

Mesa Postwar Modern Single Family Subdivision Development, 1946-1973

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Introduction

Goals and Purpose

The Postwar Mesa Residential Subdivision study was undertaken by the City of Mesa. It was funded in part by the City and in part by the National Park Service (NPS), U.S. Department of the Interior through a Certified Local Government (CLG) PASS-THROUGH grant administered by the State Historic Preservation Office (SHPO) in Arizona State Parks. The goal of the survey was to locate and document single family residential subdivisions that were constructed during the building boom after World War II that could be eligible for listing on the National Register of Historic Places (NRHP). The information collected will help the Mesa Historic Preservation program fulfill its CLG responsibilities to maintain a system for the survey and inventory of historic properties. In accordance with the "Better Resource Management" goal of the Arizona Historic Preservation Plan Update 2000, this survey has targeted a specific resource type within the City. The findings will be integrated into the City's broader planning and decision-making processes. Additionally, the survey findings will assist the Mesa Historic Preservation Committee (HPC) in selecting properties for listing on the Mesa Historic Register. A better understanding of the nature and condition of this historic resource type will also be valuable to the HPC in their development of local HP programs that support the preservation of extant properties.

Acknowledgements

Although the survey publication was financed in part with Federal Funds from the NPS, the contents and opinions do not reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Further, the CLG program receives Federal assistance for the identification and protection of historic properties. Under Title VI of the Civil rights act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age or handicap in its federally assisted programs. If you believe you have been discriminated against in any program activity, please contact the Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

Methodology

Research Design

Previous study of the development of single family homes during the post WWII period in Scottsdale guided the selection of methods, techniques and the parameters of study for this survey effort of Mesa's postwar houses. With an understanding of the postwar growth in Arizona and the Phoenix metropolitan area, an initial hypothesis of the undertaking was that single family development in Mesa would follow similar patterns of periods of construction and changes in design as was found in the earlier study of Scottsdale. Consequently the initial focus for the survey was on single family homes, as defined by the Maricopa County Assessor's Office and Federal Housing Administration's (FHA) property classification systems, built between 1946 and 1980. Data was collected and analyzed for more than 33,000 single family homes constructed in Mesa during this period. Preliminary field reviews were conducted to identify the physical development patterns associated with the different periods of building. As a result of this work, it was determined that subdivision and housing designs in Mesa gradually began changing in the early 1970s though the pronounced changes that occurred in Scottsdale after 1973 were not as apparent in Mesa's development patterns. As a result, the focus of the survey effort was refined to evaluate single family residential subdivisions from 1946-1973 that were located within the current City boundaries. This includes single family subdivisions that were originally located in unincorporated areas of the county. Excluded from the study were single family homes located outside officially platted residential subdivisions. Also excluded were single family homes located in subdivisions that were not substantially (more than 50 percent) completed in the postwar period between 1946 and 1973.

Data Analysis and Evaluation

An important technique used to identify and study the postwar single family housing population was Geographic Information System (GIS) analysis. A database was created, from the Maricopa County Assessor's records and Maricopa County Recorder plat maps, with information about the physical characteristics of the individual homes and their associated subdivision developments. These characteristics

and their patterns were analyzed over time, geographically and descriptively. Using this analysis, the designs that characterize the single family housing population were identified communitywide. Gaining an understanding of the overall pattern of development and the character-defining features of this extensive population helped facilitate the process of evaluation. Further, when the physical patterns were matched with historic trends, the important development influences and themes became easier to identify.

Field Reviews

Using Maricopa County Assessor records and related files from the City of Mesa's GIS department, the various single family homes were aggregated at the development level (identified by GIS numbers and names in the findings). Field reviews were conducted to collect information not available in the Assessor's database, assess integrity and document the general trends and patterns associated with these properties. Representative photographs were taken to portray the range of components found in their design and construction.

Context: National and Regional Residential Subdivision Practices, 1934-1973

The Influence of Federal Programs on Neighborhood Development

"Financially, organizationally, and technologically, the roots of the [postwar] boom were in the 1930s [when] the building industry streamlined itself" facilitated by both FHA financing, land use controls, and the achievement of the mass-produced tract house (Fishman 1987, 193.) The now century old American ideal of living in a detached single family house with land thus became the heart of the housing business for developers for many years following World War II. The dream was made possible by "a massively financed and elaborately organized" housing industry that increasingly adopted the methods and practices of mass production (Fishman 1987, 194). Virtually all of these homes were constructed as part of a larger subdivision plan that included other similarly designed houses, landscaping, infrastructure improvements such as roads and utility lines, and in some cases also included amenities such as parks, schools, shopping and community centers.

The Depression ushered in a range of New Deal Housing programs, which accelerated change in development practices in the Phoenix metropolitan area and began a new phase in the form and physical growth of residential areas. The diversity of housing forms that characterized earlier neighborhoods would give way to patterns of uniformity and consistency. In the process, many of the subdivisions built out in the 1930s and 1940s exhibited a transitional pattern of development, borrowing from both old and new practices. In addition, residential subdivision practices changed with the advent of the Federal Housing Administration (FHA) programs beginning in the 1930s; emerging residential areas were increasingly laid out and built-up in accordance with government guidelines to promote efficiency, convenience and continuity of planning, design, and construction of neighborhoods.

The National Housing Act of 1934 created the Federal Housing Administration (FHA), whose purpose was to insure mortgages, thereby increasing lending by private institutions and stimulating new housing construction. This support helped spur the largest-ever drive "to build the American working man a decent home at a price he can afford to pay" (The Arizona Republic, May 9, 1937). In exchange for insuring private lenders against the risk of loss on new mortgage loans, the FHA required that subdivisions and homes be built according to certain design and construction standards. The FHA program was initiated in Arizona in January 1935. Banks with facilities in 22 Arizona cities offered FHA insured loans up to 80% of the appraised value, not to exceed \$16,000, for new construction or to purchase homes already built. Loan terms could be stretched as long as twenty years, with a fixed rate of five percent plus a one percent fee for service and insurance charges. The following year, the FHA set aside its rule that all new construction be in urban areas, allowing subdivision development outside the corporate limits of cities and towns. In the late 1930s in Phoenix and elsewhere this helped encourage development to spread out from the central core to suburban locations, a practice that emerged to become a hallmark of postwar subdivisions. By 1940, 2,100 new construction mortgages totaling \$8.3 million were insured statewide under the FHA. Most of this development occurred in the Phoenix area. A good percentage of the new homes purchased under the FHA program were bought by newly married couples, a trend encouraged by officials who noted that "under ideal conditions each newly married couple should have a new home in which to start their new life together" (The Arizona Republic, November 8, 1936).

In 1936 the FHA formalized its neighborhood design standards in an influential bulletin entitled "Planning Neighborhoods for Small Houses" -- the purpose of which was to call attention to the importance of location and appointments of residential subdivisions. The publication offered suggestions to architects, planners, developers, and builders that would result in the production of "more neighborhoods to which, with investments secure, mortgage money will flow at attractive rates, and in which owners will find lasting enjoyment and satisfaction" (The Arizona Republic, December 20, 1936). The FHA regulations had a great influence on subdivision design and costs. Through the agency's voluntary review process, the FHA also had a noticeable impact on the street layouts, lot sizes, and site plans of subdivisions. For example, FHA standards favored curvilinear streets and cul-de-sacs that slowed traffic and minimized entries to the neighborhood, factors that created a safer play environment for children. Winding streets were also thought to improve property values by lending a country feel to the neighborhood. Moreover the FHA encouraged paved blacktop roads and began mandating sidewalks in the mid 1950s. The FHA also impacted lot sizes by requiring a minimum square footage per single family parcel. Lot sizes increased throughout the postwar era, growing from an average of 7,500 square feet in 1950 to almost 13,000 square feet by 1969. Houses in the postwar subdivision moved toward the front of their lots, often with a standard setback of 20 to 25 feet from the property boundary and a minimum lot width of 50 feet. This left more room in the side yards and backyard for outdoor living spaces such as terraces, patios, and barbeque areas. As part of the site plan, FHA also encouraged developers to plant two trees in each front yard and later even increased the appraisal value of subdivisions that preserved existing trees during development.

Another concept promoted by the FHA that influenced residential subdivision development was the encouragement of larger-scale building operations. Large-scale construction was viewed as a way to boost the economy, reduce construction costs and rapidly increase the housing stock. In Phoenix and nationally, the most important change resulting from promotion of mass housing was the shift in the responsibility away from real estate companies to building contractors. Provided with house designs and approval for FHA insured mortgages and resources to secure interim financing for land acquisition and construction, home builders were now able to perform all the necessary tasks of developing subdivisions. The marketing of these subdivisions were assisted with highly visible promotional and

advertising campaigns sponsored by the FHA and private lending institutions. Building supply companies also provided financing and promotional efforts to support the contractor's involvement in subdivision development.

The FHA also influenced the form and appearance of mid-twentieth century building through the promotion of the notion that streetscapes should present an appearance of uniformity and design continuity. In many ways, this planning concept was a continuation of efforts of the FHA to standardize house building plans and materials to reduce costs and simplify construction. It is also indicative of the shift that occurred in the role of the developer from land subdivider to the "builder of communities." To garner FHA support for their development, many Phoenix area homebuilders began to construct standardized homes that adhered to the construction and livability requirements of the FHA.

With the nation at war, there was a rationing of supplies for new housing construction. On April 9, 1942 the War Production Board halted construction of all new housing in the Phoenix metropolitan area, with the exception of that necessary for defense housing in areas of critical shortage. As a result, only a handful of single family residential subdivisions were constructed during wartime, though Phoenix experienced more construction than many communities in other parts of the country. Only those few subdivisions that qualified as essential housing were completed during World War II. Though they did not have approval to actually build, some entrepreneurial developers began recording new subdivision plats during the war, anticipating fruitful development opportunities as soon as it concluded. Residential subdivision development in the Phoenix metropolitan area quickly began again as soon as the war ended, though a shortage of building supplies continued to hamper all construction for a few years.

At the same time, however, a number of other government policies facilitated a surge in housing production during this early postwar boom. The federal income tax rates had risen substantially during the Depression and World War II making the deductibility of mortgages and property taxes, introduced in 1939, an attractive feature of homeownership. In the Phoenix metropolitan area home ownership increased from 33 percent in 1940 to 47 percent in 1950 and to 61 percent by 1960. By 1970, more than 67% of the Valley's housing units were owner-occupied.

In addition, the federal government continued to facilitate the metropolitan area's housing growth during this time with easy financing offered under the Federal Housing Authority and a new postwar program offered by the Veterans Administration (VA). The VA became involved in housing through the 1944 passage by Congress of the Serviceman's Readjustment Act, better known as the GI Bill. In anticipation of a postwar housing shortage, this bill helped facilitate housing production and homeownership by authorizing the VA to guarantee mortgage loans to returning war veterans for the purchase, construction or improvement of homes. One of the key provisions allowed veterans to buy a home with no down payment. The amount of money made available through the VA was more than sufficient for a veteran to finance construction of a home in almost any Phoenix area neighborhood. Home construction in Phoenix in particular soared between 1946 and 1950 and almost 17,000 new homes were built in this early period in the city. In contrast, construction proceeded at a much slower pace in outlying communities such as Scottsdale, where fewer than 500 homes were constructed, and in Mesa, where approximately 2,500 new single family homes were completed in the first decade after World War II.

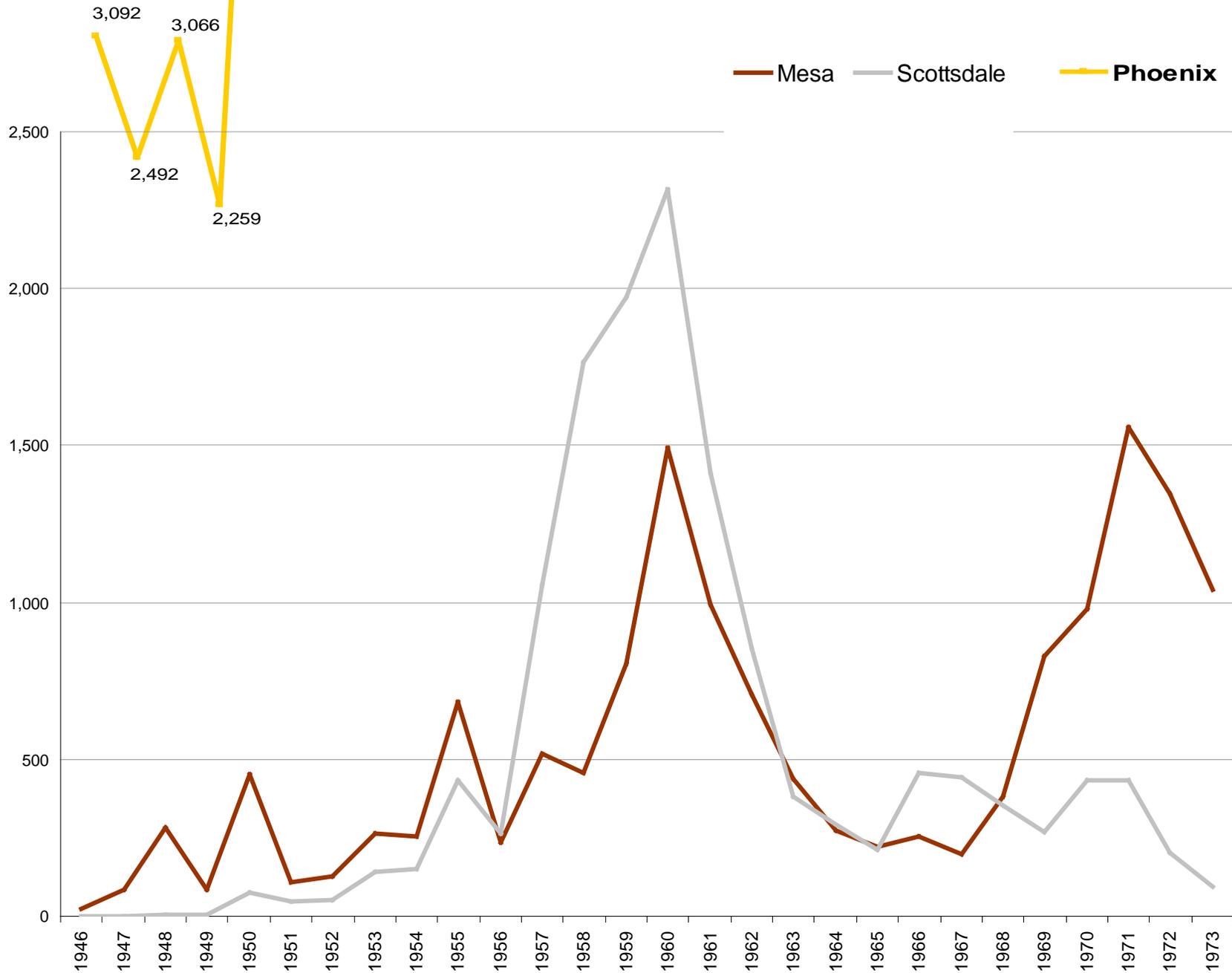


Figure 1: Comparison of Single Family Home Construction Trends in Mesa, Scottsdale, and Phoenix

The government also passed additional legislation to accelerate the nation's housing production and channel much of it into the lower priced range, in an effort to confront the exceptionally strong demand for housing that was increasing real estate prices and construction costs for scarce materials and labor. The 1946 Veterans' Emergency Housing Act extended price and rent control for new housing to peacetime conditions, allocated materials and facilities for housing construction, authorized premium payments for production of building materials, provided a preference to veterans in new sales and rental housing, and extended FHA mortgage insurance to builders of new sales and rental housing under Sections 603 and 608. In addition, FHA mortgage insurance continued to be offered to individual homebuyers under the earlier provisions of the National Housing Act.

Through FHA and VA mortgage guarantees, the government insured one third of the total outstanding mortgage debt nationwide in the early ten-year boom. The VA guaranteed 60 percent of this share. The stability in housing values, which had been heavily influenced by FHA's uniform underwriting procedures, minimum property standards for new construction, and improved land planning practices also facilitated emergence of a nationwide secondary mortgage market. The Federal National Mortgage Association (FNMA), or "Fannie Mae" organized this market and by 1948 was also dealing in VA mortgages. FNMA functioned to effect transfer of mortgage funds from areas of surplus to deficit regions and helped stabilize housing production by managing the purchase and sale of mortgages. Government programs continued to have a positive ripple effect on broader housing and mortgage markets. The success of FHA and VA operations and the developing secondary mortgage market also stimulated the mortgage banking industry. By 1956 one third of all FHA home mortgages originated with mortgage companies. Another institution, the Federal Home Loan Bank Board, advanced monies to savings and loan associations, which helped contribute to their expansion and future impact on both mortgage financing and housing production. By the late 1960s financial institutions were considered "the single most important locus of power in the [housing] industry" (President's Committee on Urban Housing 1968, 117).

Direct federal government influence in the mortgage and housing markets began to diminish in the late 1950s. As the pool of eligible veterans declined, so did VA participation in guaranteeing mortgages, though FHA's participation remained stable. As a result, the

percentage of loans guaranteed under government programs declined to one-fourth during this period, down from almost one-third during the early ten-year housing boom. An increase in conventionally financed multifamily mortgages also contributed to the government's waning influence in the single family residential mortgage market.

A distinctive feature of the housing development in the postwar period was the variation in the number, importance, and size of builders. The new streamlined financing and production systems allowed building operations of all sizes to successfully compete in the market for new buyers. Large-scale builders began to garner a bigger share of the housing market in the postwar boom years. In spite of this trend, small and medium sized builders were considered the backbone of the mid-twentieth century homebuilding industry, as they were more adaptable to its local nature. Small and medium sized builders were typically merchants and/or custom builders in the single family housing business. Large volume builders tended to stay away from custom construction. They typically included multifamily as well as commercial buildings in their practice, and were more involved in all aspects of land development than the small builder.

Phoenix Area Subdivision Development

A number of title companies, banks, and savings and loan associations opened local branch offices to serve their new suburban clients. Valley National Bank was particularly instrumental in the postwar suburban expansion of the metropolitan area. VA and FHA loans brought home ownership within reach of hundreds of thousands of Americans for the first time. This, in combination with the attention paid to new home building by popular home magazines, architects, and manufacturers, spurred the largest surge in home construction since the 1920s. In the central core and around the already built-up areas of Phoenix, the practices to produce housing largely continued the traditions of pre World War II building patterns, with a majority of small and medium scale operations. In the 1940s the number of new residential plats recorded in Phoenix skyrocketed to almost 600 and more than 80 percent of these had fewer than 100 lots. However, the 1940s marked a transitional period in development from small and medium-scaled building operations that were typically characterized by their heterogeneous appearance to larger-scale operations that began to reflect more homogenous housing styles and plans. Approximately

one quarter of the developments in Phoenix that were substantially built out between 1946 and 1950 have more than 100 parcels in the development, reflecting the growing trend toward mass production in housing. As a result, many of these neighborhoods are defined by a more homogenous appearance. Suburban communities, including Mesa, Tempe, and Scottsdale reflect similar patterns of postwar development at a smaller scale than what occurred in Phoenix.

A variety of architects, planners, realtors, and builders, often functioning as small to mid-scale developers, remained firmly engaged in the construction of residential subdivisions in the Phoenix metropolitan area in the postwar period. By the mid 1950s at least 34 well-known subdivision builders were operating in the Phoenix market, and large scale developers were also beginning to appear. This new type of developer included John F. Long, who built the Maryvale community in west Phoenix, and Del E. Webb Development Co. who built several residential subdivisions in the metropolitan area in the 1950s before developing the Sun City retirement community in the 1960s. Other well-known builders were D.D. Castleberry Building Construction, Cavalier Homes, Farmer and Godfrey Construction, Ellis Suggs Construction, Hallcraft Homes, and Staggs-Bilt Homes. Most builders belonged to the Arizona chapter of the National Association of Homebuilders, which had emerged to become a strong proponent of the homebuilding industry in the postwar era. Typical of nationwide patterns, many of the large volume builders were associated with large developments with several plats and more than 100 homes.

Because labor and land were inexpensive in the Phoenix area, and mortgage money was readily available, the new housing was relatively low in cost, with a median home value of \$7,500 in 1950. As a consequence, the region was promoted with the lure of this inexpensive housing for several decades. By the mid 1950s Phoenix was nationally known for its "outstanding new home values" which were among the most affordable in the country (Reed 1954, 25). This affordability was attributed to a number of factors. There was an abundance of available land for residential subdivision development -- estimated to be nearly half a million acres in 1954. In addition, the sunny climate was ideal for year-round building, and less than five working days annually were lost due to inclement weather.

Other important factors included the use of mass production building techniques. The years following World War II were characterized by

the increased industrialization of many practices and materials involved in the housing construction industry. Builders nationwide and locally adapted the principles of speed and efficiency first developed in assembly-line plant manufacturing operations to the construction of homes. Squads of workers moved through a stationary house, each group focusing on a particular step of the development, such as the framing, electrical, and plumbing. In addition, materials and parts such as the brick, concrete blocks and steel casement window units that characterize much of the postwar housing in the Valley were mass produced off site. The standardization of parts and use of assembly line production methods to produce houses resulted in great cost savings to homebuyers. Indeed, it was actually reported that teams of builders from other parts of the country were sent to Phoenix to study the cost saving methods that produced these exceptional values. Arizona also had an ample supply of qualified construction workers. It was common for the volume builders in the Phoenix area to operate on a small net profit, sometimes as little as \$200 per house, which was "unheard of" in other parts of the country and helped keep costs down for buyers and competition up among builders. Financing for home mortgages came "willingly and readily" from eastern banks who viewed the Phoenix homebuilding market as a good investment and who relied on the "excellent reputation" of local lending institutions such as the Valley National Bank for servicing the loans (Reed 1954, 39).

Phoenix area homes continued to be a good value, still selling for about ten percent less than the national average at the end of the 1950s. By the early 1960s, the state's biggest builders were selling homes anywhere from \$9,500 to \$16,000. A typical three bedroom two bath home in the Phoenix metropolitan area sold for about \$12,500 and a four bedroom model with two baths a family room and dining room sold for around \$16,000. More upscale homes in areas of Scottsdale and elsewhere could start as high as \$37,500. As the 1950s and 1960s progressed, rising land costs in metropolitan Phoenix contributed to higher home prices. In 1947, just before the 1948 building boom, subdividers in the Phoenix area were able to purchase raw land for about \$100 an acre. However, land prices increased as demand for single family homes rose and easily developed agricultural parcels became less prevalent. By the mid 1950s one acre of raw land had climbed to \$2,500 and by the early 1960s \$5,000 an acre was a typical price.

Postwar suburbs came in a variety of sizes. The largest included hundreds of homes, but many were characterized by several plats with a few dozen units each, and there were even smaller in-fill plats with a couple dozen or fewer homes. Smaller subdivisions were more common in the eastern United States because its longer period of settlement resulted in more fragmented land development patterns. The western United States, which was more recently settled tended to have larger subdivision tracts built on land converted from agricultural uses. In Phoenix, the earlier neighborhoods of postwar development in the east and in the area between McDowell and Camelback Roads, from 27th Avenue to 24th Street, tended to have small to medium sized single family subdivision developments; multifamily infill was also a common development pattern. These development patterns reflected a transitional period in the evolution of home building practices of the mid twentieth century. Areas further out from the central core of Phoenix, especially Maryvale and the area west of the Black Canyon freeway to the city of Glendale, were characterized by larger scale, low-density tract development.

New residential subdivisions also sprang up around the outlying suburbs of Scottsdale, Tempe and Mesa. These too varied in size, from small mom and pop developments to large-scale operations undertaken by established developers. In communities such as Scottsdale, which had experienced only limited settlement activity prior to the postwar period, it was possible for developers to buy large agricultural holdings for residential development. In contrast, more established communities such as Mesa had a more fragmented pattern of land ownership. This pattern of earlier twentieth century settlement activity made it a challenge for postwar developers to assemble large tracts of land. As a result, postwar residential subdivisions in Mesa tended to be small or medium sized operations.

Transitional subdivisions reflect a number of trends and patterns that were characteristic of prewar as well as postwar housing construction. The FHA, and later the VA financing, brought a certain homogeneity to most subdivision developments. At the same time however the presence of a number of small to mid-scale builders could result in a somewhat heterogeneous appearance, with discontinuous street patterns and a mix of architectural styles. Housing in the transitional period often reflected elements from period revival styles in addition to modern Ranch and progressive Styles. The availability of mass produced parts and standard materials as well as the use of

covenants, codes, and restrictions enabled even those subdivisions built out by many different builders to achieve some homogeneity in overall neighborhood appearance.

Speculative building practices characterized many postwar developments in the Phoenix metropolitan area. It was common for small to medium scale developers to sell ready-made homes they had constructed without a particular buyer in mind. By the mid 1950s however, new tract homes in the Phoenix metropolitan area were often sold on the basis of what furnished models displayed, with the sales contract signed before ground was even broken. This method gave the buyer an opportunity to choose special features to customize his new home such as exterior house features including trim patterns and roof shapes as well as interior color schemes, tiles, and even slight plan modifications. By 1960, home trade-in plans were also being promoted in the Phoenix area as a way for builders to stimulate single family housing demand.

Thousands of homes within hundreds of subdivisions were constructed during the postwar housing boom experienced in the Phoenix metropolitan area after the Second World War. These developments represent a continuum of development. Ranging from small to medium to large-scale developments, with housing styles that create a variety of heterogeneous or more uniform patterns at the neighborhood level, these developments illustrate the evolutionary pattern of the Valley's postwar neighborhoods.

Context: Growth of the Phoenix Metropolitan Area, 1940-1973

Both the World War II years and the postwar period were eras of rapid change for Arizona and especially for the Phoenix metropolitan area. A number of demographic and economic conditions influenced a high volume of housing production. The area became nationally known for its single family housing, which grew to become an important local industry in the postwar period.

Social and Economic Trends

The state had one of the highest in-migration rates in the country with new people arriving by the thousands. In fact, during the 1940s Arizona was the second fastest growing state in the country after California. World War II had ironically ushered Phoenix into a new era

of unprecedented prosperity and growth. With its warm climate and desirable inland location, the area had all the requisite elements for war industries and military installations. Soon after the war began, a number of aviation and military training camps opened in the state. This inspired other war-industries to locate in Arizona as well. Several large manufacturers who were looking to decentralize with multi-plant operations built industrial centers in the Phoenix metropolitan region during the war. By 1945 the Salt River Valley had six military facilities: two major air bases, three training fields, and a Naval Air Station. These bases created an immediate demand for new housing, stores and other businesses to meet the needs of the thousands of soldiers

stationed in Arizona.

These events proved instrumental in the postwar development of the metropolitan area, as Luke and Williams' air bases remained operational. The population also grew as other military personnel, who trained or worked in the area during the war years, decided to relocate to the Valley with their families when they returned to civilian life. This marked the beginning of the state's postwar population explosion. It also provided a labor pool of skilled workers, which was attractive to the postwar manufacturing operations that were emerging nationwide.

Phoenix Metro Area Population Growth 1950-1975

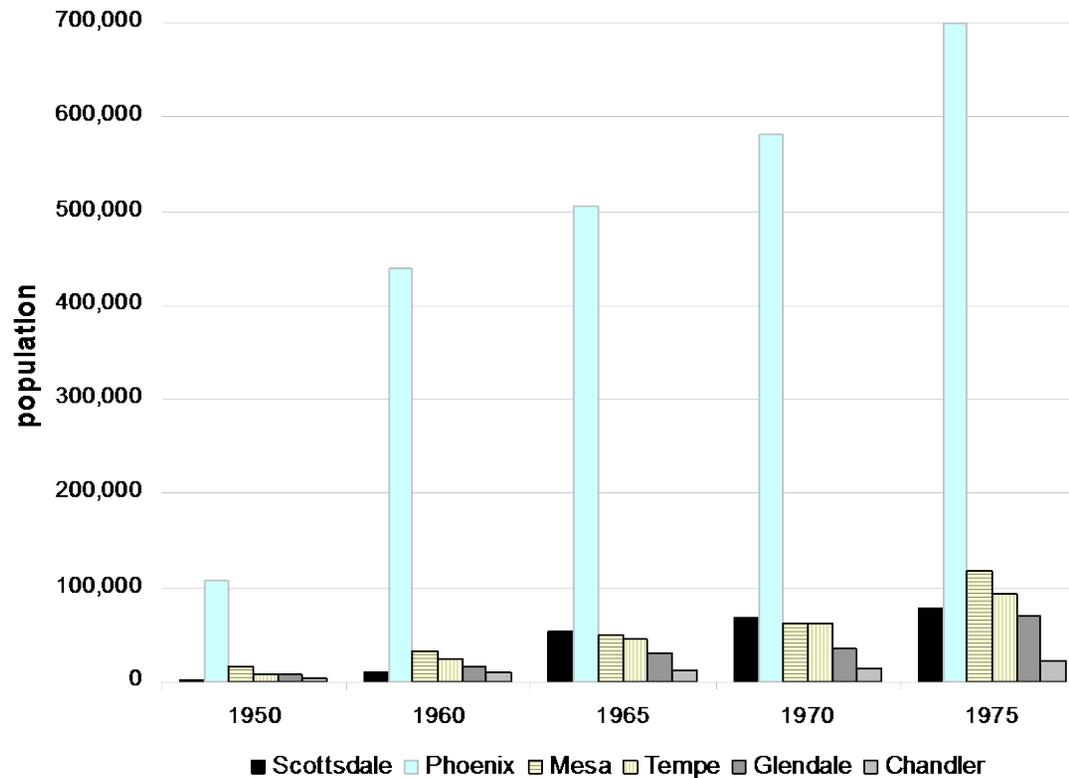


Figure 2: Comparison of Phoenix Metro Area City Populations 1950-1975

Arizona's population increase was dramatic. Between 1940 and 1950 its population grew by almost 25,000 people a year. Over the next twenty years the average annual increase doubled to another 50,000 new residents each year. Most of these people moved to either the Phoenix or Tucson areas.

A positive employment picture as well as Arizona's mild climate and low living costs were all factors that continued to attract new residents. During the late 1950s, the Phoenix economy saw the addition of new jobs at an average yearly rate of almost 13,000. As the state capitol and the largest city in Arizona, Phoenix became a focal point for development of the state's basic industries, which were manufacturing, agriculture, tourism and mining.

Manufacturing emerged as the most significant industry, first rising to prominence during the war and becoming even more important in the postwar era. By the early 1960s manufacturing had become the state's biggest income producer and fourth largest employer. The developing cold war had encouraged a focus on technology, and particularly electronics. The manufacturers of defense equipment were urged by the federal government to locate in the Southwest and West where many of the wartime industries had been established. Phoenix was attractive because it was close to West Coast supply sources and was an air transportation hub. Phoenix actively cultivated an expanding industrial base. In 1946, the Chamber of Commerce attempted to maintain the momentum created before the shutdown of the war industries by raising \$150,000 to conduct a nationwide search for clean, light industries. The arrival of Motorola in 1949 was credited for giving "impetus to the state's single most important industry, electronics" (Zarbin 1962, 408). As a result of the government's encouragement and Motorola's presence, a number of other major industrial manufacturing firms located in the Phoenix area. By the mid 1960s General Electric, Sperry-Rand, Dixon Electronics, and Kaiser Aircraft and Electronics had opened plants in the metropolitan area, each employing more than a thousand workers. Hundreds of smaller firms also sprang up in Maricopa County. By 1960, 290 new industrial companies had opened in Phoenix alone.

The postwar population created a strong demand for housing. In 1950 nine per cent of all employees in the Phoenix metropolitan area worked in construction and this figure remained steady throughout the decade. By the early 1960s single family homebuilding had become one of the

state's largest businesses. This was due in part to the extensive tract home building by some of the nation's largest builders. The John F. Long Company alone constructed almost 2,000 homes in 1961. Other major builders, including Hallcraft, Staggs and Del Webb collectively erected more than 9,000 houses that same year.

As the 1960s progressed, Arizona continued to experience a swell in population. At the same time, however, the age group distribution changed. During this time there were major increases in the number of young adults under 30 and older adults over 55. But the population between 30 and 40, which traditionally provided the strongest market for single family homes, barely rose. In turn the average household size, which had increased during the 1950s, began to decline. These demographic changes influenced the development of multiple housing types, including apartments and condominiums as well as entire planned communities. In a parallel to nationwide trends, the proportion of new housing that was comprised of freestanding single family homes gradually declined and multifamily types became more prevalent.

Transportation

Typical of postwar patterns nationwide, and particularly in the West, the suburban development in the Phoenix metropolitan area manifests the overwhelming influence of the automobile. Closure of the last trolley run in 1948 signaled the end of an earlier era of the city's transportation. Buses continued to link downtown neighborhoods to each other, as they had since 1929, but it was cars that would drive Phoenix's further expansion. However, unlike many postwar suburban areas, freeways were not a defining factor in the location and form of suburban communities around Phoenix.

Although Phoenix had become the hub of federal, state, and county highways for the metropolitan area by the mid-1930s, there was no postwar expansion of interstates and freeways as occurred in other areas of the country. It seemed the Phoenix metropolitan communities perceived little need for anything beyond a good system of local roads, an attitude that persisted into the early postwar years. Unlike many other major Midwest and east coast cities, the Valley did not experience the traffic congestion that prompted highway construction in some of the larger cities. A 1947 street map of the Greater Phoenix and surrounding area showed the road network to be largely

concentrated in Phoenix between the Salt River to the south, Camelback Road to the north, and between 19th Avenue and 32nd Street from west to east. Many roads were only graded and oiled. Even in 1950 the Phoenix Public Works Department spent most of its time sprinkling water on unpaved streets to keep dust down.

However, with the mid 1950s population explosion, the road network expanded dramatically as development pressure extended out from the City of Phoenix toward outlying communities. A 1957 City of Phoenix report noted car ownership was up 152 percent and average daily trips had increased 49 percent. By 1958, an arterial grid of roadways and curvilinear residential subdivision street patterns connected the once vacant and agricultural land between Phoenix and outer suburban communities including Scottsdale, Tempe, Mesa and Glendale. Phoenix became the epitome of the suburban American city, where the middle class commuted into town for work and returned to their neighborhoods on the outskirts of town to shop, dine, and reside.

While the arterial road network had a defining influence on growth patterns in metropolitan Phoenix, highway development had little influence during this period. Though the 1956 Interstate Highway Act provided federal funding for highway construction, by 1960 only seven miles of freeway had been completed in Phoenix. Stymied by local political battles and concerns about the appearance and the impacts of freeways, little progress in highway development occurred. In 1962 the Phoenix City Council adopted a resolution for seventeen more miles of urban freeways to be jointly constructed by the state and federal governments, though no actual construction occurred during that decade.

Community Development Trends

In 1940 Arizona had only 26,400 occupied housing units in the entire state, but by 1960 the number had skyrocketed to nearly 367,000. By 1970 there were more than half a million occupied housing units in the State. Throughout the postwar era, most of the new housing was constructed in the Phoenix area. The increase in employment and population in the Valley translated into a sharp increase in housing demand over a relatively short period of time. Over 70,000 new homes were built in the City of Phoenix during this twenty year period. In fact, Phoenix saw a fourfold climb in the number of new housing units

during the 1950s alone while the value of all construction increased more than tenfold between 1946 and 1959, from \$8.2 million to over \$86 million. The prevalence of the single family home had a profound effect on the aesthetic appearance of the metropolitan area's development and the prototypical residential unit became a detached single family dwelling on an 8,000 square foot lot with the front yard facing the street, a fenced back yard and service from the rear alley. This pattern created a distinct "diffuse appearance" as described by one writer in the 1960s.

As the popularity of Phoenix continued to grow, so did the choice of housing types. Multifamily housing such as duplexes, triplexes, fourplexes and larger apartment complexes began appearing in greater numbers by the late 1950s. Nonetheless, in 1960, 83 percent of the metropolitan area's housing stock included single family detached homes. Alternatives to this popular single family type also included mobile homes, condominiums and townhouses. In addition, specialized housing for the growing retirement population and housing constructed to meet the demands brought on by the expansion of the area's educational institutions was built. In the early 1960s Phoenix experienced an overbuilding of single family units, further contributing to their decline in the larger housing market. In 1963, for the first time ever, more building permits were issued for multifamily housing than singlefamily detached housing in Phoenix. By the late 1960s, almost one third of the housing in Phoenix was either a multifamily unit or mobile home.

Concurrent with the residential development of the postwar period was the expansion of the educational facilities found throughout the metropolitan area. School districts were organized and/or expanded to serve the growing school age population. Both elementary and high schools were constructed in large numbers in and around the new neighborhoods. Many architects and builders of the period took on the challenge of producing low cost school buildings that could be constructed quickly and adapted to meet changing needs, gaining national attention for the breadth of the Valley's development. Higher education facilities also grew in the postwar period, as federal funding was made available to expand the educational opportunities for returning servicemen.

