OMB Control No. 1024-0018
expiration date 03/31/2022

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _Broadmoor Subdivision_____
Other names/site number: _n/a_____
Name of related multiple property listing: _n/a_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: _residential subdivision south of Broadway Blvd. between Tucson Blvd. and Country Club Rd.
City or town: _Tucson____ State: _AZ_____ County: _Pima_____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national **___statewide** **___local**

Applicable National Register Criteria:

___A **___B** **___C** **___D**

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [x]

Site [ ]

Structure [ ]

Object [ ]

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

Contributing	Noncontributing	
248	117	buildings
		sites
		structures
		objects
		Total

Number of contributing resources previously listed in the National Register n/a

6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT: Ranch Style
LATE 19TH AND 20TH CENTURY REVIVALS: Pueblo
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
MODERN MOVEMENT: Art Deco

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: concrete
Walls: brick; other: concrete masonry; stucco; wood siding
Roof: asphalt; terra cotta

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

Summary Paragraph

The Broadmoor subdivision is located in central Tucson, Arizona and was primarily constructed between 1944 and 1964. The primary character-defining features of Broadmoor are:

- the development layout, including curvilinear and discontinuous streets, limited access points, inward orientation and landscaping features;
- the collection of post-World War II Ranch houses.

Within the proposed historic district there are 365 residences; 248 properties have been identified as contributing properties to the proposed district. Though many houses have been modified over the years, those modifications have not adversely impacted the overall character of the neighborhood. The subdivision is largely intact and retains and expresses its original character.

Narrative Description

Broadmoor is a large subdivision of 365 single-family houses that was platted in 1944 and was primarily built-out between 1944 and 1964.

Location

The Broadmoor subdivision is located in central Tucson, Arizona approximately two miles east of the city's downtown business district. Tucson is located in the southern portion of the state, approximately 60 miles north of the Mexican border, and is surrounded by the Sonoran Desert. The Santa Catalina Mountains are located approximately 9 miles north of the subdivision. The subdivision is located in the northeast 1/4 of Section 17 of Township 14 South, Range 14 East of the Gila and Salt River Meridian.

The subdivision is located southwest of the intersection of Broadway Boulevard and Country Club Road, adjacent to commercial and multi-family residential properties along Broadway Boulevard and suburban residential developments of single-family houses to the north, south, east and northeast. Randolph Park, a 160 acre regional park, is located to the southeast. Adjacent development was primarily built between 1928 and 1972.

Broadmoor was built on property that was previously the Tucson Country Club. The golf course consisted of dirt fairways and oiled sand greens. The rest of the property was largely denuded desert scrubland that had previously been used for cattle grazing.

At the start of construction, Broadmoor was located in unincorporated Pima County, just outside the Tucson city limits. It was annexed into the city in 1952.

Boundaries

The boundaries of the proposed Broadmoor historic district are defined primarily by the single-family residential sections of the original subdivision configuration. Commercial and multi-family residential properties adjacent to Broadway Boulevard were part of the original subdivision but are not included within the proposed historic district boundaries. The boundary was selected because only the single-family portions of the district were part of the distinct planning and architectural character that was identified as historically significant. The commercial and multi-family properties were generally developed separately as part of the Broadway corridor.

The proposed district is surrounded by: commercial properties and Broadway Boulevard to the north, Country Club Road and the Broadway Village subdivision to the east, Tucson Boulevard to the west, and the Country Club Manor subdivision to the south. A parcel located at the southwest corner of the development has a school on the property and is also excluded.

The intersection of Broadway Boulevard and Country Club Road has small commercial developments on three corners. Close to the proposed district are several other subdivisions developed both before and during the construction of Broadmoor. Directly adjacent to the east is the Broadway Village subdivision, which includes 21 houses along Country Club Road, and a shopping center. Broadway Village was platted and developed starting in the late 1930s; most of the houses and the shopping center were designed by architect Josias Joesler. East of Country Club Road is Colonia Solana, a neighborhood of high-priced custom houses on large

lots, with extensive native vegetation. The subdivision was platted in the late 1920s and build out took place over several decades; it is on the National Register of Historic Places. To the northeast is the El Encanto subdivision, another affluent neighborhood that developed over several decades with a formal layout and lush landscaping. It is also on the National Register of Historic Places. North of Broadway are several subdivisions known collectively as the Sam Hughes neighborhood, which is also on the National Register. The subdivision of Country Club Manor is located directly adjacent to the south.

Neighborhood Layout

The Broadmoor subdivision was laid out as a self-contained neighborhood, with limited access points and most residential front façades facing away from major arterials and the adjacent commercial properties. (fig. 1, 6) There are four primary entrances into the residential portion of the subdivision. The first two are located adjacent to the major intersections of Broadway and Tucson Boulevard and Broadway and Country Club Road, along Stratford and Eastbourne streets, respectively. The Eastbourne entry has a more formal character with a median lined with palm trees. The second two primary entries are located adjacent to the Arroyo Chico wash where it intersects Tucson Boulevard and Country Club Road.

Two secondary access points into the subdivision are located along the Treat Avenue north-south axis; one provides access northward to Broadway Boulevard, and the other provides access southward into the Country Club Manor subdivision.

The primary access streets of Stratford and Eastbourne have T-intersections with other streets in the subdivision.

Streets within Broadmoor are both rectilinear and curvilinear and are generally discontinuous and disconnected from the streets of major thoroughfares and adjacent subdivisions. Streets are primarily oriented in proximity to the east-west axis. The topography is generally flat. The neighborhood has an inward-facing, insular character.

The Arroyo Chico drainage way runs generally from east to west through the neighborhood and was included as a landscaping and entry feature of the overall design. Two separate branches of the Arroyo Chico roadway are located on either side of the drainage wash. Oleanders currently line both sides of the wash for most of its length. The drainage way divides the subdivision into two distinct zones, with approximately 2/3 of the subdivision located north of the wash. Road crossings of the drainageway are located on Stratford Ave. and Eastbourne Ave.

A pedestrian path located along the Treat Ave. axis intersects all of the east-west oriented streets near the center of the subdivision. A pedestrian bridge provides access across the Arroyo Chico drainageway.

Easements provide utility access to the backyards of all houses, which are typically enclosed by masonry walls.

The original neighborhood layout remains intact.

Streetscape

Broadmoor is characterized by asphalt-paved streets with square concrete curbs. Landscaping in the neighborhood reflects a Mediterranean influence (see fig. 10), and is generally characterized by olive, palm, cyprus and juniper trees, along with some broadleaf trees and shrubbery such as oleander, citrus and privet. Large aleppo pine and eucalyptus trees are dispersed throughout the subdivision. Mesquite trees are also common, though many of these trees appear to be more recent plantings. Front yards are usually covered in pea gravel or decorative gravel and typically have concrete, asphalt or gravel driveways. Some houses have semi-circular driveways in front of the house. Some of the houses originally had front lawns, but only a small number of lawns remain. The landscaping originally had a more manicured appearance, but that has been modified by the introduction of more native and low water use plants. Some of the large aleppo pine trees have died in recent years. (photos 1-5)

Individual houses are generally sited near the center of the lot and set back approximately 30-35 feet from the curb, reflecting a 25 ft. front yard setback requirement. Most houses have their broad side parallel to the street. Driveways and attached carports are located in the front or on the side of each house, though some carports have been modified over the years. A handful of houses have carports or garages located in the rear of the property, accessed from the street. The consistent scale and character of the houses, extensive use of brick masonry, and limited plant palette create a sense of identity for the neighborhood. Individual houses are generally distinct, and there is no sense of repetition or uniformity. (photos 9-14)

The small scale and informal character of the houses, irregular landscaping, and absence of sidewalks establish a modest character to the neighborhood. The limited access points and discontinuous streets give an insular feel and a strong sense of neighborhood identity.

Although some carports have been enclosed and some facades have been modified, this is a small proportion of the total number of houses.

The character of Arroyo Chico is distinct from the other streets in the subdivision. A drainage way is located between two branches of the street, and is lined with large oleander shrubbery for most of its length; native desert vegetation is located at the far east and west ends of the drainage way. The oleanders are typically greater than 10 feet in height and create a visual barrier. (photos 6-8)

Eastbourne Avenue has a median for a portion of its length at the entry to the subdivision and is lined with palm trees.

