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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.

RECEIVED 2280
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Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Tomlinson Estates Historic District

Other names/site number: N/A

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 1320-1437 E Hall St and 1300-1404 E Lemon St

City or town: Tempe State: AZ County: Maricopa

Not For Publication: Vicinity:

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

Applicable National Register Criteria:

A B C D

| | |
|---|---|
| <p><u>James W. Garrison, AZSHPO</u></p> <p>Signature of certifying official/Title:</p> <p><u>AZ STATE PARKS / SHPO</u></p> <p>State or Federal agency/bureau or Tribal Government</p> | <p><u>26 OCTOBER 2015</u></p> <p>Date</p> |
| <p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> | |
| <p>Signature of commenting official:</p> | <p>Date</p> |
| <p>Title :</p> | <p>State or Federal agency/bureau or Tribal Government</p> |

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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:)

Wm Edson H. Beall
Signature of the Keeper

12-15-15
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>57</u> | <u>9</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u>2</u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>59</u> | <u>9</u> | Total |

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

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

Current Functions

(Enter categories from instructions.)

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement—Ranch Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, concrete block

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Tomlinson Estates Historic District is a residential subdivision located a half mile east of the Arizona State University main campus. The 14.6-acre neighborhood is laid out along two streets—Lemon Street, a broad east/west residential street, and Hall Street, which runs east/west but curves north to intersect with Lemon Street. The Tomlinson Estates Historic District has 67 properties. The oldest houses were built on the south and east sides of Hall Street in 1950; houses on the north side of Hall Street and the south side of Lemon Street were built in 1951; houses were built on the remaining block on the north side of Lemon Street 1951-1953. The houses of Tomlinson Estates reflect the Ranch style of the early 1950s and several outstanding examples of an Early/Transitional Ranch style that was popular in Tempe during that time. Almost all houses are of concrete block masonry with rectilinear plan, simple side-gabled or hipped roofs, steel casement windows, and attached carports. There is consistency in size and design throughout the neighborhood, with three distinct models with only slight variations in roof type, porch, and carport. Houses in Tomlinson Estates Historic District are on large irrigated lots with grass lawns and mature trees. This landscaping and the underground irrigation system that sustains it, built in 1953, are integral parts of the district, as a lush green environment was typical for neighborhoods built in Tempe during the post-World War II period. The Tomlinson Estates Historic District and its resources are in good condition and have a high level of architectural integrity, and the streetscape reflects the character and appearance of the neighborhood as it was in the 1950s.

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Narrative Description

The Tomlinson Estates Historic District is the best preserved example of a tract style subdivision developed in Tempe in the early 1950s. It has 66 one-story single-family houses in the Ranch style and Early/Transitional Ranch style built by a single builder. Most were built 1950-1951, with houses built on the last remaining lots on the north side of Lemon Street in 1952-1953. The neighborhood has a high level of integrity in both architecture and landscaped environment, and conveys a strong sense of the period of the early 1950s. It has a distinctive character that sets it apart from surrounding areas.

The basic layout of the subdivision is relatively unchanged from the neighborhood design that was laid out in the 1950 Tomlinson Estates plat. The Tomlinson Estates Historic District includes Lots 1-67, all parcels that are zoned R1-6, Single-Family Residential. One lot in the northwest corner of the neighborhood that previously had a house on it was purchased by the City of Tempe for construction of a traffic turnout. The south 300 ft of the subdivision (Lots A-J) is excluded from the historic district. This section includes commercial frontage on Apache Boulevard zoned CSS, Commercial Shopping and Services. The shopping center on the southwest portion of the subdivision was built in 1956 as the A.J. Bayless Market and Shopping Center. It is significant as the first automobile-oriented shopping center in Tempe but it has lost its architectural integrity due to considerable remodeling and alterations. Tempe Fire Station No. 1 and the Tempe Fire Department Administration Building occupy the southeast portion of the subdivision.

The main entry into the neighborhood is by Chief Jones Way (originally called Gary Drive), a short street extending north from Apache Boulevard. Lemon Street was originally a through street providing access to the neighborhood from both the east and the west but the west end was closed to discourage through traffic that had increased due to changing traffic patterns in the surrounding areas.

Lots are typically 60 ft wide and 100-120 ft long. Houses are uniformly set back 35-40 ft from the street, and there is spacing of about 8-16 ft between houses. Most houses have small additions of the rear and are close to their original size, ranging from about 1,000-1,200 sq ft but some with large additions are up to twice as large. In almost all cases room additions were added on the back of the house and are not visible from the street.

Almost all Tomlinson Estates properties have grass lawns and a variety of non-native trees and foliage watered by a residential flood irrigation system. A lush green landscape was a very desirable feature of postwar subdivisions throughout central Arizona. In Tomlinson Estates the setting is green and open, with continuous expanses of turf lawns. Large mature deciduous and semi-tropical trees shade houses and streets, and the vegetation and irrigation water noticeably lower the ambient temperature in the neighborhood during the hot summer months. Tree and shrub varieties that are present in Tomlinson Estates Historic District include eucalyptus, Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, Mexican fan palm, mesquite, fig, and olive. There are also many species of succulents and cactus, and some

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houses have an eclectic desert landscaping with large shade trees. Most properties have cinderblock fences of about 5–6 ft in height around the back yard.

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

The streets of Tomlinson Estates Historic District were first paved in 1959. Continuous rolled curbs and sidewalks were installed at that time, and are considered a contributing structure because the technology is representative of the period. Streetlights are spaced about 300 ft apart. Driveways are concrete slab or “ribbon” driveways with two parallel concrete paths. Most houses have a straight, narrow concrete walk leading to the front entry.

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ARCHITECTURAL STYLE

The homes built in the Tomlinson Estates Historic District are representative of two mid-century architectural styles that were popular in Tempe during this period—the Ranch style and a vernacular Early/Transitional Ranch style. These are small concrete block houses with a simple design that could be built quickly and inexpensively. Nearly all are constructed of 4-inch concrete masonry units (only one is brick masonry) known as “pumice block,” a lightweight locally manufactured product made by Superlite Builders Supply Company from native volcanic materials.