Building in all sectors of the metropolitan area both increased and evolved to reflect the changing nature of the community. By 1962 there

were 375 churches representing four main faiths of the growing population: Catholic, Protestant, Mormon and Jewish. As the 60+ denominations constructed facilities for worship, fellowship and social services, handsome, often strikingly modern buildings to begin to appear with in the residential areas. Retail facilities also proliferated as they catered to the automobile-oriented population as well as Phoenix's growing prosperity. When the Park Central shopping mall opened just north of Thomas Road on Central Avenue in April 1957, it was the first retail center outside the downtown. By locating at Park Central, rather than expanding their traditional downtown locations, Diamond's and Goldwaters brought sophisticated department store shopping to the outlying residential areas. With the lack of sidewalks in many neighborhoods, it was even noted by the 1960s that recreational "strolling or promenading" became "largely confined to parks and shopping centers" (Phoenix Comprehensive Plan 1969).

Context: Single Family Home Architectural Styles, 1940-1973

Design

The housing designs of the period following World War II were affected by a variety of influences. These factors included the automobile, demographic trends, the mortgage market, local demand, building codes and zoning, and changing consumer values and popular taste. Modern designs largely defined postwar housing styles and the main lessons of twentieth century modernism were reflected in them: forms and structures were one, with a low profile emphasizing horizontal lines; inside and outside merged through use of floor-to-ceiling glass and sliding glass doors; and interior space was open within public areas of the home with a private zone for the bedrooms. The most popular of these styles was without question the Ranch, but the period also saw construction of Cottages, Contemporary and Tri-level housing styles.

In the immediate postwar period mortgage ceilings were low, promoting housing that cost less than \$10,000. It was a seller's market and builders were focused more on financial terms than the saleable features of the new houses they were building. The homes were therefore "small, modestly priced, quickly built units constructed on tracts easily serviced by utilities" (Martin 2001, 79). These early postwar housing designs were geared toward the "normative American

family – a white, middle-class family with mother, father, and not more than two children" (Stewart 1979, 485).

Plan

The automobile influenced changes in the plan of the typical postwar single family detached home. The front porch, which had been a social center in eras when neighbors strolled past, began to shrink as people began to drive past instead. The major entrance to the home moved from the street side to a door nearest the carport or garage, which was under the same roof as the house. To escape from road noise and take advantage of outdoor living areas in the backyard, the living room moved to the rear of the house and patios were added to help merge the two living spaces.

An emphasis on informality guided the plan of the typical postwar home. The "family room" became a general-purpose space for family interaction. Plans in the 1950s and later were also characterized by a flowing arrangement of rooms, which enhanced their informality and functionality by using spatial divisions instead of stationary or permanent walls. In the early postwar years typical house plans also were quite simple. The house of the late 1940s was small, had only one story, and lacked a basement, attic, or separate dining room; it was likely to have a kitchen, a dining room alcove off the living room, two bedrooms, and one bathroom. Twenty years later, the typical single family home was still more likely to be one story with a slab foundation, though one third of homes became two story or split level and often included a basement. The home of the late 1960s had an average of three bedrooms and two full bathrooms and most had a garage for one, or more likely, two cars. Mechanical systems and appliances were an important part of the home by this time with air conditioning, ranges, and dishwashers coming standard with most new single family homes.

Size

In response to growing postwar prosperity and satisfaction of the early pent-up demand, housing sizes began to increase in the 1950s. In fact, the dream house kept growing in the postwar years until "Americans enjoyed the largest amount of private housing space per person ever created in the history of urban civilization" (Hayden 1984, 38). Houses of the late 1940s were much smaller than those that

preceded or superceded them because excessive pent-up demand dictated that production emphasis be on quantity of housing. However, the size of houses doubled between 1950 and 1975 as rooms became bigger and more of them were included in the average house. Homes nationwide went from 800 square feet with one and a half baths in the early 1950s to 1400 square feet and one and three quarters baths by the mid 1960s and grew to 1600 square feet with two and a half baths a decade later.

In 1945 about 42 percent of American homes had four or fewer rooms, another 42 percent had five or six rooms, and only 16 percent had seven or more. By 1973 nationally just one third of homes had four or fewer rooms, while 46 percent had five or six, and 21 percent had seven or more. Meanwhile, average household sizes decreased from 3.37 persons in 1950 to 2.75 persons in 1980. In terms of space per person, over 90 percent of households had one person or less per room by 1970.

Housing sizes were also influenced by “health” recommendations issued in 1950 by the American Public Health Association (APHA), which actually calculated the space required to perform typical household activities. With a focus on the home as an instrument of health, the Association’s major concern was the total living space required by different sized families, a concern that arose in response to the economy houses built in the early postwar boom. As a result, the APHA recommended that houses have 750 square feet for two people, 1,000 square feet for three persons, and up to 1,550 for a six-person household, almost double the areas of the minimum standards for FHA houses at the time.

Materials

FHA/VA design and construction standards and the need to keep costs within reason stimulated the building materials industry. The resulting products, such as pre-fabricated window units, composition boards, improved drywall plasterboards and plywood, increased the efficiency and cost-effectiveness of house construction. In the postwar period cheaper building materials were also manufactured as substitutes for expensive materials to keep the homes economical. So instead of the more costly wood, brick, or stone for exterior walls, less expensive materials such as plywood, concrete and cinder block were increasingly used.

Material usage was largely influenced by local availability and cost. In the Phoenix metropolitan area the Superlite Builder’s Supply Company opened a single operation downtown in 1945 and went on to become the largest block plant in the United States by the early 1960s. As a result of the economies of scale they achieved, prominent local builder John F. Long noted that it cost him \$500 less per house to build with Superlite block compared to wood. In fact, almost half the homes in Phoenix were constructed with block in the early postwar years between 1945 and 1950, compared to 25 percent built with wood frame materials. Bricks were about 30 percent more expensive than the block produced with native volcanic materials and were therefore used in the construction of only 25 percent of the homes as well. Almost three quarters of the homes in Phoenix had roofs sheathed in asphalt shingle roofs, among the most affordable and durable of the products available. During the 1950s new technology and its products, such as plastics and exposed metal finishes were met with a fairly enthusiastic reception, but later preferences changed back to more authentic and traditional looking building materials.

Styles

Initially, the most popular design was the Cape Cod cottage produced mainly in the East. However the Ranch, which first appeared in California during the 1930s, soon became the favored style nationwide. Early tract Ranches were mostly simple, rectangular forms with little extra detailing or variation among houses within a subdivision. Sunset Magazine and architect Cliff May popularized the more upscale California Ranch that appeared throughout the postwar years, which used variation in the type and treatment of materials on the facade.

FHA design guidelines proved to be powerful shapers of the postwar neighborhood and the architectural styles of its individual homes. By only lending developers money and insuring mortgages only on subdivisions and housing that conformed to their relatively conservative design standards, the FHA almost single handedly dictated housing appearance. Builders who hired a sophisticated architect could actually be penalized for failing to conform to FHA design norms and progressive features such as flat roofs were particularly suspect at the FHA and with speculative builders who found them difficult for the general public to accept.

Builders also introduced more progressive, Contemporary Styles as well as Split-levels. In addition, prefabricated homes were sold in many areas nationwide, but were primarily erected in the Midwest. These changes resulted in more variety among housing in different subdivisions beginning in the mid-1950s. Indeed, recent scholarship suggests, “a revised analysis of the postwar landscape reveals a substantial degree of differentiation and complexity” in the postwar styles (Martin 2001, 4).

Ranch House

The popular Ranch Style gained momentum in the postwar era as local builders adapted nationwide patterns to regional preferences and locally available building materials. The mass-market Ranch often had a simple, rectangular form but upscale builder ranches and custom-designs were typically characterized by projecting wings or a more rambling footprint as well as more exterior façade detailing. There was an evolutionary pattern of development in the Ranch House type as it evolved from a modest basic home into a “sprawling, highly articulated ranch Rambler” (Rowe 1991, 73).

The tremendous initial demand for housing in the postwar period was satisfied by the early 1950s. To remain competitive, builders became more creative in order to sell homes. To appeal to potential buyers, they began varying house type, styles, materials, and features. They also began marketing the individuality of their homes, as well as the amenities and modern conveniences, particularly in the kitchen, to lure new buyers. Slight modifications to the form and detailing of the tract houses were made, usually enlarging the basic Ranch form and giving it a new personality. Through “tack-on architecture” the house might convey storybook imagery of a western working ranch, a gingerbread house, or the character of a Swiss Chalet, English Tudor, American and even Dutch Colonial style home.

In addition, the California Ranch was a very popular choice. Characterized by its rambling, single story plan, and different materials across the front façade – most commonly board and batten over brick – this style was often larger than the Simple Ranch homes and was most closely associated with the romanticized Western lifestyle. Popular and trade literature of the day lauded the western aesthetic of the ranch house style. Western imagery was pervasively romanticized in film and literature in the postwar decades, and vacationing in the

west became a popular pastime. The style of the modern Ranch house in its suburban retreat was designed and marketed to evoke the romantic appeal and spirit of the open range, drawing on an imagery of the good life with barbecues, sunshine, and leisure. Of the popular Ranch house, one writer commented “The American architectural tradition of making things seem what they are not has found a new expression... [with] Hop-a-long displacing the enchantment of Paul Revere, hero and silversmith” and further noting “the romantic dream of the prairie has [been] substituted for the nostalgic pleasure of exhuming the American past” (Martin 2001, 42 quoting Lynnes.)

Contemporary House

The Contemporary Style house was offered as a more progressive alternative to the basic Ranch. It began appearing in the 1950s in mainstream home and builders’ magazines and was built into the 1960s. Contemporary Styles were characterized by a low profile, flat or shallow-pitched gable roof, and extensive use of glass uniting inside and outside. Speculative builders sought input from registered architects and began including these designs among their tract model options and in some cases entire subdivisions were built with Contemporary Styles. In 1953 one California builder noted that changing tastes meant that young couples, who bought most of the new houses, were increasingly favoring the Contemporary house style. These styles appealed to the tract builder because their progressive design had the potential to reduce costs by eliminating attics and cellars and architect’s skills were used to design more built-in storage spaces and integrate mechanical systems and new technology such as heating and air conditioning with extensive ductwork.

These residences were most likely to be built “in areas either already familiar with modern design or in areas where a progressive subdivision was a niche product that would provide instant differentiation” (Martin 2001, 139). Overall, however the Contemporary Style was the least favored in the popular marketplace of early postwar developments. By 1955, the higher mortgage limits and growing popularity of mainstream modernism began to inspire more tract housing builders to incorporate progressive elements in their homes.

Preferences

Socioeconomic conditions and family values are all thought to influence housing preferences. In the postwar era, marketing specialists in the housing industry paid special attention to the relationship between social factors and housing style preferences. They noted an inclination for “emotionally secure intellectuals” who wanted to differentiate themselves from the mainstream, status seeking classes to own the architect-inspired contemporary housing designs of the era. On the other hand, the wealthier, upper classes tended to favor the more conservative period revival housing. These styles “symbolized wealth, sophistication, and a long family background” (Martin 2001, 25-26). Marketing specialists further noted that the middle and lower classes aspired to acceptance in this higher class. They therefore favored “affordable versions” of more mainstream Early American and other period revival styles. General development patterns after the War also revealed that mass taste showed a preference for traditionally inspired house forms and styles of modern design and these were overwhelmingly Ranch homes.

Consumer preferences were also tied to family values, which influenced housing choice and designs in the postwar era. A 1955 study examining the relationship between family values and housing design identified four basic groups of values. These were economy, family-centered, personal and prestige. Those families who valued economy were considered “the most conservative and conventional and placed the highest value on price and durability” when selecting a home (Stewart 1979, 478). Family-centered households wanted the design to provide for interactions among family members to enhance the family’s well being. Those families who stressed personal values emphasized personal enjoyment and privacy for individual members. Finally, the families who valued prestige regarded their house as a symbol of success and therefore emphasized impressiveness over convenience or efficiency.

Builders also became involved in directly monitoring market demand when deciding what features to offer in their tract housing. It was found that 100 housewives invited to the Washington Housing and Home Finance Agency conference in the 1950s reported wanting houses with “three bedrooms, 1½ or preferably two bathrooms, a full dining room, separate utility/laundry next to the kitchen, more storage space, and preservation of shade trees” (Martin 2001, 102).

The “color dynamics” of the modern home were also promoted. Chief among the proponents were women workers who learned in the war industries that color was functional as well as decorative, with increased productivity and a reduction in accidents both attributed to proper color choices that relieved the “strain on eyes and nerves”. The “criterion of color dynamics” for the postwar home dictated that “houses have a dark color on the roof and upper shutters to reduce their apparent height; and houses of “gingerbread” architecture should be painted a solid color with only the front door and lower shutters in contrasting color; small houses will look bigger if the dormers are a contrasting color; chimneys should be the same color as the house; and a front door in a contrasting color gives the house a note of welcome” (The Arizona Republic, November 11, 1945, O3).

Alterations

Postwar house designs allowed for the anticipation of alterations. In fact, the famous California ranch home designer, Cliff May commented, “one of the major qualities of good Ranch house design... is adaptability to changing conditions” (May 1958, 27). New homeowners in the postwar era were part of a do-it-yourself movement for home and garden improvements that began in the early 1950s. Home additions were a popular expression of this trend as they were an easy way for postwar families to accommodate growing spatial needs. In fact, enclosing the carport was one of the most common patterns of early house additions, taking advantage of an original design feature that was often planned as an area for potential expansion.

Mesa Single Family Home Architectural Styles

In Arizona, the typical postwar home was “a single-level, Ranch Style house, with walls of concrete block, floors of concrete, and low-pitched roofs covered with asphalt shingles” (Lynch 1961, 75). Most roof styles were gable, hip, or a modified hip shape with the broadside to the street. A number of Ranch Substyles were constructed in the Phoenix metropolitan area in the postwar period. Additionally a smaller number of homes were constructed in progressive Modern designs and the East Coast postwar Cottage Styles. The following lists summarize the styles seen in Mesa and their character-defining features:

Transitional Ranch



- Single story
- Small, square boxlike form
- Low or very low-pitch gable or hip roof
- Small, wood columned porch over the entry or at the juncture of the two front wings
- Brick, wood, stucco or block walls
- Square or rectangular window and door openings
- Wood or metal-framed windows with small panes; casement, fixed, or double-hung types
- Shutters occasionally flank windows
- Often horizontal siding on the gable end
- Asphalt shingle roofing
- Often with a single car detached garage at the back of the lot
- Constructed primarily in the late 1930s and 1940s



Figure 3: Photos of Transitional Ranch Homes in Mesa

Early Ranch

- Single story
- Rectilinear or “L” plan with a horizontal emphasis; some irregular plans
- Low-pitched gable or hip roof, often truncated
- Prominent entry porch
- Brick walls, painted block or stucco
- Square or rectangular window and door openings
- Metal-framed windows with small panes; of either casement or fixed types
- May have corner or bay windows or shutters for extra ornamentation
- Often horizontal siding on the gable end
- Asphalt or asbestos shingle roofing
- Often with a single car detached garage at the back of the lot
- Constructed primarily in the late 1930s, 1940s, and early 1950s



Figure 4: Photos of Early Ranch Homes in Mesa

Ranch Cottage

- Single story
- Horizontal form most common; also boxlike form or “L” plan
- Medium pitch hip roof or low pitch truncated hip form, often with close eaves
- Usually lacks a front porch
- Brick or painted block walls
- Square or rectangular window and door openings
- Metal-framed windows with small panes; of either casement or fixed types
- Simple detailing with little ornamentation
- Often with a single car detached garage at the back of the lot
- Constructed primarily in the 1940s and 1950s



Figure 5: Photo of a Ranch Cottage Home in Mesa

Simple Ranch

- Single story
- Rectilinear or “L” form
- One exterior wall material, typically block or brick, no variation in treatment of materials
- Little or no extra ornamentation, such as shutters, special cut fascia board or porch posts
- Single car attached carport or garage
- Often lacks a defined front porch, may have a slight overhang at entry
- Characteristic style found throughout the postwar period
- Often associated with economy and typical subdivisions



Figure 6: Photos of Simple Ranch Homes in Mesa

California Ranch



- Single story
- Long horizontal form often rambling or with projecting wings and with the broadside to the street
- Combination of two or more exterior wall materials across front façade, such as block, board-and-batten or wood siding over a band of brick, weeping mortar block, stucco or stone
- Low-pitched gable or hip roof, typically sheathed in asphalt shingle; asbestos shingles and wood are found on more upscale examples
- Front porch often extends across the main façade with supporting wood posts or front porch overhang between projecting wings
- Attached garage or carport
- Ornamental trim frequently included wood shutters and decorative porch post and railings
- Common style for mass produced tract homes constructed in the late 1950s and early 1960s; also a frequently constructed custom Ranch Style home



Figure 7: Photos of California Ranch Homes in Mesa

French Provincial Ranch

- Single story
- “L” shaped or irregular plan with one or more projecting wings
- Multiple hip roofs, often medium pitched with molded eaves; occasionally seen with wide overhangs and boxed eaves
- Flat or segmental-arched windows; sometimes window dormers which penetrate the eaves
- Corner and bay windows, with small rectangular or diagonal glass planes
- Louvered shutters
- Small front porches, sometimes with fancy wood posts or wrought iron columns



Figure 8: Photo of a French Provincial Ranch Home in Mesa

American Colonial Ranch

- Single story
- Elongated rectilinear or “L” plan
- Low, long forms with the broadside of the façade facing the street
- Low to medium-pitched gable roof, usually with one gable facing the street
- Light-colored horizontal siding, shingles or painted brick
- Federal or Greek Revival door surrounds and/or front porch
- Classical moldings on cornices, windows and door openings, with classical doors
- Small-paned, usually paired, casement windows
- Simple, masonry chimney
- Louvered shutters, dark colored



Figure 9: Photo of an American Colonial Ranch Home in Mesa

Prairie Ranch

- Single story
- Rectilinear plan with a horizontal emphasis
- Low-pitched hip roof or modified hip, broadside to the street
- Broad overhanging eaves
- Multiple materials often used in the front exterior façade with an emphasis on organic decorative elements to create door surrounds, planters, and low walls
- Decorative door and window treatments including sidelights, craft style front doors, and corner windows
- Often lacks a defined front porch



Figure 10: Photo of a Prairie Ranch Home in Mesa

Character Ranch



- Single story
- Homes portrayed “personality” detailing on the front façade to convey the character of a Cowboy Ranch, Dutch Colonial, Swiss Chalet, English Tudor, or Polynesian Tiki
- Exterior walls predominantly block or brick with additional wall materials used to define the character including wood, brick, and stone accents
- Weeping mortar commonly used on the Swiss Chalet and occasionally on the English Tudor styles
- Chalet character defined by scrolled fascia board pattern, asymmetrical and wide gable hoods over windows or an extension of gable roof strip beyond the eaves
- English Tudors characterized by variation in facade materials and treatment and steep pitched hoods over windows
- Dutch Colonials defined by gambrel hood over windows or a gambrel garage roof
- Associated with tract subdivisions of the late 1950s and early 1960s



Figure 11: Photos of Character Ranch Homes in Mesa

Character Ranch



Figure 12: Photos of simple Character Ranch Homes in Mesa

Contemporary



- Single story
- Boxlike or rectilinear plan
- Flat or extremely low pitched gable roof built up using impermeable materials, usually with gable ends to the street
- Band of contrasting block or brick across bottom of front façade, often merging into wing walls
- Architectural details such as unusual block patterns or porch posts
- Glass window walls and clerestories
- Front façade divided into horizontal and vertical panels of glazing, block, and brick walls
- Carports more common than garages
- Economy examples were often simple, small and inexpensively built
- Many custom homes employed more progressive designs reflecting the input of architects
- Progressive examples often have a massive chimney



Figure 13: Photos of Contemporary Style Homes in Mesa

International Style

- Single story
- Rectilinear or irregular plan with the broadside facing front
- Low, squared, geometric massing, often with overhanging canopies and hoods; no curved forms
- Flat or very low pitch gable roofs, sometimes cantilevered or with parapets
- Cantilevered balconies with metal railing
- Concrete structure with smooth stucco walls, masonry or wood
- Square window and door openings; expansive metal-framed windows with small panes; windows at building corners
- No applied ornamentation
- Wide fascia board



Figure 14: Photo of an International Style Home in Mesa

Tri-Level

- 3 levels with 1 main floor and two half stories
- “L” plan
- Often uses California Ranch or Character Ranch accents
- Larger than typical ranch with more rooms and bathrooms
- Typically has an attached two car garage
- Popular in the late 1950s and early 1960s



Figure 15: Photos of Tri-Level Homes in Mesa

Los Ranchos

- Very low-pitched roof
- Wall materials typically slump block or stucco
- Arched windows, porches, entry
- Wrought iron ornamentation, railings, and gates
- With attached 2 car carport or garage
- Become popular in late 1960s and early 1970s



Figure 16: Photos of Los Ranchos Homes in Mesa

Context: Postwar Mesa Subdivision Development, 1946-1973

Mesa: “The City of Sunshine and Homes”

Single family housing production patterns in Mesa show three growth cycles in the post World War II period between 1946 and 1973. During this 27 year span, 197 new developments (with 305 recorded subdivision plats) were successfully started and substantially completed, resulting in the construction of more than 14,400 single family homes in the city (See Appendix A for list of 197 developments and Appendix Volume I for list of 305 subdivisions). The first early ten-year development period began at the conclusion of World War II. Characterized by a relatively steady construction rate averaging around 300 new homes per year, production during this time was

higher than in any earlier period in Mesa’s history. Most of these homes were part of a “mom and pop” development, where typically a husband and wife recorded a single, small subdivision plat just outside the original townsite. Assessor records indicate that more than 80 of the early plats recorded between 1941 and 1955 were substantially built out with single family homes by 1973. Between 1956 and 1965 Mesa experienced a second postwar growth period. This translated into a pronounced housing boom, with an average of almost fifteen new subdivision plats recorded each year, and an average yearly construction rate of almost 800 new single family homes. This period of activity was characterized by developments that were larger and more sophisticated, as the corporate subdivider and professional development companies played an increasingly greater role in residential subdivision practices. Communities geared specifically to

Mesa Single Family Homes, Year Built and Postwar Development Eras

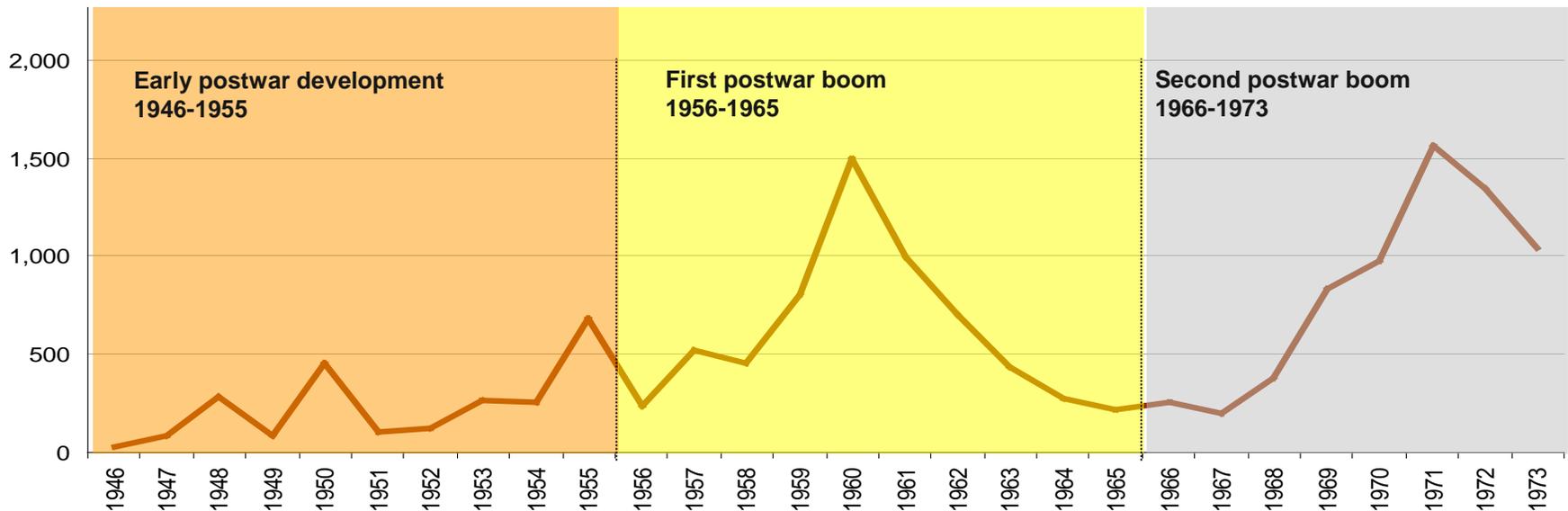


Figure 17

retirees also appeared. Mesa experienced a third period of growth in residential subdivision development between 1966 and 1973. The number of recorded plats that were more than 50 percent complete by the end of the postwar period in 1973 dropped to an annual average of almost ten. Overall single family home production rates increased to average almost 1,000 new homes per year, though most of these are found in developments that built out later, after 1973. Housing developments continued to move farther out from the city in this third period of growth. It became more common to develop natural desert lands as agricultural parcels with ready access to existing water sources became scarcer. Retirement communities also continued to develop. The energy crisis, combined with high interest rates and inflation caused single family housing production to decline in the early 1970s, reaching its lowest year in 1973. However, Mesa began a dramatic new period of growth in 1974. This new era was marked by a pronounced increase in single family housing production rates. In the seven year period between 1974 and 1980 more new single family homes were constructed in Mesa than in the entire 27 year postwar boom. In addition, residential subdivision and housing patterns began to change in the 1970s.

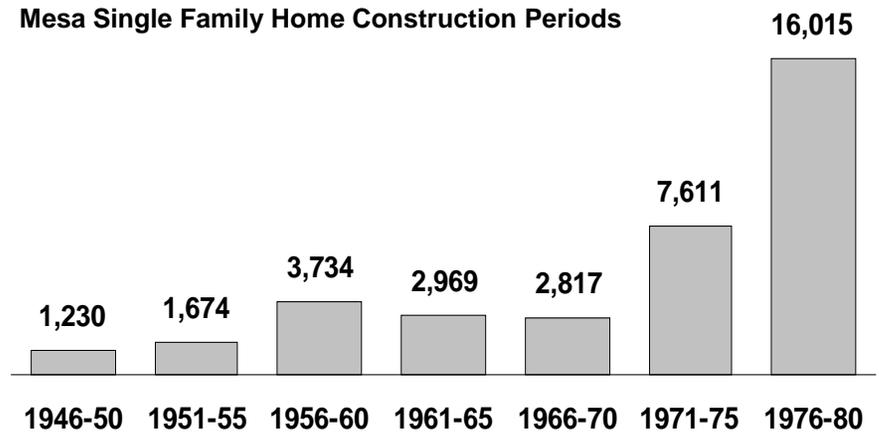


Figure 19

Mesa Postwar Subdivisions by Year Plat Recorded

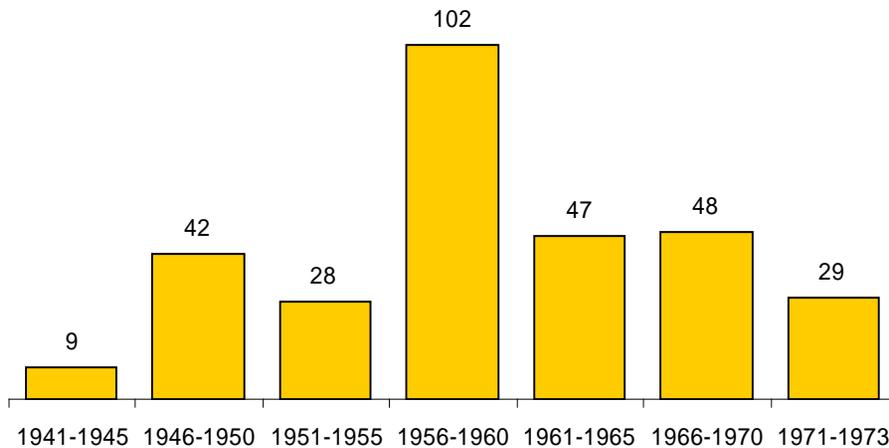


Figure 18

Mesa Postwar Single Family Residential Developments

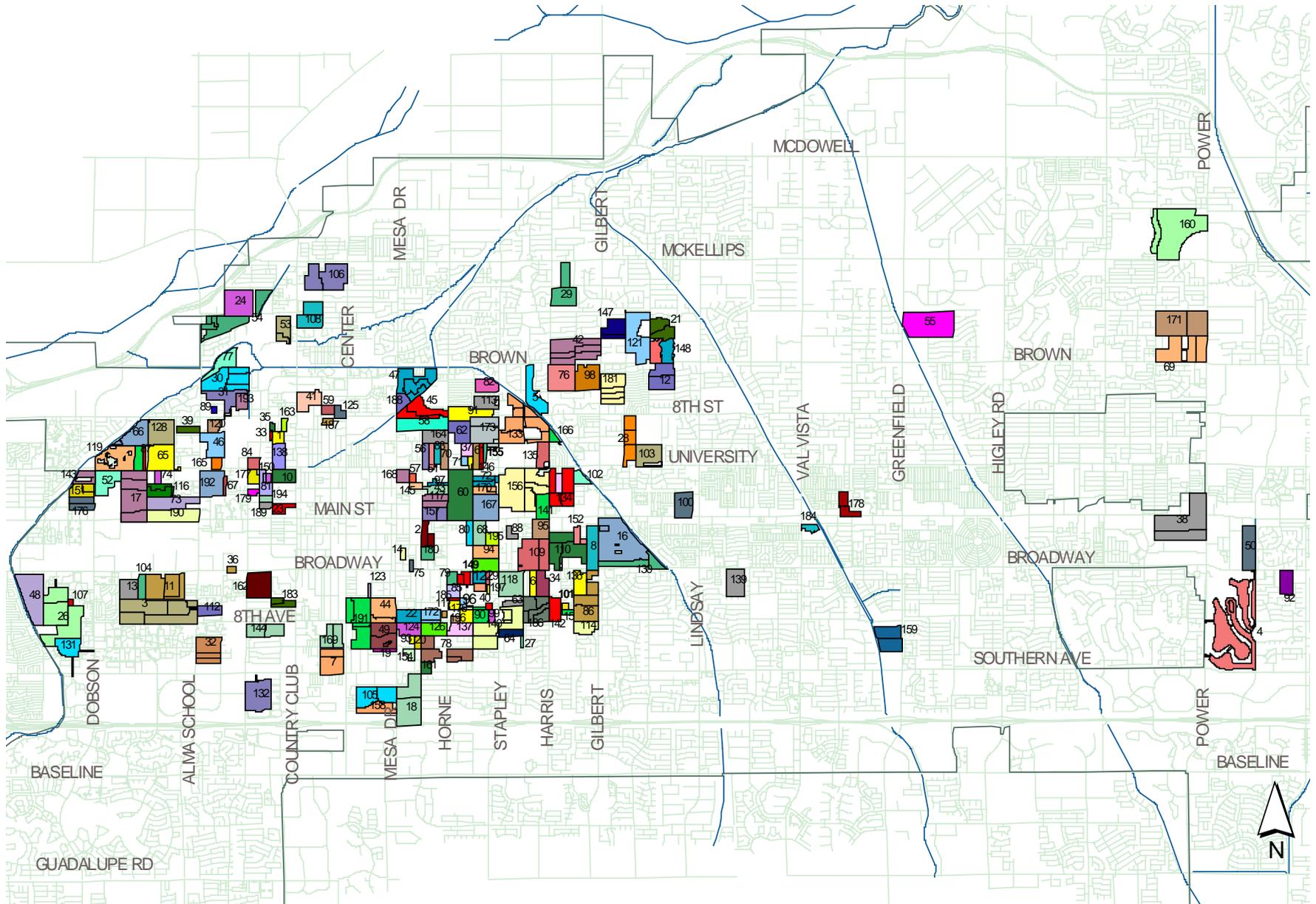


Figure 20

The fragmented pattern of Mesa’s land ownership made it difficult for most developers to assemble large parcels of land for multiple plat developments during the postwar period. As a result, the average postwar development in Mesa was comprised of a single plat, totaling 17 acres, with 81 houses. Subdivision plats during the postwar period ranged in size from less than one acre to 109 acres and developments in Mesa contained as few as five homes and as many as 571. A few Mesa developments had as many as six plats. In comparison, the average development in Scottsdale was 30 acres, with 137 homes including one postwar development comprised of 14 contiguous plats.

**Mesa Postwar Residential Subdivisions
of Plats per Development**

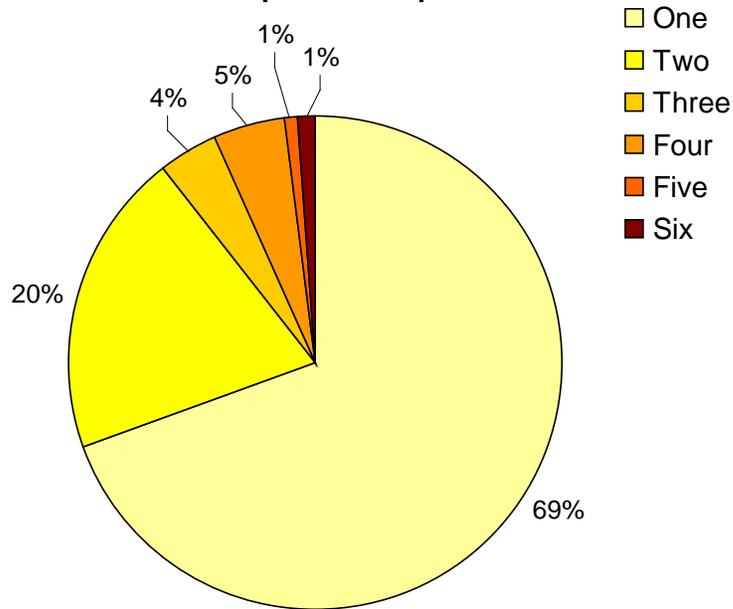


Figure 21

**Size of Mesa's Postwar Developments
(based on # of single family homes)**

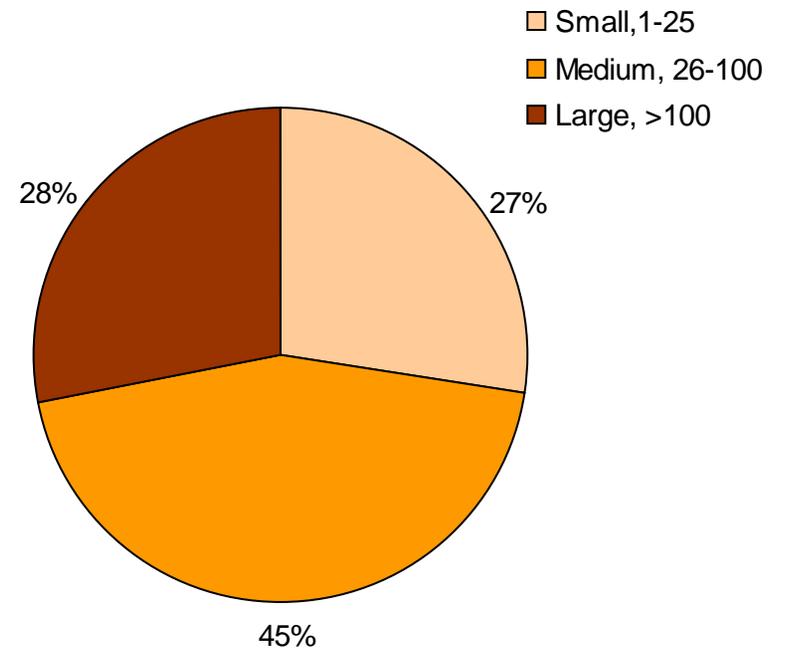


Figure 22

Socioeconomic Trends and Influences on Mesa's Early Postwar Residential Development, 1946-1955

After World War II, Mesa's growth rate increased rapidly as a result of land annexations, net migration, and rising marriage and birth rates. In 1940 the town was 1.77 acres, with a population of over 7,000 residents. By 1950 the geographic area had increased to 5.72 acres as a result of land annexations. Annexations and a dramatic increase in the number of new residents moving to the area brought the population to almost 17,000 by 1950, making it the third largest city in the state. This population was comparatively young, with a median age of 25, as compared to 28 for the larger Phoenix metropolitan area. It was a family oriented community, with a third of the people younger than 15 years of age. Mesa was also attractive to retirees from the Midwest with seven percent of its residents in 1950 over 65 years of age.

To accommodate the increase in people, the Mesa area had over 5,300 housing units by 1950, which represented about five percent of the metropolitan area's housing stock. 73 percent of these units were detached single family structures, with a median value of \$6,600. Many of Mesa's early housing developments were representative of economy and typical neighborhoods of the era, with smaller homes and other associated characteristics such as fewer total rooms and bathrooms. These features made Mesa's housing market attractive to moderate and lower income families, and the city's median home value in 1950 was fifteen percent less than the median single family home value in Phoenix.