Land Use

The proposed Broadmoor district is composed of single-family residences located on rectangular and irregularly shaped lots. Most lots are rectangular and are typically just slightly less than 1/4 acre in size. Lots adjacent to intersections are typically larger and irregular in shape. Most homes are centered on the lot with landscaped front yards and driveways. All houses have large, private outdoor spaces in rear yards. 10-foot wide utility easements are located at the center of each block, along the rear property line of each house. A 20-foot wide easement also runs north-south along the Treat Avenue axis. There are alley ways at the perimeter of the subdivision behind houses on Stratford, Eastbourne and Manchester streets.

There is also one lot in Broadmoor that is vacant and has never been built on.

Residential Architecture

The houses in Broadmoor are almost all variations on the 20th century suburban Ranch style house. These variations include conventional Ranch (which accounts for approximately 80% of the houses in the subdivision), Modern Ranch, and Spanish Colonial Ranch, as described in the City of Tucson's 2016 National Register of Historic Places eligibility assessment report and appendix (Evans, Levstik, Jeffery). (fig. 7-9)

The houses vary in size, but typically have three bedrooms and currently average 1700 square feet, though at the time of construction the average house size was smaller.

Houses are typically rectangular or L-shaped, and have their broad side parallel to the street. All of the houses were originally one story, but a few houses have had two-story additions. The houses generally have a horizontal character.

Most of the houses have gable roofs, though there are many hip roofs as well. These roofs typically have a rise-to-run ratio of 3:12. A few houses have a lower profile gable roof, with a slope of 1:12 to 2:12. There are also a handful of houses with flat roofs.

Most houses in the subdivision have carports. Many houses originally had attached one-car carports; some of these have been converted to garages over the years, and some have been expanded to accommodate two cars. A few houses originally had one-car garages. A handful of houses have detached carports or garages located in the rear of the property, accessed from the street.

Brick and mortar-washed brick are the most common wall construction materials in Broadmoor. Painted masonry and stucco are also widely used, although some of the stuccoed houses are not original construction. Roofs are primarily covered in asphalt shingles, but there are also clay tile roofs. Low-slope roofs usually have built-up roofing with a white coating. Other materials include horizontal wood siding, which is primarily found on gable end walls above the masonry and below the roofline.

Most houses have steel-framed fixed and casement windows either with or without divided lights. A few houses originally had aluminum windows. Some windows have been replaced over the years. A common detail are decorative wood shutters that frame the windows on the front facade.

The conventional Ranch houses in Broadmoor (photos 1, 12, 15-20) are generally characterized by:

- a horizontal character
- brick construction, with or without mortar or lime wash
- painted masonry (brick or concrete masonry)
- gable and hip roofs with asphalt shingles
- one-car carport
- steel windows.

Most of the Spanish Colonial Ranch houses are a juxtaposition of California Ranch forms and Spanish Colonial materials and details, including stucco and clay tile roofs. (photos 13 left, 21)

The Modern Ranch houses are characterized by the use of a flat, or horizontal, roof, or a low-slope gable roof. A few of these houses also have larger windows or windows with a more horizontal configuration. (photo 22)

There are also a few houses in the subdivision that were inspired by pueblo and territorial influences of Arizona's past; these houses are characterized by stucco, parapet wall construction, and a more upright massing. (photos 14 left, 23)

The neighborhood has a cohesive architectural character as a result of the limited range of scales, architectural styles, forms and materials, though the few houses with parapet construction stand out as distinct.

Integrity in Broadmoor

The original planning layout of Broadmoor remains intact, and of the 365 residences in the proposed Broadmoor Historic District, 248 have been identified as contributing properties, based on integrity and the period of significance.

Most of the houses identified as non-contributors have been modified and no longer retain integrity. The most common modification is the replacement of the original steel casement windows. The replacement of the windows was typically insufficient by itself to cause a house to be classified as a non-contributor, but in combination with other modifications was a primary reason houses were excluded. Other common modifications include carport modifications (including carport conversions to a garage or interior space, and carport expansions from one to two cars), porch additions or modifications, modification of the roof or wall materials, and building additions. In some cases, stucco has been applied over the original masonry. And at a few houses a wall has been added to the landscaping that screens the house from the street. The National Register Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places" and Arizona SHPO's 2011 "Policy Statement on the Recommendations of Eligibility of Buildings" were used as guidance for evaluating property modifications. (See photos 24-25 and descriptions in photograph log for examples of houses that are non-contributors.)

Eleven of the houses within the subdivision that were identified as non-contributors were built after the period of significance. A handful of lots remained undeveloped into the 1960s and beyond, and were subsequently developed during the following decades. These houses are out of character with the rest of the subdivision.

Location: The original layout remains in place.

Design: The layout and spatial organization of the subdivision remains intact. Although there was a wide array of builders in the neighborhood, Broadmoor's houses have a consistent proportion and cohesive character; they were primarily shaped by the period in which they were built, and reflect an early Tucson version of the Ranch style. Houses on larger lots often have a more elongated character, but are consistent with the neighborhood in roof forms and materials. Several builders used the same model within the subdivision, though the similarity is not readily identifiable because the houses are not near to each other, and the houses were typically distinguished by roof type or construction material. The most common modifications to individual

houses include the replacement of the original steel windows, which are a character-defining feature; and carport modifications.

Setting: The setting surrounding Broadmoor remains largely unchanged. More commercial developments along Broadway Blvd. and Tucson Blvd. have been added since the period of significance, but this is a small percentage of the overall development surrounding the subdivision. Broadmoor's self-contained planning layout and inward orientation limits the impact any perimeter development has had on the neighborhood character. The residential developments that are near Broadmoor were all developed either prior to, or concurrent with, the period of significance. The setting within Broadmoor has evolved somewhat; although a significant majority of the built resources—including streets, curbs, and residences—are intact, and the general spatial character of the narrow streetscape remains, some of the landscaping in front of the residences has been modified.

Feeling: Broadmoor's small-scale houses, irregular landscaping, narrow streets and lack of sidewalks give the subdivision an informal character. The proportions of Broadmoor's early Ranch houses distinguishes the subdivision from most pre-World War II development in Tucson, and from subsequent developments where the Ranch style evolves into a larger and more elongated form. The predominance of brick and painted concrete masonry construction also distinguishes the neighborhood from later Ranch style subdivisions that were often characterized by burnt adobe. The conversion of many of the original broadleaf and Mediterranean-influenced landscapes to a hybrid of Mediterranean and Sonoran plantings has modified the original feeling to some degree; the original landscapes would likely have felt more open and manicured.

Materials: The primary building materials for houses in Broadmoor are exposed red brick, mortar-washed red brick, painted concrete masonry, and stucco over masonry. Houses south of the Arroyo Chico were permitted to be smaller and less expensive by the CC&Rs, and as a result a larger percentage of the houses were built with painted concrete masonry. Houses north of the arroyo tend to be constructed of brick. The original wall construction materials are largely intact throughout the subdivision. A few houses that were originally exposed masonry have been stuccoed over the years.

Workmanship: Simple forms and unadorned surfaces meant that the Ranch style was more affordable. The style was selected in part because it required less skilled labor to build, during an era of high demand for housing; as a result, the lack of workmanship was part of the construction's appeal to home builders. The primary evidence of workmanship in Broadmoor can be found in the masonry brick work and applied mortar or lime wash, which was typically applied to provide an aged patina to a residence. At some houses, evidence of workmanship can also be found in the detailing of wood corbels and exposed rafter tails.

Association/Age: Broadmoor continues to be a single-family residential development that has an identity as a distinct and cohesive neighborhood. Broadmoor’s contributing properties are associated with Community Development in Tucson, and the development of the Ranch house in Tucson. The period of significance for this nomination (1944-1964) reflects the primary build out period of the neighborhood.