Roberts, Graham, and Anderson (1992) identified an Early/Transitional Ranch style that was common in Phoenix in the early postwar period. These houses have massing and plan similar to the earlier Period Revival styles, but stripped of all ornamentation. Despite the proximity of the neighboring cities, in Tempe the Early/Transitional Ranch style is more often influenced by the National Folk tradition with a massed plan, a nearly symmetrical façade, and a low-pitched hipped roof with a nearly pyramidal appearance from the street (Solliday 2001). While this distinctive local variant of the Ranch style clearly reflects the appearance of earlier vernacular houses, it was built using the methods and materials of the ubiquitous Ranch style—concrete slab foundation, concrete block masonry, steel casement windows without trim, and asphalt shingle roof. Of the earliest houses built in Tomlinson Estates, 14 are two-bedroom Early/Transitional Ranch houses with a distinctive extended eave porch across the full façade that wraps around the side of the house to form a carport.

The other 52 houses represent the classic ranch style of the early 1950s. All were built as three-bedroom houses and nearly all are of concrete block construction (only one is brick masonry). They have a simple rectilinear plan with a broad façade spanning most of the lot’s width. They have side-gabled or hipped roof, and a slightly offset entry with extended eave porch. Most were built with a carport incorporated under the main roof; a few have a lower side-gabled roof over the carport. Many of the carports have been filled as room additions or garages. Three of the last houses built in Tomlinson Estates exhibit the California Ranch style with a more elongated L-shaped plan, intersecting gable roof, and entry at the junction of the two wings.

The most common alterations that can be seen include filled carports and replacement of steel casement windows with aluminum sliding window units. In almost all cases room additions are on the backs of houses and are not visible from the street.

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SUMMARY OF CHARACTER-DEFINING FEATURES

Character-defining features of the Tomlinson Estates Historic District include:

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

Assessment of the eligibility of individual properties as contributors to the district was based on the Secretary of the Interior's Standards for Rehabilitation and the Arizona State Historic Preservation Office Revised Policy Statement for Recommendations of Eligibility of Buildings to the Arizona Register of Historic Places (Garrison 2011), which addresses specific treatments of features that are typically found in post-World War II neighborhoods. Those guidelines that are most appropriate for the Tomlinson Estates Historic District include:

- The covering of exterior block walls with stucco or other material is permissible if the historic massing and openings of the house are intact and visible
- Building additions should be located at the rear or on an inconspicuous side of the historic building
- Carport infill additions are allowed if constructed of materials that are distinctive but compatible with the original building and do not destroy the original bay expression of the carport

However, in cases where there are more than two alterations that may be allowable (enclosed carport, window replacement, sheathing of exterior walls, loss of historic landscaping/vegetation) the property is considered a non-contributor due to the incremental loss of integrity.

The streetscape of the Tomlinson Estates Historic District shows the uniform expression of Ranch style residential architecture at mid-century. All of the houses in the neighborhood are small, simple, inexpensive homes on large irrigated lots. There is a very high level of architectural integrity seen throughout the neighborhood. Of the 66 houses in the Tomlinson Estates Historic District, 57 properties (86%) are identified as contributors to the district, while 9 properties (14%) are non-contributing due to loss of integrity. There is one lot that once had a

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house on it that is now serves as the terminus of the west end of Lemon Street with a bus stop and a driveway to allow cars to turn around. Most properties still maintain the grass lawns and lush non-native vegetation associated with the period of significance. Other neighborhood features include the underground irrigation system, which has two visible above-ground features, and the rolled curbs and sidewalk, which are identified as contributing to the eligibility of the district.

INVENTORY LIST OF CONTRIBUTING PROPERTIES

| Site # | Name | Address | Style | Date |
|--------|---------------------------------|-----------------|--------------|------|
| 2 | Robert P. Curry House | 1304 E Lemon St | Ranch | 1953 |
| 3 | Harold B. Lamb House | 1308 E Lemon St | Ranch | 1952 |
| 4 | Magee-Bauman House | 1312 E Lemon St | Ranch | 1953 |
| 6 | Mock-Johnson House | 1320 E Lemon St | Ranch | 1953 |
| 8 | Merryweather-Dow House | 1328 E Lemon St | Ranch | 1953 |
| 9 | Luty-Ford House | 1332 E Lemon St | Ranch | 1951 |
| 10 | Kermit L. Mitchell House | 1336 E Lemon St | Ranch | 1952 |
| 11 | Stearns-Jelinek House | 1340 E Lemon St | Ranch | 1952 |
| 12 | H.A. Fix House | 1344 E Lemon St | Ranch | 1953 |
| 13 | S.M. Hunter House | 1348 E Lemon St | Ranch | 1953 |
| 14 | Byron G. Payne House | 1352 E Lemon St | Ranch | 1951 |
| 15 | Turner-Luvisa House | 1356 E Lemon St | Ranch | 1953 |
| 16 | Burger-Morton House | 1360 E Lemon St | Ranch | 1952 |
| 17 | Campora-Simmons House | 1364 E Lemon St | Ranch | 1952 |
| 18 | Hugo A. Zettler House | 1368 E Lemon St | Ranch | 1952 |
| 19 | Livingston-Lucas House | 1400 E Lemon St | Ranch | 1952 |
| 22 | Henry E. Reading House | 1433 E Hall St | Trans. Ranch | 1950 |
| 24 | George & Eileen Selleh House | 1425 E Hall St | Trans. Ranch | 1950 |
| 25 | Victor F. Stejsek House | 1421 E Hall St | Trans. Ranch | 1950 |
| 26 | Daniel D. Dawson House | 1417 E Hall St | Ranch | 1950 |
| 27 | Cosper-Baber House | 1413 E Hall St | Trans. Ranch | 1950 |
| 28 | Tyler-Gardner House | 1409 E Hall St | Trans. Ranch | 1950 |
| 29 | Barrier-Latham House | 1405 E Hall St | Ranch | 1950 |
| 30 | Calvin G. Turner House | 1401 E Hall St | Trans. Ranch | 1950 |
| 31 | Brown-Pasco House | 1349 E Hall St | Ranch | 1950 |
| 32 | L. R. Haire House | 1345 E Hall St | Ranch | 1950 |
| 33 | William F. & Mae Albrecht House | 1341 E Hall St | Ranch | 1950 |
| 34 | Haddock-Badger House | 1337 E Hall St | Ranch | 1950 |
| 35 | Cole N. Burton House | 1333 E Hall St | Trans. Ranch | 1950 |
| 36 | Noffsinger-Blanton House | 1329 E Hall St | Ranch | 1950 |
| 38 | Alan M. Whitehurst House | 1321 E Hall St | Trans. Ranch | 1950 |
| 39 | William J Loughridge House | 1320 E Hall St | Ranch | 1951 |
| 40 | Berrier-Jones House | 1324 E Hall St | Trans. Ranch | 1951 |
| 41 | Myers-Bengston House | 1328 E Hall St | Ranch | 1951 |