An additional seventeen percent of Mesa's housing units in this early period were located in duplex, triplex, and fourplex structures. Larger garden apartments and trailers each provided five percent of the housing units for the city. Most of these structures were new, with more than half built after the war ended in 1945. In 1950, the value of residential building permits issued in Mesa reached an all time high of more than two million dollars; in 1955 the total had doubled to more than four million for the year. In that five-year period, the city annexed an additional 6.26 acres, and the population grew to almost 24,000 residents. Single family homes continued to be the most popular residential building choice within the growing community.

Housing production in Mesa was further facilitated by the availability of cheap, developable agricultural land, inexpensive building materials, favorable mortgage terms and the cooperation of local lending institutions. In 1946, Valley National Bank had two branches in Mesa and First National Bank of Arizona had one. By 1955 there were seven branch banks in the City. More than 40 general contractors and 20 different realtors and brokers were also working in Mesa in 1946 as well as numerous smaller, building operations. While some new residents used their wartime savings to purchase a new home, many others took advantage of easy credit terms as well as government-insured FHA and VA loans. As a result, more than 40 percent of the homes in Mesa carried a mortgage in 1950.

Mesa's growth reflects the newfound prosperity of this early postwar development era. Veterans and war workers moved to the city and began to buy homes. Many had been introduced to the area as part of their work at one of the two military facilities for air training constructed near Mesa by the Federal government during World War II. Though Falcon Field was converted into a municipal airport for Mesa, Williams remained operational through the Cold War era and many of the civilian workers and ranking military officers lived in Mesa. With an economy that was diversifying beyond agriculture to include manufacturing, winter tourism, and retail industries, Mesa offered attractive work opportunities to many others as well. In 1952 the General Motor Proving Grounds opened near the city. Through the decade of the 1950s more than 8,000 new jobs in manufacturing, trade, and other non-agricultural employment were created in the Mesa area.

Because of their early history associated with the Mormon pioneers, Mesa experienced more intensive settlement activity prior to World War II than some of the other Phoenix metropolitan cities such as Scottsdale. As a result, there was a more fragmented pattern of land ownership. This ownership pattern is one reason why Mesa had 197 different developments during the postwar period. Scottsdale had almost half the total number of developments but with nearly the identical number of new homes.

Prior to 1955, many of the developers were longtime Mesa property owners, descendants of early settlers who had amassed tracts of land

Mesa Postwar Subdivisions by Year Plat Approved

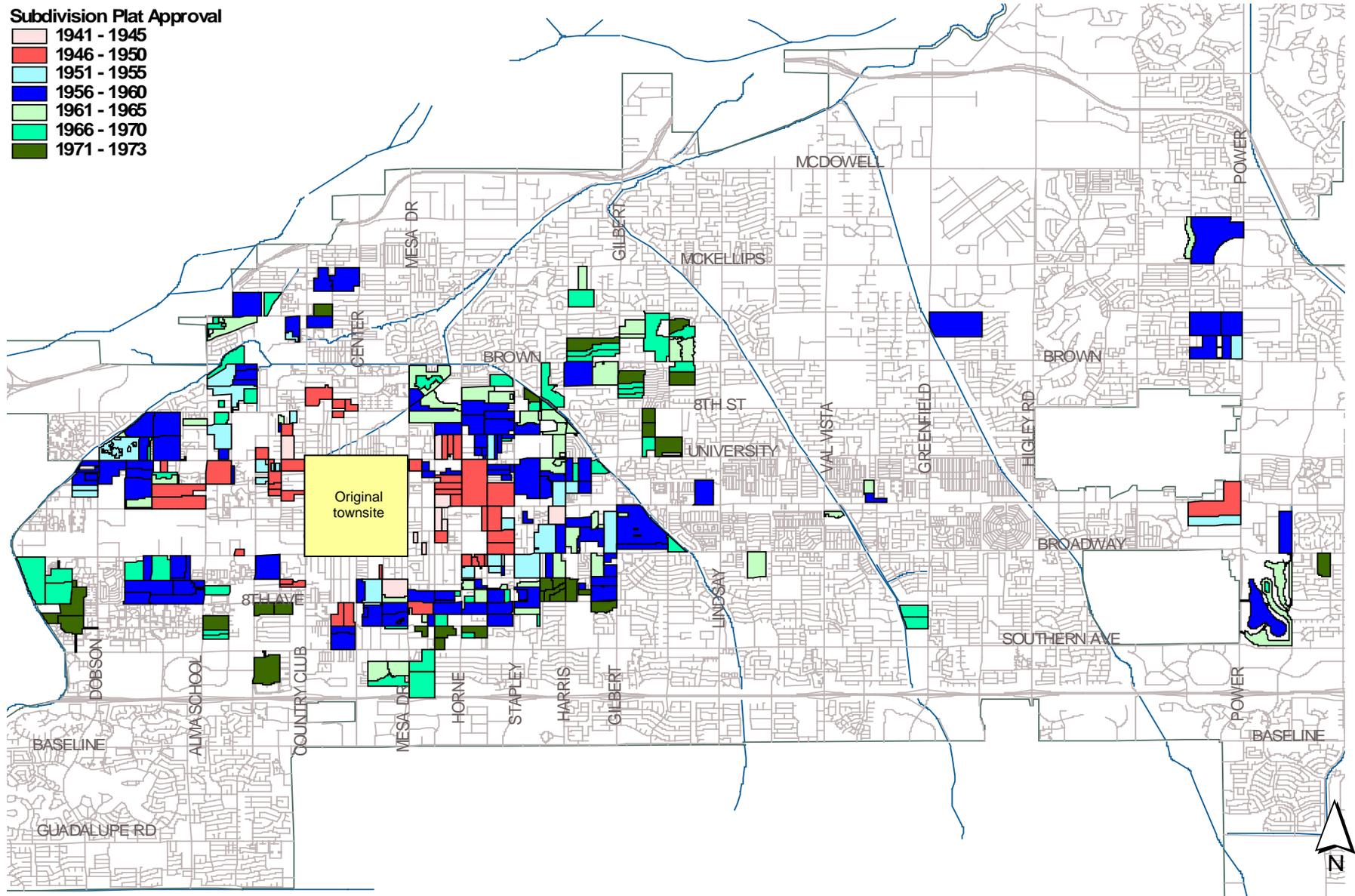


Figure 23

and passed them along through their families. Therefore, the majority of the single family residential subdivision plats in this early postwar era were “mom and pop operations”, typically recorded by a husband and wife. Because of the mom and pop nature of early postwar subdividing, these developments are smaller than the single family residential neighborhoods connected with Mesa’s first and second postwar booms after 1955 or those associated with Scottsdale’s postwar boom. The characteristic Mesa development in the early postwar years had just one plat, averaging 16 acres and 57 homes. It was likely to be designed with a simple grid-iron street pattern, which provided for more lots than most curvilinear designs. Several early developments are associated with prominent, longtime Mesa families. A complete list of Mesa’s mom and pop postwar subdivisions is

included in Appendix Volume I.

Some families turned the matter of subdividing their land for single family homes over to professionals. However, commonly the original family name become part of the subdivision plat title. In the early postwar period Phoenix Title and Trust, Lane Title and Trust, and Arizona Title and Guarantee Trust handled many of these transactions. Often, the families continued to be involved with the subsequent neighborhood development.

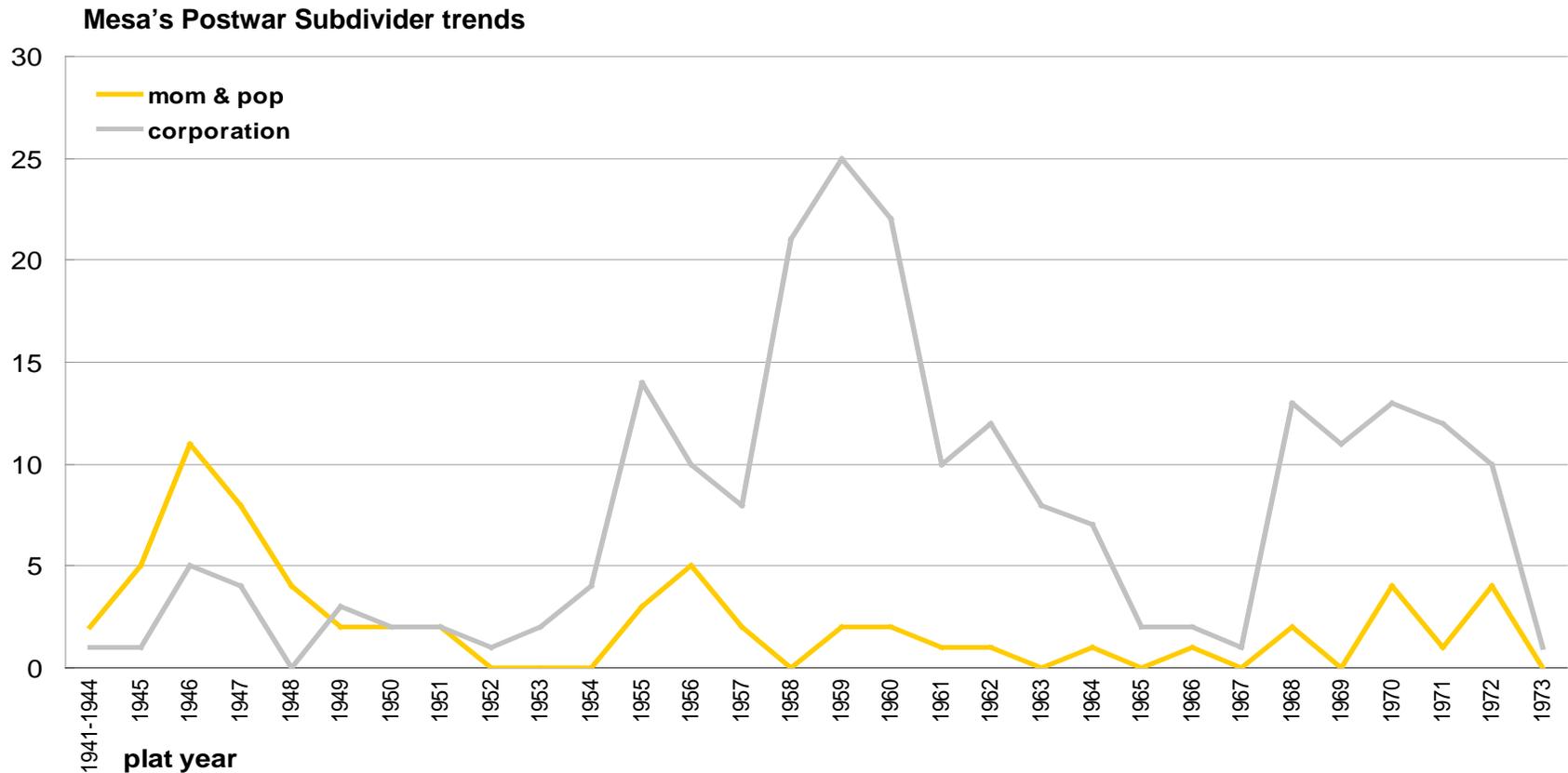


Figure 24

The marketing practices used in the early subdivisions were relatively informal compared to those of later developments. This partially reflects the influence of the mom and pop development. In addition, the severe housing shortage in the late 1940s made it possible to more easily sell lots and speculative homes without the marketing campaigns and amenities that would become necessary as the postwar era wore on. It was not uncommon in the early postwar years for Mesa's developers to sell lots and homes simply through word of mouth. Small classified ads were also taken out in the local newspapers. However, more sophisticated developers and realtors that worked throughout the Valley used more traditional advertising and held open houses, sometimes even showing professionally decorated and furnished models.

Year round suburban living in Mesa became more comfortable during the postwar period. The widespread use of refrigeration in buildings tempered the effects of the area's warm summertime climate. By 1950, 83 percent of Mesa's homes were cooled with mechanical refrigeration equipment. Refrigeration was often offered as an upgrade or selling point to attract homebuyers. In the emerging postwar automobile oriented culture, Mesa also had the advantages afforded by four U.S. highways and two state roads crossing through the city. This road network meant that suburban residential developments were easily accessible to services and employment centers.

The increasing use of the automobile also influenced housing designs, with most new homes in Mesa's early postwar period including a single car carport under the same roof as the house. Though garages appear in some of Mesa's early neighborhoods, they began appearing with more regularity in neighborhoods in the 1960s and 1970s. Throughout the postwar period, carports - which are cheaper to construct than garages - remained popular in the housing designs of Mesa's neighborhoods.

Mesa Postwar Single Family Homes Carports and Garages

- carports 77%
 - garages 14%
 - none 8%
 - both 1%
- | |
|--|
| 1 car carport |
| 2 car carport |
| 3+ car carport |
| 1 car garage |
| 2 car garage |
| 3+ car garage |
| none |
| both |

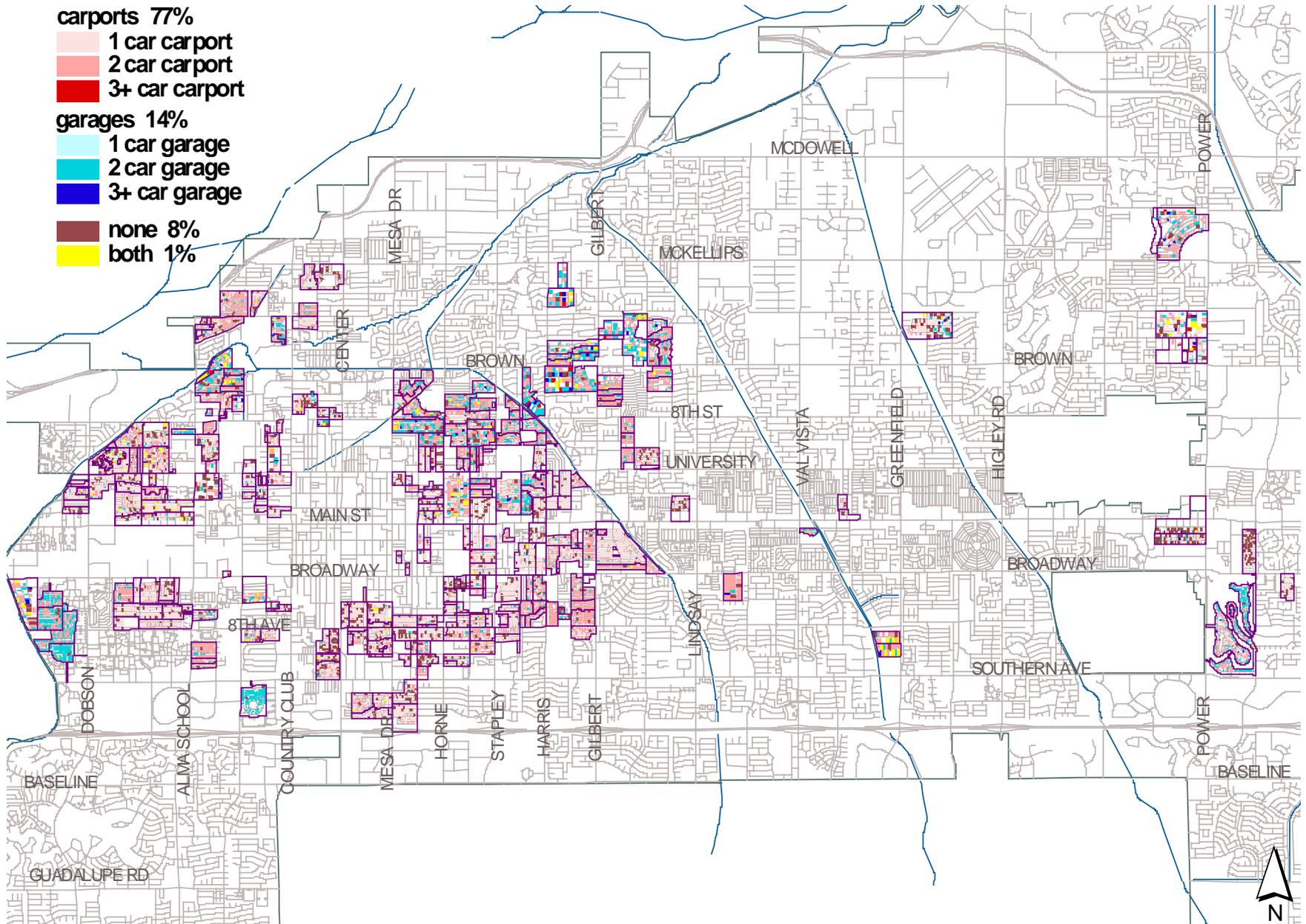


Figure 25

Mesa's utilities included domestic water from a series of deep wells, natural gas, electricity, and a sewerage system. All of these services were city owned and operated. Because the income derived from these utilities was sufficient to cover the costs of running some other services as well, the city did not levy property taxes. The absence of this tax was attractive to both industries and homeowners, and was often mentioned in marketing efforts by the Chamber of Commerce and homebuilders.

Salt River Valley Water Users supplied water for irrigation from dams located on the Salt and Verde Rivers. It was a common pattern for early postwar residential developments to be subdivided from agricultural plots. Many of these lots still retain their irrigation services. The irrigated neighborhoods are typically characterized by their earthen berms along lot lines, as well as the lush landscape, which has resulted from years of deep watering.

A number of cultural, recreational, religious, and educational opportunities were available to Mesa residents in the postwar years and the city gained a reputation as a desirable residential community. The city began hosting spring training games for the Chicago Cubs in 1948. In 1952, the team selected Mesa as their permanent spring training home.

A variety of faiths worshipped in Mesa and by the early 1950s a number of churches were open in the city's neighborhoods. These included churches representing congregations from the Latter Day Saints, Methodist, Southern Baptist, Episcopal, Catholic, Baptist, Christian, Apostolic, Church of Christ, Assembly of God, Church of God Presbyterian, Church of Nazarene, and Lutherans.

In 1948 the Mesa Country Club and golf course were constructed near Brown and Country Club as an attraction to winter visitors and retirees. Several residential developments were subsequently platted and built out around the golf course site. Though most of these subdivisions are associated with the later postwar boom periods in Mesa, several are among some of the most upscale developments constructed during the entire postwar period. They also illustrate the range of housing styles popular during this era. These developments include Colony By the Greens, Casita Acres, Country Club Village, Fairway Estates, and Fairway Gardens, Hillcrest Terrace and Westwood Villa.

By the mid 1950s, the community had two hospitals and eight schools. Mesa's citizens particularly prized education. As a result of the city's growth, the enrollment in Mesa's schools in 1955 exceeded 8,500 students. The city's schools were ranked among the best in the state, which was often an important consideration for young families purchasing a house. The city's population also had one of the highest median education levels in the state and within the metropolitan area.

Socioeconomic Trends and Influences on Mesa's Postwar Housing Boom, 1956-1965

Mesa's second period of single family neighborhood growth began in 1956. By then the community was touted as "one of the cleanest, most-modern, most-progressive cities in the Southwest" welcoming all residents "no matter what your station in life!" (National Home Directory Co. 1954). By 1960, another 13.52 acres had been annexed and the population was almost 34,000. Approximately 4,000 additional residents lived in the adjacent suburban sections just outside the city. Mesa was still the second in size to Phoenix within the metropolitan area and the third largest city in Arizona. The area continued to remain popular with retirees, and the percentage of elderly residents in Mesa increased at a greater than usual rate in the 1950s, rising to nine percent of the city's population in 1960. The city also continued to draw many families with children.

During the second postwar growth period, development in Scottsdale eclipsed the activity in Mesa. By 1965, Scottsdale had become the second largest community in the metropolitan area and the third largest in the state. In contrast to Mesa, many of Scottsdale's residential developments were designed with the middle and upper end buyers in mind. While a few upscale developments did appear, Mesa primarily attracted newcomers who wanted moderately priced housing and the proximity to the region's employment centers. As a consequence, the emphasis on single family housing in this period of Mesa's postwar growth focused on the middle and low income markets, with a variety of typical and economy developments.

Though the cost of a single family home in the Phoenix metropolitan area rose nine percent between 1955 and 1960, housing in the area remained among the best buys in the entire country, where the average increase for the same period nationwide was 23 percent. In 1960 the median home value in Mesa was \$12,000, slightly above the median for the metropolitan area. In 1964, a typical middle income home in Mesa was priced between \$12,500 and \$17,500 with most of the city's homes within this range. However, eleven percent of all homes were valued below \$10,000. Fewer than five percent of the city's new homes were valued at \$25,000 or more.

The availability of raw land and rising demand in the late 1950s influenced builders to continue to concentrate on the construction of

single family homes. As a result, single family housing remained the most popular housing choice in the second period of postwar growth, comprising approximately 79 percent of all Mesa's housing units in 1960. Trailers, however, began to appear more frequently, and were particularly appealing to retirement age families. Mesa's mobile home population rose to include approximately seven percent of Mesa's total housing units in 1960. As single family housing production rates rose in the 1950s, multifamily rates fell. In 1960, only eight percent of Mesa's housing units were in duplex, triplex, or fourplex structures and six percent were in garden apartments. However, in the early 1960s the number of trailer pads and multifamily units constructed in the city began to increase at a faster rate than single family housing, though the detached home remained the most popular housing option among residents.

During the early 1960s retirement communities also began appearing in Mesa as the area became better known for its favorable climate, informal social atmosphere, and low cost of living. Developments designed and specifically built for the retired person were an innovation of the postwar period. They offered recreational activities for older persons in close proximity to moderately priced housing, with a group atmosphere for retirees who shared common areas of interest. Casa de Sol was the first retirement community developed in Mesa, offering "retirement living with a resort atmosphere" (Arizona Days and Ways 1962, p 91). Staggs-Bilt Homes, one of the metropolitan area's big postwar developers, opened the community in 1961. It was instantly successful, with more than half of the nearly 400 single family homes completed by 1963. The development included a complete, on site recreation park with bowling greens, an arts and crafts workshop, auditorium, swimming pool, putting green, croquet, horseshoes, shuffleboard, barbeque and picnic area, as well as a gardening area. Other retirement developments soon followed.

The legal process of residential subdividing became more complicated during Mesa's second and third postwar growth periods. As a result individuals and families increasingly turned to professional title corporations for assistance. In addition, the process of developing residential neighborhoods became more competitive. Responding to the continued demand for housing, professional corporations ranging from title and trust companies, builders, developers, and realtors became involved in the subdividing process and sales and marketing efforts. An increase in the size of operations allowed developers to realize economies of scale not possible with fewer homes. As a result, the average development in Mesa's second postwar growth period had two plats instead of one and the average number of homes increased 35 percent from earlier developments, from 57 to 89.

Mesa's Postwar Subdividers, 1946-1973

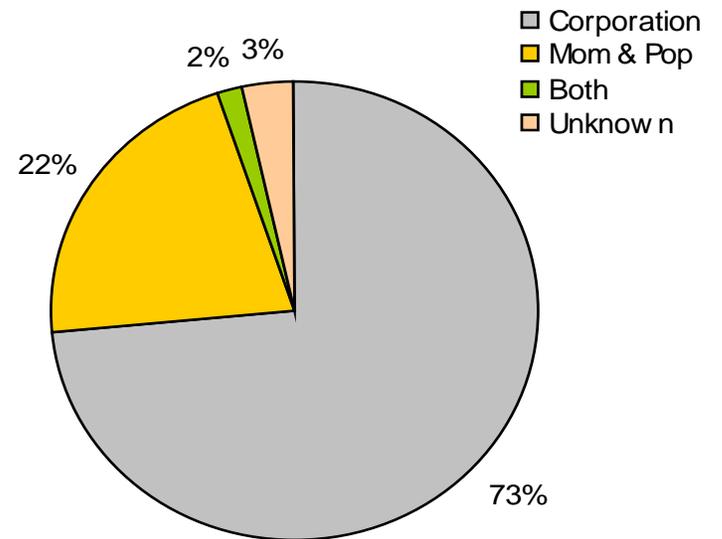


Figure 27

Mesa Postwar Subdividers

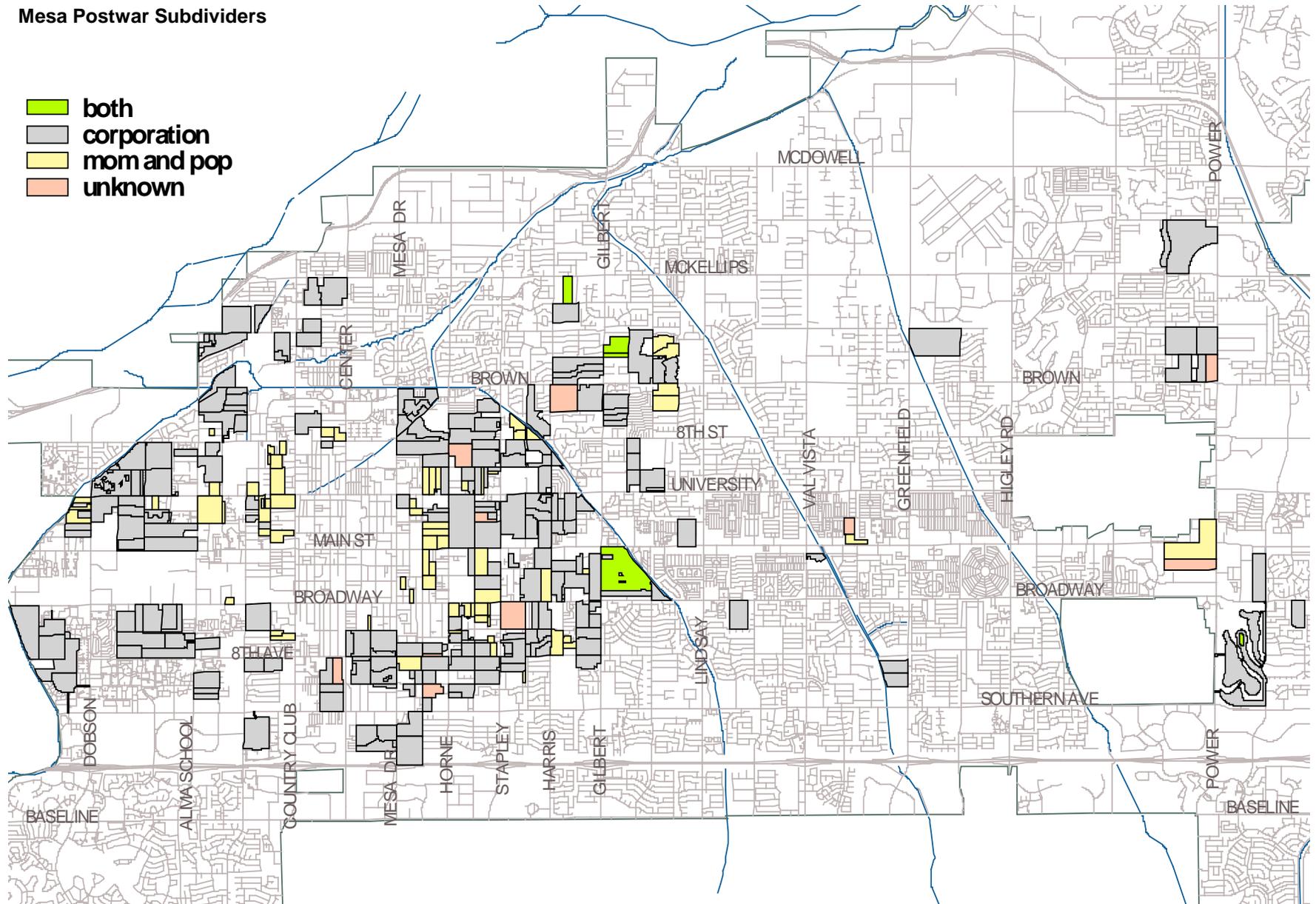


Figure 28

Subdivision developments became more sophisticated in the second and third periods of growth. Though curvilinear streets and cul-de-sacs occasionally appeared with earlier developments, these street layouts became more common after 1955. Mesa’s developers also began to offer a greater number of models, including variations in housing plan, façade materials, and elevations to achieve diversity within a neighborhood. Some developments, such as Colony by the Greens, were even “designed for people who don’t like tract houses” and offered “customized plans” in their new neighborhood that overlooked the Mesa Country Club fairways. Custom-built homes were offered as an alternative option to models in some developments such as Sherwood Mesa, which was constructed by D.D. Castleberry (who also built one of Scottsdale’s unique, upscale postwar developments). Model homes were often assigned distinctive names like “the Buckingham” or “the Huntington” and were professionally decorated and furnished. In some upscale developments, manufacturers even sponsored “demonstration homes” to promote their product to the homebuyer. Owens-Corning constructed a fiberglass demonstration homes in 1962 in Fairway Gardens, near the Mesa Country Club. Character ranch style neighborhoods with the main facade dressed up like English Tudors, Swiss Chalets, Cowboy Ranches, or Polynesian Tikis also began to appear. In Mesa, Apache Country Club Estates is an excellent example of such a development. The neighborhood includes a house first owned by the famous cowboy actor Lorne Greene, which is a replica of the Ponderosa, from his television series Bonanza. Although the upscale subdivision added to the range of housing that could be found in Mesa by the mid 1960s, the economy developments, characterized by their homogenous tract housing with simple ranch or contemporary styles, still predominated.

Mesa Postwar Development Street Patterns

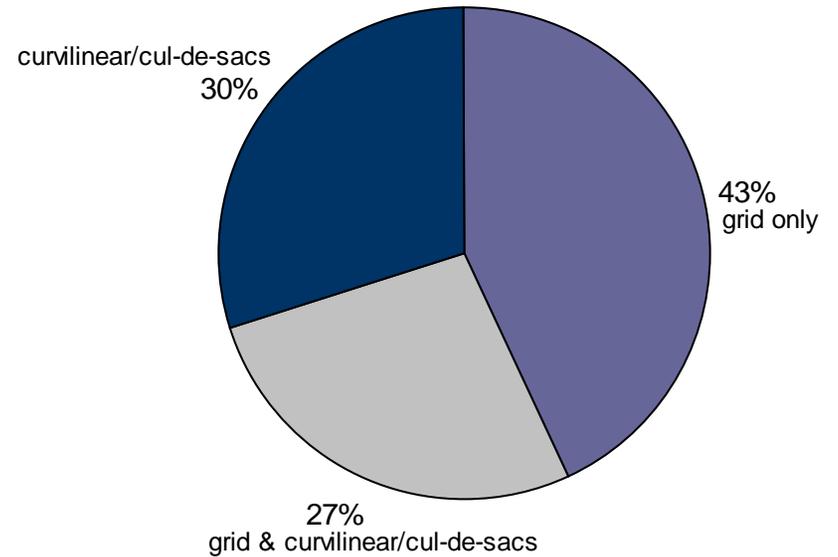


Figure 29

In the 1950s developers began offering extra features such as additional bedrooms and master bathrooms that could customize the basic house models. A family room as well as a living room was often available. In addition, the kitchen became a point of focus, and items such as cabinetry and modern appliances became selling points. Developers also placed more emphasis on marketing setting for the subdivision as an amenity as they sought ways to distinguish their developments. Proximity to schools, shopping, and employers was frequently mentioned in promotional advertising for Mesa's postwar

developments. Horse properties, citrus grove lots, desert home sites, or views of golf course fairways and the Superstition Mountains were also offered as amenities that could be enjoyed.

Mesa Postwar Single Family Bathroom Trends

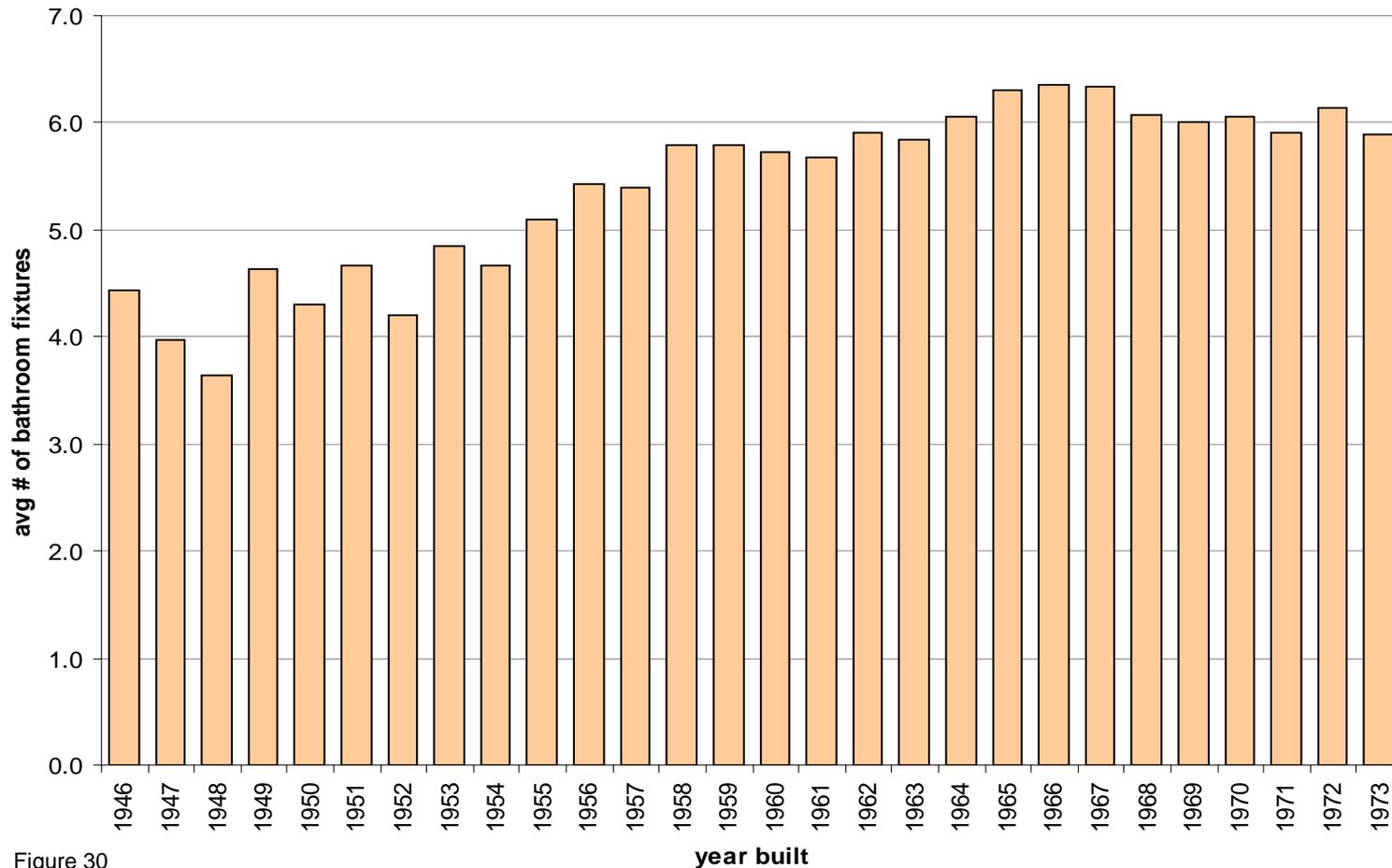


Figure 30

The average single family lot in Mesa during the postwar period was about 9,100 square feet. The price of land became the fastest increasing component of housing costs beginning in the late 1950s. As a result, average lot sizes decreased during Mesa’s second period of growth. Between 1955 and 1960, vacant subdivision land in the metropolitan area increased 400 percent in value. During years of slower postwar housing growth, Mesa’s average lot sizes were larger. This suggests that upscale and custom housing developments were more characteristic of these years. Rising land costs also influenced developers to consider raw desert lands, which usually required more

infrastructure investment. A growing number of developers focused their efforts on raw desert land. As a result, subdivided desert acreage increased 331 percent between 1955 and 1960 in the metropolitan area. Project water irrigated land was still the most prevalent class of land subdivided, followed by pump water irrigated land.