Table of Properties

C contributor
NC non-contributor

Site No.	Address			Style	Date	C/NC	Reason
B-001	2507	E.	Arroyo Chico	Ranch	1950	NC	alterations
B-002	2512	E.	Arroyo Chico	Ranch	1994	NC	age
B-003	2534	E.	Arroyo Chico	Ranch	1955	NC	alterations
B-004	2601	E.	Arroyo Chico	Sp. Colonial Ranch	1948	NC	alterations
B-005	2602	E.	Arroyo Chico	Ranch	1949	C	
B-006	2615	E.	Arroyo Chico	Ranch	1948	NC	alterations
B-007	2617	E.	Arroyo Chico	Ranch	1952	NC	alterations
B-008	2625	E.	Arroyo Chico	Ranch	1947	NC	alterations
B-009	2633	E.	Arroyo Chico	Ranch	1947	NC	alterations
B-010	2641	E.	Arroyo Chico	Ranch	1947	C	
B-011	2649	E.	Arroyo Chico	Ranch	1947	C	
B-012	2650	E.	Arroyo Chico	Ranch	1955	C	
B-013	2701	E.	Arroyo Chico		1947	NC	alterations
B-014	2702	E.	Arroyo Chico	Ranch	1949	C	
B-015	2709	E.	Arroyo Chico	Ranch	1947	C	
B-016	2710	E.	Arroyo Chico	Ranch	1951	C	
B-017	2717	E.	Arroyo Chico	Ranch	1947	C	
B-018	2718	E.	Arroyo Chico	Ranch	1951	C	
B-019	2725	E.	Arroyo Chico	Ranch	1951	C	
B-020	2726	E.	Arroyo Chico		2009	NC	age
B-021	2733	E.	Arroyo Chico	Ranch	1951	C	
B-022	2734	E.	Arroyo Chico	Ranch	1950	C	
B-023	2741	E.	Arroyo Chico	Ranch	1951	NC	alterations
B-024	2742	E.	Arroyo Chico	Ranch	1947	C	
B-025	2801	E.	Arroyo Chico	Ranch	1951	C	
B-026	2802	E.	Arroyo Chico	Ranch	1947	C	
B-027	2809	E.	Arroyo Chico	Ranch	1950	C	
B-028	2810	E.	Arroyo Chico	Ranch	1947	C	
B-029	2816	E.	Arroyo Chico	Sp. Colonial Ranch	1947	C	
B-030	2817	E.	Arroyo Chico	Ranch	1953	C	
B-031	2825	E.	Arroyo Chico	Ranch	1951	C	
B-032	2826	E.	Arroyo Chico	Ranch	1947	C	
B-033	2833	E.	Arroyo Chico	Ranch	1949	C	
B-034	2834	E.	Arroyo Chico	Ranch	1951	C	
B-035	2841	E.	Arroyo Chico	Ranch	1947	C	
B-036	2842	E.	Arroyo Chico	Ranch	1951	C	

B-037	2901	E.	Arroyo Chico	Ranch	1950	NC	alterations
B-038	2902	E.	Arroyo Chico	Ranch	1952	C	
B-039	2909	E.	Arroyo Chico	Ranch	1947	C	
B-040	2910	E.	Arroyo Chico	Ranch	1952	NC	alterations
B-041	2918	E.	Arroyo Chico	Pueblo Revival	1948	C	
B-042	2925	E.	Arroyo Chico	Ranch	1951	C	
B-043	2934	E.	Arroyo Chico	Sp. Colonial Ranch	1951	C	
B-044	3020	E.	Arroyo Chico		2008	NC	age
B-045	2601	E.	Croyden St.	Ranch	1951	C	
B-046	2602	E.	Croyden St.	Ranch	1949	NC	alterations
B-047	2609	E.	Croyden St.	Art Deco	1947	C	
B-048	2610	E.	Croyden St.		2011	NC	alterations
B-049	2617	E.	Croyden St.	Ranch	1949	C	
B-050	2618	E.	Croyden St.	Ranch	1950	C	
B-051	2625	E.	Croyden St.	Ranch	1948	NC	alterations
B-052	2626	E.	Croyden St.	Ranch	1947	NC	alterations
B-053	2633	E.	Croyden St.	Pueblo Revival	1948	C	
B-054	2634	E.	Croyden St.	Ranch	1950	C	
B-055	2641	E.	Croyden St.	Ranch	1947	C	
B-056	2648	E.	Croyden St.	Ranch	1950	C	
B-057	2649	E.	Croyden St.	Pueblo Revival	1947	C	
B-058	2701	E.	Croyden St.	Ranch	1947	C	
B-059	2709	E.	Croyden St.	Ranch	1951	C	
B-060	2710	E.	Croyden St.	Ranch	1948	C	
B-061	2717	E.	Croyden St.	Ranch	1950	C	
B-062	2718	E.	Croyden St.	Ranch	1948	NC	alterations
B-063	2725	E.	Croyden St.	Modern Ranch	1950	C	
B-064	2726	E.	Croyden St.	Ranch	1950	C	
B-065	2733	E.	Croyden St.	Ranch	1949	C	
B-066	2741	E.	Croyden St.	Ranch	1950	NC	alterations
B-067	2742	E.	Croyden St.	Ranch	1949	C	
B-068	2750	E.	Croyden St.	Modern Ranch	1947	C	
B-069	2801	E.	Croyden St.	Ranch	1950	C	
B-070	2802	E.	Croyden St.	Ranch	1946	C	
B-071	2809	E.	Croyden St.	Ranch	1950	C	
B-072	2817	E.	Croyden St.		1946	NC	alterations
B-073	2820	E.	Croyden St.	Modern Ranch	1955	C	
B-074	2826	E.	Croyden St.	Ranch	1948	C	
B-075	2834	E.	Croyden St.	Ranch	1948	C	
B-076	2841	E.	Croyden St.	Ranch	1947	C	
B-077	2842	E.	Croyden St.	Ranch	1948	NC	alterations
B-078	2901	E.	Croyden St.	Ranch	1950	C	
B-079	2902	E.	Croyden St.	Ranch	1948	NC	alterations
B-080	2909	E.	Croyden St.	Ranch	1950	C	

B-081	2910	E.	Croyden St.	Ranch	1950	C	
B-082	2917	E.	Croyden St.	Ranch	1950	C	
B-083	2918	E.	Croyden St.	Ranch	1950	C	
B-084	2925	E.	Croyden St.	Ranch	1952	NC	alterations
B-085	2926	E.	Croyden St.		1949	NC	alterations
B-086	2933	E.	Croyden St.	Ranch	1949	C	
B-087	2934	E.	Croyden St.	Ranch	1948	NC	alterations
B-088	2601	E.	Devon St.	Ranch	1961	C	
B-089	2602	E.	Devon St.		1950	NC	alterations
B-090	2609	E.	Devon St.	Ranch	1951	C	
B-091	2610	E.	Devon St.	Sp. Colonial Ranch	1950	C	
B-092	2615	E.	Devon St.	Sp. Colonial Ranch	1948	C	
B-093	2618	E.	Devon St.	Pueblo/Moderne	1947	NC	alterations
B-094	2625	E.	Devon St.	Ranch	1962	NC	alterations
B-095	2626	E.	Devon St.	Sp. Colonial Ranch	1948	C	
B-096	2629	E.	Devon St.	Sp. Colonial Ranch	1951	C	
B-097	2634	E.	Devon St.	Ranch	1949	C	
B-098	2637	E.	Devon St.	Ranch	1946	C	
B-099	2642	E.	Devon St.	Ranch	1947	C	
B-100	2645	E.	Devon St.	Sp. Colonial Ranch	1948	NC	alterations
B-101	2650	E.	Devon St.	Ranch	1948	C	
B-102	2655	E.	Devon St.	Ranch	1948	NC	alterations
B-103	2702	E.	Devon St.	Ranch	1946	C	
B-104	2705	E.	Devon St.	Ranch	1948	C	
B-105	2710	E.	Devon St.	Ranch	1947	NC	alterations
B-106	2715	E.	Devon St.	Sp. Colonial Ranch	1949	C	
B-107	2718	E.	Devon St.	Ranch	1950	C	
B-108	2725	E.	Devon St.	Ranch	1951	C	
B-109	2726	E.	Devon St.	Ranch	1950	C	
B-110	2733	E.	Devon St.	Ranch	1951	C	
B-111	2734	E.	Devon St.	Modern Ranch	1948	C	
B-112	2741	E.	Devon St.	Ranch	1951	C	
B-113	2742	E.	Devon St.	Ranch	1946	C	
B-114	2801	E.	Devon St.	Ranch	1949	C	
B-115	2802	E.	Devon St.	Ranch	1950	C	
B-116	2809	E.	Devon St.	Ranch	1949	C	
B-117	2810	E.	Devon St.	Ranch	1950	C	
B-118	2817	E.	Devon St.	Ranch	1949	C	
B-119	2818	E.	Devon St.	Ranch	1948	NC	alterations
B-120	2825	E.	Devon St.	Ranch	1947	NC	alterations
B-121	2826	E.	Devon St.	Sp. Colonial Ranch	1951	NC	alterations
B-122	2833	E.	Devon St.	Ranch	1947	C	
B-123	2834	E.	Devon St.	Ranch	1948	C	
B-124	2841	E.	Devon St.	Ranch	1949	NC	alterations