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INVENTORY LIST OF CONTRIBUTING PROPERTIES (Continued)

| Site # | Name | Address | Style | Date |
|--------|--------------------------------|-----------------|--------------|------|
| 42 | Cornett-Marsch House | 1332 E Hall St | Ranch | 1951 |
| 43 | Don L. Davis House | 1336 E Hall St | Ranch | 1951 |
| 45 | Edward G. Harrington House | 1344 E Hall St | Ranch | 1951 |
| 46 | Davis-Lovaas House | 1348 E Hall St | Ranch | 1951 |
| 47 | Stewart-Daley House | 1400 E Hall St | Ranch | 1951 |
| 48 | Harold L. Bryant Jr. House | 1404 E Hall St | Trans. Ranch | 1950 |
| 49 | Carlson-Lee House | 1408 E Hall St | Ranch | 1951 |
| 50 | Moorman-Barton House | 1412 E Hall St | Ranch | 1951 |
| 51 | Robert A. Jenner House | 1365 E Lemon St | Ranch | 1951 |
| 52 | William S. Rawls House | 1361 E Lemon St | Ranch | 1951 |
| 53 | Merlin B. King House | 1357 E Lemon St | Ranch | 1951 |
| 54 | George C. Sharples House | 1353 E Lemon St | Trans. Ranch | 1951 |
| 55 | W.L. Joyce House | 1349 E Lemon St | Ranch | 1951 |
| 56 | McSloy-Barnby House | 1345 E Lemon St | Ranch | 1951 |
| 57 | Tillery-Ford House | 1341 E Lemon St | Trans. Ranch | 1951 |
| 58 | Cope-Carson House | 1337 E Lemon St | Ranch | 1951 |
| 60 | G. J. & Anne Rogers House | 1329 E Lemon St | Trans. Ranch | 1951 |
| 61 | F. E. Mendoza Jr. House | 1325 E Lemon St | Ranch | 1952 |
| 62 | Moeur-Votichenko House | 1321 E Lemon St | Ranch | 1952 |
| 63 | R.C. Davis House | 1317 E Lemon St | Ranch | 1951 |
| 64 | S.M. & Flora Christenson House | 1315 E Lemon St | Ranch | 1951 |
| 65 | Paul D. Johnson House | 1309 E Lemon St | Ranch | 1951 |
| 67 | Tormohlen-Harmon House | 1301 E Lemon St | Ranch | 1951 |

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INVENTORY LIST OF NONCONTRIBUTING PROPERTIES

| <u>Site #</u> | <u>Name</u> | <u>Address</u> | <u>Style</u> | <u>Date</u> |
|---------------|---|-----------------|--------------|-------------|
| 1 | (landscaped lot and driveway) House has been removed from the lot | 1300 E Lemon St | n/a | n/a |
| 5 | Anna P. Griffith House Loss of integrity due to multiple additions and alterations | 1316 E Lemon St | Ranch | 1953 |
| 7 | W.R Hardwick House Loss of integrity due to multiple additions and alterations; inappropriate carport infill | 1324 E Lemon St | Ranch | 1953 |
| 20 | Arnold-Austin House Loss of integrity due to multiple additions and alterations | 1404 E Lemon St | Ranch | 1952 |
| 21 | R.H. Layton House Loss of integrity due to multiple additions and alterations; loss of original landscaping | 1437 E Hall St | Ranch | 1950 |
| 23 | Kenneth R. Artz House Loss of integrity due to multiple additions and alterations | 1429 E Hall St | Ranch | 1950 |
| 37 | Quentin K. Zeigler House Loss of integrity due to multiple additions and alterations | 1325 E Hall St | Trans. Ranch | 1950 |
| 44 | Letson-Ayala House Loss of integrity due to multiple additions and alterations | 1340 E Hall St | Ranch | 1951 |
| 59 | Maher-Coen House Loss of integrity due to multiple additions and alterations | 1333 E Lemon St | Ranch | 1963 |
| 66 | Oscar H. Barkhou House Loss of integrity due to multiple additions and alterations; loss of original landscaping | 1305 E Lemon St | Ranch | 1951 |

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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.)