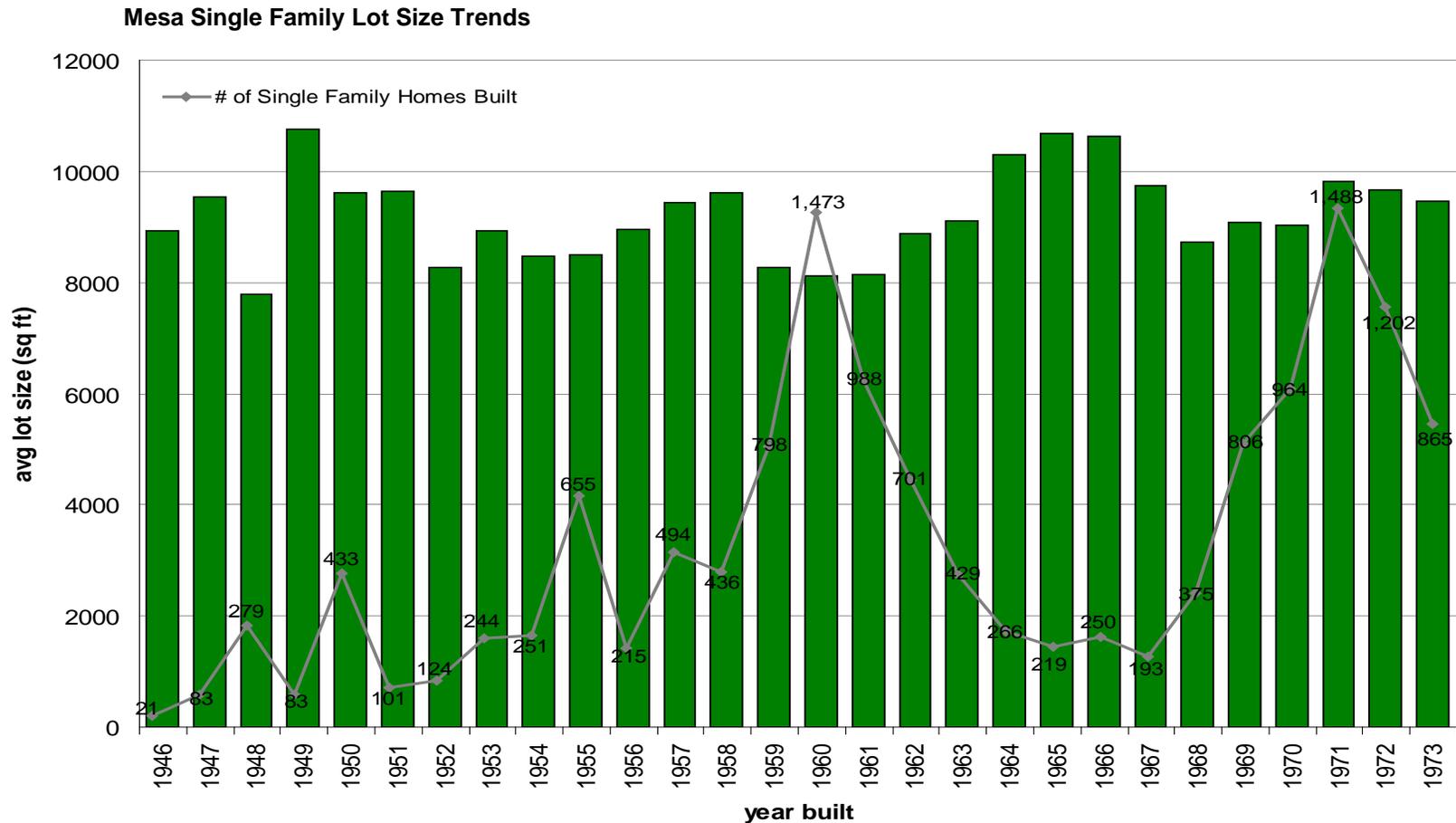


Figure 31



Figure 33: Mesa Postwar Development Settings including Irrigated/Citrus Lots, Superstition Mountain Views, Fairway Views, and Desert Lots

The Mesa area was well served by financial institutions that continued to offer conventional, FHA, and VA loans to local developers and homebuyers. By the end of Mesa's second period of postwar growth in 1965, there were eleven banking offices and four savings and loan institutions in the city. Without a city sales tax or property tax, Mesa continued to be attractive to newcomers as a place to live and do business. Utility rates were also the lowest in Arizona.

By the mid 1950s, Mesa had 734 retail, service, and professional establishments, 94 wholesalers, and 37 manufacturers. A decade later there were almost 1,400 businesses in the city. These businesses ranged from small, family run retail establishments to large agricultural processors of the area's many crops. In 1955 the first major manufacturing plant located in the area that was not related to agriculture opened (Albert of Arizona, manufacturer of women's lingerie). Two years later Motorola opened a military electronics division plant between Mesa and Scottsdale. Between 1956 and 1964 the number of manufacturing jobs in Mesa increased from 350 to 1,400. In addition, the City enjoyed a growing reputation as a winter tourist destination. Visitors were encouraged to come enjoy the city's winter sunshine, nearby mineral baths, and clean air. By 1960 more than 130 resorts, guest ranches, apartment courts, motels, auto courts, and trailer courts had been constructed in and around Mesa to accommodate these visitors. Tourism was a \$10 million industry for the city by 1965. Some of these visitors bought homes for the winter months. Others liked Mesa so much, they eventually built homes and became permanent residents.

At the close of the decade of the 1950s Mesa had a number of other social and public amenities. These included a new library, three hospitals, and five new parks. In 1958 the city had ten elementary schools, one high school, and one junior high. Total enrollment was 11,200 students. By 1964, there were twenty schools and enrollment had climbed to almost 17,000 students. The educational level of Mesa residents was considerably above average when compared to the rest of the nation or state, and was also above the average for the Phoenix metropolitan area.

In the late 1950s an interstate freeway system was proposed for the southeast Valley, with a future Superstition artery proposed through Mesa that would link the interstate to the city. By the early 1960s residential developments began to occur parallel to the proposed

Superstition freeway in both the communities of Tempe and Mesa. These highways helped Mesa become a commuter community for those residents who worked in other cities around the Valley.

The value of new residential building permits issued in Mesa in 1960 totaled almost \$12.3 million— nearly four times the amount from five years earlier. However, job growth suddenly dropped off that year and in-migration declined sharply. As some jobs were terminated, the foreclosure rate in the metropolitan area began to climb. In spite of these circumstances, builders continued to produce new housing. As a result in 1962, single family housing production had run well ahead of sales and there was a considerable inventory of unsold houses. This was particularly true in the Mesa-Tempe area. Correspondingly, new residential construction activity in Mesa began to drop, and the value of new residential permits issued fell to \$3.5 million in 1964. Also, during the early 1960s the construction of new multifamily housing units in Mesa became almost as common as single family homes. Single family housing production in Mesa was further slowed by a statewide construction strike in 1965.

Mesa Single Family Homes, Year Built

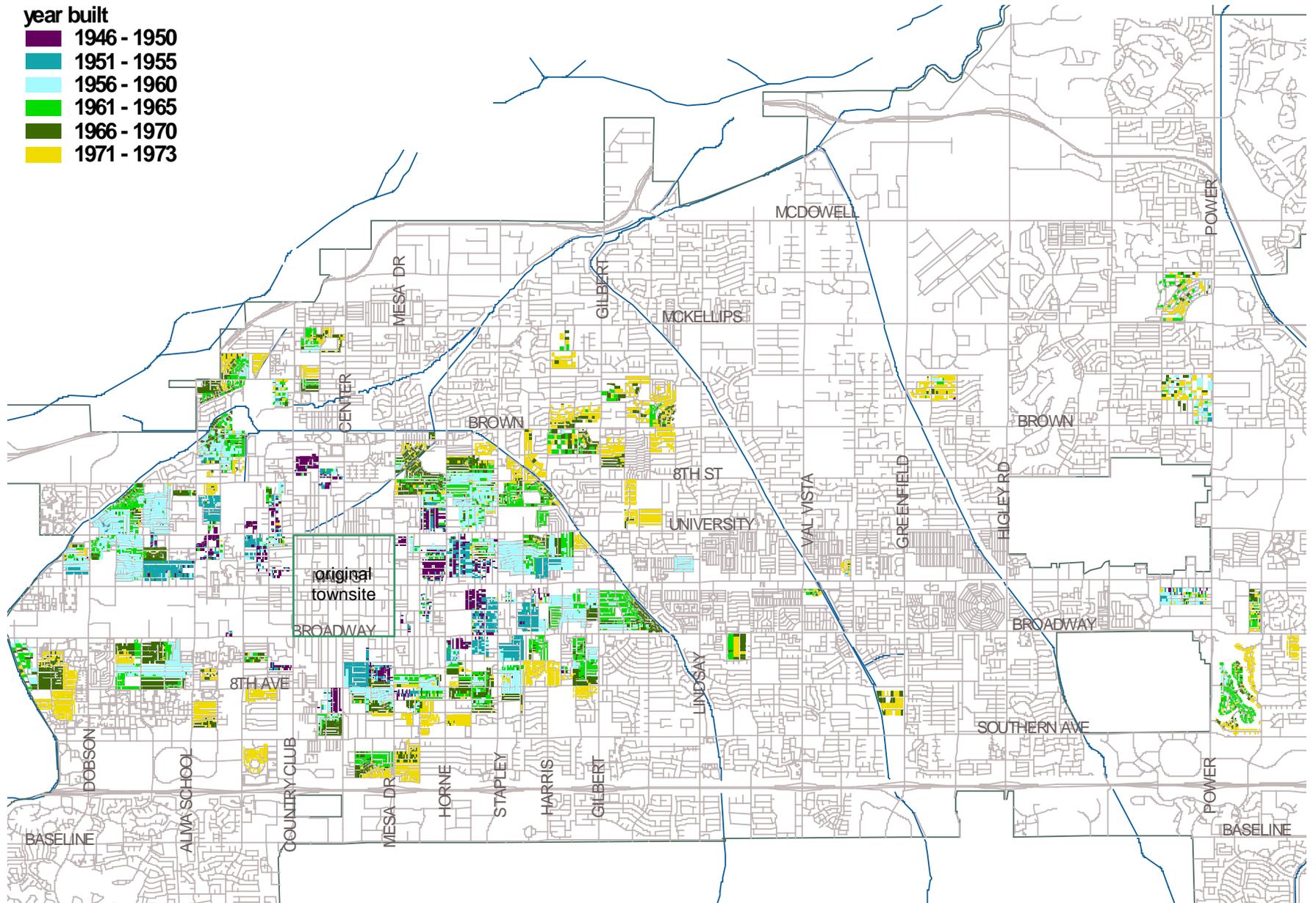


Figure 34

Socioeconomic Trends and Influences on Mesa's Second Postwar Residential Boom, 1965-1973

In 1973, the city of Mesa had become an incorporated area of nearly 27 square miles, with a population of 72,000. It was the second largest city in the Phoenix metropolitan area and the fourth largest in the State. The proportion of retirees over 65 had grown to comprise almost eleven percent of the city's residents by 1970. Families continued to make up a majority of the population though household sizes decreased and there were fewer young children.

At the end of 1973, the city had over 38,000 housing units, representing a 700 percent increase from 1950. Development patterns continued to follow classic patterns of suburbanization, with new growth occurring at the city edges and in remote locations even further east of the city. A variety of housing types were offered in addition to the conventional single family detached home, including mobile homes, apartments, and townhouses and condominiums. As a result, by 1973 the single family home comprised only 55 percent of Mesa's total housing inventory. The share of multifamily units and mobile homes had increased substantially between 1950 and 1973. By the end of the period, multifamily units comprised 23 percent of Mesa's total housing units and mobile homes accounted for another eighteen percent. Though more popular in other Valley area cities, townhomes and condominiums comprised less than five percent of the city's housing units in 1973.

During the eight year period from 1966 to 1973, 41 new residential developments in Mesa were subdivided and more than 50 percent built out with single family homes. Corporations continued to dominate the process, though local mom and pop operations were still engaged to a lesser degree. As the State was increasingly promoted as a retirement haven, Mesa saw the continued development of retirement communities. While postwar developments associated with Mesa's third period of growth still averaged two plats each, the average development was slightly smaller than those associated with the second boom. The total development acreage dropped from 18 to 16, and the number of homes fell from 89 to 74. However, this was a period of transition as the practice of residential subdividing began to change. Many developers continued to offer the basic, bare bones subdivision that characterized so many of the city's postwar neighborhoods. In addition, however, there was also a move toward

large, master planned communities such as Dobson Ranch. These communities represent the next step in the evolution of neighborhoods, incorporating a host of residential housing types and other services and amenities into their master design. Materials began to change, two story homes became more prevalent, and architectural styles moved away from modern designs.

Mesa's median housing value in 1970 was \$17,400. This amount was 25 percent less than the median home values in Scottsdale and about 19 percent less than the home values found in Tempe. However, it was seven percent more than the median value in Phoenix. Consequently, most of the developments associated with this third postwar period of growth in Mesa were economy and typical neighborhoods, with a focus on serving Mesa's retirees and middle and low income residents.

The City continued to own and operate its own gas, water, and electric utilities. There was still no city property tax. Eighteen branch banks and six savings and loan associations had also opened in the City, encouraging single family housing production with the availability of construction loans and mortgages to developers and buyers. The City's economy had diversified from one primarily based on agriculture to include manufacturing, retail trade, and tourism as principal sources of income. By 1973 "The Opportunity City" had more than 1,800 retail stores, 11 shopping centers, and 58 diversified manufacturing industries.

The City could boast of a number of cultural and social amenities, which also helped attract new residents to the area. By the early 1970s there were three hospitals, 78 churches, 27 elementary schools, five junior high schools, three high schools, and one junior college. Mesa was also only a short, four miles from Arizona State University in Tempe. There were eleven city parks, including two that exceeded twenty acres, as well as ten golf courses in and around Mesa. For recreational amenities Mesa was ideally located only fifteen miles from Saquaro Lake and twelve miles from the Superstition Mountain Wilderness Area. Mesa had become the spring training home of the Oakland Athletics baseball team, and site of the Annual Junior Rodeo. 125 different clubs and organizations had also organized.

Following national trends, homes in Mesa's postwar neighborhoods became larger over time, with more rooms and bathrooms even though household size was decreasing. By the third period of postwar growth, the average home was almost 1,600 square feet with six rooms, reflecting the popularity of family rooms and extra bedrooms. As with lot sizes, Mesa's average house size tended to increase during slower periods of housing production, suggesting a higher proportion of upscale developments during these times. Two bathrooms were also standard by the third postwar growth period.

Trilevel homes comprise less than one percent of all of Mesa's postwar single family homes. They appear in a couple of neighborhoods in Mesa in the late 1950s. They are also associated with a few additional developments built during the third period of growth. The trilevel plan emerged in response to the demand for larger homes in the 1950s. They became a niche product for growing families, providing more space and an arrangement that afforded more privacy and separation between teenager and adult activities. The few constructed in Mesa are associated with typical and upscale neighborhood developments.

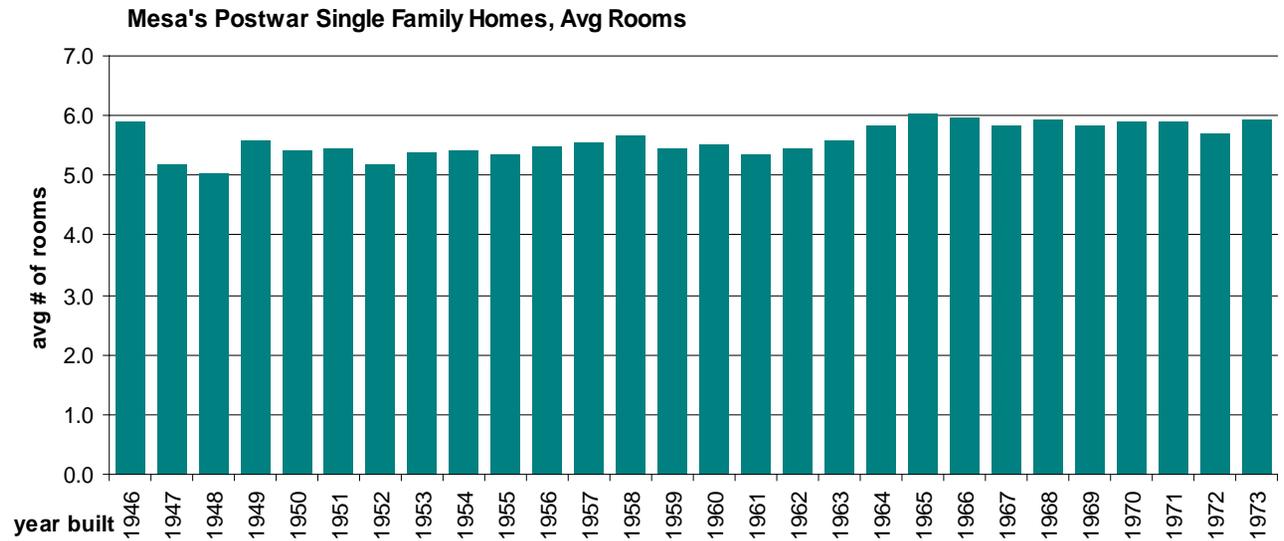


Figure 35

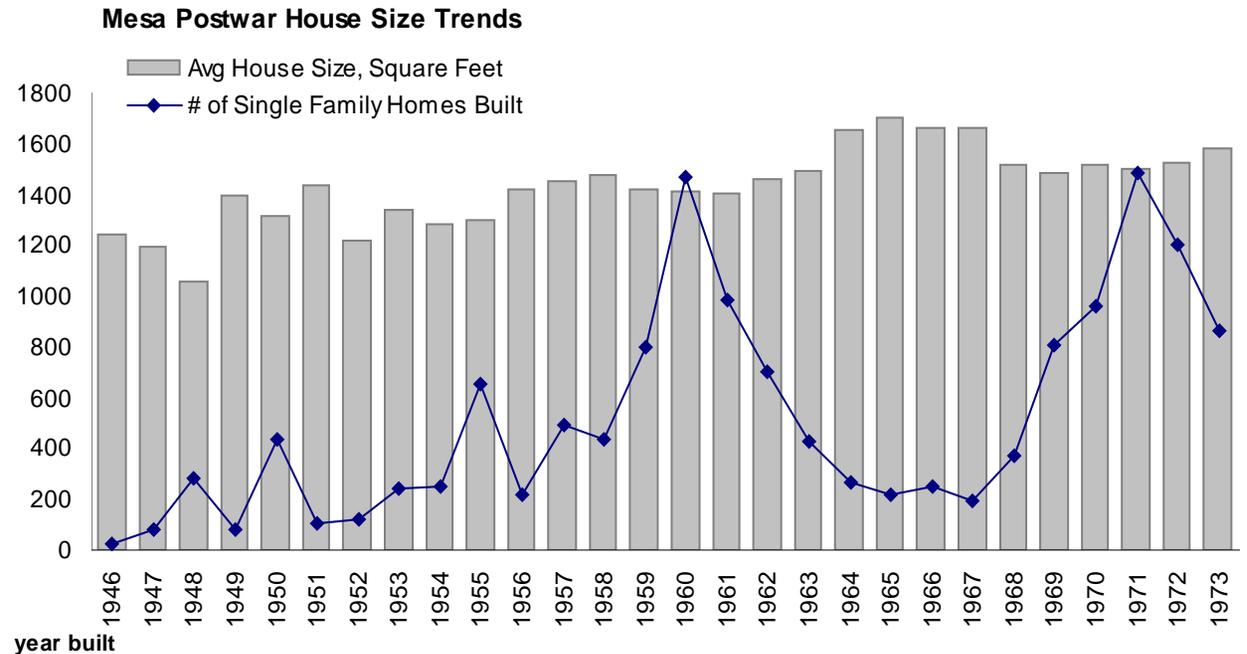


Figure 36

Mesa Postwar Single Family Homes, Number of Stories

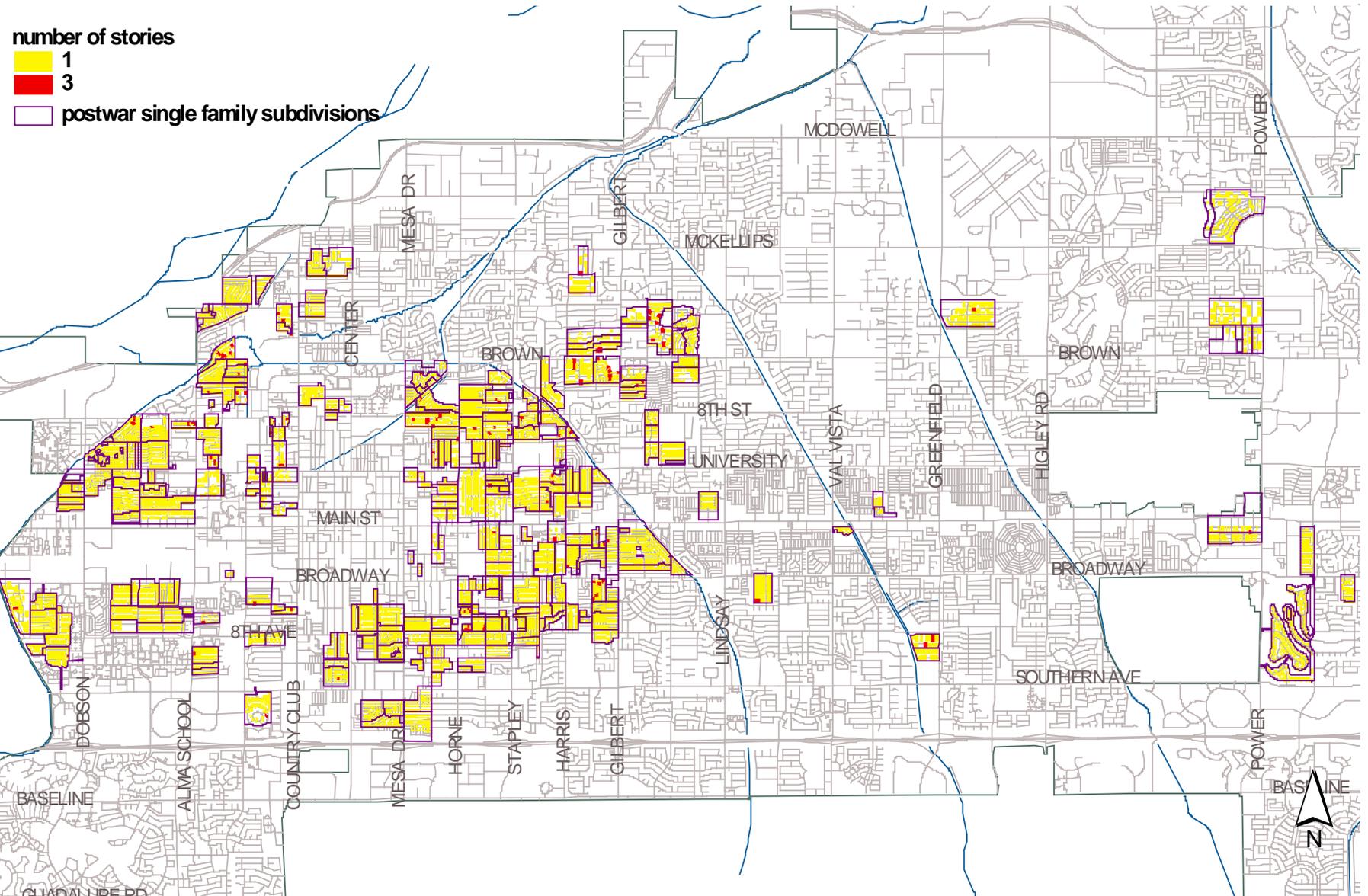


Figure 37

Because there are 197 different developments, a diverse group of builders and realtors were involved in Mesa's 27 year postwar boom. Larger developers, constructing neighborhoods in Mesa and elsewhere in the Valley, included Staggs-Bilt Homes, Advanced Homes, and D.D. Castleberry Construction. The modest size of many of Mesa's postwar developments and the mom and pop influence also influenced dozens of small, local builders and families to subdivide and construct neighborhoods of single family homes. While some builders used their own sales staff and in-house realtors, others worked with outside real estate firms who provided sales agents. General Realty and Investments, Farnsworth Realty, Wick Insurance and Realty, and Preferred Realty were some of the agencies that regularly sold homes in Mesa's new postwar developments.

The average postwar neighborhood in Mesa took 25 years to completely build out with single family homes. In comparison, the average development in Scottsdale was completed in 11 years. Neighborhoods with an extended build out tend to contain mixed housing styles, plans, and materials. This pattern often reflected the influence of several different builders along the way. With each successive period of growth, developers in Mesa became more efficient at building and selling their homes. Early postwar developments took an average of 33 years to complete, reflecting the influence of the mom and pop operation that characterized this period. Developments associated with the second period of Mesa's growth averaged 23 years, and developments platted after 1965 averaged 17 years from start to finish.

Mesa's Postwar Single Family Developments, Build Out Trends

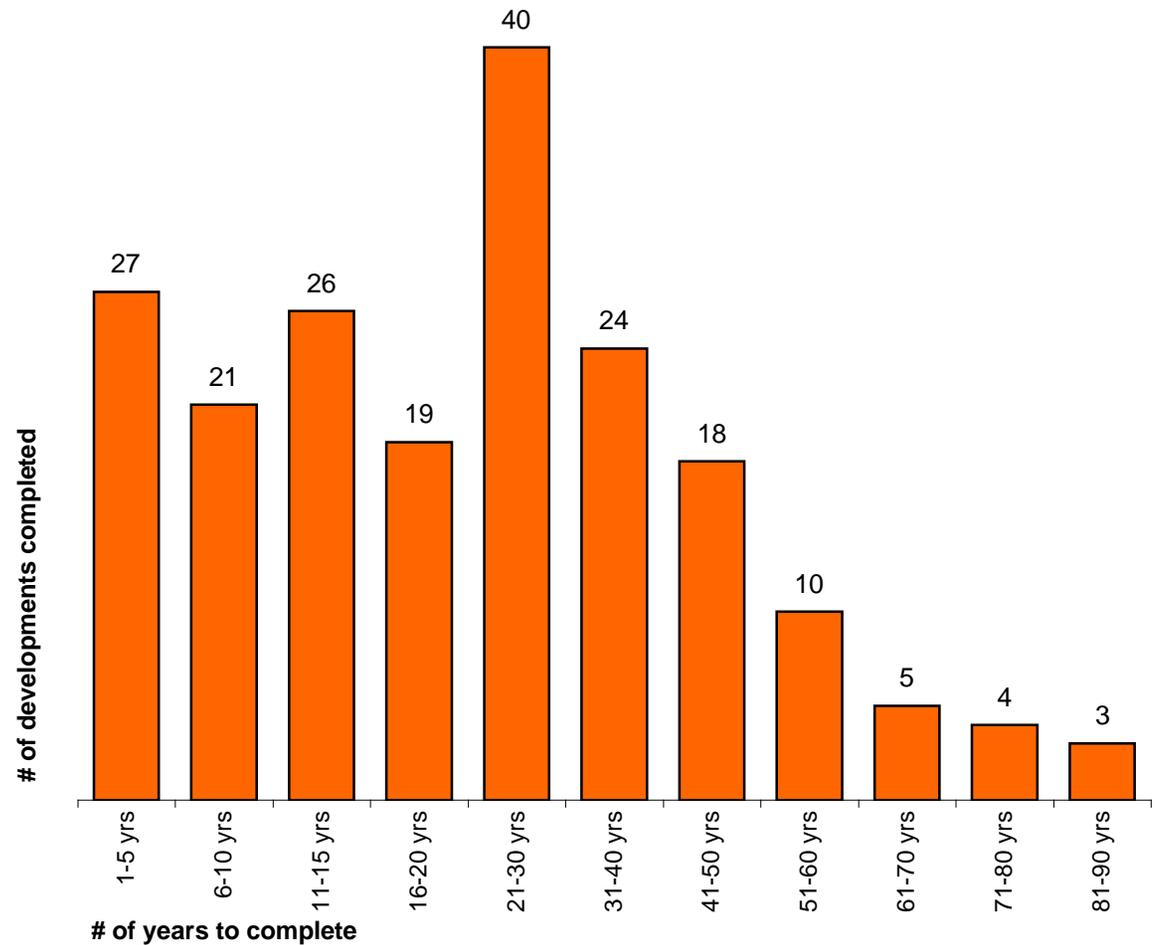


Figure 38

Characteristics of Mesa’s Postwar Single Family Residential Developments

This study identified 305 residential plats with more than 14,400 single family detached homes built in Mesa between 1946 and 1973. The subdivision plats were grouped into 197 developments. For purposes of this study, a postwar single family development was defined as follows:

- subdivided and recorded as evidenced by a Maricopa County Recorder plat map(s)
- within current city limits
- comprised of one or more plats, grouped according to name and proximity (adjacent subdivisions with the same name are considered one development)
- more than 50 percent of the parcels in the development must have single family homes
- more than 50 percent of the single family homes must have been built between 1946 and 1973

Mesa’s postwar single family subdivisions were platted between 1941 and 1972. More than three fourths of these plats were approved by the City of Mesa, reflecting the city’s proactive land annexation patterns. Most of these plats were recorded during Mesa’s main postwar boom period between 1956 and 1965.

**Plat Approval,
Mesa's Postwar Single Family Residential Subdivisions**

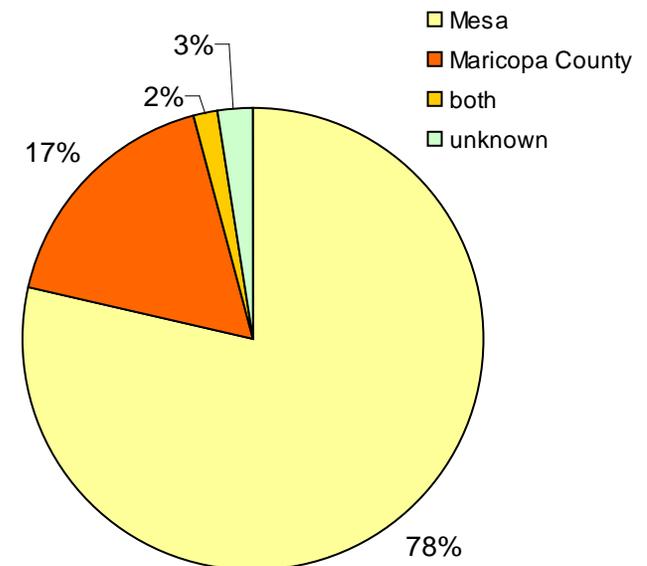


Figure 39

Mesa Postwar Single Family Subdivisions, Plat Approval

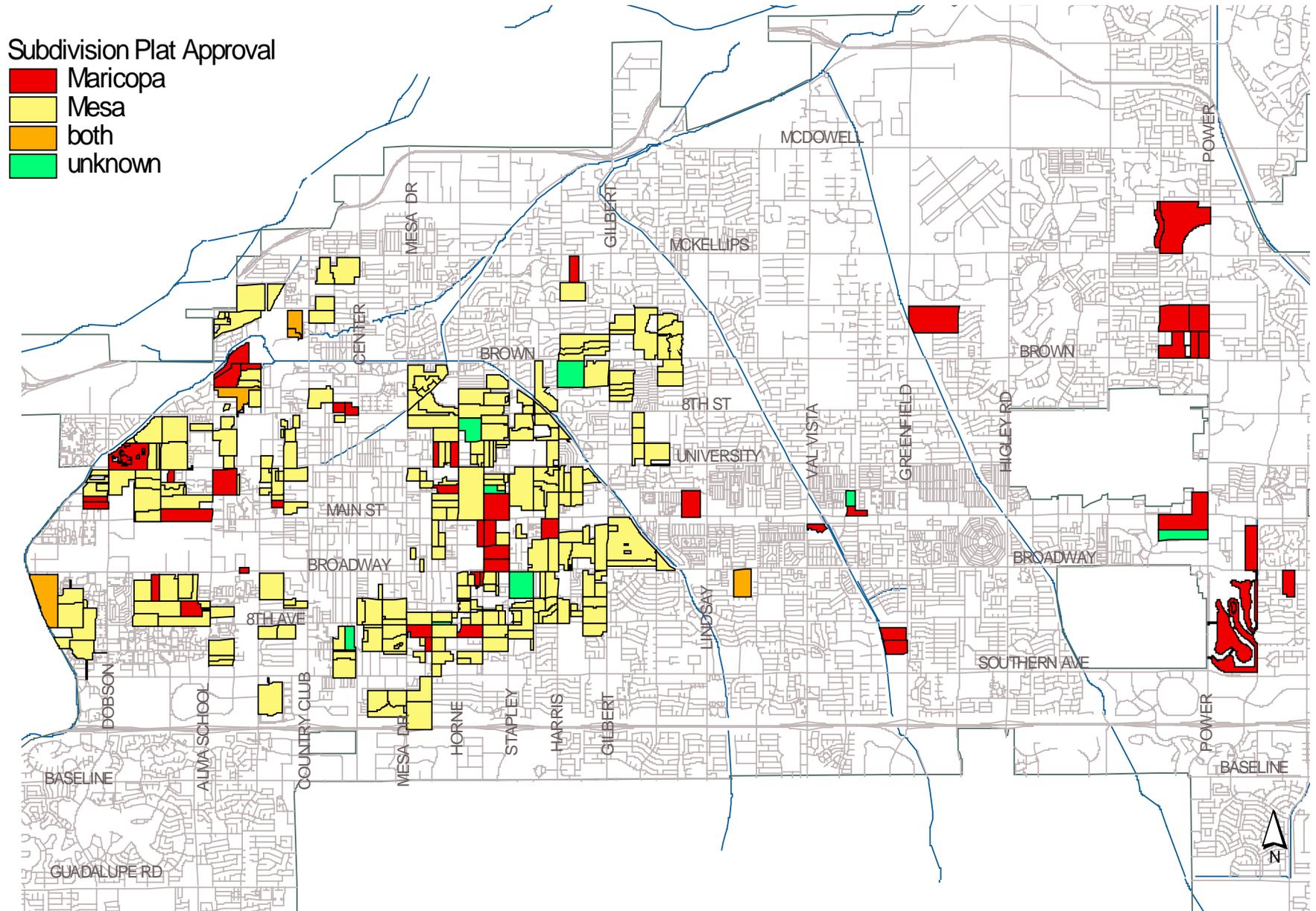


Figure 40

Physical characteristics associated with Mesa’s postwar single family homes and developments illustrate socioeconomic and cultural influences related to the three periods of growth identified in this study. These characteristics also provide a profile of the representative home and development that can be found. Analysis of these characteristics also helps in identifying the comparatively unusual. House size, number of rooms, and number of bathrooms all aid in classifying

economy, typical, and upscale developments. Wall and roof materials may also correlate with specific socioeconomic classifications or growth periods and provide information about other neighborhood features, including architectural styles. Data analysis and field survey research indicate that Mesa’s single family developments can generally be characterized as follows:

<i>By Growth Period</i>	<i>By Representative Characteristics</i>	<i>By Socioeconomic Indicators</i>
<p>Early Suburban developments (1946-1955):</p> <ul style="list-style-type: none"> • homes average 1,360 square feet • 5 rooms • 1 - 1.5 bathrooms • block, wood, brick, stucco wall materials • asphalt, built up, asbestos shingle roof materials • carport • patio • <i>Transitional, Simple, California, Early, Period Revival Ranch styles</i> 	<p>Typical postwar development profile:</p> <ul style="list-style-type: none"> • one plat • medium size, with an average of 81 homes • average lot 9,100 square feet • 25 years to build out • grid street pattern • mom and pop influence 	<p>Economy developments:</p> <ul style="list-style-type: none"> • homes often smaller than 1,300 square feet • 1 to 1.5 bathrooms • approximately 5 rooms • high proportion of built-up or roll roof materials • wood frame or frame brick wall materials • no carport/garage or a 1 car carport • may lack a patio
<p>First Boom developments (1956-1965):</p> <ul style="list-style-type: none"> • homes average 1,450 square feet • 5.5 rooms • 1.5 – 2 bathrooms • primarily block with decorative techniques and applied materials • asphalt, built up, wood roof materials • carports and garages • patios • <i>Simple, California, Character Ranch styles, Contemporary styles</i> 	<p>Typical postwar single family home profile:</p> <ul style="list-style-type: none"> • 1,468 square feet • 5.6 rooms • 1.5 – 2 bathrooms • block exterior walls • asphalt shingle roof materials • carport • patio 	<p>Typical developments:</p> <ul style="list-style-type: none"> • homes from approx 1,300 to 2,000 square feet • 2 bathrooms • 6-7 rooms • asphalt shingle roof materials • block wall materials • 1-2 car carport or garage
<p>Second Boom developments (1966-1973):</p> <ul style="list-style-type: none"> • homes average 1,530 square feet • 6 rooms • 2 bathrooms • block, stucco, slump, wood exterior walls • asphalt, built up roofs • garages and carports • patios • <i>Simple, California, Contemporary, Los Ranchos, post ranch styles</i> 		<p>Upscale developments:</p> <ul style="list-style-type: none"> • homes generally larger than 2,000 square feet • 2.5 or more bathrooms • 7-8 rooms • high percentage of asbestos or wood roof materials or a variety of roof materials • variety of applied materials and techniques to exterior home facades • 2 car carport or garage • 1 or more patios • may have large lots

Figure 41: Table of Mesa Postwar Single Family Development Types

Mesa, Average Rooms per Postwar Development

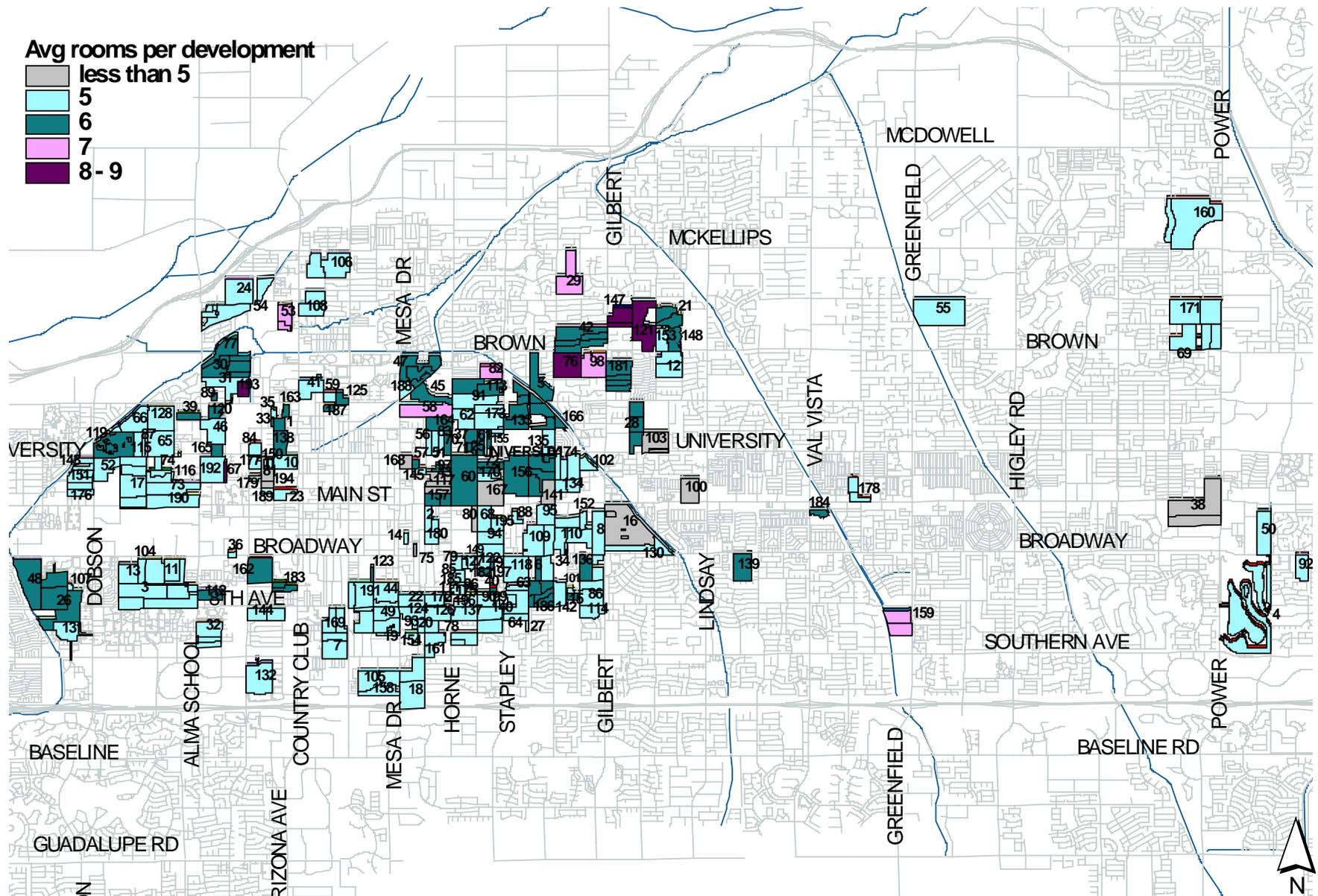


Figure 43

Lumber was expensive and difficult to obtain in the early postwar years because of the huge demand that war housing had placed on its supply. As a result, Arizona builders turned to other construction materials, choosing those that were inexpensive and readily available. Masonry materials were the most common, and especially block and brick. Block, including a lightweight pumice block made from native volcanic scoria, became the choice for a majority of Arizona's postwar builders. It was cheap, averaging a cost that was \$500 less per house than wood. It was locally manufactured so transportation costs were minimal. The Phoenix-based Superlite Builders Supply Company was largely responsible for the product's success, having grown from one plant with a single block machine in 1947 to the largest block manufacturer in the United States by 1962. By then, it was estimated that 85 percent of the homes in the Valley were constructed with block exterior walls. This trend also held true in Mesa where block was the overwhelming choice for most builders. Only two percent of Mesa's homes were constructed with brick, which was approximately 30 percent more expensive than block by the 1960s. Masonry materials were favored because they required less upkeep.