B-125	2842	E.	Devon St.	Ranch	1950	C	
B-126	2901	E.	Devon St.	Ranch	1948	C	
B-127	2902	E.	Devon St.	Modern Ranch	1948	C	
B-128	2909	E.	Devon St.	Ranch	1948	NC	alterations
B-129	2910	E.	Devon St.	Modern Ranch	1948	C	
B-130	2917	E.	Devon St.	Ranch	1948	C	
B-131	2918	E.	Devon St.	Ranch	1947	C	
B-132	2925	E.	Devon St.	Ranch	1946	C	
B-133	2926	E.	Devon St.	Ranch	1950	C	
B-134	2933	E.	Devon St.	Ranch	1950	NC	alterations
B-135	2934	E.	Devon St.	Ranch	1951	C	
B-136	201	S.	Eastbourne Ave.	Ranch	1948	C	
B-137	207	S.	Eastbourne Ave.		1991	NC	age
B-138	217	S.	Eastbourne Ave.	Ranch	1950	C	
B-139	225	S.	Eastbourne Ave.	Sp. Colonial Ranch	1949	C	
B-140	233	S.	Eastbourne Ave.	Ranch	1950	C	
B-141	241	S.	Eastbourne Ave.	Ranch	1950	C	
B-142	249	S.	Eastbourne Ave.	Ranch	1950	C	
B-143	257	S.	Eastbourne Ave.	Ranch	1951	NC	alterations
B-144	301	S.	Eastbourne Ave.		1948	NC	alterations
B-145	311	S.	Eastbourne Ave.	Modern Ranch	1954	C	
B-146	321	S.	Eastbourne Ave.	Ranch	1949	NC	alterations
B-147	332	S.	Eastbourne Ave.	Ranch	1952	NC	alterations
B-148	333	S.	Eastbourne Ave.	Ranch	1955	C	
B-149	345	S.	Eastbourne Ave.	Ranch	1947	C	
B-150	355	S.	Eastbourne Ave.	Ranch	1950	C	
B-151	401	S.	Eastbourne Ave.	Ranch	1950	C	
B-152	415	S.	Eastbourne Ave.		1948	NC	alterations
B-153	423	S.	Eastbourne Ave.	Modern Ranch	1948	C	
B-154	431	S.	Eastbourne Ave.	Ranch	1951	C	
B-155	432	S.	Eastbourne Ave.	Ranch	1948	NC	alterations
B-156	439	S.	Eastbourne Ave.	Ranch	1948	NC	alterations
B-157	447	S.	Eastbourne Ave.	Ranch	1948	C	
B-158	455	S.	Eastbourne Ave.	Ranch	1953	C	
B-159	2601	E.	Exeter St.	Ranch	1948	C	
B-160	2602	E.	Exeter St.	Ranch	1951	C	
B-161	2609	E.	Exeter St.	Ranch	1950	C	
B-162	2610	E.	Exeter St.	Ranch	1948	C	
B-163	2617	E.	Exeter St.	Ranch	1948	C	
B-164	2618	E.	Exeter St.	Ranch	1948	NC	alterations
B-165	2625	E.	Exeter St.	Ranch	1950	C	
B-166	2626	E.	Exeter St.	Ranch	1951	C	
B-167	2633	E.	Exeter St.	Ranch	1947	C	
B-168	2634	E.	Exeter St.	Art Deco	1947	NC	alterations

B-169	2641	E.	Exeter St.	Ranch	1952	NC	alterations
B-170	2642	E.	Exeter St.	Ranch	1947	C	
B-171	2649	E.	Exeter St.	Ranch	1948	C	
B-172	2701	E.	Exeter St.	Sp. Colonial Ranch	1948	C	
B-173	2702	E.	Exeter St.	Ranch	1947	C	
B-174	2709	E.	Exeter St.	Ranch	1948	C	
B-175	2710	E.	Exeter St.	Pueblo Revival	1947	C	
B-176	2717	E.	Exeter St.	Ranch	1948	NC	alterations
B-177	2725	E.	Exeter St.	Ranch	1948	NC	alterations
B-178	2726	E.	Exeter St.	Pueblo/Sp.Col. Rev.	1947	C	
B-179	2733	E.	Exeter St.	Ranch	1948	C	
B-180	2734	E.	Exeter St.	Ranch	1949	NC	alterations
B-181	2741	E.	Exeter St.	Ranch	1950	C	
B-182	2742	E.	Exeter St.	Pueblo Revival	1947	C	
B-183	2750	E.	Exeter St.	Ranch	1951	C	
B-184	2801	E.	Exeter St.	Ranch	1948	NC	alterations
B-185	2802	E.	Exeter St.	Ranch	1951	C	
B-186	2809	E.	Exeter St.	Ranch	1949	NC	alterations
B-187	2810	E.	Exeter St.	Ranch	1950	C	
B-188	2817	E.	Exeter St.	Ranch	1950	NC	alterations
B-189	2818	E.	Exeter St.	Ranch	1950	NC	alterations
B-190	2825	E.	Exeter St.	Ranch	1950	C	
B-191	2826	E.	Exeter St.	Ranch	1948	C	
B-192	2834	E.	Exeter St.	Modern Ranch	1948	NC	alterations
B-193	2835	E.	Exeter St.	Ranch	1963	C	
B-194	2841	E.	Exeter St.	Ranch	1947	NC	alterations
B-195	2842	E.	Exeter St.	Modern Ranch	1948	C	
B-196	2901	E.	Exeter St.	Ranch	1951	C	
B-197	2902	E.	Exeter St.	Ranch	1949	C	
B-198	2909	E.	Exeter St.	Pueblo Revival	1947	NC	alterations
B-199	2910	E.	Exeter St.	Ranch	1950	C	
B-200	2917	E.	Exeter St.	Ranch	1950	C	
B-201	2918	E.	Exeter St.	Ranch	1950	C	
B-202	2925	E.	Exeter St.	Ranch	1948	C	
B-203	2926	E.	Exeter St.	Ranch	1949	C	
B-204	2933	E.	Exeter St.	Modern Ranch	1948	C	
B-205	2934	E.	Exeter St.	Modern Ranch	1955	C	
B-206	2610	E.	Malvern St.	Ranch	1947	C	
B-207	2618	E.	Malvern St.	Ranch	1949	C	
B-208	2626	E.	Malvern St.	Ranch	1947	NC	alterations
B-209	2634	E.	Malvern St.	Ranch	1948	C	
B-210	2702	E.	Malvern St.	Ranch	1947	NC	alterations
B-211	2707	E.	Malvern St.	Ranch	1956	C	
B-212	2709	E.	Malvern St.	Ranch	1950	NC	alterations