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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development
Engineering

Period of Significance

1950-1959

Significant Dates

1950
1953

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

D.D. Castleberry

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Tomlinson Estates Historic District is a well preserved post-World War II neighborhood that is most representative of new approaches to subdivision development and residential design and construction in Tempe in the early 1950s. It is significant at the local level under National Register Criterion A for its association with the themes of Community Planning and Development in Tempe, 1950–1959, and Residential Flood Irrigation in Tempe, 1946–1958. Tomlinson Estates was established in 1950 and is an excellent example of the new approach to homebuilding where a subdivision of standardized tract homes was developed by a single builder. Most of the houses in the neighborhood were built 1950–1951, and offer outstanding examples of the Early/Transitional Ranch style and the classic Ranch style. The underground flood irrigation system that serves Tomlinson Estates and the landscaped environment that it supports are important components of the neighborhood design, features so desirable in mid-century Tempe that the irrigation works were constructed before street paving or any other improvements. The period of significance for the Tomlinson Estates Historic District, 1950–1959, spans a decade of an unprecedented housing boom that transformed a small farming community of Tempe into a modern city. Between 1940 and 1960 Tempe’s population rose from 2,900 to almost 25,000 residents. While Tomlinson Estates was one of the first developer-built neighborhoods, it was also one of the last of the medium sized subdivisions, for the quarter-section (160 acres) became the standard unit for subdivision development by the mid-1950s. All of the homes in the Tomlinson Estates Historic District were built by 1953 and most have retained a high degree of their historic and architectural integrity.

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

In 2000 the City of Tempe Development Services Department secured a Historic Preservation Fund grant through the Arizona State Historic Preservation Office and commissioned the context study *Post-World War II Subdivisions, Tempe, Arizona: 1945-1960* (Solliday 2001). In anticipation of a large number of mid-century neighborhoods reaching the age of 50 years, this comparative survey examined the historic and architectural significance and integrity of all residential subdivisions developed during the period. Tomlinson Estates was recommended as a subdivision that will become eligible as a historic district in the next ten years. In the Tempe General Plan 2030, adopted in 2004, the subdivision was identified as a Cultural Resource Area, and in 2006 it was listed on the Tempe Historic Property Register.

The historic context of Community Planning and Development in Tempe, 1950–1959, examines the historic development of the Tomlinson Estates Historic District and its place in the broader postwar expansion of Tempe. The context of Residential Flood Irrigation in Tempe, 1946–1958, is restated from the earlier nomination for the neighboring Borden Homes Historic District, which shares the same irrigation system.

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HISTORIC CONTEXTS

Community Planning and Development in Tempe, 1950–1959

The northeast quarter of Section 23, T.1 N., R. 4 E., was homesteaded in the 1870s and patented in 1890. With irrigation rights under the Tempe Canal, it was productive farmland for almost 80 years before it was converted to residential use. Addison B. Tomlinson owned the SW ¼ of the NE ¼ of Section 23 in 1924. Tempe landowners had just joined the Salt River Valley Water Users' Association, and he acquired a subscription for irrigation water for the 40 acres (MCR, Misc Book 30, p. 180). Ownership of the parcel went to his widow, Alice M. Tomlinson, and then to their daughter, Georgia T. Hall, in 1947 (MCR, Docket 21, p. 485), who then transferred a 28-acre portion of the land to her son, Spurgeon Addison Tomlinson Hall, also known as Addison Hall (Docket 363, p. 587).

Tempe was a rapidly growing city in the years after World War II, and several new residential subdivisions were developed the late 1940s. However, growth was not always uniform and contiguous. Two new subdivisions, Borden Homes and Hudson Manor, were built a half mile east of city limits. As early as 1948 the Tempe City Council discussed annexing developed lands to the east but landowners were strongly opposed to the action. By January 1950 a half dozen new subdivisions were under development east of town. However, by this time many of these neighborhoods were connected to the municipal water system, and when annexation was again rejected the Council responded by cutting off police and fire department services to unincorporated areas. This encouraged homeowners to agree to annexation. A series of ordinances in 1950 extended Tempe's boundaries east to their present location, increasing the size of the city by nearly 50 percent.

Addison Hall sold his land in Section 23 to Hugh Evans. The 28-acre field was located along the Tempe-Mesa Highway in the newly annexed area between Borden Homes and the older part of Tempe. Evans was developer of Marshall Parkway, Carolyn Place, Park Vista, Cavalier Parkway, and other Phoenix subdivisions in the late 1940s. On May 4, 1950, the City Council approved Evans' plans for Tomlinson Estates, a 19-acre subdivision with a residential neighborhood of 67 lots and commercial lots fronting on the highway (U.S. Routes 60, 70, 80, and 89). On May 11 he recorded the plat with the County Recorder. D.D. Castleberry was contracted to build all of the homes. The sale of finished houses was handled by Sun Valley Realty Company. In July 1950 they announced that 2- and 3-bedroom houses would soon be available for \$550 down and payments of \$49-\$55 per month.

The Castleberry Construction Company completed construction of the first block of ten homes on Hall Street in 1950. Castleberry immediately began building the next 25 houses, filling the lots on Hall Street and moving up to the south side of Lemon Street. In December 1950 building permits were taken out for the remaining 32 lots in the neighborhood. By 1953 houses had been built on all 67 residential lots.

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Both the design of the subdivision and its individual homes reflect the emerging trend in homebuilding after World War II, which was largely based on Federal Housing Administration (FHA) guidelines for subdivision development. Large uniform lots and an irregular curvilinear street plan discouraged through traffic. Houses were all of similar size and design. Compliance with FHA standards was a critical factor in marketing homes, for the agency's evaluation of both a house and its surrounding neighborhood helped determine whether a home buyer would be eligible for a federally-insured mortgage. Tomlinson Estates conformed to most of the FHA's minimum and desirable standards: local demand for housing, suitable site, accessibility, utilities, compliance with local regulations and zoning, large lots, and a street layout that limited automobile traffic. As Evans sold only finished homes, he was able to ensure that placement and construction of houses was always consistent.