Some variety in wall materials was seen during Mesa's first and third periods of growth, though block was the most common material used throughout the postwar years. In the late 1940s the high demand for housing, coupled with material shortages, encouraged builders to use whatever materials were at hand. As a result, some of the city's early developments contain homes constructed with wood frame, stucco, and brick, as well as various sized manufactured block. During Mesa's second period of growth it became common for builders to "dress" the block street façade wall with applied wood, stone, and brick materials or to alter the block pattern for a decorative effect. These treatments brought variety to neighborhoods of similarly constructed block homes. After the 1965 Arizona construction strike was resolved, it gradually became more difficult to get skilled masons so labor costs for block construction rose. Housing styles began to change and developers sought ways to keep costs down in the face of rising inflation and continually increasing land costs. Design tastes also emphasized organic

Mesa SF Homes, 1946-1973, Exterior Wall Materials

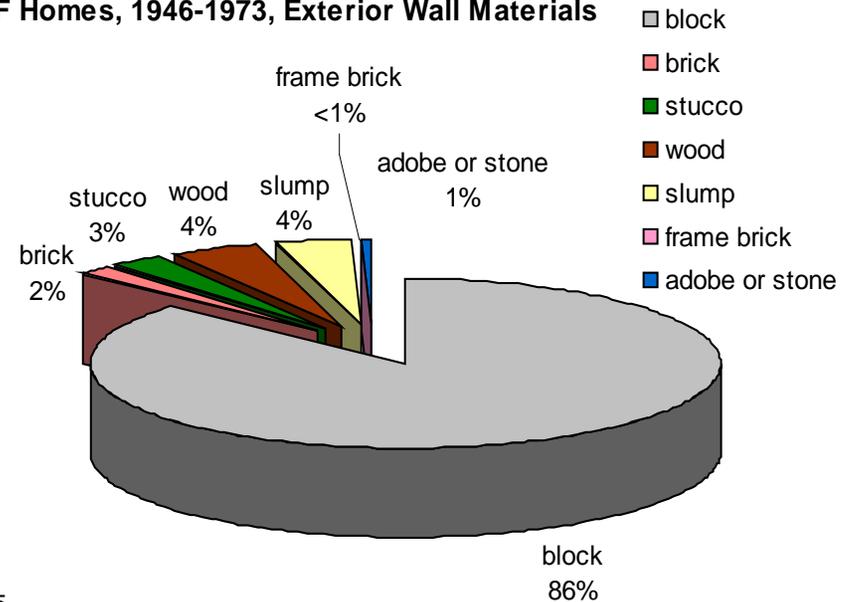


Figure 45

materials. In the 1960s these circumstances influenced builders to begin constructing with slump block, stucco over frame wood, and a new, low-cost wood siding material.

patterns reflect a minimum of planning. Conversely, a variety of wall materials may also identify a custom development where the developer deliberately planned for each house to have a different appearance.

The use of slump block and stucco in the 1960s and 1970s was often associated with the Los Ranchos or post ranch housing styles. Frame wood and frame brick developments were usually associated with economy housing. Neighborhoods with a mix of wall materials may indicate a mom and pop influenced development where building

Mesa Postwar Homes, Exterior Wall Material Trends

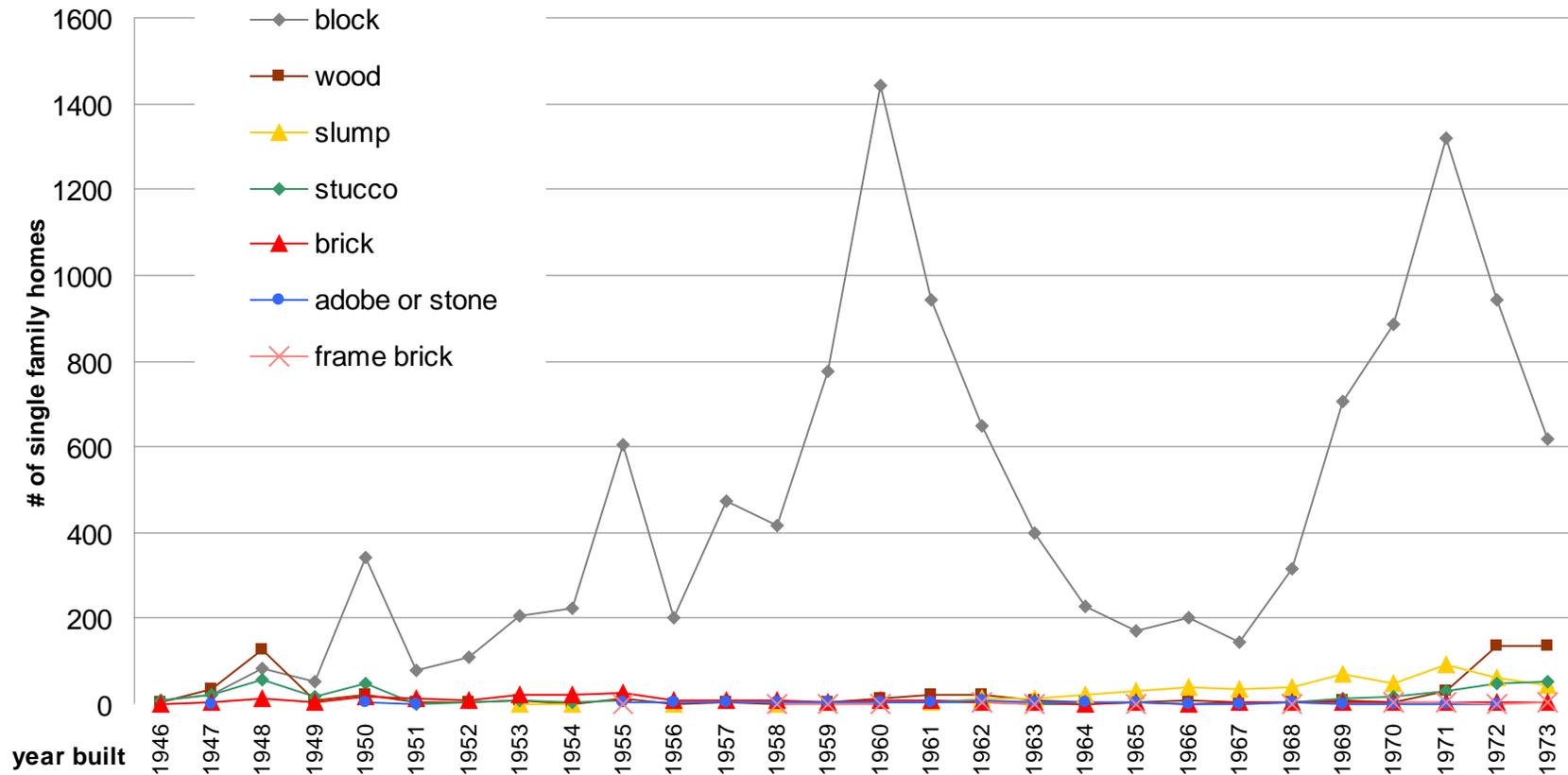


Figure 46

Mesa Postwar Single Family Homes, Exterior Walls

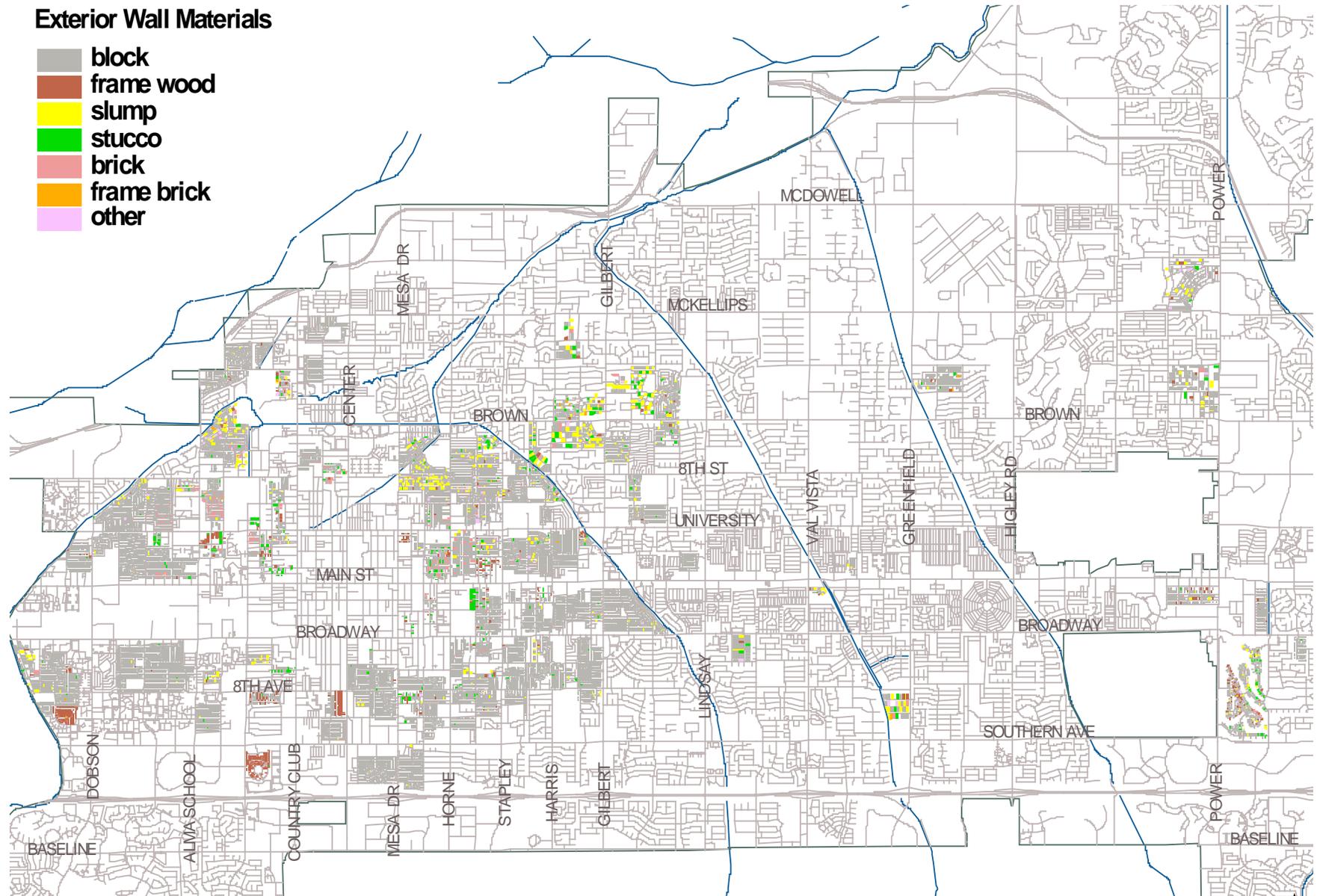


Figure 47

Asphalt shingles were the most common roofing material used in Mesa and nationwide during the postwar years. This material was readily available, durable, and inexpensive. Built up roofs were also common in Mesa. A built up roof uses waterproof, impermeable materials and are applied to houses with a flat or very low pitch roof. These roofs were less expensive than other forms because they required less wood for roof trusses. Therefore, built up roofs often signaled an economy development in Mesa. In some neighborhoods, however, built up roofs were indicative of Contemporary styles and other progressive architectural styles, particularly in the second period of postwar growth. In the late 1960s and 1970s built up roofs began to appear on Spanish style post ranch homes. More expensive asbestos shingle, tile, and wood roof materials are found on fewer than ten percent of Mesa's postwar single family homes. Neighborhoods with uniformity in roofing materials are generally associated with tract housing developments. A mosaic of roof materials suggests a custom home pattern of construction where upscale materials and heterogeneity of design characterized the neighborhood.

Mesa SF Homes, 1946-1973, Roof Materials

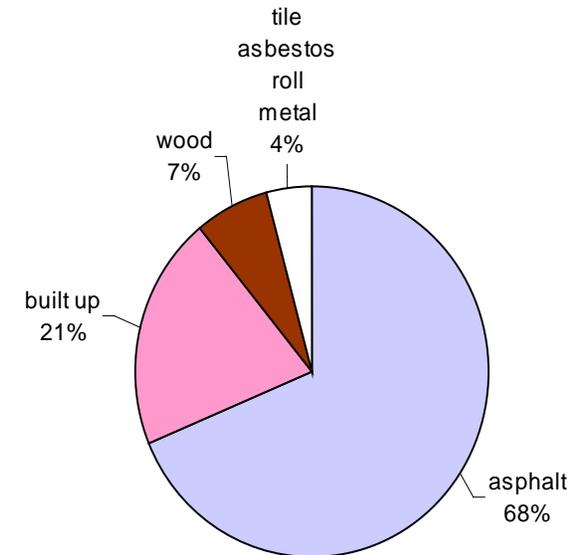


Figure 49

Mesa Postwar Homes, Roof Material Trends

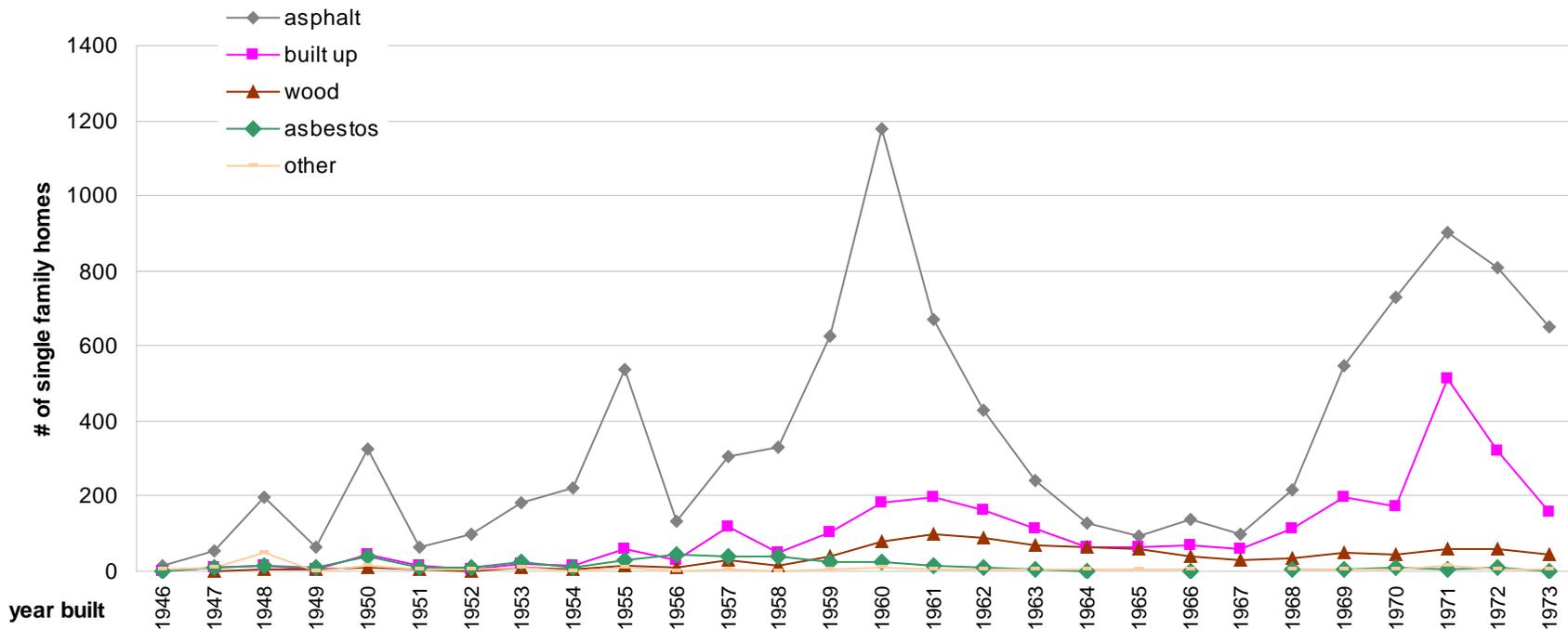


Figure 48

Mesa Single Family Home Roof Materials

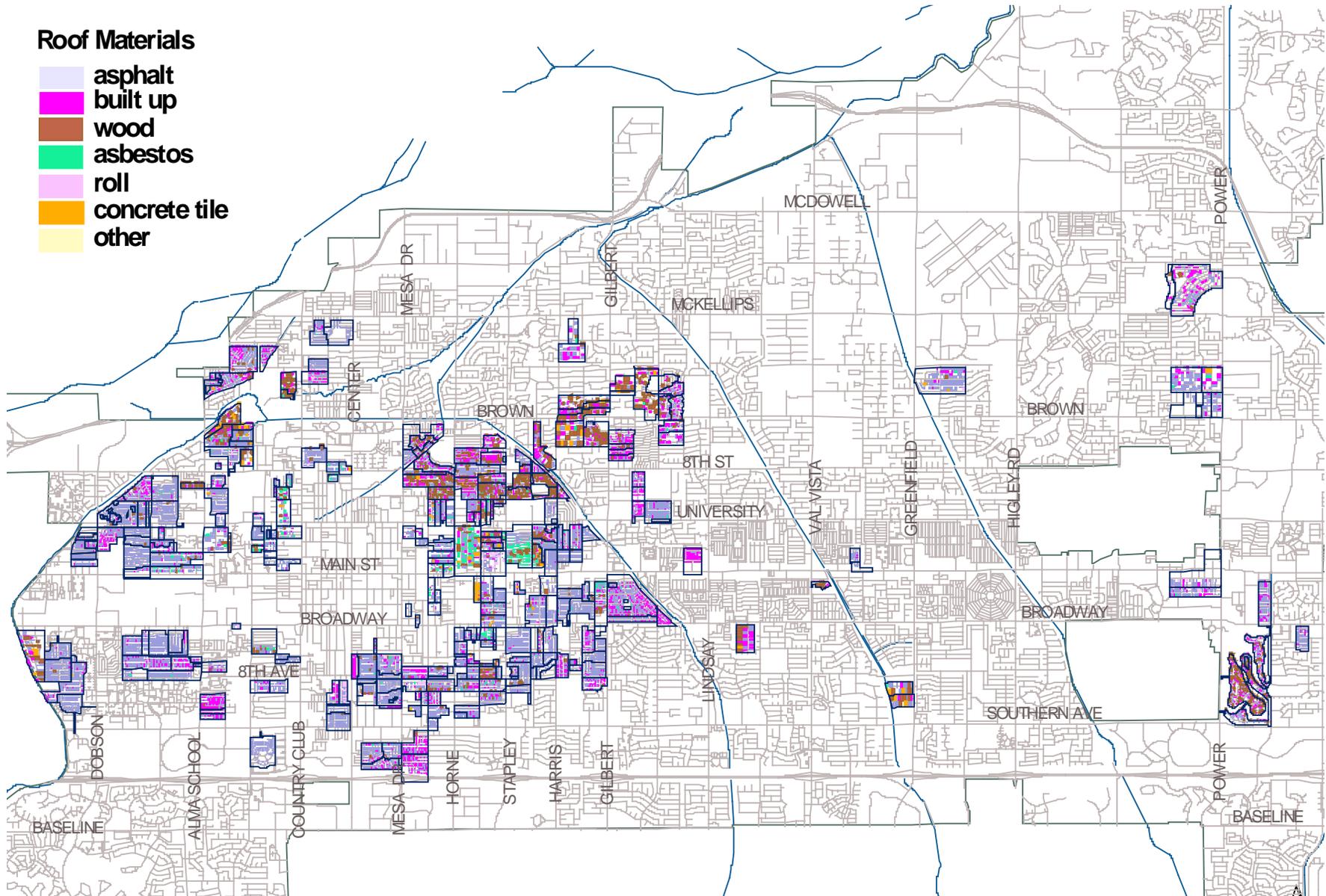


Figure 50

The emphasis on indoor-outdoor living that characterized postwar lifestyles was particularly suited to Mesa's sunny climate. As a result, most of the homes incorporated a porch or patio into their design to create outdoor living spaces that united with the interior. Front porches help define the architectural style of California Ranch and Early Ranch homes. As the era progressed, more emphasis was placed on patio living at the back of the house, away from the street noise. Home designs began to de-emphasize the front porch in favor of side and backyard patios. Consequently, the porch shrunk to the point that it was barely more than an extended overhang above the front entry, which was characteristic of the simple ranch style. Some homes in economy subdivisions lacked any porch or patio at all. Other modest neighborhoods had mainly slab patios. Upscale developments feature a high percentage of covered patios in their home designs.

Mesa Postwar Postwar Single Family Home Patios

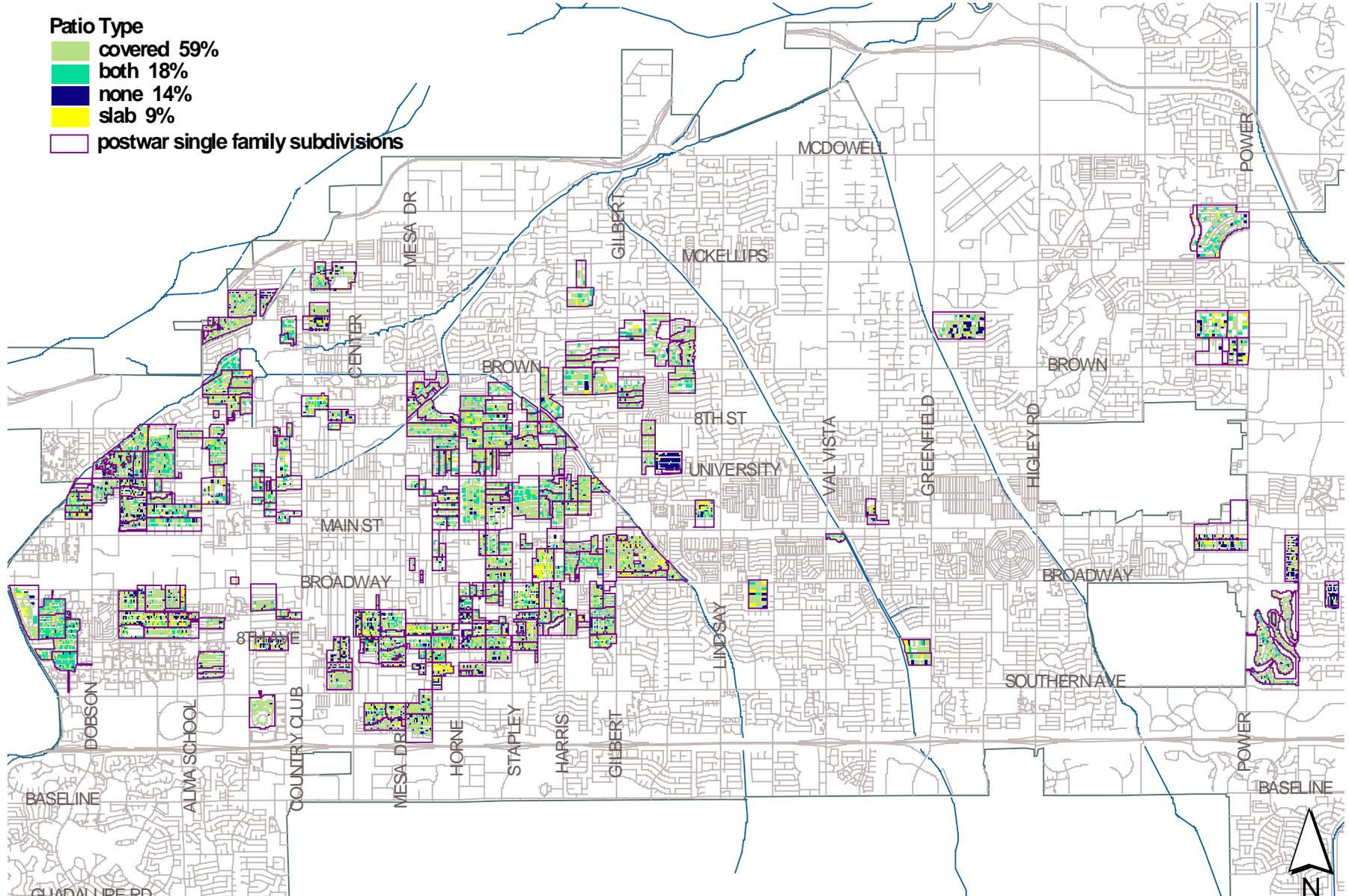
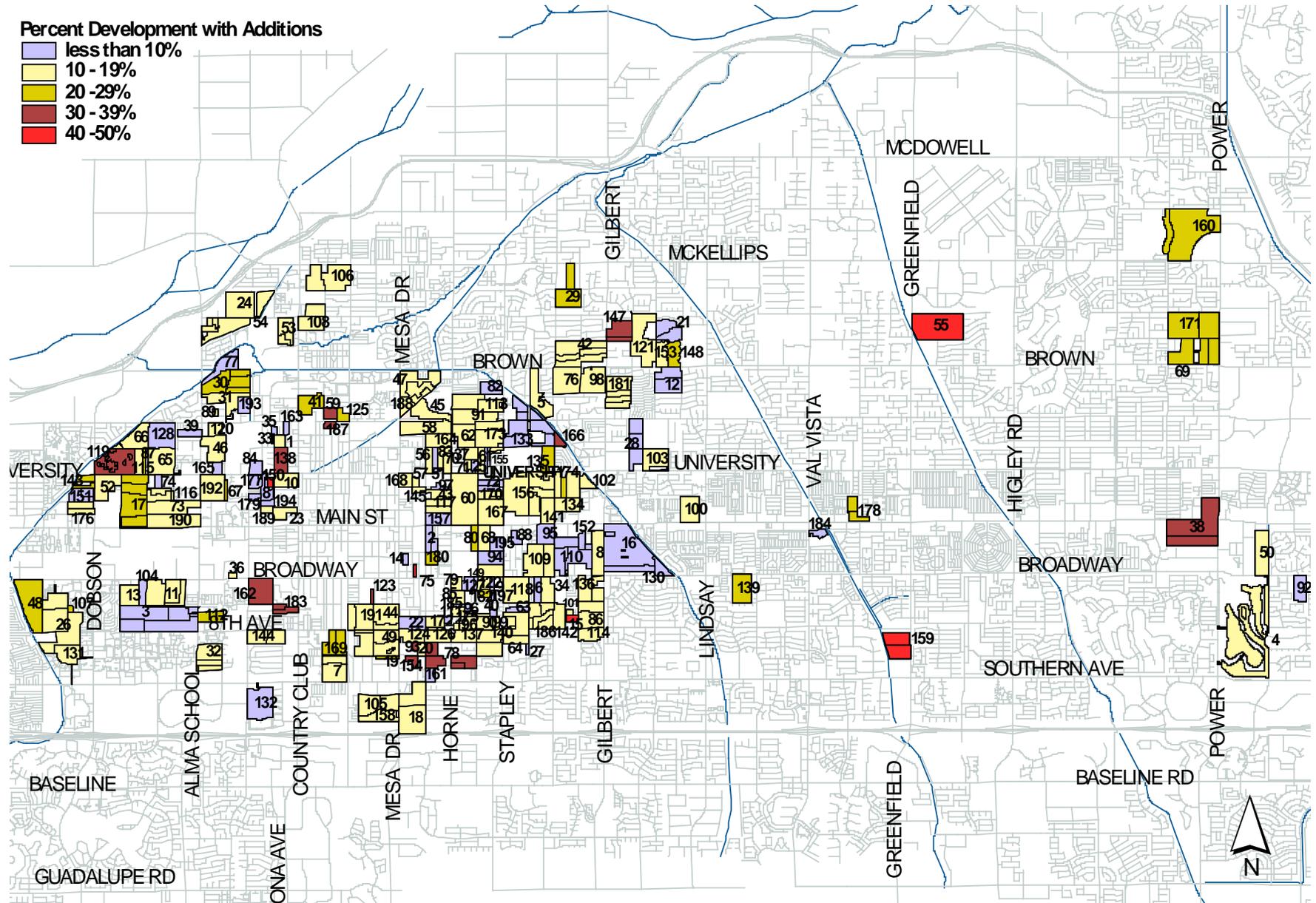


Figure 51

It became popular for homeowners to undertake home improvement and remodeling projects in the postwar era. A number of supply yards began to cater to these weekend builders. As family sizes increased, new room additions often were constructed. This pattern of alteration has occurred with fourteen percent of Mesa's postwar single family homes. Carport and garage enclosures became another method of adding space. Approximately eight percent of Mesa's homes lack a carport or garage because this area is now enclosed and is part of the main house, indicating this pattern of alteration was also present. In economy subdivisions, a high percentage of alterations often relate to a lack of overall neighborhood integrity. However, many of the alterations in Mesa's typical and upscale neighborhoods have been more sensitively done and do not negatively impact their integrity.

Mesa, Additions per Postwar Single Family Development



Recommendations for Further Work

As noted, one of the reasons for undertaking the study of Mesa's postwar residential subdivisions was to identify historic districts eligible for listing on the National Register of Historic Places and the Mesa Historic Register. It is recommended that the following considerations and methods guide the further evaluation of the subdivisions identified in this study.

As discussed, during the period 1947 to 1973 there were 14,436 single family homes constructed in Mesa as part of 305 individual plats that represent 197 residential subdivision developments. It is recommended that this population be organized into logical subgroups to be systematically studied and evaluated as part of the annual work program of the Mesa HPC over the next five years. As documented in this report, there were three distinct periods of building within the housing boom of 1947-1973 (see graph, page 31). The first boom period occurred from 1946 to 1955. The next was 1956 to 1965 and the final from 1966 to 1973. As there is a discernible chronological pattern related to historic events and technological and architectural influences, age would be appropriate means to initially divide the residential subdivision population into segments. It also would be logical to commence work by studying the oldest neighborhoods first. While most of Mesa's neighborhoods did develop over time, it is possible to establish parameters for study that would identify the earliest developments of the period.

It is recommended that the first group for study be limited to residential developments that were platted before 1956. The median construction year for the single family homes in this initial group also should be before 1960. This system would allow study of the most representative developments associated with the early postwar development period from 1946 to 1955. In defining this population the majority of the houses under consideration would meet the NRHP fifty year age test or would become 50 years old during the next five years while additional study and designation activities were planned or undertaken. There are 62 residential subdivisions that meet the aforementioned criteria. See Appendix Volume I for a list of these developments.

In studying the various age groups, it is important that the subdivisions with "like" characteristics be compared to one another to help make judgments as to their relative ability to represent the themes of historic

and architectural significance that shaped Mesa's development in the decade after WWII. As mentioned, in analyzing the postwar residential subdivision population of the Phoenix metropolitan area, it appears that there are three general types of representative developments, which we have labeled: "Economy, Typical and Upscale." The definition of these representative development types are based upon the square footage, number of rooms and number of bathrooms that characterize the homes in the subdivisions. These developments illustrate the range of building that occurred related to the income of the local resident population, the growth and evolutionary stages of their family structure as well as the building and marketing practices of the developers, which were mainly mom and pop operations in Mesa's early years. Though further field surveys are necessary to identify developments associated with each classification, data analysis suggests that the 62 residential subdivisions associated with Mesa's early postwar development may generally be divided among fifteen percent Economy, 80 percent Typical, and five percent Upscale development types.

In addition to assessing the representative development that occurred, it is also recommended that the population be studied to identify those unique characteristics that might set a subdivision apart from the others. A particular neighborhood might be considered eligible for national or local designation because of its noteworthy physical features such as the use of distinctive materials, signature workmanship or design by a notable local architect. The overall design of the subdivision, a reflection of subdivision planning principles or a distinctive landscape pallet also are considerations which would make an area significant. Historically the association of a subdivision with the life or career of individual important to the Valley's growth during the twentieth century could elevate the eligibility of one subdivision over others. Additionally a subdivision that reflected a specific historic trend that was influential during this time could be the basis for importance.

To assist the Mesa HPC in the evaluation of the initial 62 residential subdivisions, it is recommended that a specialized subcommittee be established. The working group could include members of the HPC as well as community members interested in preservation and/or historic district residents. Working in teams facilitates the evaluation process. Initially the 62 residential subdivisions should be reviewed by subtypes to gather information about their physical features, condition and

integrity. Each team should numerically score the neighborhood's ability to represent and convey its significance related to the themes discussed in the historic context section of this report. The scores should be ranked and a cut off point established for further consideration of its eligibility for designation. Research and additional field evaluations should be conducted for the top-ranked residential subdivisions. Comparisons should be made among the range of potential historic districts that exist to represent the different historic context themes. Boundaries for historic district configuration should be discussed and the location of contributing and non-contributing properties should be mapped. This information should be reviewed to select the best examples of the historic and architectural influences that were important to Mesa's development during its initial postwar boom.

It is anticipated that this work would take approximately two years to complete. At the conclusion work could commence on the next subgroup. This group would consist of those with subdivisions, platted before 1966 that were 75 percent built by 1973 with a median construction date that was less than 1970. As this population represents a larger percentage of the postwar housing stock it is anticipated that this work would take at least three years to complete.

