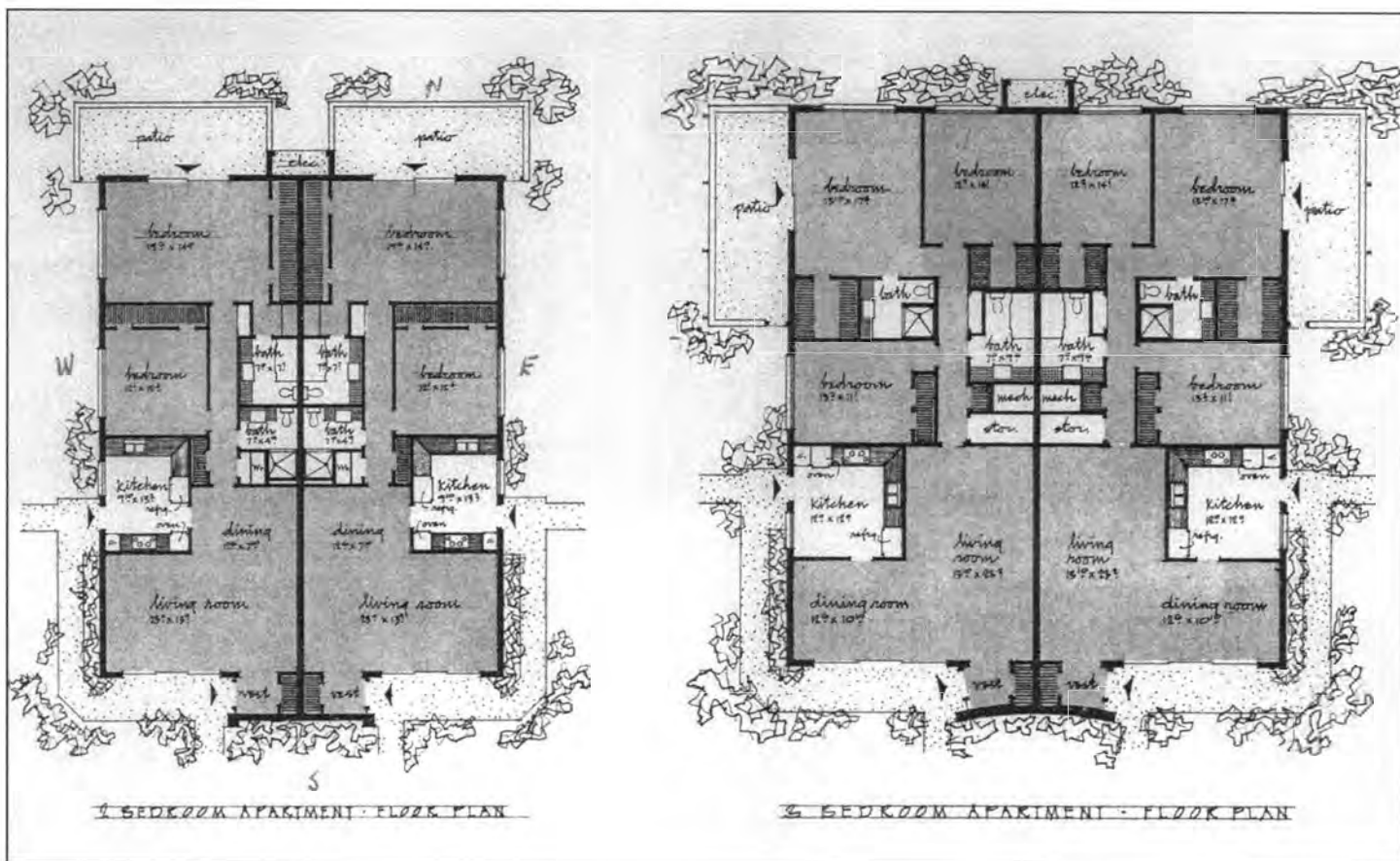
Additional Documentation

Page 25

Palm Lane Gardens  
Maricopa County, Arizona

Original Floor Plans

As depicted in an early sales brochure, these were the floor plans for the two-bedroom apartments (left) and the three-bedroom apartments (right). The latter are found only in Buildings 107 and 109.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Palm Lane Gardens

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 11/13/09      DATE OF PENDING LIST: 12/01/09  
DATE OF 16TH DAY: 12/16/09      DATE OF 45TH DAY: 12/27/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001112

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    12-22-09 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.