Residential Flood Irrigation in Tempe, 1946–1958

Since 1931, the City of Tempe had provided irrigation service for residents within the town limits wherein customers paid an annual fee of \$2.00 to use irrigation water for their lawns. With the end of World War II, Tempe began to expand its city limits and tax base by annexing existing subdivisions beyond the original townsite and enticing proposed subdivisions by offering city services. Residents interested in these services were required to pay for installation of the utilities, and transfer ownership to the city. As Tempe continued this aggressive expansion through the end of the decade and into the 1950s, the municipal water system was significantly upgraded by excavating additional wells and improving or replacing existing mains and meters. In 1950, a new storage tank was constructed on Tempe Butte, replacing the original concrete tank; a second tank was added on the butte by the end of the 1950s, with one other constructed in Papago Park, north of the Salt River. In October 1946, the Tempe City Council passed Ordinance No. 187 establishing formal procedures for the distribution of irrigation water to lands within the corporate boundary of the expanding city. Under this ordinance, assessments of \$3.00 were charged to the residents on a semi-annual basis (\$6.00 annual total); lots larger than 8,712 sq ft were assessed a larger fee, depending on their size. The city also required customers to maintain all ditches, pipelines, and other components beyond the main turnout, which was controlled by the city. It was under Ordinance 187 that the first subdivisions annexed by Tempe—College View and University Park—petitioned the city council for an irrigation system in 1948. Consequently, the first of a series of Improvement Districts was established, wherein residents paid the cost of installing a subsurface irrigation system, after which the system was turned over to and operated by the city under its Public Works Department.

Extension of the irrigation service was initially challenged by the Salt River Valley Water Users' Association (SRVWUA), which had previously agreed to deliver irrigation water only within the original incorporated area. Beyond these limits, the Association felt obligated to supply irrigation water directly to property owners. The primary concern was in regard to assessments collected from landowners; if Tempe residents no longer received their water directly from the SRVWUA, annual assessments required of every Association customer would not be collected. Eventually, the SRVWUA and the City of Tempe signed a new water contract in 1948. Under this new agreement, residents within an improvement district paid past-due assessments to the SRVWUA

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before receiving water from the city. Subsequently, the City of Tempe paid future annual assessments to the SRVWUA for the residents enrolled in the flood irrigation program. For the next decade, between 1948 and 1958, new subdivisions annexed by Tempe petitioned and formed Improvement Districts for flood irrigation (Improvement Districts 36–40, 43 and 44). In 1953 property owners in Borden Homes and Tomlinson Estates formed Improvement District 43 and E.W. Daley, city superintendent of streets, approved plans for a subsurface irrigation system designed by the Phoenix engineering firm of Headman, Ferguson and Carollo.

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

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

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

INTEGRITY

The streetscape of the Tomlinson Estates Historic District shows the uniform expression of Ranch style residential architecture at mid-century. All of the houses in the neighborhood are small, simple, inexpensive homes on large irrigated lots. There is a very high level of architectural integrity seen throughout the neighborhood. Of the 66 houses in the Tomlinson Estates Historic District, 57 properties (86%) are identified as contributors to the district, while 9 properties (14%) are non-contributing due to loss of integrity. There are 28 houses (42%) that have all of their original features intact and appear to be virtually unchanged since the time of their construction. There are no modern intrusions into the neighborhood; all buildings within the district were built 1950-1953. The grass and lush non-native vegetation that characterized the neighborhood streetscape during the period of significance is still evident in more than 70 % of the properties in the neighborhood. Though some properties no longer receive irrigation service, the green landscape is still maintained with domestic water. In comparison to other subdivisions developed in Tempe during this period, Tomlinson Estates retains the highest level of integrity.

The Tomlinson Estates Historic District retains sufficient architectural integrity to convey its historic significance and character. The suburban plan and street features, residential architecture, and landscaping still appear essentially as they did during the 1950s. Contributing properties vary only slightly in individual levels of architectural integrity. Collectively, they readily convey the historic character of their period of significance. Many houses have sustained alterations and additions during either the historic or modern periods to adapt them to contemporary lifestyles. Room additions are common, but are almost always to the rear of house and cannot be seen from the street. Only nine houses have been altered to the degree that they have lost their architectural integrity. Overall, changes to individual properties do not substantially or adversely affect the character of the streetscape as a whole.

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

Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
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9. Major Bibliographical References

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Tomlinson Estates Historic District

Name of Property

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Name of Property

Maricopa County, AZ
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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Tempe History Museum

Historic Resources Survey Number (if assigned): _____

Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

10. Geographical Data

Acreege of Property 14.6

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

| | | |
|-------------|------------------|-------------------|
| 1. Zone: 12 | Easting: 414680 | Northing: 3697924 |
| 2. Zone: 12 | Easting: 415077 | Northing: 3697922 |
| 3. Zone: 12 | Easting: 415077 | Northing: 3697745 |
| 4. Zone: 12 | Easting : 414782 | Northing: 3697749 |
| 5. Zone: 12 | Easting : 414782 | Northing: 3697844 |
| 6. Zone: 12 | Easting : 414679 | Northing: 3697845 |

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

That part of the Tomlinson Estates Subdivision including residential lots 1-67, but excluding commercial lots A-J in the south 300 ft of the subdivision. The subdivision is located north of Apache Boulevard, East of Dorsey Lane, south of Don Carlos Avenue, and west of Una Avenue.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses all of the Tomlinson Estates Subdivision that was developed as a residential neighborhood of single-family houses in the early 1950s.

Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

11. Form Prepared By

name/title: Scott Solliday
organization: University Heights Neighborhood Association
street & number: 1405 E Hudson Dr
city or town: Tempe state: AZ zip code: 85281
e-mail swsolliday@cox.net
telephone: 480-244-3452
date: 5/15/2015

Additional Documentation

Submit the following items with the completed form:

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

Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0001
Description of Photograph: 1360 E Lemon Street, view looking N.

1 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0002
Description of Photograph: 1353 E Lemon Street, view looking S.

2 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0003
Description of Photograph: 1321 E Lemon Street, view looking S.

3 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0004
Description of Photograph: 1337 E Hall Street, view looking S.

4 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0005
Description of Photograph: 1333 E Hall Street, view looking S.

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0006

Description of Photograph: Hall Street, view looking E from the W end of the street.

6 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0007
Description of Photograph: 1348 E Hall Street, view looking NNE.