The proposed work recommendation represents an ambitious commitment of time and effort. However, by systematically studying the 197 postwar residential subdivisions in this manner, the HPC will accomplish a number of objectives important to the successful operation of the HP program in the years ahead. The HPC and their staff will be able to make informed decisions about which neighborhoods merit consideration for designation when they approach the fifty year threshold. These eligibility determinations will be based upon an understanding of the extent and nature of the postwar housing population from scholarly research and systematic analysis. Further, as a result of this work, the HPC and HP staff will be able to articulate to the larger community and elected officials why these neighborhoods are important and warrant preservation assistance and protection.

Mesa, 62 Early Postwar Developments

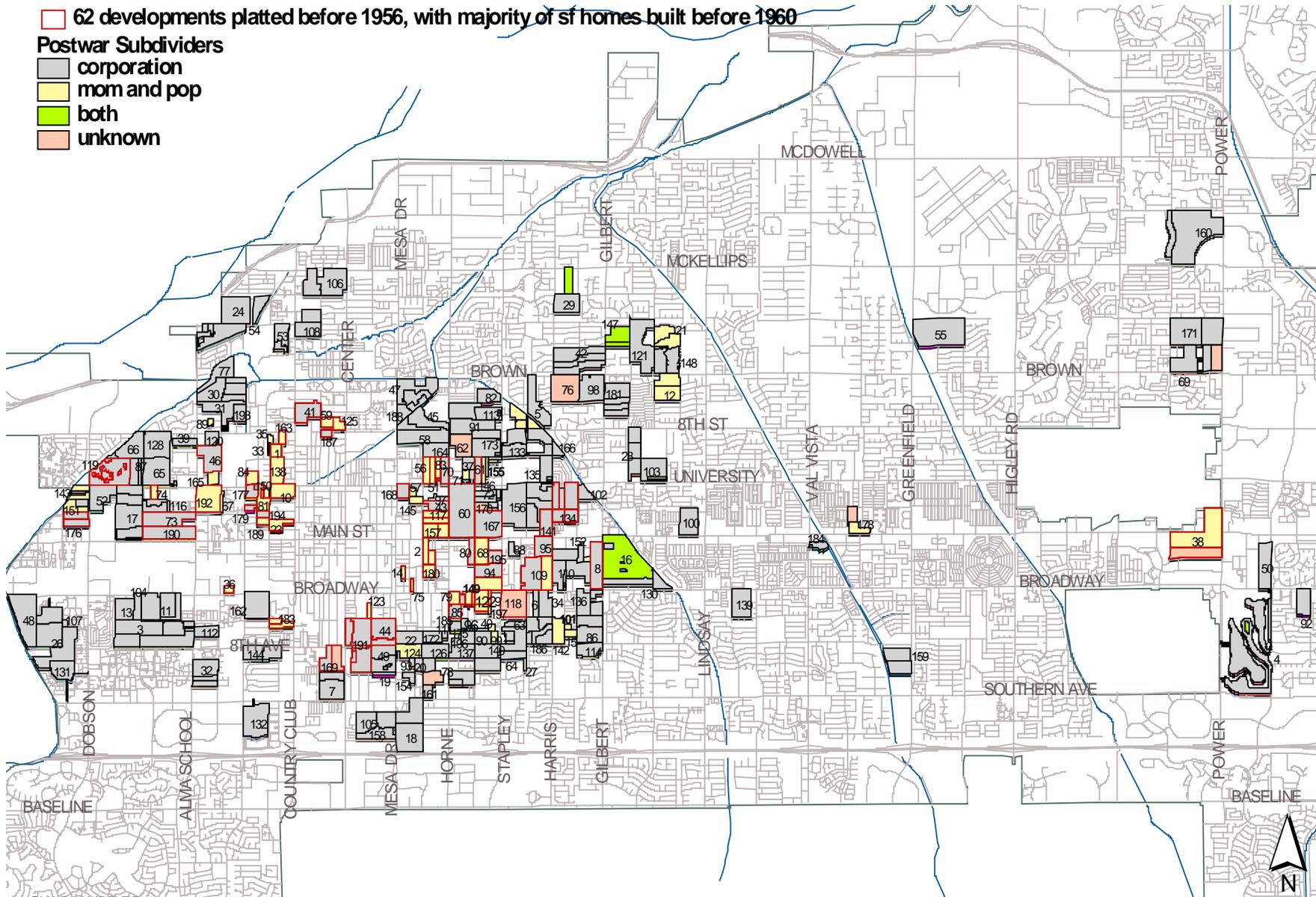


Figure 53

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Appendix A: List of 197 Postwar Single Family Developments

GIS MAP ID	DEVELOPMENT NAME
1	ALLEN MANOR
2	ALLEN PARK 1-2
3	ALMA ESTATES 1-6
4	APACHE COUNTRY CLUB ESTATES 1-4
5	ARDEN ESTATES
6	ARMSTRONG ACRES
7	BEALL PARK 1-2
8	BEVERLY ESTATES
9	BIGELOW ADDITION
10	BOND ACRES
11	BRAY ACRES 1-3
12	BROWNMORE ESTATES 1-2
13	BUCKLEY ESTATES
14	BUTLER TRACT
15	CARSTENS MANOR
16	CASA DEL SOL
17	CASA MESA 1-2
18	CASA MESA 3-4
19	CASAS BONITA
20	CASITA ACRES
21	CHATEAU D ARNETT 1-2
22	CITRUS GROVE MANOR
23	CLARK ADDITION
24	COLONY BY THE GREENS
25	COMPTION ESTATES
26	CONTINENTAL EAST 1-4
27	COOPER ESTATES
28	CORONA DEL RAY 1-3
29	COTTONWOOD HEIGHTS 1-2
30	COUNTRY CLUB ESTATES 1-4
31	COUNTRY CLUB VILLAGE
32	COUNTRY VILLAGE 1-3
33	COURY PLACE

GIS MAP ID	DEVELOPMENT NAME
34	CRESTMONT
35	DATE PARK
36	DAVIS PARK
37	DEES GOFF MANOR
38	DESERT WELLS 1-2
39	DEVONSHIRE ESTATES
40	DOLPHIN PARK
41	DUKE MANOR
42	EAST ORANGEWOOD ESTATES 1-3
43	EASTON PLACE
44	EL MAY VILLA
45	ELLSWORTH HEIGHTS 1-2
46	EMERSON MANOR
47	ENCHANTED VILLAGE 1-2
48	ESQUIRE ESTATES
49	ESQUIRE TERRACE 1-2
50	ESQUIRE VILLA
51	ESTHER PLACE
52	EVANS PARK
53	FAIRWAY ESTATES 1-2
54	FAIRWAY GARDENS 1-5
55	FALCON ESTATES
56	FARNSWORTH PLACE
57	FERRIN HOMES
58	FILLMORE PLACE
59	FLYING ACRES
60	FRASER FIELDS
61	FREESTONE PLACE
62	FREESTONE TERRACE
63	GABLE VILLAGE 1
64	GABLE VILLAGE 2
65	GARDEN GROVE
66	GARDEN HILLS
67	GARDEN OF MESA
68	GOLDEN GROVE

GIS MAP ID	DEVELOPMENT NAME
69	GRANITE REEF ESTATES 1-2
70	GREEN ACRES
71	HALL PLACE
72	HARRISON ACRES 1-3
73	HARVEY HOMESITES
74	HELAMAN COURT
75	HEWARD TRACT
76	HILL VIEW ACRES
77	HILLCREST TERRACE
78	HOLMES PARK ADDITION 1-4
79	HORNE ACRES
80	HORNE HOMES
81	HOSICK PLACE
82	JEWEL ESTATES
83	JOE ANN PLACE
84	JOHNSON ADDITION
85	JUNIOR HIGH PARK
86	KACHINA PARKWAY 1-3
87	KAREN ACRES
88	LA ZONA HEIGHTS
89	LAFAYETTE PARK
90	LAUREL PARK 1-2
91	LEE LAND HOMES
92	LINDA VISTA
93	LITTLE GEM
94	LOS DEL SANTOS
95	LOS RANCHITOS
96	LOWELL ESTATES
97	LUCAS MANOR
98	LUNA TIERRA
99	LUNT PARK
100	LYN RAE PARK
101	MARTIN HOMES
102	MARYWOOD TERRACE
103	MCAFEE HEIGHTS

GIS MAP ID	DEVELOPMENT NAME
104	MCCORMICK ESTATES
105	MELODY MESA 1-2
106	MESA COUNTRY CLUB PARK 1-2
107	MESA GARDENS
108	MESA GRANDE 1-2
109	MESA HOMES 1-2
110	MESA LINDA 1-3
111	MESA PARK 10
112	MESA SOUTHWEST ESTATES
113	MESA STARLITE GARDENS
114	MESA TIERRA
115	MESA VALLEY VIEW
116	MESA VERDE 1-2
117	MESA VILLA 1-2
118	MESA VILLAGE
119	MESA VISTA
120	MESA WESTWOOD HEIGHTS
121	MILLER HEIGHTS
122	MILLER'S ADDITION
123	MILLETT PLACE
124	MILLETTS GREEN ACRES 1-2
125	MOUNTVIEW MANOR
126	NEW HIGH
127	NIELSON PLACE 1-2
128	NORTH GARDEN GROVE
129	NORTH MILLER ESTATES
130	OAK PARK MESA 1-3
131	PACE EAST NO 1
132	PACE EAST NO 2
133	PALM GARDENS OF MESA 1-6
134	PARADISE PARKWAY 1-4
135	PARADISE PARKWAY 3
136	PARK RIDGE
137	PARK VILLAGE ESTATES
138	PASSEY PLACE

GIS MAP ID	DEVELOPMENT NAME
139	PLEASURE ACRES
140	POINSETTIA VILLA 1-4
141	RANDALL HEIGHTS
142	REED PARK ESTATES
143	ROCKCREST
144	ROOSEN MEADOWS 1-2
145	RUTLEDGE PLACE
146	SABIN ACRES
147	SAHARA ESTATES 1-2
148	SAHARA PALMS
149	SCHOOL ANNEX
150	SCOTT ADDITION
151	SCOTT PLACE 1-2
152	SECLUDED VILLAGE 1-2
153	SENIOR VILLAGE
154	SHADY LANES
155	SHEPHERD ACRES
156	SHERWOOD MESA 1-5
157	SIERRA VISTA PARK 1-2
158	SILVER KEY ESTATES
159	SKY RANCH 1-2
160	SKYWAY VILLAGE 1-2
161	SOUTHERN EAST
162	SOUTHWEST MESA CENTER
163	STANDAGE PLACE
164	STANLEY HEIGHTS
165	STAPLES MANOR
166	STAPLEY ESTATES
167	STEWARTS EAST MESA ADDITION
168	STEWARTS NORTH MESA ADDITION
169	STEWARTS SOUTH MESA ADDN 1-2
170	SUBURBAN GARDENS 1-2
171	SUHUARO HILLS ESTATES 1-2
172	SUNLAND GARDENS 1-2
173	SUNLAND MESA 1-4

GIS MAP ID	DEVELOPMENT NAME
174	SUNNY ACRES
175	SUNNYFIELD PARK 1-2
176	SUNSET MANOR 1-2
177	SUNSWEPT ACRES
178	SUTHERLAND 1-2
179	TELFORD PLACE
180	TEMPLE VILLA
181	TIERRA ESTE 1-4
182	TUCKER PLACE
183	VAL VISTA MANOR 1-2
184	VAL VISTA ORCHARD
185	VERDE MANOR
186	VILLA PARK 1-4
187	VISTA GARDENS
188	WEDGEWOOD
189	WEST BOND
190	WEST MESA CENTER
191	WESTERN HOMESITES 1-4
192	WESTWOOD PARK
193	WESTWOOD VILLA
194	WHITE ADDITION
195	WOODLAND TERRACE
196	WOODYS CORNER
197	WRAY PLACE

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
1	ALLEN MANOR	1	1948	Mesa	husband & wife	28	043-34
2	ALLEN PARK 1-2	2	1945	Mesa	husband & wife	29	030-28
3	ALMA ESTATES 1-6	6	1959	Maricopa	corporation	488	081-10
4	APACHE COUNTRY CLUB ESTATES 1-4	3	1960	Maricopa	corporation	571	092-42
5	ARDEN ESTATES	1	1968	Mesa	corporation	45	119-12
6	ARMSTRONG ACRES	1	1958	Mesa	corporation	24	080-17
7	BEALL PARK 1-2	2	1960	Mesa	corporation	137	087-12
8	BEVERLY ESTATES	1	1955	Mesa	corporation	83	064-37
9	BIGELOW ADDITION	1	1951	Mesa	husband & wife	8	050-49
10	BOND ACRES	1	1949	Mesa	husband & wife	50	046-36
11	BRAY ACRES 1-3	3	1959	Mesa	corporation	242	085-03
12	BROWNMORE ESTATES 1-2	2	1970	Mesa	husband & wife	125	133-41
13	BUCKLEY ESTATES	1	1968	Mesa	corporation	100	116-30
14	BUTLER TRACT	1	1941	Mesa	widowed & divorced women	9	028-12
15	CARSTENS MANOR	1	1972	Mesa	husband & wife	16	154-44
16	CASA DEL SOL	1	1960	Mesa	both	384	091-30
17	CASA MESA 1-2	2	1960	Mesa	corporation	343	089-05
18	CASA MESA 3-4	2	1969	Mesa	corporation	236	125-27
19	CASAS BONITA	1	1970	Mesa	corporation	20	134-27
20	CASITA ACRES	1	1958	Maricopa	corporation	20	079-35
21	CHATEAU D ARNETT 1-2	2	1970	Mesa	husband & wife	81	134-22
22	CITRUS GROVE MANOR	1	1958	Mesa	corporation	103	079-07
23	CLARK ADDITION	1	1946	Mesa	husband & wife	52	032-47
24	COLONY BY THE GREENS	1	1960	Mesa	corporation	158	088-25
25	COMPTON ESTATES	1	1958	Mesa	corporation	11	080-48
26	CONTINENTAL EAST 1-4	3	1969	Mesa	corporation	367	126-22
27	COOPER ESTATES	1	1970	Mesa	husband & wife	9	128-12
28	CORONA DEL RAY 1-3	3	1969	Mesa	corporation	104	124-45
29	COTTONWOOD HEIGHTS 1-2	2	1961	Maricopa	both	53	093-09
30	COUNTRY CLUB ESTATES 1-4	4	1955	Maricopa	corporation	139	065-39
31	COUNTRY CLUB VILLAGE	1	1955	both	corporation	96	064-50

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
32	COUNTRY VILLAGE 1-3	3	1969	Mesa	corporation	170	121-34
33	COURY PLACE	1	1957	Mesa	husband & wife	5	070-17
34	CRESTMONT	1	1961	Mesa	corporation	62	094-28
35	DATE PARK	1	1961	Mesa	husband & wife	10	093-47
36	DAVIS PARK	1	1947	Maricopa	husband & wife	6	039-19
37	DEES GOFF MANOR	1	1958	Mesa	corporation	31	070-05
38	DESERT WELLS 1-2	2	1947	Maricopa	individual	175	038-03
39	DEVONSHIRE ESTATES	1	1964	Mesa	corporation	25	106-15
40	DOLPHIN PARK	1	1964	Mesa	husband & wife	5	105-36
41	DUKE MANOR	1	1949	Mesa	corporation	76	045-30
42	EAST ORANGEWOOD ESTATES 1-3	3	1968	Mesa	corporation	162	118-33
43	EASTON PLACE	1	1946	Maricopa	corporation	64	033-07
44	EL MAY VILLA	1	1945	Mesa	corporation	133	042-39
45	ELLSWORTH HEIGHTS 1-2	2	1960	Mesa	corporation	73	089-22
46	EMERSON MANOR	1	1954	Mesa	corporation	114	059-20
47	ENCHANTED VILLAGE 1-2	2	1964	Mesa	corporation	94	107-14
48	ESQUIRE ESTATES	1	1968	both	corporation	63	077-03
49	ESQUIRE TERRACE 1-2	2	1958	Mesa	corporation	176	079-15
50	ESQUIRE VILLA	1	1959	Maricopa	corporation	137	084-40
51	ESTHER PLACE	1	1948	Mesa	husband & wife	35	042-50
52	EVANS PARK	1	1959	Mesa	corporation	114	084-48
53	FAIRWAY ESTATES 1-2	2	1955	both	corporation	64	066-07
54	FAIRWAY GARDENS 1-5	5	1961	Mesa	corporation	207	094-40
55	FALCON ESTATES	1	1958	Maricopa	corporation	161	080-21
56	FARNSWORTH PLACE	1	1945	Maricopa	husband & wife	29	032-03
57	FERRIN HOMES	1	1956	Mesa	husband & wife	8	066-18
58	FILLMORE PLACE	1	1962	Mesa	corporation	86	101-22
59	FLYING ACRES	1	1946	Maricopa	husband & wife	34	036-24
60	FRASER FIELDS	1	1946	Mesa	corporation	128	034-35
61	FREESTONE PLACE	1	1955	Mesa	corporation	19	064-06
62	FREESTONE TERRACE	1	1957	unknown	unknown	79	072-19

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
63	GABLE VILLAGE 1	1	1961	Mesa	corporation	33	094-05
64	GABLE VILLAGE 2	1	1963	Mesa	corporation	51	101-29
65	GARDEN GROVE	1	1956	Mesa	corporation	144	068-40
66	GARDEN HILLS	1	1960	Mesa	corporation	128	091-31
67	GARDEN OF MESA	1	1960	Mesa	husband & wife	6	091-03
68	GOLDEN GROVE	1	1947	Maricopa	husband & wife	59	037-31
69	GRANITE REEF ESTATES 1-2	2	1954	Maricopa	unknown	55	059-12
70	GREEN ACRES	1	1947	Maricopa	corporation	19	037-33
71	HALL PLACE	1	1956	Mesa	husband & wife	10	067-24
72	HARRISON ACRES 1-3	3	1957	Mesa	corporation	44	070-18
73	HARVEY HOMESITES	1	1950	Mesa	corporation	139	047-20
74	HELAMAN COURT	1	1946	Maricopa	husband & wife	16	035-36
75	HEWARD TRACT	1	1942	Mesa	husband & wife	9	028-26
76	HILL VIEW ACRES	1	1960	unknown	unknown	41	091-41
77	HILLCREST TERRACE	1	1967	Maricopa	corporation	48	074-25
78	HOLMES PARK ADDITION 1-4	4	1968	Mesa	corporation	199	119-39
79	HORNE ACRES	1	1949	Mesa	husband & wife	19	045-42
80	HORNE HOMES	1	1947	Maricopa	corporation	31	038-43
81	HOSICK PLACE	2	1946	Mesa	husband & wife	47	036-06
82	JEWEL ESTATES	1	1970	Mesa	corporation	39	145-43
83	JOE ANN PLACE	1	1950	Mesa	husband & wife	36	048-21
84	JOHNSON ADDITION	1	1947	Mesa	husband & wife	19	038-17
85	JUNIOR HIGH PARK	1	1952	Mesa	corporation	44	053-49
86	KACHINA PARKWAY 1-3	3	1959	Mesa	corporation	181	084-49
87	KAREN ACRES	1	1969	Mesa	corporation	14	124-33
88	LA ZONA HEIGHTS	1	1956	Mesa	corporation	26	067-32
89	LAFAYETTE PARK	1	1966	Mesa	husband & wife	6	110-22
90	LAUREL PARK 1-2	2	1960	Mesa	corporation	55	089-09
91	LEE LAND HOMES	1	1958	Mesa	corporation	109	079-11
92	LINDA VISTA	1	1972	Maricopa	corporation	100	151-49
93	LITTLE GEM	1	1965	Mesa	corporation	12	109-31

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
94	LOS DEL SANTOS	1	1946	Maricopa	corporation	73	034-26
95	LOS RANCHITOS	1	1943	Maricopa	corporation	24	028-38
96	LOWELL ESTATES	1	1958	Mesa	corporation	16	080-18
97	LUCAS MANOR	1	1959	Mesa	corporation	8	081-20
98	LUNA TIERRA	1	1962	Mesa	corporation	61	099-01
99	LUNT PARK	1	1970	Mesa	husband & wife	19	128-43
100	LYN RAE PARK	1	1957	Maricopa	corporation	77	073-14
101	MARTIN HOMES	1	1960	Mesa	widower	7	091-47
102	MARYWOOD TERRACE	1	1970	Mesa	corporation	40	134-26
103	MCAFFEE HEIGHTS	1	1971	Mesa	corporation	141	141-26
104	MCCORMICK ESTATES	1	1960	Maricopa	corporation	36	092-49
105	MELODY MESA 1-2	2	1962	Mesa	corporation	177	098-22
106	MESA COUNTRY CLUB PARK 1-2	2	1959	Mesa	corporation	156	084-09
107	MESA GARDENS	1	1971	Mesa	corporation	10	143-34
108	MESA GRANDE 1-2	2	1960	Mesa	corporation	120	091-39
109	MESA HOMES 1-2	2	1953	Mesa	corporation	219	057-38
110	MESA LINDA 1-3	3	1959	Mesa	corporation	220	084-12
111	MESA PARK 10	1	1970	Mesa	corporation	5	130-45
112	MESA SOUTHWEST ESTATES	1	1968	Mesa	corporation	45	119-19
113	MESA STARLITE GARDENS	1	1962	Mesa	corporation	50	099-11
114	MESA TIERRA	1	1972	Mesa	corporation	84	145-37
115	MESA VALLEY VIEW	1	1959	Mesa	corporation	48	080-47
116	MESA VERDE 1-2	2	1962	Mesa	corporation	68	100-16
117	MESA VILLA 1-2	2	1947	Mesa	husband & wife	70	037-20
118	MESA VILLAGE	1	1954	unknown	unknown	155	061-12
119	MESA VISTA	1	1955	Maricopa	corporation	199	064-05
120	MESA WESTWOOD HEIGHTS	1	1969	Mesa	corporation	38	126-08
121	MILLER HEIGHTS	1	1968	Mesa	corporation	70	119-02
122	MILLER'S ADDITION	1	1951	Mesa	husband & wife	29	050-30
123	MILLETT PLACE	1	1950	Mesa	husband & wife	11	048-15
124	MILLETTS GREEN ACRES 1-2	2	1946	Maricopa	husband & wife	114	036-40
125	MOUNTVIEW MANOR	1	1946	Maricopa	husband & wife	20	033-02

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
126	NEW HIGH	1	1948	Maricopa	husband & wife	58	041-14
127	NIELSON PLACE 1-2	2	1947	Maricopa	husband & wife	28	039-42
128	NORTH GARDEN GROVE	1	1958	Mesa	corporation	110	078-05
129	NORTH MILLER ESTATES	1	1964	Mesa	corporation	79	106-26
130	OAK PARK MESA 1-3	2	1959	Mesa	corporation	98	083-40
131	PACE EAST NO 1	1	1971	Mesa	corporation	115	140-23
132	PACE EAST NO 2	1	1972	Mesa	corporation	170	154-27
133	PALM GARDENS OF MESA 1-6	6	1960	Mesa	corporation	436	091-44
134	PARADISE PARKWAY 1-4	4	1954	Mesa	corporation	214	058-50
135	PARADISE PARKWAY 3	1	1963	Mesa	corporation	47	101-17
136	PARK RIDGE	1	1961	Mesa	corporation	60	096-09
137	PARK VILLAGE ESTATES	1	1958	Maricopa	corporation	66	079-12
138	PASSEY PLACE	1	1945	Mesa	husband & wife	37	030-44
139	PLEASURE ACRES	1	1964	both	corporation	30	105-43
140	POINSETTIA VILLA 1-4	4	1959	Mesa	corporation	275	082-14
141	RANDALL HEIGHTS	1	1951	Mesa	corporation	78	050-48
142	REED PARK ESTATES	1	1972	Mesa	individual	74	156-01
143	ROCKCREST	1	1960	Mesa	husband & wife	11	091-11
144	ROOSEN MEADOWS 1-2	2	1971	Mesa	corporation	127	142-44
145	RUTLEDGE PLACE	1	1956	Mesa	husband & wife	12	069-12
146	SABIN ACRES	1	1957	Mesa	husband & wife	15	070-13
147	SAHARA ESTATES 1-2	2	1965	Mesa	both	26	108-16
148	SAHARA PALMS	1	1965	Mesa	corporation	52	107-31
149	SCHOOL ANNEX	1	1947	Maricopa	husband & wife	7	040-04
150	SCOTT ADDITION	1	1955	Mesa	widow	11	063-25
151	SCOTT PLACE 1-2	2	1958	Mesa	husband & wife	75	066-46
152	SECLUDED VILLAGE 1-2	2	1961	Mesa	corporation	31	094-24
153	SENIOR VILLAGE	1	1962	Mesa	corporation	40	097-39
154	SHADY LANES	1	1971	Mesa	corporation	30	140-04
155	SHEPHERD ACRES	1	1957	Mesa	corporation	12	073-24
156	SHERWOOD MESA 1-5	5	1956	Mesa	corporation	298	066-27
157	SIERRA VISTA PARK 1-2	2	1945	Mesa	husband & wife	45	032-35

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
158	SILVER KEY ESTATES	1	1969	Mesa	corporation	82	123-31
159	SKY RANCH 1-2	2	1968	Maricopa	corporation	37	116-50
160	SKYWAY VILLAGE 1-2	2	1958	Maricopa	corporation	183	076-31
161	SOUTHERN EAST	1	1971	Mesa	corporation	26	140-43
162	SOUTHWEST MESA CENTER	1	1957	Mesa	corporation	36	074-10
163	STANDAGE PLACE	1	1955	Mesa	husband & wife	16	063-10
164	STANLEY HEIGHTS	1	1956	Mesa	corporation	61	067-16
165	STAPLES MANOR	1	1959	Mesa	husband & wife	16	081-28
166	STAPLEY ESTATES	1	1963	Mesa	corporation	14	101-46
167	STEWARTS EAST MESA ADDITION	1	1946	Maricopa	corporation	120	033-10
168	STEWARTS NORTH MESA ADDITION	1	1947	Mesa	corporation	29	039-21
169	STEWARTS SOUTH MESA ADDN 1-2	2	1948	unknown	unknown	153	043-19
170	SUBURBAN GARDENS 1-2	2	1959	Mesa	corporation	36	085-44
171	SUHUARO HILLS ESTATES 1-2	2	1957	Maricopa	corporation	110	070-48
172	SUNLAND GARDENS 1-2	2	1958	unknown	unknown	59	075-76
173	SUNLAND MESA 1-4	4	1956	Mesa	corporation	147	069-32
174	SUNNY ACRES	1	1968	Mesa	corporation	28	118-06
175	SUNNYFIELD PARK 1-2	2	1963	Mesa	corporation	83	104-37
176	SUNSET MANOR 1-2	2	1953	Maricopa	corporation	71	056-39
177	SUNSWEPT ACRES	1	1951	Mesa	corporation	35	051-09
178	SUTHERLAND 1-2	2	1961	unknown	unknown	28	095-13
179	TELFORD PLACE	1	1954	Mesa	corporation	13	059-30
180	TEMPLE VILLA	1	1948	Mesa	husband & wife	20	035-14
181	TIERRA ESTE 1-4	4	1968	Mesa	corporation	177	118-07
182	TUCKER PLACE	1	1955	Mesa	husband & wife	15	064-48
183	VAL VISTA MANOR 1-2	2	1946	Mesa	husband & wife	35	034-43
184	VAL VISTA ORCHARD	1	1964	Maricopa	corporation	16	106-04
185	VERDE MANOR	1	1956	Mesa	husband & wife	9	067-19
186	VILLA PARK 1-4	4	1972	Mesa	corporation	169	145-41
187	VISTA GARDENS	1	1947	Mesa	corporation	10	039-17
188	WEDGEWOOD	1	1959	Mesa	corporation	39	083-12
189	WEST BOND	1	1946	Maricopa	husband & wife	13	035-45

Appendix B: Mesa Postwar Single Family Development Subdivider Characteristics							
GIS MAP ID	DEVELOPMENT NAME	TOTAL PLATS IN DEV	YEAR FIRST PLAT RECORDED	APPROVED BY	SUBDIVIDER TYPE	TOTAL SF HOMES IN DEV	MCR PLAT NO.
190	WEST MESA CENTER	1	1946	Maricopa	corporation	60	034-06
191	WESTERN HOMESITES 1-4	4	1955	Mesa	corporation	254	062-13
192	WESTWOOD PARK	1	1946	Maricopa	husband & wife	64	034-39
193	WESTWOOD VILLA	1	1969	Mesa	corporation	21	122-40
194	WHITE ADDITION	1	1949	Mesa	corporation	7	046-22
195	WOODLAND TERRACE	1	1955	Mesa	corporation	38	062-37
196	WOODYS CORNER	1	1970	Mesa	corporation	16	130-10
197	WRAY PLACE	1	1956	Mesa	husband & wife	6	068-21

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
1	ALLEN MANOR	89%	0	25	2	1949	1953	1957	1980	32
2	ALLEN PARK 1-2	83%	3	24	2	1945	1957	1955	1998	54
3	ALMA ESTATES 1-6	100%	0	486	0	1959	1961	1960	1970	12
4	APACHE COUNTRY CLUB ESTATES 1-4	72%	0	413	128	1957	1970	1971	1999	43
5	ARDEN ESTATES	87%	0	39	6	1969	1972	1972	1980	12
6	ARMSTRONG ACRES	92%	0	22	2	1961	1966	1965	1982	22
7	BEALL PARK 1-2	99%	0	136	1	1960	1965	1968	1978	19
8	BEVERLY ESTATES	99%	0	82	1	1956	1962	1959	1978	23
9	BIGELOW ADDITION	75%	1	6	1	1945	1958	1956	1982	38
10	BOND ACRES	86%	1	43	5	1945	1963	1959	1987	43
11	BRAY ACRES 1-3	99%	0	240	2	1959	1966	1970	1979	21
12	BROWNMORE ESTATES 1-2	79%	0	99	26	1971	1972	1972	1974	4
13	BUCKLEY ESTATES	99%	0	99	2	1968	1970	1971	1984	17
14	BUTLER TRACT	78%	1	7	1	1928	1954	1949	1997	70
15	CARSTENS MANOR	50%	0	8	7	1973	1973	1973	1977	5
16	CASA DEL SOL	99%	0	382	2	1960	1963	1962	1976	17
17	CASA MESA 1-2	100%	0	343	0	1957	1960	1960	1962	6
18	CASA MESA 3-4	100%	0	235	1	1970	1970	1971	1975	6
19	CASAS BONITA	90%	0	18	1	1971	1971	1971	1981	11
20	CASITA ACRES	110%	1	22	1	1945	1962	1961	1979	35
21	CHATEAU D ARNETT 1-2	65%	0	53	28	1969	1973	1972	1985	17
22	CITRUS GROVE MANOR	100%	0	103	0	1958	1963	1963	1971	14
23	CLARK ADDITION	56%	21	29	2	1940	1949	1948	1982	43
24	COLONY BY THE GREENS	99%	0	157	0	1960	1965	1969	1971	12
25	COMPTON ESTATES	91%	0	10	1	1959	1963	1960	1979	21
26	CONTINENTAL EAST 1-4	100%	0	366	0	1970	1970	1971	1972	3
27	COOPER ESTATES	89%	0	8	1	1970	1973	1971	1999	30
28	CORONA DEL RAY 1-3	100%	0	104	1	1970	1971	1972	1979	10
29	COTTONWOOD HEIGHTS 1-2	55%	0	29	17	1954	1972	1972	1996	43
30	COUNTRY CLUB ESTATES 1-4	99%	0	138	1	1951	1961	1961	1985	35
31	COUNTRY CLUB VILLAGE	94%	0	90	2	1955	1961	1960	1975	21

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
32	COUNTRY VILLAGE 1-3	100%	0	170	0	1969	1971	1972	1973	5
33	COURY PLACE	100%	0	5	0	1965	1965	1965	1967	3
34	CRESTMONT	97%	0	60	1	1960	1962	1962	1980	21
35	DATE PARK	100%	0	10	0	1962	1966	1967	1971	10
36	DAVIS PARK	100%	0	6	0	1947	1950	1950	1953	7
37	DEES GOFF MANOR	100%	0	31	0	1957	1960	1960	1971	15
38	DESERT WELLS 1-2	77%	5	134	20	1915	1961	1958	1999	85
39	DEVONSHIRE ESTATES	100%	0	25	0	1965	1967	1968	1973	9
40	DOLPHIN PARK	100%	0	5	1	1962	1969	1970	1981	20
41	DUKE MANOR	100%	0	76	0	1949	1950	1950	1967	19
42	EAST ORANGEWOOD ESTATES 1-3	65%	1	106	54	1934	1972	1973	1988	55
43	EASTON PLACE	94%	4	60	0	1940	1954	1953	1970	31
44	EL MAY VILLA	96%	1	128	2	1903	1956	1953	1991	89
45	ELLSWORTH HEIGHTS 1-2	145%	0	106	0	1961	1966	1968	1971	11
46	EMERSON MANOR	98%	0	112	0	1951	1955	1955	1971	21
47	ENCHANTED VILLAGE 1-2	96%	0	90	4	1966	1969	1969	1977	12
48	ESQUIRE ESTATES	71%	0	45	18	1949	1969	1963	2001	53
49	ESQUIRE TERRACE 1-2	99%	1	175	0	1912	1962	1960	1971	60
50	ESQUIRE VILLA	96%	0	131	6	1948	1967	1969	1983	36
51	ESTHER PLACE	100%	0	35	0	1949	1951	1950	1961	13
52	EVANS PARK	98%	0	112	2	1959	1961	1960	1980	22
53	FAIRWAY ESTATES 1-2	89%	0	57	7	1953	1965	1964	1980	28
54	FAIRWAY GARDENS 1-5	95%	0	196	10	1959	1969	1970	1981	23
55	FALCON ESTATES	73%	0	117	44	1948	1973	1972	1998	51
56	FARNSWORTH PLACE	86%	4	25	0	1935	1951	1950	1970	36
57	FERRIN HOMES	88%	0	7	1	1957	1962	1958	1990	34
58	FILLMORE PLACE	98%	1	84	1	1945	1967	1968	1991	47
59	FLYING ACRES	88%	3	30	1	1940	1953	1953	1978	39
60	FRASER FIELDS	90%	7	115	4	1945	1954	1953	2001	57
61	FREESTONE PLACE	95%	1	18	0	1945	1958	1958	1973	29

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
62	FREESTONE TERRACE	100%	0	79	1	1964	1968	1968	1977	14
63	GABLE VILLAGE 1	100%	0	33	0	1957	1961	1961	1968	12
64	GABLE VILLAGE 2	100%	0	51	0	1968	1969	1969	1972	5
65	GARDEN GROVE	100%	0	144	0	1953	1957	1958	1961	9
66	GARDEN HILLS	98%	0	125	4	1957	1963	1962	1990	34
67	GARDEN OF MESA	83%	0	5	1	1957	1965	1963	1976	20
68	GOLDEN GROVE	90%	3	53	2	1940	1951	1950	1986	47
69	GRANITE REEF ESTATES 1-2	67%	1	37	15	1928	1966	1962	2001	74
70	GREEN ACRES	95%	1	18	0	1942	1953	1950	1971	30
71	HALL PLACE	100%	0	10	1	1958	1961	1959	1979	22
72	HARRISON ACRES 1-3	100%	0	44	0	1949	1961	1960	1971	23
73	HARVEY HOMESITES	100%	0	139	1	1948	1953	1954	1977	30
74	HELANAN COURT	94%	0	15	1	1949	1954	1952	1981	33
75	HEWARD TRACT	78%	1	7	1	1945	1955	1954	1989	45
76	HILL VIEW ACRES	76%	0	31	10	1960	1969	1967	1995	36
77	HILLCREST TERRACE	88%	0	42	6	1956	1966	1966	1996	41
78	HOLMES PARK ADDITION 1-4	93%	0	186	10	1970	1971	1971	1980	11
79	HORNE ACRES	95%	1	18	0	1945	1952	1950	1965	21
80	HORNE HOMES	97%	1	30	0	1940	1947	1948	1952	13
81	HOSICK PLACE	96%	2	45	0	1945	1952	1951	1962	18
82	JEWEL ESTATES	85%	1	33	5	1908	1971	1972	1984	77
83	JOE ANN PLACE	89%	0	32	0	1948	1949	1950	1955	8
84	JOHNSON ADDITION	95%	1	18	0	1945	1949	1948	1969	25
85	JUNIOR HIGH PARK	100%	0	44	0	1952	1955	1955	1963	12
86	KACHINA PARKWAY 1-3	98%	0	178	1	1958	1963	1961	1983	26
87	KAREN ACRES	100%	0	14	0	1970	1970	1970	1972	3
88	LA ZONA HEIGHTS	92%	0	24	2	1955	1960	1958	1974	20
89	LAFAYETTE PARK	100%	0	6	0	1970	1971	1971	1972	3
90	LAUREL PARK 1-2	100%	0	55	0	1960	1962	1961	1972	13
91	LEE LAND HOMES	100%	0	109	0	1950	1959	1959	1971	22
92	LINDA VISTA	83%	0	83	15	1973	1973	1973	1988	16