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
Photo 1 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
2 of 16



PALMVIEW GARDEN  
104 - 105 S. PALM BLVD  
104 - 105 S. PALM BLVD



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
3 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
4 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
5 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
6 of 16





0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
7 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
8 of 16




<F2-5> 06/18/09

0133977 AZ\_MaricopaCounty\_PalmLaneGarden

Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
9 of 16

~~2009 June 18 2009~~

A black and white photograph of a modern, two-story house with a prominent overhanging eave. The house is situated on a street lined with tall palm trees. A street sign on a pole in the foreground reads "1800" with an arrow pointing right, and "N ALVARADO RD" below it. A small, bushy tree is planted in front of the house. The scene is captured in bright daylight, casting shadows on the sidewalk and lawn.

1800 →  
N ALVARADO RD

0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
10 of 16





0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
11 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
12 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
13 of 16



0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
14 of 16





0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
15 of 16

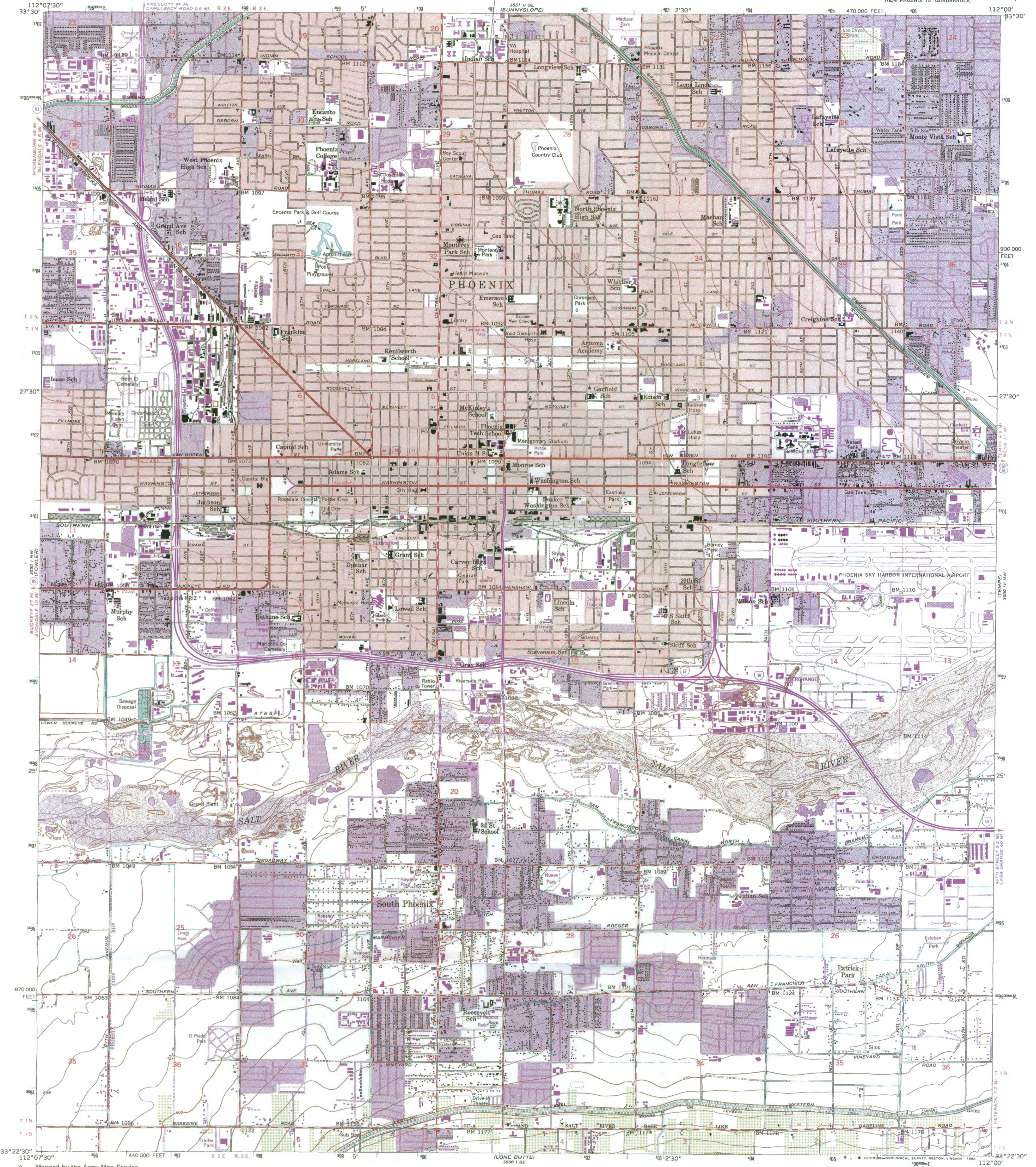


0133977 AZ\_MaricopaCounty\_PalmLaneGarden

<F2-5> 06/18/09

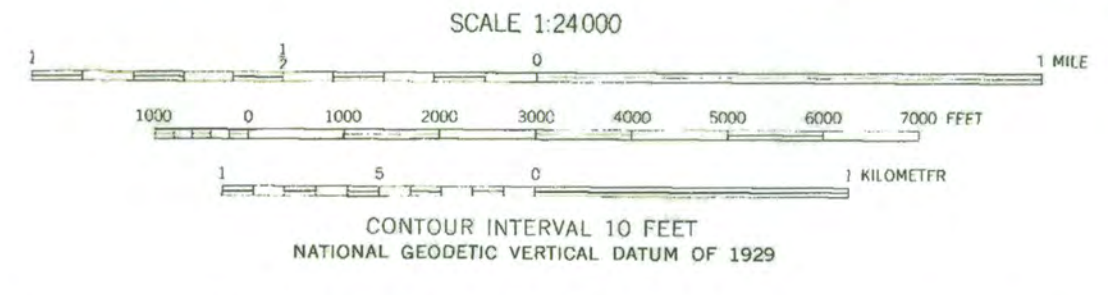
Palm Lane Gardens  
Phoenix, Maricopa Cnty, AZ  
16 of 16

*Palm Lane Gardens  
Phoenix, Maricopa County, AZ  