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0008
Description of Photograph: 1304 E Lemon Street, view looking N.

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

Photographs

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0009

Description of Photograph: 1328 E Lemon Street, view looking N.

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Photographer: Scott Solliday
Date Photographed: 4/19/2014
Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0010
Description of Photograph: 1329 E Lemon Street, view looking S.

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0011

Description of Photograph: Irrigation stand pipe on Hall Street, view looking NNW.

11 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Photographs

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ_MaricopaCounty_TomlinsonEstates_0012

Description of Photograph: Irrigation turnout on Lemon Street, view looking NW.

12 of 12



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Maps

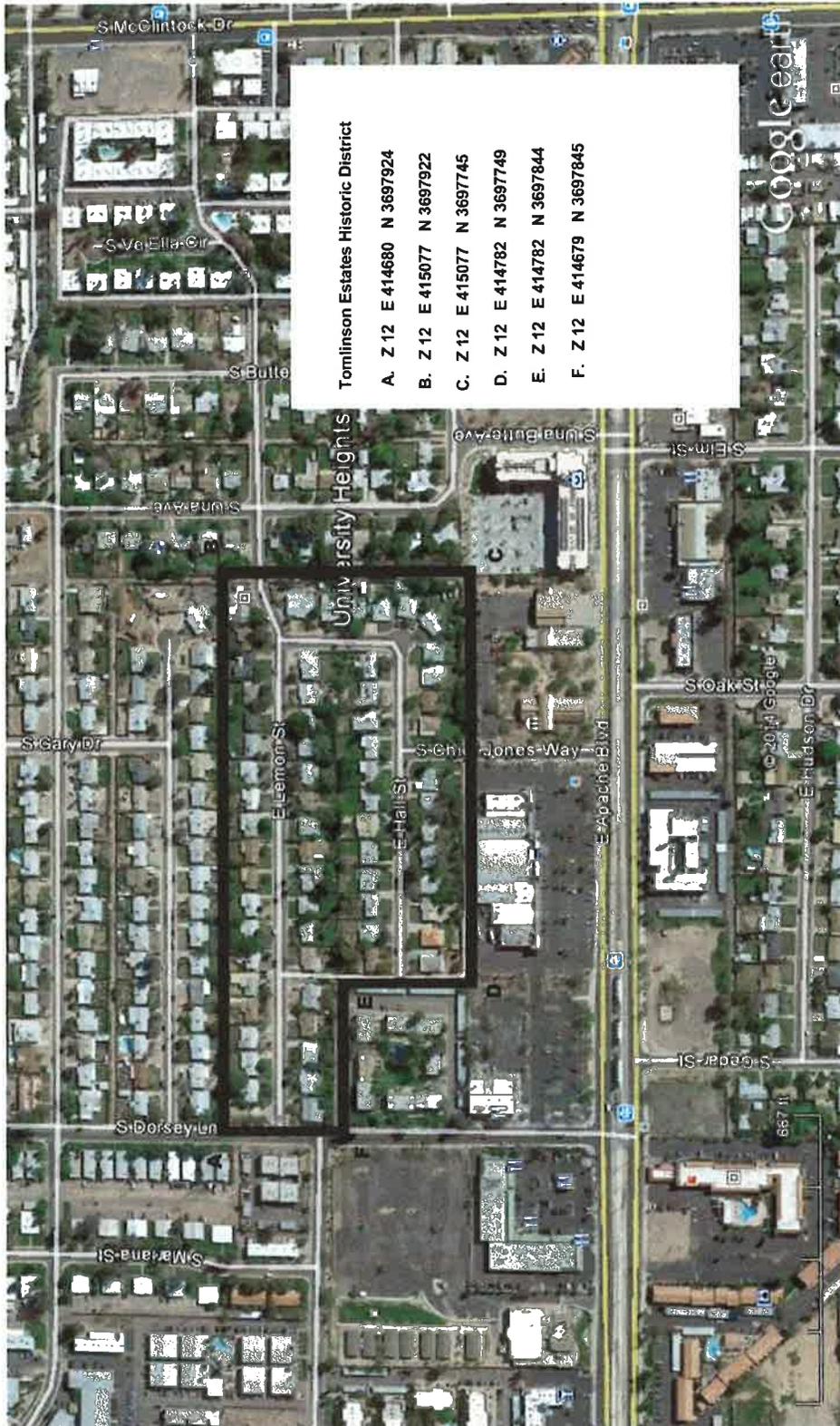
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City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Location of Tomlinson Estates Historic District
Source: GoogleEarth
Year: 2014

1 of 8

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ
County and State



Tomlinson Estates Historic District
A. Z 12 E 414680 N 3697924
B. Z 12 E 415077 N 3697922
C. Z 12 E 415077 N 3697745
D. Z 12 E 414782 N 3697749
E. Z 12 E 414782 N 3697844
F. Z 12 E 414679 N 3697845

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Sketch Map of the Tomlinson Estates Historic District