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
93	LITTLE GEM	100%	0	12	0	1966	1966	1966	1966	1
94	LOS DEL SANTOS	95%	0	69	4	1948	1956	1955	2002	55
95	LOS RANCHITOS	67%	8	16	0	1925	1948	1947	1971	47
96	LOWELL ESTATES	88%	0	14	2	1959	1971	1971	1996	38
97	LUCAS MANOR	213%	0	17	0	1960	1960	1960	1960	1
98	LUNA TIERRA	95%	0	58	2	1960	1968	1969	1982	23
99	LUNT PARK	100%	0	19	0	1970	1970	1970	1971	2
100	LYN RAE PARK	100%	0	77	0	1957	1957	1957	1958	2
101	MARTIN HOMES	86%	0	6	0	1950	1964	1961	1982	33
102	MARYWOOD TERRACE	95%	0	38	2	1971	1972	1972	1976	6
103	MCAFEE HEIGHTS	99%	0	140	1	1972	1972	1972	1975	4
104	MCCORMICK ESTATES	97%	0	35	0	1961	1962	1962	1963	3
105	MELODY MESA 1-2	100%	0	177	1	1952	1964	1963	1980	29
106	MESA COUNTRY CLUB PARK 1-2	97%	2	151	2	1938	1966	1970	1979	42
107	MESA GARDENS	100%	0	10	0	1972	1972	1972	1972	1
108	MESA GRANDE 1-2	92%	1	110	10	1962	1969	1971	1978	17
109	MESA HOMES 1-2	68%	2	148	2	1940	1954	1954	1978	39
110	MESA LINDA 1-3	100%	0	219	1	1960	1960	1960	1982	23
111	MESA PARK 10	100%	0	5	0	1970	1970	1970	1970	1
112	MESA SOUTHWEST ESTATES	80%	0	36	8	1969	1971	1972	1978	10
113	MESA STARLITE GARDENS	100%	0	50	1	1962	1967	1968	1974	13
114	MESA TIERRA	96%	1	81	2	1909	1971	1972	1995	87
115	MESA VALLEY VIEW	100%	0	48	0	1959	1962	1962	1969	11
116	MESA VERDE 1-2	100%	0	68	0	1969	1969	1969	1972	4
117	MESA VILLA 1-2	96%	3	67	0	1944	1948	1948	1950	7
118	MESA VILLAGE	100%	0	155	0	1953	1955	1955	1973	21
119	MESA VISTA	96%	0	191	2	1953	1958	1958	1977	25
120	MESA WESTWOOD HEIGHTS	97%	0	37	0	1970	1971	1972	1978	9
121	MILLER HEIGHTS	67%	2	47	21	1940	1973	1972	2000	61
122	MILLER'S ADDITION	100%	0	29	0	1950	1953	1953	1958	9
123	MILLETT PLACE	100%	0	11	0	1950	1952	1953	1953	4

Appendix C: Mesa Postwar Single Family Development Built Out Trends											
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT	
124	MILLETTS GREEN ACRES 1-2	89%	2	101	11	1930	1962	1962	2002	73	
125	MOUNTVIEW MANOR	70%	5	14	1	1943	1953	1951	1985	43	
126	NEW HIGH	98%	1	57	0	1925	1953	1954	1972	48	
127	NIELSON PLACE 1-2	96%	1	27	0	1926	1949	1950	1953	28	
128	NORTH GARDEN GROVE	100%	0	110	0	1953	1959	1959	1973	21	
129	NORTH MILLER ESTATES	99%	0	78	1	1964	1968	1968	1977	14	
130	OAK PARK MESA 1-3	99%	0	97	1	1958	1964	1963	1979	22	
131	PACE EAST NO 1	99%	0	114	0	1971	1971	1972	1976	6	
132	PACE EAST NO 2	61%	0	104	66	1973	1973	1973	1975	3	
133	PALM GARDENS OF MESA 1-6	53%	0	232	4	1953	1963	1961	1981	29	
134	PARADISE PARKWAY 1-4	100%	0	214	1	1955	1959	1959	1977	23	
135	PARADISE PARKWAY 3	100%	0	47	0	1962	1963	1963	1973	12	
136	PARK RIDGE	100%	0	60	0	1960	1963	1963	1970	11	
137	PARK VILLAGE ESTATES	97%	0	64	2	1960	1969	1970	2000	41	
138	PASSEY PLACE	62%	5	23	8	1942	1958	1950	2002	61	
139	PLEASURE ACRES	100%	0	30	0	1963	1968	1967	1973	11	
140	POINSETTIA VILLA 1-4	91%	4	249	6	1930	1962	1961	1984	55	
141	RANDALL HEIGHTS	100%	0	78	0	1952	1952	1952	1962	11	
142	REED PARK ESTATES	97%	0	72	3	1973	1973	1973	1975	3	
143	ROCKCREST	91%	1	10	0	1945	1965	1968	1971	27	
144	ROOSEN MEADOWS 1-2	80%	0	102	24	1971	1973	1973	1977	7	
145	RUTLEDGE PLACE	92%	1	11	0	1915	1954	1957	1962	48	
146	SABIN ACRES	80%	1	12	1	1910	1957	1960	1974	65	
147	SAHARA ESTATES 1-2	65%	0	17	8	1961	1973	1970	1999	39	
148	SAHARA PALMS	96%	0	50	3	1965	1970	1971	1984	20	
149	SCHOOL ANNEX	71%	2	5	0	1945	1949	1947	1963	19	
150	SCOTT ADDITION	64%	0	7	4	1953	1966	1962	1989	37	
151	SCOTT PLACE 1-2	95%	2	71	2	1941	1963	1960	1979	39	
152	SECLUDED VILLAGE 1-2	97%	0	30	0	1959	1961	1962	1963	5	
153	SENIOR VILLAGE	150%	0	60	1	1961	1966	1965	2002	42	
154	SHADY LANES	87%	0	26	2	1960	1972	1972	1997	38	

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
155	SHEPHERD ACRES	100%	0	12	0	1957	1960	1960	1964	8
156	SHERWOOD MESA 1-5	99%	0	295	3	1952	1960	1959	1974	23
157	SIERRA VISTA PARK 1-2	93%	3	42	0	1941	1950	1948	1971	31
158	SILVER KEY ESTATES	98%	0	80	2	1970	1970	1971	1983	14
159	SKY RANCH 1-2	86%	0	32	5	1969	1971	1971	1979	11
160	SKYWAY VILLAGE 1-2	51%	0	93	90	1957	1975	1973	2000	44
161	SOUTHERN EAST	85%	0	22	4	1972	1973	1973	1976	5
162	SOUTHWEST MESA CENTER	92%	0	33	3	1960	1968	1969	1984	25
163	STANDAGE PLACE	100%	0	16	0	1955	1958	1958	1973	19
164	STANLEY HEIGHTS	100%	0	61	0	1955	1959	1960	1973	19
165	STAPLES MANOR	88%	0	14	2	1949	1963	1962	1987	39
166	STAPLEY ESTATES	93%	0	13	1	1964	1970	1971	1976	13
167	STEWARTS EAST MESA ADDITION	57%	43	68	9	1919	1951	1948	1998	80
168	STEWARTS NORTH MESA ADDITION	90%	3	26	0	1940	1947	1948	1960	21
169	STEWARTS SOUTH MESA ADDN 1-2	85%	10	130	12	1930	1953	1948	1999	70
170	SUBURBAN GARDENS 1-2	94%	0	34	2	1960	1965	1966	1979	20
171	SUHUARO HILLS ESTATES 1-2	65%	0	71	39	1957	1972	1971	2002	46
172	SUNLAND GARDENS 1-2	98%	0	58	1	1959	1962	1960	1975	17
173	SUNLAND MESA 1-4	98%	0	144	3	1956	1961	1960	1979	24
174	SUNNY ACRES	100%	0	28	0	1968	1968	1969	1970	3
175	SUNNYFIELD PARK 1-2	99%	0	82	0	1970	1971	1972	1973	4
176	SUNSET MANOR 1-2	100%	0	71	0	1955	1956	1958	1958	4
177	SUNSWEPT ACRES	97%	0	34	1	1949	1953	1953	1987	39
178	SUTHERLAND 1-2	89%	0	25	3	1955	1970	1971	1980	26
179	TELFORD PLACE	100%	0	13	0	1951	1955	1955	1957	7
180	TEMPLE VILLA	75%	3	15	0	1932	1952	1953	1963	32
181	TIERRA ESTE 1-4	66%	0	116	23	1969	1971	1972	1991	23
182	TUCKER PLACE	100%	0	15	0	1953	1955	1955	1958	6
183	VAL VISTA MANOR 1-2	94%	1	33	2	1941	1952	1950	1993	53
184	VAL VISTA ORCHARD	100%	0	16	0	1964	1967	1967	1973	10
185	VERDE MANOR	100%	0	9	0	1953	1956	1957	1959	7

Appendix C: Mesa Postwar Single Family Development Built Out Trends										
GIS MAP ID	DEVELOPMENT NAME	PCT SF HOMES BUILT 46-73	HOMES BUILT BEFORE 46	SF HOMES BUILT 46-73	HOMES BUILT AFTER 73	EARLIEST YR BUILT	AVG YEAR BUILT	MEDIAN YR BUILT	MAX YR BUILT	YRS TO BUILD OUT
186	VILLA PARK 1-4	75%	0	127	42	1971	1972	1973	1975	5
187	VISTA GARDENS	100%	0	10	0	1947	1950	1950	1957	11
188	WEDGEWOOD	100%	0	39	1	1959	1965	1967	1979	21
189	WEST BOND	69%	4	9	0	1940	1949	1949	1957	18
190	WEST MESA CENTER	97%	0	58	2	1947	1956	1955	1986	40
191	WESTERN HOMESITES 1-4	99%	2	251	1	1935	1956	1955	1979	45
192	WESTWOOD PARK	84%	7	54	3	1943	1951	1948	1997	55
193	WESTWOOD VILLA	57%	0	12	9	1970	1977	1973	1998	29
194	WHITE ADDITION	114%	0	8	0	1950	1953	1952	1959	10
195	WOODLAND TERRACE	100%	0	38	0	1955	1955	1955	1971	17
196	WOODYS CORNER	100%	0	16	0	1971	1971	1971	1972	2
197	WRAY PLACE	83%	0	5	1	1953	1961	1955	1980	28

Appendix D: Mesa Postwar Single Family Development Characteristics								
GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
1	ALLEN MANOR	6.4	5.9	1847	10,343	12%	100%	0%
2	ALLEN PARK 1-2	5.4	5.1	1458	8,131	8%	100%	0%
3	ALMA ESTATES 1-6	5.4	6	1268	6,496	8%	100%	0%
4	APACHE COUNTRY CLUB ESTATES 1-4	5.6	6.2	1660	8,656	10%	100%	0%
5	ARDEN ESTATES	6.8	7.6	2478	25,235	15%	100%	0%
6	ARMSTRONG ACRES	6.3	6.3	1827	10,362	9%	100%	0%
7	BEALL PARK 1-2	5.5	4.9	1243	7,158	15%	99%	1%
8	BEVERLY ESTATES	5.7	6.1	1717	7,939	15%	99%	1%
9	BIGELOW ADDITION	6	6	1524	10,557	0%	100%	0%
10	BOND ACRES	5.4	5.8	1480	7,570	12%	100%	0%
11	BRAY ACRES 1-3	5.5	5.2	1183	6,573	15%	100%	0%
12	BROWNMORE ESTATES 1-2	5.9	6	1706	9,742	4%	100%	0%
13	BUCKLEY ESTATES	5.7	5.9	1409	7,714	10%	100%	0%
14	BUTLER TRACT	5.4	4.4	1099	5,707	0%	100%	0%
15	CARSTENS MANOR	6.8	6	1719	9,753	50%	100%	0%
16	CASA DEL SOL	4.4	5.2	1093	6,493	8%	100%	0%
17	CASA MESA 1-2	5.5	5.4	1258	6,669	22%	100%	0%
18	CASA MESA 3-4	5.5	5.7	1227	6,506	18%	100%	0%
19	CASAS BONITA	5.8	4	1052	8,511	28%	100%	0%
20	CASITA ACRES	5.7	5.3	1192	7,308	18%	100%	0%
21	CHATEAU D ARNETT 1-2	6.6	6.3	2018	10,718	9%	100%	0%
22	CITRUS GROVE MANOR	5.3	5.5	1162	6,191	5%	100%	0%
23	CLARK ADDITION	5.1	4.2	1227	7,031	17%	100%	0%
24	COLONY BY THE GREENS	5.9	6.1	1463	8,375	11%	100%	0%
25	COMPTION ESTATES	6.2	6.6	1741	12,123	0%	100%	0%
26	CONTINENTAL EAST 1-4	6	6.2	1712	8,913	10%	100%	0%
27	COOPER ESTATES	5.8	6	1355	6,471	0%	88%	13%
28	CORONA DEL RAY 1-3	6.2	6.5	1795	11,024	7%	100%	0%
29	COTTONWOOD HEIGHTS 1-2	7.1	6.9	2180	33,575	21%	97%	3%
30	COUNTRY CLUB ESTATES 1-4	6.3	6.7	2054	13,019	20%	99%	1%
31	COUNTRY CLUB VILLAGE	5.5	6	1553	8,937	14%	99%	1%
32	COUNTRY VILLAGE 1-3	5.4	5.9	1329	7,073	11%	99%	1%
33	COURY PLACE	6.2	7	1700	11,381	20%	80%	20%

Appendix D: Mesa Postwar Single Family Development Characteristics								
GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
34	CRESTMONT	5.6	5.9	1389	7,369	18%	100%	0%
35	DATE PARK	5.6	6	1401	9,869	0%	90%	10%
36	DAVIS PARK	5.7	4	1526	10,397	17%	100%	0%
37	DEES GOFF MANOR	6.5	6.4	1705	11,466	19%	100%	0%
38	DESERT WELLS 1-2	4.9	3.6	1118	9,141	35%	99%	1%
39	DEVONSHIRE ESTATES	6.7	7.2	2130	11,219	8%	92%	8%
40	DOLPHIN PARK	6.4	8.2	2153	21,501	0%	100%	0%
41	DUKE MANOR	5.5	3.7	1302	10,474	20%	100%	0%
42	EAST ORANGEWOOD ESTATES 1-3	6.9	7.2	2271	15,073	15%	98%	2%
43	EASTON PLACE	4.9	3.9	1035	5,773	17%	100%	0%
44	EL MAY VILLA	5.5	4.8	1321	8,093	16%	100%	0%
45	ELLSWORTH HEIGHTS 1-2	6	6.2	1648	9,490	15%	99%	1%
46	EMERSON MANOR	5.6	5.9	1389	7,721	11%	100%	0%
47	ENCHANTED VILLAGE 1-2	6.2	6.5	1699	8,281	12%	99%	1%
48	ESQUIRE ESTATES	6.5	6.7	2051	26,760	27%	98%	2%
49	ESQUIRE TERRACE 1-2	5.6	5.7	1316	6,767	15%	100%	0%
50	ESQUIRE VILLA	5.2	4.8	1123	7,019	15%	100%	0%
51	ESTHER PLACE	5.1	4.6	1219	8,616	6%	100%	0%
52	EVANS PARK	5.4	5.7	1297	7,005	16%	100%	0%
53	FAIRWAY ESTATES 1-2	7.1	8.3	2713	12,453	11%	95%	5%
54	FAIRWAY GARDENS 1-5	5.5	5.8	1296	8,161	15%	100%	0%
55	FALCON ESTATES	5.9	5.7	1430	14,122	41%	99%	1%
56	FARNSWORTH PLACE	5.2	4.6	1241	9,426	12%	92%	8%
57	FERRIN HOMES	6.6	6.3	1675	9,703	14%	100%	0%
58	FILLMORE PLACE	7.5	7.8	2428	15,395	11%	93%	7%
59	FLYING ACRES	5.5	4.3	1289	6,994	30%	100%	0%
60	FRASER FIELDS	6.4	6.7	2039	14,846	19%	100%	0%
61	FREESTONE PLACE	6.7	6.8	2043	15,791	17%	100%	0%
62	FREESTONE TERRACE	5.7	6.3	1875	10,336	16%	99%	1%
63	GABLE VILLAGE 1	5.1	5.6	1309	7,533	0%	97%	3%
64	GABLE VILLAGE 2	5.7	5.5	1226	6,165	16%	100%	0%
65	GARDEN GROVE	5.3	6	1359	8,182	12%	100%	0%
66	GARDEN HILLS	5.5	5.8	1406	8,297	16%	98%	2%

Appendix D: Mesa Postwar Single Family Development Characteristics								
GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
67	GARDEN OF MESA	8.8	9	3045	20,757	20%	100%	0%
68	GOLDEN GROVE	5.6	4.6	1416	9,965	13%	98%	2%
69	GRANITE REEF ESTATES 1-2	5.1	4.7	1254	19,155	22%	100%	0%
70	GREEN ACRES	6.6	4.8	1518	14,559	17%	100%	0%
71	HALL PLACE	6.3	6.2	1639	9,932	10%	100%	0%
72	HARRISON ACRES 1-3	6.3	6.9	2076	11,471	9%	98%	2%
73	HARVEY HOMESITES	5.3	4	1289	8,905	15%	100%	0%
74	HELAMAN COURT	5.4	3.9	1418	11,467	7%	100%	0%
75	HEWARD TRACT	4.9	3.4	1124	6,307	43%	100%	0%
76	HILL VIEW ACRES	8	8.5	2955	36,978	19%	90%	10%
77	HILLCREST TERRACE	6.8	7.9	2362	17,601	7%	86%	14%
78	HOLMES PARK ADDITION 1-4	5.8	5.5	1270	7,082	31%	100%	0%
79	HORNE ACRES	5.4	3.9	1170	7,493	17%	100%	0%
80	HORNE HOMES	4.9	4	1090	8,802	20%	100%	0%
81	HOSICK PLACE	4.8	3.9	1150	8,619	9%	98%	2%
82	JEWEL ESTATES	7.3	7.8	2270	13,330	3%	100%	0%
83	JOE ANN PLACE	5.6	5.3	1315	7,887	13%	100%	0%
84	JOHNSON ADDITION	5.6	3.7	1223	10,442	0%	100%	0%
85	JUNIOR HIGH PARK	5.8	5	1311	7,275	14%	100%	0%
86	KACHINA PARKWAY 1-3	5.4	5.9	1456	7,889	13%	100%	0%
87	KAREN ACRES	5.7	6.1	1318	6,601	21%	100%	0%
88	LA ZONA HEIGHTS	5.4	5.7	1248	7,680	4%	100%	0%
89	LAFAYETTE PARK	6.3	6	2046	11,363	17%	100%	0%
90	LAUREL PARK 1-2	5.6	5.9	1478	8,003	13%	100%	0%
91	LEE LAND HOMES	5.6	6.1	1602	9,495	10%	100%	0%
92	LINDA VISTA	5.1	4.1	1081	6,370	8%	100%	0%
93	LITTLE GEM	5.7	6.5	1558	8,644	33%	100%	0%
94	LOS DEL SANTOS	5.2	5.1	1306	8,082	6%	100%	0%
95	LOS RANCHITOS	5.1	4.4	1197	12,324	0%	94%	6%
96	LOWELL ESTATES	4.6	5.2	1146	10,292	7%	100%	0%
97	LUCAS MANOR	6.8	5.8	1413	9,610	6%	100%	0%
98	LUNA TIERRA	7.4	7.8	2401	14,513	17%	90%	10%
99	LUNT PARK	5.3	5.7	1217	9,166	16%	100%	0%
100	LYN RAE PARK	4.8	4	1020	6,728	10%	100%	0%

Appendix D: Mesa Postwar Single Family Development Characteristics								
GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
101	MARTIN HOMES	5	5	1320	15,204	17%	100%	0%
102	MARYWOOD TERRACE	5.6	6.1	1342	7,727	16%	100%	0%
103	MCAFEE HEIGHTS	4.7	5.9	1174	6,148	17%	100%	0%
104	MCCORMICK ESTATES	5.1	5.7	1127	7,462	9%	100%	0%
105	MELODY MESA 1-2	5.6	5.8	1338	6,663	12%	100%	0%
106	MESA COUNTRY CLUB PARK 1-2	5.7	5.6	1332	8,180	19%	100%	0%
107	MESA GARDENS	5.5	6	1497	7,804	20%	100%	0%
108	MESA GRANDE 1-2	5.5	5.7	1298	7,367	13%	100%	0%
109	MESA HOMES 1-2	5.4	5.7	1258	9,123	13%	100%	0%
110	MESA LINDA 1-3	5.5	6	1583	7,740	5%	100%	0%
111	MESA PARK 10	5.8	5.8	1051	7,195	0%	100%	0%
112	MESA SOUTHWEST ESTATES	6	6.4	1681	7,453	22%	94%	6%
113	MESA STARLITE GARDENS	6.7	6.6	1924	10,759	14%	96%	4%
114	MESA TIERRA	5.4	5.6	1192	6,483	14%	100%	0%
115	MESA VALLEY VIEW	5.5	6.1	1433	8,383	15%	100%	0%
116	MESA VERDE 1-2	5.8	6	1474	8,924	12%	100%	0%
117	MESA VILLA 1-2	4.9	3.7	1188	8,884	16%	100%	0%
118	MESA VILLAGE	5.2	5.1	1214	6,932	10%	100%	0%
119	MESA VISTA	6.1	5.8	1470	8,107	36%	100%	0%
120	MESA WESTWOOD HEIGHTS	6	6.1	1568	8,265	19%	100%	0%
121	MILLER HEIGHTS	8.1	8.8	2999	24,098	15%	85%	15%
122	MILLER'S ADDITION	5.2	5.7	1468	9,519	14%	100%	0%
123	MILLETT PLACE	6.4	5.8	1732	10,084	36%	100%	0%
124	MILLETTS GREEN ACRES 1-2	5.6	5.5	1367	9,431	15%	100%	0%
125	MOUNTVIEW MANOR	6.1	4.6	1472	9,906	29%	100%	0%
126	NEW HIGH	5.4	5.3	1460	10,325	11%	100%	0%
127	NIELSON PLACE 1-2	5.4	3.4	1191	8,264	4%	100%	0%
128	NORTH GARDEN GROVE	5.7	6	1407	7,844	9%	99%	1%
129	NORTH MILLER ESTATES	6.4	6.8	1916	10,110	19%	100%	0%
130	OAK PARK MESA 1-3	5.4	6	1311	7,882	9%	100%	0%
131	PACE EAST NO 1	5.5	5.7	1259	6,899	15%	99%	1%
132	PACE EAST NO 2	5.1	5.7	1330	8,268	8%	99%	1%
133	PALM GARDENS OF MESA 1-6	6.1	6.3	1730	9,706	6%	99%	1%
134	PARADISE PARKWAY 1-4	5	4.9	1225	7,174	11%	100%	0%

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GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
135	PARADISE PARKWAY 3	5.1	5.2	1293	6,843	21%	100%	0%
136	PARK RIDGE	6	6.1	1478	9,216	15%	90%	10%
137	PARK VILLAGE ESTATES	5.4	5.4	1272	8,410	14%	100%	0%
138	PASSEY PLACE	6.9	5.9	1883	15,024	39%	96%	4%
139	PLEASURE ACRES	6.1	6.2	1857	37,434	20%	97%	3%
140	POINSETTIA VILLA 1-4	5.5	5.7	1420	7,644	15%	100%	0%
141	RANDALL HEIGHTS	4.9	3.3	1024	6,402	12%	100%	0%
142	REED PARK ESTATES	5.6	5	1548	8,293	13%	100%	0%
143	ROCKCREST	5.5	6.2	1394	9,223	20%	100%	0%
144	ROOSEN MEADOWS 1-2	5.5	5.5	1174	6,589	10%	100%	0%
145	RUTLEDGE PLACE	5.8	6.5	1780	11,597	18%	100%	0%
146	SABIN ACRES	5.6	6	1499	10,853	8%	100%	0%
147	SAHARA ESTATES 1-2	8.6	9.9	3140	34,800	35%	100%	0%
148	SAHARA PALMS	6.4	6.1	1661	10,450	22%	100%	0%
149	SCHOOL ANNEX	4.6	4.8	1206	6,966	0%	100%	0%
150	SCOTT ADDITION	5.3	5.4	1370	10,246	43%	100%	0%
151	SCOTT PLACE 1-2	5.2	5.6	1218	7,359	7%	100%	0%
152	SECLUDED VILLAGE 1-2	5.3	6	1608	9,292	7%	93%	7%
153	SENIOR VILLAGE	5.5	6.1	1467	13,243	12%	100%	0%
154	SHADY LANES	5.9	6.7	1459	8,785	31%	100%	0%
155	SHEPHERD ACRES	6.3	6.3	1802	10,462	8%	100%	0%
156	SHERWOOD MESA 1-5	6	6.5	1752	9,921	15%	99%	1%
157	SIERRA VISTA PARK 1-2	6.1	5.3	1586	8,847	7%	100%	0%
158	SILVER KEY ESTATES	5.3	5.7	1243	7,283	13%	100%	0%
159	SKY RANCH 1-2	7.1	6.6	2180	39,907	44%	94%	6%
160	SKYWAY VILLAGE 1-2	5.9	6.2	1681	18,131	20%	100%	0%
161	SOUTHERN EAST	5.6	5.6	1127	6,717	9%	100%	0%
162	SOUTHWEST MESA CENTER	6	6.1	1760	11,852	30%	97%	3%
163	STANDAGE PLACE	6	5.9	1735	9,929	6%	94%	6%
164	STANLEY HEIGHTS	6.3	6.4	1867	10,128	15%	98%	2%
165	STAPLES MANOR	6.1	6.6	1900	13,629	7%	86%	14%
166	STAPLEY ESTATES	6.2	6.3	1884	12,204	31%	92%	8%
167	STEWARTS EAST MESA ADDITION	4.6	3.6	932	7,353	13%	100%	0%

Appendix D: Mesa Postwar Single Family Development Characteristics								
GIS MAP ID	DEVELOPMENT NAME	AVG ROOMS	AVG BATH FIXTURES	AVG HOME SF	AVG LOT SF	ADDITIONS	ONE STORY	TRILEVELS
168	STEWARTS NORTH MESA ADDITION	4.9	3	916	7,089	15%	100%	0%
169	STEWARTS SOUTH MESA ADDN 1-2	5	3.3	883	5,699	22%	100%	0%
170	SUBURBAN GARDENS 1-2	5.6	5.7	1536	7,800	12%	100%	0%
171	SUHUARO HILLS ESTATES 1-2	5.7	5.6	1439	22,533	25%	100%	0%
172	SUNLAND GARDENS 1-2	5.4	5.7	1368	8,461	16%	100%	0%
173	SUNLAND MESA 1-4	5.8	6.3	1752	9,701	13%	98%	2%
174	SUNNY ACRES	5.8	6	1357	9,201	25%	100%	0%
175	SUNNYFIELD PARK 1-2	5.5	4.7	1208	6,659	16%	91%	9%
176	SUNSET MANOR 1-2	5.7	5.7	1332	9,361	18%	100%	0%
177	SUNSWEPT ACRES	5.1	4.4	1334	7,728	3%	100%	0%
178	SUTHERLAND 1-2	5.6	5.6	1308	8,780	24%	100%	0%
179	TELFORD PLACE	5.6	6	1606	10,711	0%	100%	0%
180	TEMPLE VILLA	5.5	4.5	1380	7,195	20%	100%	0%
181	TIERRA ESTE 1-4	6.2	6.2	1844	9,863	14%	98%	2%
182	TUCKER PLACE	6.1	6.8	1797	11,699	27%	100%	0%
183	VAL VISTA MANOR 1-2	6.1	4.4	1338	9,101	30%	97%	3%
184	VAL VISTA ORCHARD	6.6	6.8	2124	13,643	6%	100%	0%
185	VERDE MANOR	5.1	5	1289	7,272	0%	100%	0%
186	VILLA PARK 1-4	6	6	1390	7,523	13%	100%	0%
187	VISTA GARDENS	6.8	6.7	1865	13,543	30%	100%	0%
188	WEDGEWOOD	5.5	5.9	1317	7,178	15%	100%	0%
189	WEST BOND	5.2	3.9	1066	7,326	11%	100%	0%
190	WEST MESA CENTER	5.6	5.7	1532	11,917	12%	100%	0%
191	WESTERN HOMESITES 1-4	5.3	4.3	1191	7,219	10%	100%	0%
192	WESTWOOD PARK	5.7	4.3	1435	13,221	17%	100%	0%
193	WESTWOOD VILLA	9	9.9	3587	19,010	8%	83%	17%
194	WHITE ADDITION	4.5	3.8	1225	8,657	0%	100%	0%
195	WOODLAND TERRACE	5.4	6	1424	8,556	3%	100%	0%
196	WOODYS CORNER	5.5	5.4	1412	7,631	13%	63%	38%
197	WRAY PLACE	5.8	6	1735	11,349	0%	100%	0%

Appendix E: Mesa Postwar Single Family Development Garages, Carports, and Patios									
GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
1	ALLEN MANOR	80%	8%	0%	12%	60%	0%	36%	4%
2	ALLEN PARK 1-2	92%	4%	0%	4%	67%	4%	21%	8%
3	ALMA ESTATES 1-6	92%	1%	0%	7%	37%	27%	19%	18%
4	APACHE COUNTRY CLUB ESTATES 1-4	54%	45%	1%	0%	74%	4%	14%	8%
5	ARDEN ESTATES	44%	51%	0%	5%	69%	5%	23%	3%
6	ARMSTRONG ACRES	73%	23%	5%	0%	77%	14%	5%	5%
7	BEALL PARK 1-2	79%	4%	3%	15%	68%	6%	4%	21%
8	BEVERLY ESTATES	85%	9%	0%	6%	71%	10%	13%	6%
9	BIGELOW ADDITION	83%	0%	0%	17%	67%	0%	17%	17%
10	BOND ACRES	84%	9%	0%	7%	58%	9%	23%	9%
11	BRAY ACRES 1-3	90%	1%	1%	8%	73%	8%	13%	8%
12	BROWNMORE ESTATES 1-2	87%	11%	2%	0%	71%	2%	26%	1%
13	BUCKLEY ESTATES	82%	15%	0%	3%	57%	12%	13%	18%
14	BUTLER TRACT	71%	14%	0%	14%	86%	0%	0%	14%
15	CARSTENS MANOR	25%	50%	0%	25%	88%	13%	0%	0%
16	CASA DEL SOL	93%	5%	1%	1%	70%	17%	2%	11%
17	CASA MESA 1-2	86%	5%	1%	8%	47%	9%	6%	38%
18	CASA MESA 3-4	85%	5%	0%	11%	71%	5%	10%	14%
19	CASAS BONITA	78%	0%	0%	22%	17%	50%	6%	28%
20	CASITA ACRES	77%	0%	0%	23%	64%	5%	18%	14%
21	CHATEAU D ARNETT 1-2	74%	26%	0%	0%	89%	2%	9%	0%
22	CITRUS GROVE MANOR	92%	4%	0%	4%	37%	31%	17%	15%
23	CLARK ADDITION	83%	7%	0%	10%	59%	3%	28%	10%
24	COLONY BY THE GREENS	90%	6%	0%	4%	73%	7%	11%	9%
25	COMPTION ESTATES	90%	10%	0%	0%	50%	0%	50%	0%
26	CONTINENTAL EAST 1-4	52%	46%	0%	2%	36%	8%	53%	3%
27	COOPER ESTATES	100%	0%	0%	0%	25%	25%	25%	25%
28	CORONA DEL RAY 1-3	88%	11%	0%	2%	88%	0%	10%	2%
29	COTTONWOOD HEIGHTS 1-2	41%	48%	7%	3%	62%	14%	24%	0%
30	COUNTRY CLUB ESTATES 1-4	56%	36%	2%	7%	71%	9%	16%	4%
31	COUNTRY CLUB VILLAGE	86%	7%	0%	8%	70%	9%	10%	11%
32	COUNTRY VILLAGE 1-3	91%	7%	1%	1%	79%	2%	8%	11%
33	COURY PLACE	60%	20%	0%	20%	100%	0%	0%	0%
34	CRESTMONT	75%	12%	0%	13%	58%	3%	30%	8%
35	DATE PARK	90%	10%	0%	0%	60%	10%	10%	20%
36	DAVIS PARK	50%	33%	0%	17%	67%	33%	0%	0%

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GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
37	DEES GOFF MANOR	84%	10%	0%	6%	71%	10%	16%	3%
38	DESERT WELLS 1-2	47%	13%	2%	38%	40%	16%	11%	32%
39	DEVONSHIRE ESTATES	36%	60%	4%	0%	80%	4%	16%	0%
40	DOLPHIN PARK	60%	20%	20%	0%	40%	20%	40%	0%
41	DUKE MANOR	68%	7%	4%	21%	53%	12%	29%	7%
42	EAST ORANGEWOOD ESTATES 1-3	53%	42%	5%	1%	91%	0%	8%	1%
43	EASTON PLACE	77%	8%	2%	13%	65%	12%	8%	15%
44	EL MAY VILLA	83%	3%	2%	12%	62%	3%	23%	13%
45	ELLSWORTH HEIGHTS 1-2	75%	19%	3%	3%	75%	4%	12%	8%
46	EMERSON MANOR	82%	4%	1%	13%	61%	4%	30%	5%
47	ENCHANTED VILLAGE 1-2	84%	16%	0%	0%	74%	4%	17%	4%
48	ESQUIRE ESTATES	51%	29%	9%	11%	71%	9%	13%	7%
49	ESQUIRE TERRACE 1-2	89%	2%	1%	8%	58%	7%	23%	12%
50	ESQUIRE VILLA	63%	4%	1%	33%	37%	16%	4%	44%
51	ESTHER PLACE	91%	3%	3%	3%	57%	3%	37%	3%
52	EVANS PARK	89%	4%	1%	6%	63%	3%	21%	13%
53	FAIRWAY ESTATES 1-2	54%	42%	2%	2%	54%	5%	37%	4%
54	FAIRWAY GARDENS 1-5	87%	6%	2%	6%	60%	10%	10%	21%
55	FALCON ESTATES	58%	20%	3%	20%	53%	7%	8%	32%
56	FARNSWORTH PLACE	92%	4%	0%	4%	56%	4%	36%	4%
57	FERRIN HOMES	86%	14%	0%	0%	71%	0%	29%	0%
58	FILLMORE PLACE	38%	54%	2%	6%	82%	2%	14%	1%
59	FLYING ACRES	73%	10%	3%	13%	63%	0%	23%	13%
60	FRASER FIELDS	77%	15%	4%	4%	63%	5%	27%	4%
61	FREESTONE PLACE	56%	33%	0%	11%	39%	28%	28%	6%
62	FREESTONE TERRACE	78%	19%	0%	3%	61%	11%	22%	6%
63	GABLE VILLAGE 1	91%	3%	0%	6%	48%	3%	15%	33%
64	GABLE VILLAGE 2	88%	2%	0%	10%	67%	6%	8%	20%
65	GARDEN GROVE	83%	3%	4%	10%	62%	2%	33%	3%
66	GARDEN HILLS	82%	9%	3%	6%	58%	10%	23%	9%
67	GARDEN OF MESA	60%	40%	0%	0%	40%	0%	60%	0%
68	GOLDEN GROVE	91%	6%	0%	4%	60%	2%	32%	6%
69	GRANITE REEF ESTATES 1-2	65%	22%	3%	11%	43%	11%	8%	38%
70	GREEN ACRES	56%	6%	0%	39%	56%	11%	22%	11%
71	HALL PLACE	80%	20%	0%	0%	70%	20%	10%	0%
72	HARRISON ACRES 1-3	80%	20%	0%	0%	68%	7%	23%	2%