B-213	2710	E.	Malvern St.	Ranch	1947	C	
B-214	2717	E.	Malvern St.	Ranch	1950	C	
B-215	2718	E.	Malvern St.	Ranch	1947	NC	alterations
B-216	2725	E.	Malvern St.	Ranch	1947	C	
B-217	2726	E.	Malvern St.	Ranch	1947	C	
B-218	2733	E.	Malvern St.	Ranch	1947	C	
B-219	2734	E.	Malvern St.	Ranch	1947	C	
B-220	2741	E.	Malvern St.	Ranch	1947	C	
B-221	2742	E.	Malvern St.	Ranch	1947	C	
B-222	2801	E.	Malvern St.	Ranch	1950	C	
B-223	2804	E.	Malvern St.	Ranch	1954	C	
B-224	2809	E.	Malvern St.	Ranch, Thematic	1947	C	
B-225	2810	E.	Malvern St.	Ranch	1947	C	
B-226	2817	E.	Malvern St.	Modern Ranch	1948	C	
B-227	2818	E.	Malvern St.	Ranch	1947	NC	alterations
B-228	2825	E.	Malvern St.		1947	NC	alterations
B-229	2826	E.	Malvern St.	Ranch	1947	NC	alterations
B-230	2833	E.	Malvern St.	Ranch	1952	NC	alterations
B-231	2834	E.	Malvern St.	Ranch	1948	NC	alterations
B-232	2841	E.	Malvern St.	Ranch	1950	NC	alterations
B-233	2842	E.	Malvern St.	Ranch	1948	C	
B-234	2901	E.	Malvern St.	Ranch	1947	C	
B-235	2902	E.	Malvern St.	Ranch	1949	C	
B-236	2909	E.	Malvern St.	Ranch	1951	C	
B-237	2910	E.	Malvern St.	Ranch	1947	C	
B-238	2917	E.	Malvern St.	Ranch	1947	C	
B-239	2918	E.	Malvern St.	Ranch	1948	C	
B-240	2925	E.	Malvern St.	Ranch	1948	C	
B-241	2926	E.	Malvern St.	Ranch	1951	NC	alterations
B-242	2933	E.	Malvern St.	Modern Ranch	1948	NC	alterations
B-243	2934	E.	Malvern St.	Modern Ranch	1950	NC	alterations
B-244	2610	E.	Manchester St.	Sp. Colonial Ranch	1951	NC	alterations
B-245	2615	E.	Manchester St.	Ranch	1955	C	
B-246	2617	E.	Manchester St.	Ranch	1951	C	
B-247	2618	E.	Manchester St.	Ranch	1951	NC	alterations
B-248	2625	E.	Manchester St.	Modern Ranch	1947	NC	alterations
B-249	2626	E.	Manchester St.	Ranch	1949	C	
B-250	2633	E.	Manchester St.	Ranch	1951	NC	alterations
B-251	2634	E.	Manchester St.	Sp. Colonial Ranch	1950	NC	alterations
B-252	2641	E.	Manchester St.	Ranch	1948	C	
B-253	2702	E.	Manchester St.	Sp. Colonial Ranch	1949	C	
B-254	2703	E.	Manchester St.	Ranch	1958	NC	alterations
B-255	2709	E.	Manchester St.	Ranch	1950	C	
B-256	2710	E.	Manchester St.	Sp. Colonial Ranch	1948	C	

B-257	2717	E.	Manchester St.	Ranch	1952	C	
B-258	2718	E.	Manchester St.	Ranch	1951	C	
B-259	2725	E.	Manchester St.	Ranch	1949	C	
B-260	2726	E.	Manchester St.	Ranch	1950	NC	alterations
B-261	2733	E.	Manchester St.	Ranch	1951	C	
B-262	2734	E.	Manchester St.	Ranch	1950	C	
B-263	2741	E.	Manchester St.	Ranch	1951	C	
B-264	2742	E.	Manchester St.	Ranch	1948	C	
B-265	2750	E.	Manchester St.	Ranch	1951	C	
B-266	2801	E.	Manchester St.	Ranch	1950	NC	alterations
B-267	2802	E.	Manchester St.	Ranch	1953	NC	alterations
B-268	2809	E.	Manchester St.	Ranch	1950	C	
B-269	2810	E.	Manchester St.	Ranch	1949	NC	alterations
B-270	2817	E.	Manchester St.		1948	NC	alterations
B-271	2818	E.	Manchester St.		1948	NC	alterations
B-272	2825	E.	Manchester St.	Ranch	1951	C	
B-273	2833	E.	Manchester St.	Ranch	1951	C	
B-274	2834	E.	Manchester St.	Ranch	1951	NC	alterations
B-275	2841	E.	Manchester St.	Ranch	1947	C	
B-276	2848	E.	Manchester St.	Ranch	1953	NC	alterations
B-277	2901	E.	Manchester St.		1948	NC	alterations
B-278	2902	E.	Manchester St.	Ranch	1947	C	
B-279	2909	E.	Manchester St.	Ranch	1947	NC	alterations
B-280	2910	E.	Manchester St.	Ranch, Thematic	1947	C	
B-281	2917	E.	Manchester St.	Modern Ranch	1950	C	
B-282	2918	E.	Manchester St.	Ranch	1950	C	
B-283	2925	E.	Manchester St.	Ranch	1949	C	
B-284	2930	E.	Manchester St.	Ranch	1949	C	
B-285	2934	E.	Manchester St.	Ranch	1951	NC	alterations
B-286	210	S.	Stratford Dr.	Ranch	1951	NC	alterations
B-287	218	S.	Stratford Dr.	Ranch	1959	C	
B-288	226	S.	Stratford Dr.	Ranch	1953	C	
B-289	234	S.	Stratford Dr.	Modern Ranch	1958	C	
B-290	242	S.	Stratford Dr.	Ranch	1949	C	
B-291	250	S.	Stratford Dr.		1949	NC	alterations
B-292	302	S.	Stratford Dr.	Ranch	1952	C	
B-293	310	S.	Stratford Dr.	Ranch	1948	NC	alterations
B-294	318	S.	Stratford Dr.	Ranch	1950	C	
B-295	326	S.	Stratford Dr.	Sp. Colonial Ranch	1948	C	
B-296	334	S.	Stratford Dr.	Modern Ranch	1949	C	
B-297	342	S.	Stratford Dr.	Ranch	1947	NC	alterations
B-298	350	S.	Stratford Dr.	Ranch	1950	C	
B-299	409	S.	Stratford Dr.	Ranch	1947	C	
B-300	410	S.	Stratford Dr.	Ranch	1948	C	

B-301	417	S.	Stratford Dr.	Ranch	1947	C	
B-302	418	S.	Stratford Dr.	Ranch	1947	C	
B-303	425	S.	Stratford Dr.	Ranch	1947	NC	alterations
B-304	426	S.	Stratford Dr.	Ranch	1948	C	
B-305	433	S.	Stratford Dr.	Ranch	1949	NC	alterations
B-306	434	S.	Stratford Dr.	Ranch	1949	C	
B-307	441	S.	Stratford Dr.	Ranch	1948	C	
B-308	442	S.	Stratford Dr.	Ranch	1948	NC	alterations
B-309	449	S.	Stratford Dr.	Ranch	1949	C	
B-310	450	S.	Stratford Dr.	Sp. Colonial Ranch	1948	C	
B-311	458	S.	Stratford Dr.	Ranch	1948	NC	alterations
B-312	466	S.	Stratford Dr.	Ranch	1947	C	
B-313	2672	E.	Stratford Dr.	Ranch	1964	C	
B-314	2684	E.	Stratford Dr.		2015	NC	age
B-315	2694	E.	Stratford Dr.		2015	NC	age
B-316	2701	E.	Stratford Dr.	Ranch	1951	NC	alterations
B-317	2702	E.	Stratford Dr.	Ranch	1948	C	
B-318	2709	E.	Stratford Dr.	Ranch	1948	C	
B-319	2710	E.	Stratford Dr.	Modern Ranch	1949	C	
B-320	2717	E.	Stratford Dr.	Ranch	1948	NC	alterations
B-321	2718	E.	Stratford Dr.	Ranch	1947	C	
B-322	2725	E.	Stratford Dr.	Ranch	1948	C	
B-323	2726	E.	Stratford Dr.	Ranch	1949	C	
B-324	2733	E.	Stratford Dr.	Ranch	1947	C	
B-325	2736	E.	Stratford Dr.	Ranch	1959	C	
B-326	2741	E.	Stratford Dr.	Ranch	1947	C	
B-327	2746	E.	Stratford Dr.	Modern Ranch	1958	NC	alterations
B-328	2749	E.	Stratford Dr.	Ranch	1947	C	
B-329	2750	E.	Stratford Dr.	Ranch	1952	C	
B-330	2758	E.	Stratford Dr.	Ranch	1947	C	
B-331	2766	E.	Stratford Dr.		1951	NC	alterations
B-332	2801	E.	Stratford Dr.	Ranch	1949	C	
B-333	2802	E.	Stratford Dr.	Ranch	1948	NC	alterations
B-334	2809	E.	Stratford Dr.	Ranch	1948	NC	alterations
B-335	2810	E.	Stratford Dr.	Ranch	1956	C	
B-336	2817	E.	Stratford Dr.	Ranch	1951	NC	alterations
B-337	2818	E.	Stratford Dr.	Ranch	1947	NC	alterations
B-338	2825	E.	Stratford Dr.	Ranch	1960	C	
B-339	2826	E.	Stratford Dr.	Ranch	1950	NC	alterations
B-340	2833	E.	Stratford Dr.	Ranch	1951	C	
B-341	2834	E.	Stratford Dr.	Ranch	1951	C	
B-342	2842	E.	Stratford Dr.		1947	NC	alterations
B-343	2901	E.	Stratford Dr.	Ranch	1947	C	
B-344	2902	E.	Stratford Dr.	Ranch	1949	C	