UTM 12S 400590 3703505*



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 areas 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

Revisions shown in purple and woodland compiled by the Geological Survey from aerial photographs taken 1978 and other sources. This information not field checked  
Map edited 1982  
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U. S. Route
	State Route

PHOENIX, ARIZ.  
NE/4 PHOENIX 15' QUADRANGLE  
N3322.5—W11200/7.5  
1952  
PHOTOREVISED 1982  
DMA 3550 1 NE-SERIES V898

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

November 9, 2009



Janet Matthews  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905



RE: Three National Register Nominations:

Villa del Coronado  
Maricopa County

Palm Lane Gardens  
Maricopa County

Villa Catalina  
Pima County

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

Dear Ms. Matthews:

I am pleased to resubmit three National Register of Historic Places nominations form for the properties referenced above.

The Villa del Coronado nomination includes 16 contributing buildings 2 structures, 2 objects, and 4 noncontributing structures; Palm Lane Gardens has 11 buildings and 2 structures; and Villa Catalina has 24 contributing buildings, 6 structures, and 1 noncontributing structure.

These three nominations share a common historic context related to the development of the garden apartment. They are not, however, associated with an existing multiple property documentation form.

Accompanying documentation is enclosed, as required. If you have any questions or concerns you may contact me at [wcollins@azstateparks.gov](mailto:wcollins@azstateparks.gov).

Sincerely,

William S. Collins, Ph.D.  
Deputy State Historic Preservation Officer  
State Historic Preservation Office

encl.