Source: Scott Solliday

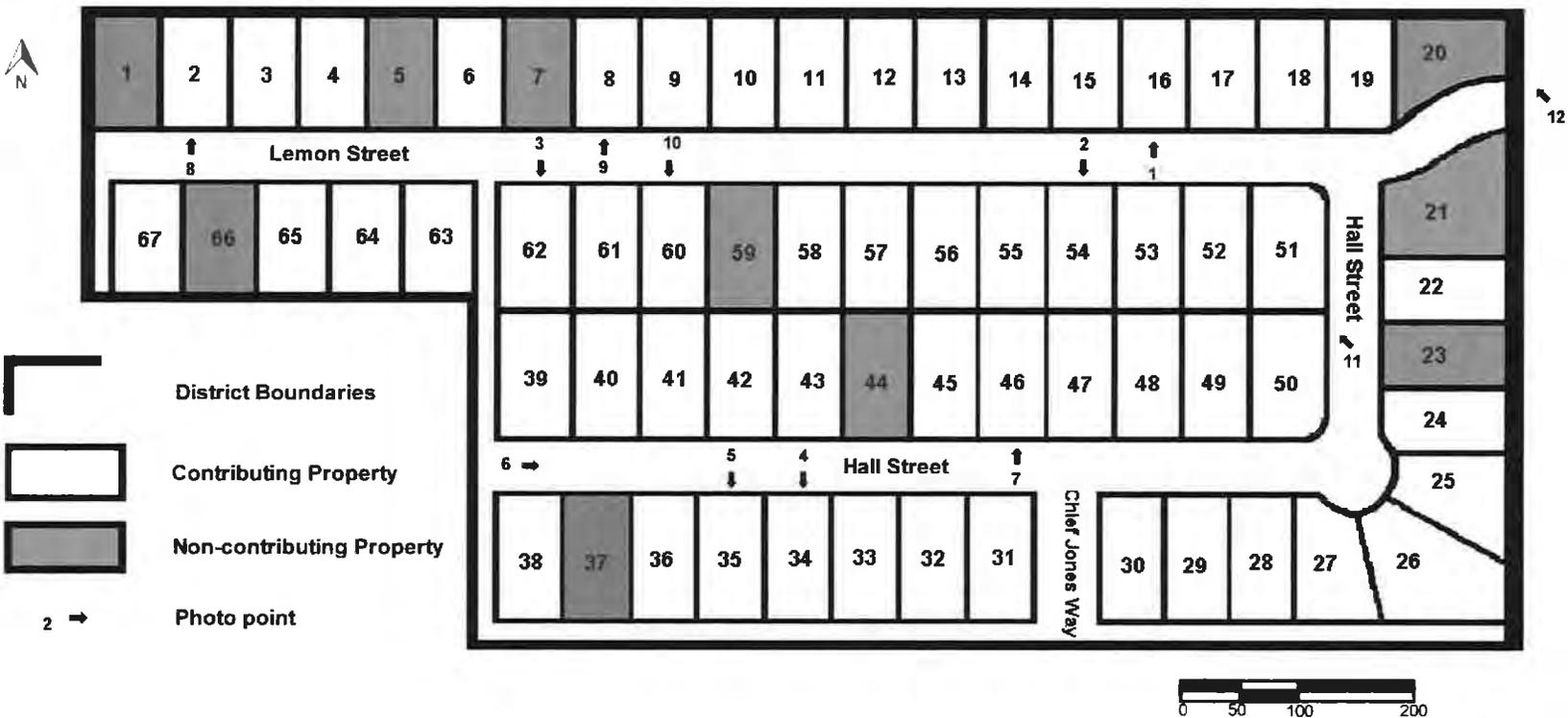
Year: 2014

2 of 8

Tomlinson Estates Historic District
 Name of Property

MariCopa County, AZ
 County and State

Tomlinson Estates Historic District



Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Plat of Tomlinson Estates

Source: Maricopa County Recorder, Book 47 of Maps, Page 36

Year: 1950

3 of 8

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

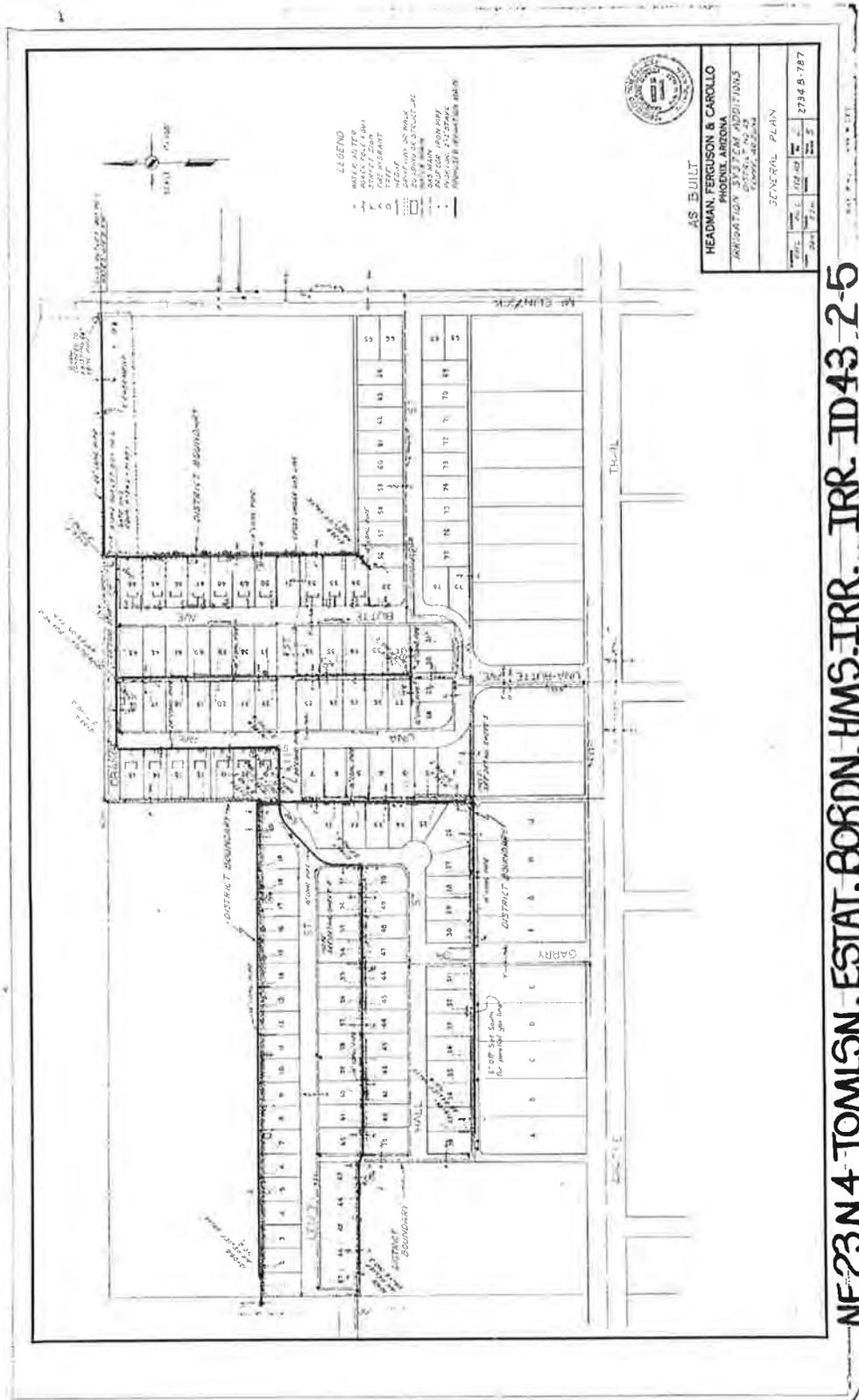
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City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Plan for Irrigation System Additions, District No. 43
Source: Headman, Ferguson and Carollo
Year: 1953