B-345	2909	E.	Stratford Dr.	Ranch	1948	C	
B-346	2910	E.	Stratford Dr.	Ranch	1947	NC	alterations
B-347	2917	E.	Stratford Dr.	Modern Ranch	1949	C	
B-348	2918	E.	Stratford Dr.	Ranch	1951	C	
B-349	2925	E.	Stratford Dr.	Ranch	1950	C	
B-350	2926	E.	Stratford Dr.	Ranch	1947	C	
B-351	2934	E.	Stratford Dr.	Ranch	1951	C	
B-352	2942	E.	Stratford Dr.	Ranch	1949	C	
B-353	215	S.	Tucson Blvd.	Ranch	1951	NC	alterations
B-354	221	S.	Tucson Blvd.	Ranch	1951	C	
B-355	227	S.	Tucson Blvd.	Ranch	1978	NC	age
B-356	233	S.	Tucson Blvd.	Ranch	1978	NC	age
B-357	241	S.	Tucson Blvd.		1977	NC	age
B-358	249	S.	Tucson Blvd.	Ranch	1952	C	
B-359	303	S.	Tucson Blvd.	Ranch	1954	C	
B-360	309	S.	Tucson Blvd.	Ranch	1958	NC	alterations
B-361	317	S.	Tucson Blvd.	Ranch	1950	C	
B-362	325	S.	Tucson Blvd.	Modern Ranch	1949	C	
B-363	329	S.	Tucson Blvd.	Ranch	1951	C	
B-364	341	S.	Tucson Blvd.	Ranch	1951	NC	alterations
B-365	425	S.	Tucson Blvd.		1995	NC	age

8. Statement of Significance

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

[x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
A: Community Planning and Development
C: Architecture
C: Community Planning and Development

Period of Significance
1944-1964

Significant Dates
n/a

Significant Person
(Complete only if Criterion B is marked above.)
n/a

Cultural Affiliation

Architect/Builder
T. N. Stevens
Charles Malowney
Sam Witt
Lamar Cotten
Andrew Young
Sewell Yarbrough
Robert Young

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

The Broadmoor subdivision is eligible under Criteria A and C at the local level of significance as an early and outstanding example of mid-20th century subdivision design and development. The subdivision was one of the first post-World War II developments in Tucson, and was one of the first to eschew the city's rectilinear street grid and embrace modern planning concepts for mid-priced residential development. The subdivision was also one of the first cohesive collections of Ranch style houses in Tucson.

The primary character-defining features of Broadmoor are:
- the development layout, including curvilinear and discontinuous streets, limited access points, inward orientation and landscaping features;
- the collection of post-World War II Ranch houses.

These forms are associated with local and national trends of the period. The period of significance relates directly with the period of the subdivision's design and construction, 1944 to 1964.

In the City of Tucson Historic Preservation Office's 2016 eligibility assessment report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975" which evaluated nearly 400 subdivisions, Broadmoor was identified as a top tier candidate for listing on the National Register of Historic Places and a "highest priority" subdivision for the city's preservation efforts. (p. 27, 30) Broadmoor was one of only 11 subdivisions so identified.

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

Background--Tucson Region

Tucson is located in Pima County in the southern portion of the state of Arizona, approximately 60 miles north of the Mexican border. It is located within the Sonoran Desert and surrounded by several mountain ranges, including the Rincon Mountains to the east, the Santa Catalina Mountains to the north, and the Tucson Mountains to the west.

The Tucson region was continuously inhabited for millennia by native people, but the Spanish first established the town of Tucson in the 18th century. After becoming part of Mexico during the Mexican Revolution, the region was incorporated into the U.S. as part of the Gadsden Purchase in 1853. The harsh environment and remote location limited Tucson's growth until the arrival of the railroad in 1880. The late 19th and early 20th century saw Tucson become a destination for the cattle industry, agriculture, mining interests, tourists and respiratory health seekers.

After World War II, Tucson evolved from a small town into a busy metropolis. Like many cities in the southwest, the Tucson region grew dramatically in the post-war period from a population of less than 70,000 in 1940 to more than 250,000 in 1960. Tucson's sunny climate was the primary draw for veterans and others, and particularly for people seeking respite from the severe winters of the upper midwest. The expansion of the military and the defense industry in the region along with the expansion of the University of Arizona all fostered population growth.

The growth exacerbated an existing housing shortage; there had been little residential construction between the start of the Great Depression and the end of the war and veterans returned to find a serious housing shortage. The production housing industry emerged and expanded to accommodate the demand for single-family housing, and from 1945-1975 more than 50,000 houses were built in Tucson.

Because of the geography of the Tucson basin the city primarily expanded eastward, although there was expansion to the south as well. Expansion to the east provided easy access into the downtown business district via Broadway Boulevard.

Property Background and Development History

The Broadmoor subdivision was located on nearly 150 acres of land that was originally homesteaded by Tucson businessman Joseph Durr in 1885. The Durr land grant was located approximately two miles east of Tucson. In the early 20th century, the land was utilized for grazing Hereford cattle. In 1914, the owners of the existing Tucson Country Club purchased 120 acres of the cattle ranch to build a new club and create a larger golf facility.

The new Tucson Country Club included an 18-hole "skinned" golf course (which was characterized by dirt fairways and oiled sand greens), along with a clubhouse, swimming pool and tennis court. The facility was targeted to Tucson's affluent citizens and winter visitors.

In the early 1920s, the Tucson Municipal Golf Course opened to the public at nearby Randolph Park, making golf available to a broader segment of the community. And in 1929, The El Rio Country Club golf course was constructed and was one of the first in the state with grass. El Rio's lush fairways, in combination with the weakness of the economy at the onset of the Great Depression, siphoned much of the patronage from Tucson Country Club, and as a result the club struggled to survive. There were efforts to install grass, but to no avail. The clubhouse was leased to a gambling venture in 1936, and the property eventually went into foreclosure in 1937.

Builder and developer John Murphey purchased approximately 13 acres at the eastern edge of the property in 1939 and developed the Broadway Village Shopping Center and subdivision. The shopping center was the first of its kind in Tucson outside of downtown, and was intended to provide services for the expanding and affluent population east of downtown. The residential portion of the subdivision consisted of 21 lots fronting on Country Club Road.

In 1943, the Broadmoor Realty Company was created to acquire and develop the remaining acreage. Broadmoor was created and developed by the H. C. Tovrea Company, headed by Harold Tovrea (1902-1988). Tovrea, an Arizona native, was involved in real estate and insurance in Tucson for more than 40 years, from the 1920s into the early 1970s. He developed several other subdivisions in Tucson; in the early 1950s he followed the success of Broadmoor

with the Eastmoor subdivision, located approximately one mile directly south of Broadmoor. Other subdivisions Tovrea was involved in included Prince Addition and Western Hills.

The plat survey and layout was completed by T. N. Stevens. Stevens was one of a handful of local surveyors, and was involved in subdivision survey, design and layout in Tucson from the mid-1920s into the 1950s. Other subdivisions of note included Catalina Vista, Tanque Verde Country Estates, San Fernando Village and the Leonora Addition.

In 1944, plans for the Broadmoor subdivision were submitted to and approved by Pima County. The plans were lauded for their quality and adherence to the Tucson Regional Plan, which had been developed to implement modern urban planning principles in anticipation of the city's future growth and expansion. The Tucson Regional Plan was funded by the city to develop long range planning goals during the late 1930s and early 1940s. Areas of concern included zoning, transportation, utility infrastructure, blight, redevelopment and storm water management.