Appendix E: Mesa Postwar Single Family Development Garages, Carports, and Patios									
GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
73	HARVEY HOMESITES	84%	4%	4%	7%	53%	6%	25%	16%
74	HELAMAN COURT	73%	7%	7%	13%	60%	0%	40%	0%
75	HEWARD TRACT	71%	0%	0%	29%	57%	0%	0%	43%
76	HILL VIEW ACRES	39%	45%	6%	10%	68%	3%	23%	6%
77	HILLCREST TERRACE	43%	45%	12%	0%	36%	2%	62%	0%
78	HOLMES PARK ADDITION 1-4	76%	8%	1%	16%	52%	22%	5%	22%
79	HORNE ACRES	67%	0%	6%	28%	67%	6%	17%	11%
80	HORNE HOMES	73%	10%	7%	10%	50%	20%	17%	13%
81	HOSICK PLACE	62%	20%	2%	16%	67%	4%	24%	4%
82	JEWEL ESTATES	52%	48%	0%	0%	64%	0%	36%	0%
83	JOE ANN PLACE	81%	3%	0%	16%	59%	13%	25%	3%
84	JOHNSON ADDITION	72%	6%	0%	22%	56%	0%	39%	6%
85	JUNIOR HIGH PARK	80%	5%	0%	16%	25%	14%	30%	32%
86	KACHINA PARKWAY 1-3	92%	4%	1%	3%	58%	3%	26%	13%
87	KAREN ACRES	86%	14%	0%	0%	79%	14%	0%	7%
88	LA ZONA HEIGHTS	96%	0%	0%	4%	75%	4%	13%	8%
89	LAFAYETTE PARK	50%	50%	0%	0%	83%	0%	17%	0%
90	LAUREL PARK 1-2	80%	9%	2%	9%	47%	15%	25%	13%
91	LEE LAND HOMES	87%	6%	0%	6%	46%	27%	22%	6%
92	LINDA VISTA	81%	6%	0%	13%	19%	6%	1%	73%
93	LITTLE GEM	100%	0%	0%	0%	33%	8%	58%	0%
94	LOS DEL SANTOS	90%	4%	0%	6%	70%	7%	14%	9%
95	LOS RANCHITOS	44%	6%	0%	50%	56%	0%	6%	38%
96	LOWELL ESTATES	79%	7%	0%	14%	79%	0%	14%	7%
97	LUCAS MANOR	6%	65%	0%	29%	35%	6%	53%	6%
98	LUNA TIERRA	57%	38%	3%	2%	72%	12%	14%	2%
99	LUNT PARK	84%	5%	5%	5%	58%	11%	0%	32%
100	LYN RAE PARK	74%	1%	3%	22%	31%	26%	18%	25%
101	MARTIN HOMES	33%	17%	0%	50%	50%	33%	0%	17%
102	MARYWOOD TERRACE	89%	5%	0%	5%	55%	13%	16%	16%
103	MCAFFEE HEIGHTS	84%	4%	0%	11%	7%	2%	1%	89%
104	MCCORMICK ESTATES	91%	6%	0%	3%	66%	6%	3%	26%
105	MELODY MESA 1-2	93%	2%	1%	4%	53%	17%	12%	18%
106	MESA COUNTRY CLUB PARK 1-2	80%	7%	1%	13%	62%	5%	15%	19%
107	MESA GARDENS	10%	90%	0%	0%	40%	10%	10%	40%

Appendix E: Mesa Postwar Single Family Development Garages, Carports, and Patios									
GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
108	MESA GRANDE 1-2	88%	9%	0%	3%	59%	9%	1%	31%
109	MESA HOMES 1-2	84%	6%	4%	5%	43%	36%	16%	5%
110	MESA LINDA 1-3	93%	4%	1%	2%	67%	1%	30%	2%
111	MESA PARK 10	100%	0%	0%	0%	20%	40%	20%	20%
112	MESA SOUTHWEST ESTATES	56%	33%	0%	11%	81%	3%	8%	8%
113	MESA STARLITE GARDENS	68%	28%	2%	2%	84%	6%	8%	2%
114	MESA TIERRA	94%	1%	0%	5%	40%	25%	26%	10%
115	MESA VALLEY VIEW	88%	8%	0%	4%	50%	8%	29%	13%
116	MESA VERDE 1-2	93%	6%	1%	0%	72%	6%	15%	7%
117	MESA VILLA 1-2	67%	13%	0%	19%	64%	6%	19%	10%
118	MESA VILLAGE	89%	4%	1%	6%	42%	19%	25%	14%
119	MESA VISTA	75%	10%	3%	12%	60%	5%	16%	18%
120	MESA WESTWOOD HEIGHTS	92%	5%	3%	0%	81%	3%	11%	5%
121	MILLER HEIGHTS	26%	60%	13%	2%	83%	0%	15%	2%
122	MILLER'S ADDITION	83%	3%	0%	14%	72%	14%	7%	7%
123	MILLETT PLACE	82%	9%	9%	0%	64%	9%	18%	9%
124	MILLETTS GREEN ACRES 1-2	70%	14%	0%	16%	50%	11%	28%	12%
125	MOUNTVIEW MANOR	50%	29%	0%	21%	43%	7%	29%	21%
126	NEW HIGH	79%	12%	4%	5%	60%	5%	19%	16%
127	NIELSON PLACE 1-2	44%	0%	0%	56%	48%	7%	33%	11%
128	NORTH GARDEN GROVE	82%	9%	2%	7%	61%	3%	28%	8%
129	NORTH MILLER ESTATES	58%	35%	3%	5%	68%	1%	31%	0%
130	OAK PARK MESA 1-3	96%	2%	1%	1%	58%	24%	11%	7%
131	PACE EAST NO 1	0%	96%	2%	2%	19%	7%	70%	4%
132	PACE EAST NO 2	1%	97%	0%	2%	95%	1%	1%	3%
133	PALM GARDENS OF MESA 1-6	77%	21%	0%	2%	70%	5%	22%	3%
134	PARADISE PARKWAY 1-4	95%	2%	0%	2%	83%	1%	11%	4%
135	PARADISE PARKWAY 3	79%	9%	2%	11%	74%	2%	19%	4%
136	PARK RIDGE	88%	7%	0%	5%	62%	12%	15%	12%
137	PARK VILLAGE ESTATES	89%	5%	0%	6%	63%	3%	9%	25%
138	PASSEY PLACE	52%	26%	9%	13%	39%	26%	22%	13%
139	PLEASURE ACRES	87%	7%	0%	7%	63%	13%	10%	13%
140	POINSETTIA VILLA 1-4	90%	4%	1%	6%	57%	10%	16%	17%
141	RANDALL HEIGHTS	87%	1%	0%	12%	73%	0%	22%	5%
142	REED PARK ESTATES	96%	4%	0%	0%	93%	0%	3%	4%
143	ROCKCREST	90%	0%	0%	10%	70%	0%	10%	20%

Appendix E: Mesa Postwar Single Family Development Garages, Carports, and Patios									
GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
144	ROOSEN MEADOWS 1-2	85%	8%	1%	6%	46%	12%	3%	39%
145	RUTLEDGE PLACE	91%	0%	9%	0%	73%	0%	27%	0%
146	SABIN ACRES	83%	0%	0%	17%	67%	8%	25%	0%
147	SAHARA ESTATES 1-2	53%	47%	0%	0%	59%	6%	24%	12%
148	SAHARA PALMS	64%	28%	0%	8%	72%	10%	10%	8%
149	SCHOOL ANNEX	60%	0%	0%	40%	40%	0%	40%	20%
150	SCOTT ADDITION	71%	14%	0%	14%	86%	0%	14%	0%
151	SCOTT PLACE 1-2	87%	8%	0%	4%	48%	17%	27%	8%
152	SECLUDED VILLAGE 1-2	80%	13%	0%	7%	90%	3%	7%	0%
153	SENIOR VILLAGE	87%	8%	0%	5%	82%	0%	18%	0%
154	SHADY LANES	88%	4%	0%	8%	58%	8%	8%	27%
155	SHEPHERD ACRES	83%	8%	0%	8%	75%	8%	17%	0%
156	SHERWOOD MESA 1-5	72%	25%	0%	3%	62%	2%	35%	1%
157	SIERRA VISTA PARK 1-2	64%	14%	14%	7%	62%	0%	31%	7%
158	SILVER KEY ESTATES	91%	1%	3%	5%	59%	13%	3%	26%
159	SKY RANCH 1-2	53%	16%	22%	9%	66%	13%	9%	13%
160	SKYWAY VILLAGE 1-2	61%	30%	1%	8%	53%	6%	34%	6%
161	SOUTHERN EAST	95%	5%	0%	0%	0%	36%	5%	59%
162	SOUTHWEST MESA CENTER	67%	24%	6%	3%	76%	3%	12%	9%
163	STANDAGE PLACE	81%	13%	0%	6%	38%	25%	38%	0%
164	STANLEY HEIGHTS	64%	28%	3%	5%	46%	7%	41%	7%
165	STAPLES MANOR	86%	7%	0%	7%	71%	7%	21%	0%
166	STAPLEY ESTATES	62%	23%	0%	15%	77%	15%	8%	0%
167	STEWARTS EAST MESA ADDITION	71%	3%	0%	26%	66%	7%	7%	19%
168	STEWARTS NORTH MESA ADDITION	69%	0%	0%	31%	54%	0%	38%	8%
169	STEWARTS SOUTH MESA ADDN 1-2	64%	2%	2%	32%	58%	4%	2%	37%
170	SUBURBAN GARDENS 1-2	85%	12%	3%	0%	79%	3%	9%	9%
171	SUHUARO HILLS ESTATES 1-2	63%	15%	10%	11%	49%	14%	23%	14%
172	SUNLAND GARDENS 1-2	81%	7%	0%	12%	52%	21%	7%	21%
173	SUNLAND MESA 1-4	67%	20%	3%	9%	60%	8%	26%	6%
174	SUNNY ACRES	86%	7%	0%	7%	71%	11%	4%	14%
175	SUNNYFIELD PARK 1-2	91%	1%	0%	7%	59%	5%	1%	35%
176	SUNSET MANOR 1-2	76%	11%	0%	13%	58%	10%	18%	14%
177	SUNSWEPT ACRES	79%	12%	0%	9%	53%	3%	41%	3%
178	SUTHERLAND 1-2	84%	0%	0%	16%	60%	12%	0%	28%

Appendix E: Mesa Postwar Single Family Development Garages, Carports, and Patios									
GIS MAP ID	DEVELOPMENT NAME	CARPORTS	GARAGES	BOTH GARAGE & CARPORT	NO GARAGE OR CARPORT	COVERED PATIO	SLAB PATIO	BOTH COVERED & SLAB	NO PATIO
179	TELFORD PLACE	85%	15%	0%	0%	62%	0%	38%	0%
180	TEMPLE VILLA	73%	7%	7%	13%	60%	0%	13%	27%
181	TIERRA ESTE 1-4	84%	12%	2%	3%	74%	3%	18%	5%
182	TUCKER PLACE	100%	0%	0%	0%	67%	7%	27%	0%
183	VAL VISTA MANOR 1-2	58%	6%	3%	33%	64%	6%	21%	9%
184	VAL VISTA ORCHARD	50%	44%	6%	0%	63%	0%	38%	0%
185	VERDE MANOR	100%	0%	0%	0%	89%	0%	11%	0%
186	VILLA PARK 1-4	92%	7%	0%	1%	81%	1%	13%	5%
187	VISTA GARDENS	30%	50%	10%	10%	50%	10%	40%	0%
188	WEDGEWOOD	56%	36%	0%	8%	62%	8%	21%	10%
189	WEST BOND	78%	0%	0%	22%	67%	0%	33%	0%
190	WEST MESA CENTER	67%	14%	9%	10%	53%	3%	36%	7%
191	WESTERN HOMESITES 1-4	84%	2%	0%	14%	34%	20%	16%	30%
192	WESTWOOD PARK	54%	7%	4%	35%	54%	7%	13%	26%
193	WESTWOOD VILLA	58%	42%	0%	0%	75%	0%	25%	0%
194	WHITE ADDITION	88%	13%	0%	0%	63%	0%	38%	0%
195	WOODLAND TERRACE	95%	5%	0%	0%	66%	3%	32%	0%
196	WOODYS CORNER	94%	0%	0%	6%	31%	0%	13%	56%
197	WRAY PLACE	100%	0%	0%	0%	60%	20%	20%	0%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
1	ALLEN MANOR	36%	24%	24%	16%	0%	0%	0%	0%	88%	0%	4%	0%	8%	0%	0%
2	ALLEN PARK 1-2	21%	63%	17%	0%	0%	0%	0%	0%	83%	4%	4%	8%	0%	0%	0%
3	ALMA ESTATES 1-6	1%	78%	21%	0%	0%	0%	0%	0%	99%	0%	0%	0%	0%	0%	0%
4	APACHE COUNTRY CLUB ESTATES 1-4	0%	41%	30%	28%	0%	0%	0%	1%	69%	13%	8%	2%	8%	0%	1%
5	ARDEN ESTATES	0%	26%	41%	33%	0%	0%	0%	0%	51%	3%	26%	3%	18%	0%	0%
6	ARMSTRONG ACRES	0%	50%	32%	18%	0%	0%	0%	0%	59%	5%	27%	9%	0%	0%	0%
7	BEALL PARK 1-2	0%	99%	0%	1%	0%	0%	0%	0%	99%	0%	1%	1%	0%	0%	0%
8	BEVERLY ESTATES	17%	52%	20%	10%	0%	1%	0%	0%	93%	0%	4%	0%	2%	1%	0%
9	BIGELOW ADDITION	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
10	BOND ACRES	12%	70%	12%	7%	0%	0%	0%	0%	81%	0%	9%	5%	2%	0%	2%
11	BRAY ACRES 1-3	0%	91%	9%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
12	BROWNMORE ESTATES 1-2	3%	45%	46%	5%	0%	0%	0%	0%	88%	1%	7%	0%	4%	0%	0%
13	BUCKLEY ESTATES	0%	96%	4%	0%	0%	0%	0%	0%	99%	0%	1%	0%	0%	0%	0%
14	BUTLER TRACT	0%	100%	0%	0%	0%	0%	0%	0%	43%	43%	0%	0%	14%	0%	0%
15	CARSTENS MANOR	0%	88%	13%	0%	0%	0%	0%	0%	75%	0%	13%	0%	13%	0%	0%
16	CASA DEL SOL	2%	58%	40%	0%	0%	0%	0%	0%	99%	0%	1%	0%	0%	0%	0%
17	CASA MESA 1-2	0%	98%	1%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
18	CASA MESA 3-4	2%	36%	61%	1%	0%	0%	0%	0%	99%	0%	1%	0%	0%	0%	0%
19	CASAS BONITA	0%	17%	78%	0%	0%	6%	0%	0%	100%	0%	0%	0%	0%	0%	0%
20	CASITA ACRES	0%	82%	18%	0%	0%	0%	0%	0%	82%	18%	0%	0%	0%	0%	0%
21	CHATEAU D ARNETT 1-2	0%	57%	32%	11%	0%	0%	0%	0%	87%	0%	9%	0%	4%	0%	0%
22	CITRUS GROVE MANOR	0%	32%	66%	1%	0%	1%	0%	0%	99%	0%	0%	0%	1%	0%	0%
23	CLARK ADDITION	0%	90%	10%	0%	0%	0%	0%	0%	38%	10%	0%	3%	41%	0%	7%
24	COLONY BY THE GREENS	1%	61%	34%	4%	0%	1%	0%	0%	98%	0%	2%	0%	0%	0%	0%
25	COMPTON ESTATES	0%	30%	60%	10%	0%	0%	0%	0%	90%	0%	0%	10%	0%	0%	0%
26	CONTINENTAL EAST 1-4	0%	92%	7%	1%	0%	1%	0%	0%	98%	0%	1%	0%	1%	0%	0%
27	COOPER ESTATES	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
28	CORONA DEL RAY 1-3	1%	38%	62%	0%	0%	0%	0%	0%	94%	0%	3%	0%	2%	1%	0%
29	COTTONWOOD HEIGHTS 1-2	3%	55%	34%	7%	0%	0%	0%	0%	66%	7%	14%	3%	10%	0%	0%
30	COUNTRY CLUB ESTATES 1-4	4%	54%	14%	23%	0%	0%	0%	5%	72%	1%	14%	5%	2%	0%	6%
31	COUNTRY CLUB VILLAGE	2%	89%	6%	1%	0%	2%	0%	0%	98%	0%	0%	0%	1%	0%	1%
32	COUNTRY VILLAGE 1-3	0%	35%	64%	1%	0%	1%	0%	0%	98%	0%	1%	0%	1%	0%	0%
33	COURY PLACE	0%	60%	40%	0%	0%	0%	0%	0%	80%	0%	20%	0%	0%	0%	0%
34	CRESTMONT	2%	95%	3%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
35	DATE PARK	0%	90%	10%	0%	0%	0%	0%	0%	80%	0%	10%	0%	10%	0%	0%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
36	DAVIS PARK	17%	67%	0%	0%	0%	17%	0%	0%	100%	0%	0%	0%	0%	0%	0%
37	DEES GOFF MANOR	3%	74%	10%	13%	0%	0%	0%	0%	90%	0%	6%	0%	0%	3%	0%
38	DESERT WELLS 1-2	1%	72%	21%	1%	0%	5%	0%	0%	84%	11%	3%	1%	1%	0%	0%
39	DEVONSHIRE ESTATES	0%	20%	24%	52%	4%	0%	0%	0%	36%	4%	28%	16%	12%	0%	4%
40	DOLPHIN PARK	0%	40%	0%	40%	0%	20%	0%	0%	20%	20%	20%	0%	20%	0%	20%
41	DUKE MANOR	0%	93%	1%	4%	0%	1%	0%	0%	97%	0%	0%	3%	0%	0%	0%
42	EAST ORANGEWOOD ESTATES 1-3	0%	20%	37%	41%	0%	1%	0%	2%	65%	2%	13%	4%	12%	4%	0%
43	EASTON PLACE	2%	88%	5%	0%	0%	5%	0%	0%	62%	13%	0%	2%	18%	2%	3%
44	EL MAY VILLA	2%	84%	11%	2%	0%	2%	0%	0%	98%	1%	0%	1%	1%	0%	0%
45	ELLSWORTH HEIGHTS 1-2	2%	56%	30%	11%	0%	0%	0%	1%	82%	0%	15%	0%	2%	0%	1%
46	EMERSON MANOR	1%	96%	2%	0%	0%	0%	0%	1%	58%	0%	1%	38%	1%	2%	0%
47	ENCHANTED VILLAGE 1-2	1%	41%	41%	17%	0%	0%	0%	0%	82%	1%	9%	1%	4%	0%	2%
48	ESQUIRE ESTATES	0%	40%	22%	29%	2%	0%	0%	7%	76%	4%	13%	4%	2%	0%	0%
49	ESQUIRE TERRACE 1-2	1%	95%	3%	0%	0%	1%	0%	0%	100%	0%	0%	0%	0%	0%	0%
50	ESQUIRE VILLA	0%	78%	22%	0%	0%	0%	0%	0%	95%	4%	1%	0%	0%	0%	0%
51	ESTHER PLACE	6%	86%	9%	0%	0%	0%	0%	0%	91%	3%	0%	6%	0%	0%	0%
52	EVANS PARK	0%	50%	49%	0%	0%	1%	0%	0%	99%	0%	1%	0%	0%	0%	0%
53	FAIRWAY ESTATES 1-2	5%	14%	23%	56%	0%	2%	0%	0%	53%	16%	12%	4%	7%	2%	7%
54	FAIRWAY GARDENS 1-5	0%	63%	32%	4%	0%	0%	1%	1%	97%	2%	1%	0%	1%	0%	0%
55	FALCON ESTATES	1%	85%	10%	1%	0%	1%	0%	2%	91%	3%	2%	0%	3%	2%	0%
56	FARNSWORTH PLACE	12%	56%	16%	4%	0%	0%	0%	12%	80%	0%	0%	4%	16%	0%	0%
57	FERRIN HOMES	0%	43%	57%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
58	FILLMORE PLACE	1%	20%	39%	38%	0%	0%	0%	1%	44%	2%	48%	1%	2%	1%	1%
59	FLYING ACRES	10%	83%	0%	0%	0%	3%	0%	3%	70%	3%	0%	7%	20%	0%	0%
60	FRASER FIELDS	40%	32%	10%	12%	0%	0%	0%	6%	87%	0%	3%	9%	2%	0%	0%
61	FREESTONE PLACE	17%	33%	11%	33%	0%	6%	0%	0%	72%	6%	0%	11%	0%	0%	11%
62	FREESTONE TERRACE	0%	29%	49%	20%	0%	0%	0%	1%	85%	0%	8%	5%	1%	0%	1%
63	GABLE VILLAGE 1	0%	91%	9%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
64	GABLE VILLAGE 2	0%	96%	4%	0%	0%	0%	0%	0%	98%	0%	2%	0%	0%	0%	0%
65	GARDEN GROVE	0%	98%	1%	1%	0%	0%	0%	0%	90%	0%	0%	10%	0%	0%	0%
66	GARDEN HILLS	0%	64%	34%	2%	0%	0%	0%	0%	92%	1%	6%	1%	0%	0%	0%
67	GARDEN OF MESA	0%	0%	20%	80%	0%	0%	0%	0%	80%	20%	0%	0%	0%	0%	0%
68	GOLDEN GROVE	0%	79%	15%	6%	0%	0%	0%	0%	77%	8%	2%	4%	9%	0%	0%
69	GRANITE REEF ESTATES 1-2	3%	84%	14%	0%	0%	0%	0%	0%	78%	5%	11%	0%	5%	0%	0%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
70	GREEN ACRES	6%	72%	6%	0%	0%	6%	0%	11%	72%	6%	0%	17%	6%	0%	0%
71	HALL PLACE	10%	30%	60%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
72	HARRISON ACRES 1-3	11%	25%	36%	25%	0%	0%	0%	2%	68%	5%	14%	5%	2%	2%	5%
73	HARVEY HOMESITES	5%	83%	10%	2%	0%	0%	0%	0%	98%	0%	0%	0%	2%	0%	0%
74	HELAMAN COURT	7%	53%	33%	0%	0%	7%	0%	0%	27%	7%	0%	0%	67%	0%	0%
75	HEWARD TRACT	0%	57%	14%	14%	0%	0%	14%	0%	57%	0%	0%	0%	43%	0%	0%
76	HILL VIEW ACRES	3%	16%	23%	42%	0%	0%	0%	16%	48%	0%	26%	10%	13%	0%	3%
77	HILLCREST TERRACE	0%	38%	12%	38%	0%	0%	0%	12%	57%	5%	31%	5%	0%	2%	0%
78	HOLMES PARK ADDITION 1-4	0%	84%	16%	1%	0%	0%	0%	0%	99%	0%	0%	0%	1%	0%	0%
79	HORNE ACRES	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
80	HORNE HOMES	0%	17%	3%	3%	0%	0%	0%	77%	7%	3%	0%	3%	87%	0%	0%
81	HOSICK PLACE	7%	87%	7%	0%	0%	0%	0%	0%	58%	18%	0%	7%	16%	0%	2%
82	JEWEL ESTATES	0%	18%	64%	18%	0%	0%	0%	0%	52%	0%	24%	0%	24%	0%	0%
83	JOE ANN PLACE	6%	75%	19%	0%	0%	0%	0%	0%	97%	0%	0%	0%	3%	0%	0%
84	JOHNSON ADDITION	0%	78%	17%	0%	0%	6%	0%	0%	6%	11%	0%	0%	72%	0%	11%
85	JUNIOR HIGH PARK	0%	89%	11%	0%	0%	0%	0%	0%	98%	0%	0%	2%	0%	0%	0%
86	KACHINA PARKWAY 1-3	1%	93%	6%	0%	0%	0%	0%	0%	99%	0%	0%	0%	1%	0%	0%
87	KAREN ACRES	0%	93%	0%	7%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
88	LA ZONA HEIGHTS	0%	71%	21%	4%	0%	0%	0%	4%	100%	0%	0%	0%	0%	0%	0%
89	LAFAYETTE PARK	0%	67%	33%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
90	LAUREL PARK 1-2	0%	36%	31%	33%	0%	0%	0%	0%	93%	2%	2%	0%	0%	0%	4%
91	LEE LAND HOMES	0%	83%	6%	11%	0%	0%	0%	0%	99%	0%	0%	0%	0%	1%	0%
92	LINDA VISTA	0%	92%	8%	0%	0%	0%	0%	0%	99%	0%	0%	0%	1%	0%	0%
93	LITTLE GEM	0%	25%	75%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
94	LOS DEL SANTOS	6%	70%	20%	4%	0%	0%	0%	0%	96%	3%	0%	1%	0%	0%	0%
95	LOS RANCHITOS	0%	94%	0%	6%	0%	0%	0%	0%	56%	31%	0%	0%	13%	0%	0%
96	LOWELL ESTATES	0%	29%	64%	0%	0%	0%	0%	7%	50%	0%	50%	0%	0%	0%	0%
97	LUCAS MANOR	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
98	LUNA TIERRA	0%	26%	26%	48%	0%	0%	0%	0%	53%	3%	38%	2%	3%	0%	0%
99	LUNT PARK	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
100	LYN RAE PARK	0%	6%	92%	0%	0%	1%	0%	0%	100%	0%	0%	0%	0%	0%	0%
101	MARTIN HOMES	0%	67%	33%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
102	MARYWOOD TERRACE	0%	100%	0%	0%	0%	0%	0%	0%	68%	24%	3%	0%	5%	0%	0%
103	MCAFFEE HEIGHTS	1%	94%	5%	0%	0%	0%	0%	0%	99%	1%	0%	0%	1%	0%	0%
104	MCCORMICK ESTATES	0%	91%	6%	3%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
105	MELODY MESA 1-2	1%	85%	13%	1%	0%	0%	0%	0%	99%	0%	1%	0%	0%	0%	0%
106	MESA COUNTRY CLUB PARK 1-2	1%	94%	5%	0%	0%	0%	0%	0%	99%	0%	0%	1%	0%	0%	0%
107	MESA GARDENS	0%	100%	0%	0%	0%	0%	0%	0%	30%	70%	0%	0%	0%	0%	0%
108	MESA GRANDE 1-2	1%	70%	28%	0%	0%	1%	0%	0%	100%	0%	0%	0%	0%	0%	0%
109	MESA HOMES 1-2	1%	89%	8%	1%	0%	0%	0%	1%	97%	0%	2%	0%	1%	0%	0%
110	MESA LINDA 1-3	1%	97%	1%	1%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
111	MESA PARK 10	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
112	MESA SOUTHWEST ESTATES	0%	81%	17%	3%	0%	0%	0%	0%	61%	3%	33%	0%	3%	0%	0%
113	MESA STARLITE GARDENS	0%	10%	70%	20%	0%	0%	0%	0%	76%	2%	22%	0%	0%	0%	0%
114	MESA TIERRA	0%	57%	42%	1%	0%	0%	0%	0%	95%	0%	5%	0%	0%	0%	0%
115	MESA VALLEY VIEW	0%	90%	6%	4%	0%	0%	0%	0%	96%	0%	0%	2%	2%	0%	0%
116	MESA VERDE 1-2	3%	71%	26%	0%	0%	0%	0%	0%	99%	0%	1%	0%	0%	0%	0%
117	MESA VILLA 1-2	3%	79%	15%	0%	0%	1%	0%	1%	66%	0%	0%	27%	7%	0%	0%
118	MESA VILLAGE	0%	97%	3%	0%	0%	0%	0%	0%	99%	1%	0%	0%	0%	0%	0%
119	MESA VISTA	1%	96%	2%	2%	0%	0%	0%	0%	99%	0%	0%	0%	1%	0%	1%
120	MESA WESTWOOD HEIGHTS	0%	70%	30%	0%	0%	0%	0%	0%	97%	0%	0%	0%	3%	0%	0%
121	MILLER HEIGHTS	2%	13%	30%	47%	6%	0%	0%	2%	26%	2%	43%	2%	26%	2%	0%
122	MILLER'S ADDITION	52%	38%	10%	0%	0%	0%	0%	0%	97%	0%	0%	0%	3%	0%	0%
123	MILLETT PLACE	18%	45%	18%	18%	0%	0%	0%	0%	91%	0%	0%	0%	9%	0%	0%
124	MILLETTS GREEN ACRES 1-2	3%	69%	11%	10%	0%	5%	2%	0%	83%	6%	2%	1%	7%	0%	1%
125	MOUNTVIEW MANOR	14%	71%	7%	0%	0%	0%	0%	7%	57%	0%	0%	21%	21%	0%	0%
126	NEW HIGH	2%	81%	7%	5%	0%	0%	0%	5%	95%	2%	0%	0%	4%	0%	0%
127	NIELSON PLACE 1-2	4%	78%	19%	0%	0%	0%	0%	0%	96%	0%	0%	4%	0%	0%	0%
128	NORTH GARDEN GROVE	3%	92%	3%	2%	1%	0%	0%	0%	97%	0%	1%	0%	1%	0%	1%
129	NORTH MILLER ESTATES	0%	35%	53%	13%	0%	0%	0%	0%	86%	0%	10%	0%	3%	0%	1%
130	OAK PARK MESA 1-3	0%	59%	41%	0%	0%	0%	0%	0%	96%	0%	4%	0%	0%	0%	0%
131	PACE EAST NO 1	0%	100%	0%	0%	0%	0%	0%	0%	0%	96%	0%	0%	0%	1%	4%
132	PACE EAST NO 2	0%	100%	0%	0%	0%	0%	0%	0%	0%	99%	0%	0%	1%	0%	0%
133	PALM GARDENS OF MESA 1-6	0%	32%	22%	44%	0%	0%	0%	0%	93%	1%	3%	0%	3%	0%	0%
134	PARADISE PARKWAY 1-4	1%	90%	8%	1%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
135	PARADISE PARKWAY 3	0%	98%	2%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
136	PARK RIDGE	0%	62%	38%	0%	0%	0%	0%	0%	98%	0%	0%	0%	2%	0%	0%
137	PARK VILLAGE ESTATES	3%	72%	19%	5%	0%	2%	0%	0%	95%	0%	0%	0%	5%	0%	0%
138	PASSEY PLACE	30%	48%	13%	4%	0%	0%	0%	4%	57%	17%	0%	13%	13%	0%	0%
139	PLEASURE ACRES	0%	23%	43%	30%	0%	0%	0%	3%	77%	3%	10%	0%	7%	0%	3%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
140	POINSETTIA VILLA 1-4	1%	83%	12%	4%	0%	0%	0%	0%	96%	1%	1%	0%	1%	0%	0%
141	RANDALL HEIGHTS	0%	99%	1%	0%	0%	0%	0%	0%	99%	0%	0%	1%	0%	0%	0%
142	REED PARK ESTATES	0%	50%	49%	1%	0%	0%	0%	0%	97%	0%	0%	0%	3%	0%	0%
143	ROCKCREST	0%	80%	20%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
144	ROOSEN MEADOWS 1-2	0%	88%	12%	0%	0%	0%	0%	0%	70%	29%	0%	0%	1%	0%	0%
145	RUTLEDGE PLACE	0%	100%	0%	0%	0%	0%	0%	0%	91%	0%	9%	0%	0%	0%	0%
146	SABIN ACRES	8%	75%	0%	17%	0%	0%	0%	0%	92%	0%	8%	0%	0%	0%	0%
147	SAHARA ESTATES 1-2	0%	12%	24%	59%	0%	0%	0%	6%	47%	0%	41%	6%	0%	0%	6%
148	SAHARA PALMS	2%	58%	34%	6%	0%	0%	0%	0%	88%	4%	6%	0%	2%	0%	0%
149	SCHOOL ANNEX	0%	80%	20%	0%	0%	0%	0%	0%	20%	20%	0%	0%	60%	0%	0%
150	SCOTT ADDITION	0%	100%	0%	0%	0%	0%	0%	0%	86%	14%	0%	0%	0%	0%	0%
151	SCOTT PLACE 1-2	1%	82%	17%	0%	0%	0%	0%	0%	90%	8%	0%	0%	1%	0%	0%
152	SECLUDED VILLAGE 1-2	0%	87%	7%	7%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
153	SENIOR VILLAGE	2%	25%	60%	13%	0%	0%	0%	0%	60%	3%	37%	0%	0%	0%	0%
154	SHADY LANES	0%	96%	0%	0%	0%	0%	0%	4%	96%	0%	0%	0%	4%	0%	0%
155	SHEPHERD ACRES	0%	25%	58%	17%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
156	SHERWOOD MESA 1-5	28%	50%	6%	13%	0%	0%	0%	2%	92%	0%	3%	1%	2%	0%	1%
157	SIERRA VISTA PARK 1-2	40%	33%	17%	5%	0%	0%	0%	5%	64%	0%	0%	14%	21%	0%	0%
158	SILVER KEY ESTATES	0%	79%	21%	0%	0%	0%	0%	0%	99%	0%	0%	0%	0%	0%	1%
159	SKY RANCH 1-2	3%	47%	9%	28%	0%	0%	0%	13%	44%	6%	25%	6%	9%	3%	6%
160	SKYWAY VILLAGE 1-2	1%	45%	51%	3%	0%	0%	0%	0%	75%	5%	13%	0%	2%	0%	4%
161	SOUTHERN EAST	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
162	SOUTHWEST MESA CENTER	12%	64%	6%	18%	0%	0%	0%	0%	61%	0%	36%	3%	0%	0%	0%
163	STANDAGE PLACE	19%	75%	6%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
164	STANLEY HEIGHTS	11%	23%	21%	44%	0%	0%	0%	0%	95%	0%	2%	2%	0%	0%	2%
165	STAPLES MANOR	0%	86%	7%	0%	0%	7%	0%	0%	93%	0%	7%	0%	0%	0%	0%
166	STAPLEY ESTATES	0%	31%	54%	15%	0%	0%	0%	0%	54%	8%	15%	0%	23%	0%	0%
167	STEWARTS EAST MESA ADDITION	0%	68%	9%	1%	0%	22%	0%	0%	44%	46%	0%	1%	9%	0%	0%
168	STEWARTS NORTH MESA ADDITION	0%	77%	12%	4%	0%	8%	0%	0%	23%	77%	0%	0%	0%	0%	0%
169	STEWARTS SOUTH MESA ADDN 1-2	1%	62%	18%	0%	0%	19%	1%	0%	32%	68%	0%	0%	0%	0%	0%
170	SUBURBAN GARDENS 1-2	0%	62%	29%	6%	0%	0%	0%	3%	85%	0%	9%	0%	6%	0%	0%
171	SUHUARO HILLS ESTATES 1-2	3%	70%	25%	0%	0%	0%	0%	1%	86%	3%	6%	1%	3%	0%	1%
172	SUNLAND GARDENS 1-2	0%	88%	7%	5%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
173	SUNLAND MESA 1-4	6%	34%	23%	36%	0%	0%	0%	1%	86%	2%	3%	1%	3%	1%	3%
174	SUNNY ACRES	4%	79%	18%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%

Appendix F: Mesa Postwar Single Family Development Roof and Wall Materials																
GIS MAP ID	DEVELOPMENT NAME	ROOF MATERIALS								WALL MATERIALS						
		ASBESTOS	ASPHALT	BUILT UP	WOOD	CLAY TILE	ROLL	METAL	CONCRETE TILE	BLOCK	FRAME WOOD	SLUMP BLOCK	BRICK	STUCCO	FRAME & BRICK	OTHER
175	SUNNYFIELD PARK 1-2	0%	85%	15%	0%	0%	0%	0%	0%	98%	0%	1%	1%	0%	0%	0%
176	SUNSET MANOR 1-2	0%	97%	3%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
177	SUNSWEPT ACRES	3%	94%	0%	3%	0%	0%	0%	0%	41%	0%	0%	59%	0%	0%	0%
178	SUTHERLAND 1-2	0%	92%	8%	0%	0%	0%	0%	0%	88%	0%	12%	0%	0%	0%	0%
179	TELFORD PLACE	46%	23%	8%	23%	0%	0%	0%	0%	92%	0%	0%	8%	0%	0%	0%
180	TEMPLE VILLA	7%	73%	20%	0%	0%	0%	0%	0%	67%	7%	0%	7%	13%	0%	7%
181	TIERRA ESTE 1-4	0%	29%	63%	8%	0%	0%	0%	0%	91%	0%	8%	0%	2%	0%	0%
182	TUCKER PLACE	0%	73%	20%	7%	0%	0%	0%	0%	87%	0%	0%	13%	0%	0%	0%
183	VAL VISTA MANOR 1-2	0%	100%	0%	0%	0%	0%	0%	0%	61%	0%	0%	3%	36%	0%	0%
184	VAL VISTA ORCHARD	0%	19%	44%	38%	0%	0%	0%	0%	44%	13%	31%	0%	6%	0%	6%
185	VERDE MANOR	0%	89%	11%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
186	VILLA PARK 1-4	1%	97%	2%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
187	VISTA GARDENS	60%	30%	0%	10%	0%	0%	0%	0%	50%	10%	0%	20%	20%	0%	0%
188	WEDGEWOOD	0%	90%	10%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
189	WEST BOND	0%	100%	0%	0%	0%	0%	0%	0%	78%	0%	0%	0%	22%	0%	0%
190	WEST MESA CENTER	24%	62%	10%	3%	0%	0%	0%	0%	83%	2%	0%	12%	2%	0%	2%
191	WESTERN HOMESITES 1-4	1%	72%	24%	3%	0%	0%	0%	0%	96%	0%	3%	0%	1%	0%	0%
192	WESTWOOD PARK	4%	81%	11%	4%	0%	0%	0%	0%	39%	41%	0%	2%	19%	0%	0%
193	WESTWOOD VILLA	0%	17%	17%	50%	0%	0%	0%	17%	17%	0%	58%	8%	0%	8%	8%
194	WHITE ADDITION	0%	100%	0%	0%	0%	0%	0%	0%	75%	0%	0%	0%	25%	0%	0%
195	WOODLAND TERRACE	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
196	WOODY'S CORNER	0%	100%	0%	0%	0%	0%	0%	0%	88%	0%	0%	0%	13%	0%	0%
197	WRAY PLACE	20%	40%	20%	20%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%