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Tomlinson Estates Historic District
 Name of Property

Maricopa County, AZ
 County and State



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

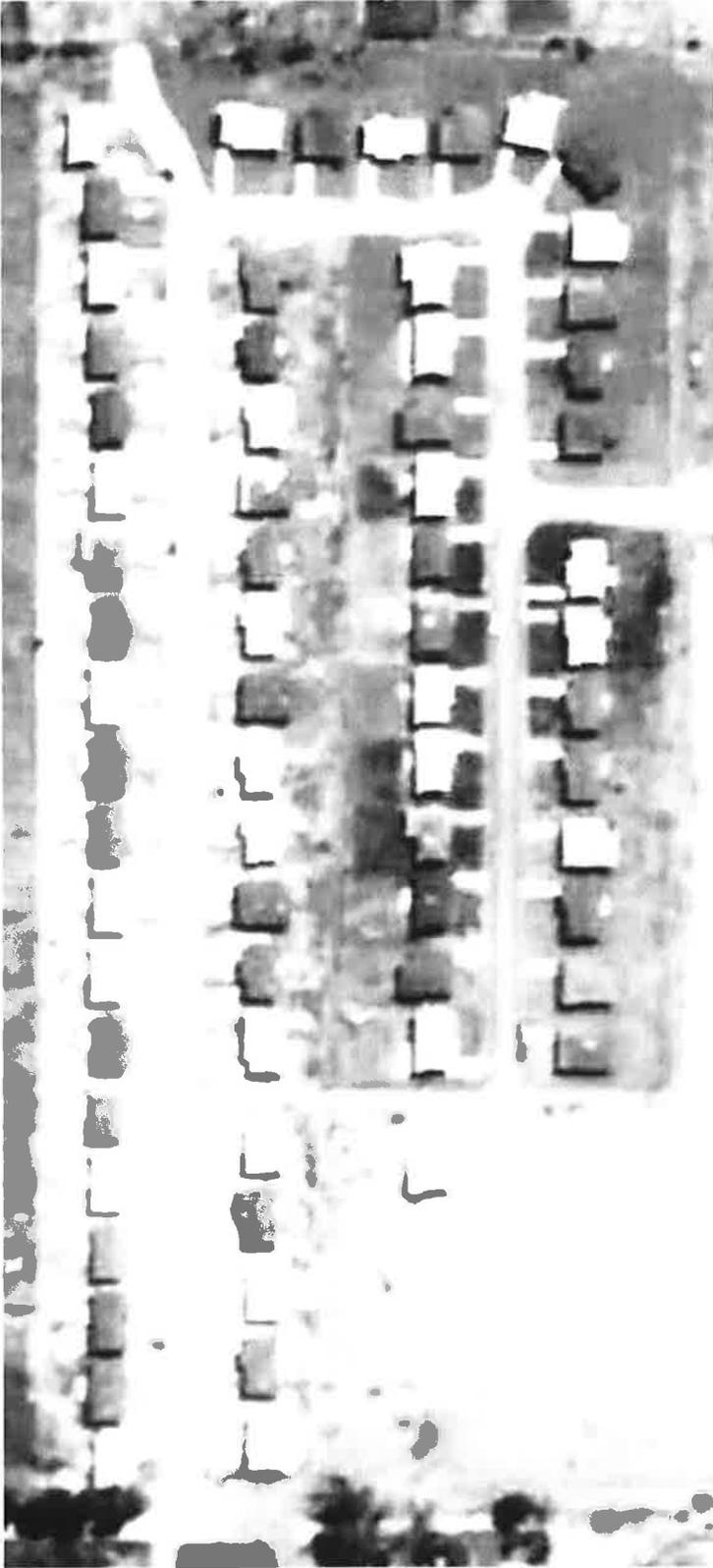
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City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Tomlinson Estates Historic District
Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)
Year: 1951

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Maps

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Tomlinson Estates Historic District
Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)
Year: 1959

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Tomlinson Estates Historic District
Name of Property

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Tomlinson Estates Historic District
Name of Property

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Maps

Name of Property: Tomlinson Estates Historic District
City or Vicinity: Tempe
County: Maricopa
State: Arizona
Map Title: Aerial Photograph of Tomlinson Estates Historic District
Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)
Year: 1969

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Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State



Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State

Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Tomlinson Estates Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 2013

8 of 8

Tomlinson Estates Historic District
Name of Property

Maricopa County, AZ
County and State







1353

1353



312 MYL

PARK & RIDE













1304





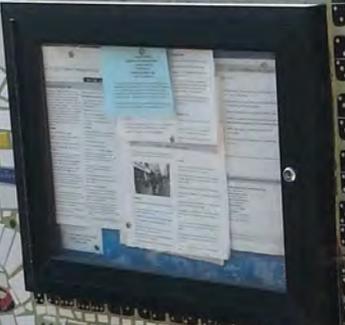
1329

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THE 1950'S



UNIVERSITY HEIGHTS
NEIGHBORHOOD NEWS