H. C. Tovrea began offering lots for sale in early 1945, in anticipation of the end of the war. Lots were priced from $700, and the Federal Housing Administration (FHA) had provided approval for loans equal to 90% of the cost of a house built within the subdivision. Lots were sold to individuals and to small builders.

Broadmoor took its name from a famous Colorado resort hotel, in an attempt to convey an association with a symbol of luxury, recreation, and resort living. The Broadmoor resort in Colorado Springs was established in the early 20th century with the intent to provide European elegance in the United States, and was widely known for its golf facilities designed by Donald Ross (Tovrea was an avid golfer). The property also had thousands of acres of landscaped grounds designed by the landscape architecture firm established by Frederick Law Olmsted.

Continuing the theme, Broadmoor's streets shared their names with distinguished hotels and resorts across the United States, each of which had, in turn, taken the name of an English town, many of which were seaside or spa communities. (These included the Malvern in Maine, the Exeter in New York and Seattle, the Devon in New York and Chicago, the Croyden in Chicago and New York, the Stratford in New York, Philadelphia and San Francisco, and the Manchester in New York. The Eastbourne was a hotel in Atlantic City but was also the name of a leading seaside resort in England.) The use of English names may have been an attempt to establish an air of British sophistication while at the same time associate with iconic names of travel and leisure. It may also have reflected the kinship felt at the time between the U.S. and Britain during World War II.

Advertising focused on the extensive planning, immediate access to utilities, paved streets, minimum dwelling size, proposed park, community restrictions and plan review. The advertising also highlighted the subdivision's proximity to downtown, the adjacent Broadway Village shopping center, and neighboring high quality and affluent residential developments.

The CC&Rs for Broadmoor required plans to be submitted to the developer for review and approval prior to construction, and established minimum house sizes of 1000 to 1200 s.f. and minimum home values of $5000 to $6000, depending on location within the development. Houses built south of the Arroyo Chico were permitted to be smaller in size and less expensive.

Broadmoor was essentially an infill project, and in comparison to contemporaneous developments was much closer to Tucson's downtown business district.

Prior to the end of the war, the developers installed paved streets. Development of the subdivision utility infrastructure also began before the completion of the war.

As the war came to a conclusion, the moratorium on non-essential construction was lifted, and the construction of houses began in earnest in October of 1945 in Broadmoor. Construction volume accelerated quickly, to address the pent up demand in the community. Custom houses were built, as well a speculative homes by small builders. Home prices typically ranged from $10-15,000, but a few larger houses on larger or combined lots were also on the market and priced up to $25,000. Construction in Broadmoor mirrored the frenzied efforts elsewhere in the city to meet the demand, and by early 1947 more than 85 houses were under construction or already completed.

Builders in Broadmoor included Charles Malowney, Robert Young, Andrew Young, Sewell Yarbrough, JC Carte, KC Construction Services, Sam Witt, Lamar Cotten, AC Building Co., Bill Estes, Tom Gist, Grant Construction Co., John Joynt and Carter Henrisey, among others. Malowney was the most prolific of these builders, having built at least 20 houses in the first four years of the development, primarily along Stratford, Malvern, and Arroyo Chico streets.

When construction first started, Broadmoor was beyond the city of Tucson's infrastructure for water and sewer, so the subdivision relied on groundwater pumping and cisterns. In subsequent years, Broadmoor was connected as the city's infrastructure expanded. Broadmoor was connected to Tucson's water system starting in the late 1940s, and connection to the city sewer began in 1950. Broadmoor Realty Co.'s water franchise was eventually transferred to the city in 1953. This process was common practice during the city's post-war expansion.

The Arroyo Chico wash was channeled and rerouted as part of the subdivision development, and was constructed in response to the Regional Plan's stormwater management guidelines, to address flooding in and around Tucson that was being exacerbated by expanding development and inadequate infrastructure. However, efforts along Arroyo Chico proved insufficient during a flood event in 1948, which inundated many houses in Broadmoor with water, and caused severe flooding downtown.

Most of the lots in Broadmoor were sold by 1950, and more than 300 hundred houses had been built by the end of 1951. The pace of construction slowed during the 1950s, and primary build out continued through 1964. A handful of lots remained vacant, and were built out in the years after 1977. 365 houses were eventually built.

The City of Tucson annexed Broadmoor in 1952. In 1953, citing the inadequacy of the existing infrastructure, the city assessed bonds in the amount of $250 for new paving, curbs and water connections.

The original plan for a 9-acre park at the southwest corner of the property never came to fruition. This may have been because of the subdivision's proximity to Randolph Park, a large regional facility of 160 acres located just to the southeast of the neighborhood. Instead the

property was sold to Tucson Unified School District, which built a school on the site in the mid-1970s.

Subdivision Planning

In the early 20th century, the layout of Tucson was characterized by a grid of streets that had slowly grown and evolved since the community's founding in the 18th century. "Most subdivisions that were platted before World War II were an extension of the city's rectilinear street grid. In contrast, most post-war subdivision planning embraced modern concepts that had emerged in the late 19th and early 20th century from the Garden City and City Beautiful movements that focused on creating picturesque environments reminiscent of an idealized image of country living." (Evans, Levstik, Jeffery, 2016; p. 12). Landscape architect Frederick Law Olmsted and others advocated for landscape and open space to play a more central role in the development of cities. Beauty and aesthetics were conceived as tools to foster an improved quality of life and improve social conditions. Developments such as Riverside, outside of Chicago, were designed to be a landscaped suburban alternative to the realities of higher density urbanism.

These planning concepts were first introduced to some of Tucson's more affluent subdivisions in the late 1920s and 1930s. Developers looking to attract more affluent homebuyers sought to distinguish their subdivisions from the paved monotony of the urban grid, which had become firmly associated with the small lots and modest houses of middle class living (Jeffery, 2002). El Encanto Estates and Colonia Solana were the first developments to embrace these new planning concepts in Tucson.

El Encanto was characterized by a symmetrical plan, with concentric streets and cul-de-sacs radiating outward from a central circular cactus garden. The layout gave the neighborhood an inward orientation. Streets were lined with palm trees, and lush mediterranean landscaping and lawns gave the neighborhood an oasis-like feel in the desert. The formal arrangement of landscape elements reinforced the formal layout of the subdivision.

Instead of regrading the entire property, the design for Colonia Solana retained its natural desert landscape setting and topography, and embraced it as part of a unique concept of luxury estate living in the desert. Existing arroyos were incorporated as community open space, and the large, one-acre lots allowed for the preservation of extensive natural desert vegetation. In addition "non-native landscaping was used sparingly." (Fox, et. al., 2002) The subdivision also had narrow, winding and curvilinear streets, irregularly laid out in broad sweeping arcs.

El Encanto and Colonia Solana were examples of comprehensive community planning that included deed restrictions and covenants that were intended to protect property values, maintain quality of life in the neighborhood, and provide architectural and aesthetic continuity within the development by regulating construction and property uses within the subdivisions. Even after the introduction of county zoning regulations and annexation into the city, these restrictions provided additional legal protection that were not subject to political jurisdiction.

The developers of El Encanto Estates and Colonia Solana also sought to provide amenities to attract homebuyers. Both subdivisions were located adjacent to the neighboring El Conquistador Hotel and the Tucson Country Club, both of which offered wealthy homeowners recreational and social activities. (Jeffery, 2002, p. 52).

Developers would also create neighborhood themes to establish a neighborhood identity. Themes were established in the subdivision name, street names and landscape features. Both El Encanto and Colonia Solana used Spanish language names to exploit "the romantic image of Tucson's relationship to its Spanish heritage." (Nequette and Jeffery 2002, p. 27).

Two subsequent developments created in the 1930s, Catalina Vista and San Clemente, also employed these new planning concepts, and had a mix of both affluent and middle-class homes. In both subdivisions, the more affluent sections had larger lots, parks and curvilinear streets, whereas the middle-class houses tended to be located in areas with a more conventional grid of streets.

In the post-war period "innovation in subdivision planning started with the introduction of these picturesque design layouts to middle and lower priced housing projects; this was largely done through the use of curvilinear streets and landscaping features." In addition, "to address issues associated with the emergence of the automobile in American suburban living," developments began to reflect FHA guidelines intended to minimize pass-thru traffic, traffic speed and noise within neighborhoods. Recommendations included "curvilinear and discontinuous streets, cul-de-sacs, the elimination of 4-way stops, and limited entry points into each neighborhood. Discontinuous streets and limited access points also helped to create cohesive and inward-focused communities and establish neighborhood identity. The FHA embraced and promoted these ideas to create safer and more attractive environments." (Evans, Levstik, Jeffery 2016; p. 12)

As indicated in the City of Tucson's 2016 National Register of Historic Places eligibility report, Broadmoor was the first subdivision development that applied these planning innovations to a more modest middle-class development. It was also essentially the first post-war development of custom and speculative houses in Tucson. (p. 12)

The planning at Broadmoor was characterized by curvilinear and discontinuous streets, limited access via formalized entry points, and landscaping features at entries and along the drainage way that bisected the subdivision. The plat provided zoning for higher density housing and commercial development along the Broadway corridor at the perimeter of the subdivision. Zoning helped to insulate single family residential development from busy arterial street traffic and noise. These planning concepts became central to post-World War II middle class residential subdivision development in Tucson.

The minimal access points and discontinuous, curvilinear streets not only provided a more picturesque and informal quality to the neighborhood, they also helped to reduce traffic speeds, minimize pass thru traffic and create a more insular community.

As noted previously, Broadmoor also had a neighborhood theme associated with travel and leisure that helped to create identity and a cohesive character.

Architecture

In the decades prior to World War II, Tucson's residential architecture was primarily defined by period revival and craftsman styles, particularly Spanish Colonial Revival and bungalow forms. But most houses in the post-war period reflected the influence of the suburban Ranch form.

The Ranch style had first emerged in California in the 1930s and evolved from a romanticized image of the historic ranch houses and haciendas of the west. This image grew into an idea of western living that was characterized by simple, low-profile building forms on wide lots, with gable or hip roofs, traditional materials, and outdoor living spaces. The Ranch concept also addressed significant issues that usually went overlooked in pre-existing styles, including functional planning, informal living, privacy, daylight and ventilation. The rise in automobile ownership resulted in attached and integrated carports and garages in most developments. The popularity of the Ranch can also be traced to its lower construction costs, reduced construction times and FHA incentives that favored simple building systems. The simple forms and unadorned surfaces were in contrast to the picturesque forms, elaborate details, ornamental features and labor-intensive construction (that required skilled craftsmen) of period revival and craftsman styles. This made Ranch houses an affordable choice for an expanding middle class nationwide, and in Tucson. By the 1950s, it was the dominant style in single family residential construction.

The Ranch and its variations was the dominant form for single family homes in Tucson from the late 1940s to the 1970s.

The houses of Broadmoor are representative of the early post-World War II Tucson version of the Ranch style, and were one of the first cohesive collections of mid-priced Ranch houses in Tucson. The early Tucson version of the conventional Ranch in Broadmoor was generally characterized by:

- a more horizontal character than earlier architectural styles (but less elongated than later versions of the Ranch)
- brick construction, with or without mortar or lime wash--the wash was a technique that created a lighter, more monochromatic surface but also gave the wall an aged patina.
- painted masonry (brick or concrete masonry)--white or light-colored paint reduced heat gain from direct sunlight on brick surfaces
- gable and hip roofs with slopes of 3:12
- asphalt (or asbestos) shingle roofs
- steel casement and fixed windows, with and without divided lights.

Attached carports were also common in the 1940s, but were not ubiquitous until the early 1950s. Most houses in the subdivision have carports, though there are a few houses with 1-car garages.

In the early-mid 1950s the Ranch form in Tucson evolved into a version that was shaped by regional influences; this included a low-profile gable roof with a rise-to-run ratio of 1:12 to 2:12, which became common for Tucson housing. This influence is seen in some Broadmoor houses built in the 1950s that have lower-sloped gable roofs.

Nearly 95% of the houses in Broadmoor are variations on the Ranch form; conventional Ranch houses account for approximately 80%, while Spanish Colonial Ranch and Modern Ranch forms account for most of the balance. Most of the Spanish Colonial Ranch houses were a juxtaposition of California ranch forms and Spanish Colonial materials and details. The Spanish Colonial Ranch style was an uncommon thematic variation in Tucson in the first years of the post war period, usually found in more affluent subdivisions. There are also a few houses in

Broadmoor that show the influence of the Modern Movement; the primary expression is in the use of a flat, or horizontal, roof.

There are also a small percentage of houses inspired by pueblo and territorial influences of Arizona's past, with stuccoed masonry walls and parapet construction. These houses were built in the first few years of the development, and were vestiges of architectural styles that pre-dated World War II and the onset of the Ranch style. The more elongated character and lower profile of most of these houses likely reflects the rising influence of the Ranch style at the time of construction.

(Note: The following text is from the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975." Prepared by Chris Evans, Jennifer Levstik, and R. Brooks Jeffery for the City of Tucson's Historic Preservation Office.)

The Evolution of Post-World War II Residential Subdivision Design and Development in Tucson, Arizona 1945-1975

1940s

Overview

In the years immediately following World War II there was an incredible demand for housing in Tucson, as in the rest of the United States. There had been very little residential construction between the start of the Great Depression and the end of the war and veterans returned to find a serious housing shortage. In addition to the pent up demand, Tucson also saw incredible population growth in the post-war years. Tucson's sunny climate was the primary draw for veterans and others, and particularly for people seeking respite from the severe winters of the upper midwest. Like many cities in the southwest, the Tucson region grew dramatically after World War II from a population of less than 70,000 in 1940 to more than 250,000 in 1960.

To meet the demand, government housing programs and new financing options were introduced to make home ownership more accessible. Traditionally, financing for home ownership had followed a tight mortgage policy, with sizable down payments and short repayment periods, but the Federal Housing Administration (FHA) began insuring loans with more favorable terms and promoting single-family home construction, which pushed development into suburban areas.

The production housing industry emerged and expanded to accommodate the demand for single-family housing, and from 1945-1975 more than 50,000 houses were built in Tucson. FHA financing and high demand incentivized standardized design and mass production. The need for fast-paced production models and the escalation of the commercial housing sector resulted in suburban development patterns with a limited range of expression; the economy of scale informed design. The rise in automobile ownership helped to accommodate and foster these sprawling developments as housing moved further from downtown.

Because of the geography of the Tucson basin the city primarily expanded eastward, although there was expansion to the south as well. Expansion to the east provided easy access into the downtown business district via Broadway Boulevard. Subdivisions built as part of the city's southward expansion were generally more affordable than those that were built as part of the eastward expansion, and were often targeted to employees of the military and aerospace industrial facilities adjacent to the airport south of town.

There were no models for large scale production housing to address the pressing demand except military housing; a few contractors that had built military facilities during the war translated that experience into developing subdivisions of single-family housing, and were among the first production builders in Tucson. Most homebuilders were local companies, but large companies from Phoenix and California also built in Tucson in the early post-war years.

Production homebuilders usually hired architects to design model homes that they would market to prospective buyers.

Post-War Planning Concepts
Most subdivisions that were platted before the war were an extension of the city's rectilinear street grid. In contrast, most post-war subdivision planning embraced modern planning concepts that had emerged in the late 19th and early 20th century from the Garden City and City Beautiful theories that focused on creating picturesque environments reminiscent of an idealized image of country living. These ideas had first been introduced to some of Tucson's more affluent subdivisions in the late 1920s and 1930s, and provided a clear distinction to the paved monotony of the urban grid.

Innovation in subdivision planning started with the introduction of these picturesque design layouts to middle and lower priced housing projects. This was largely done through the use of curvilinear streets and landscaping features. To address issues associated with the emergence of the automobile in American suburban living, the FHA developed guidelines to minimize pass-thru traffic, traffic speed and noise within neighborhoods; recommendations included curvilinear and discontinuous streets, cul-de-sacs, the elimination of 4-way stops, and limited entry points into each neighborhood. Discontinuous streets and limited access points also helped to create cohesive and inward-focused communities and establish neighborhood identity. The FHA embraced and promoted these ideas to create safer and more attractive environments.

The first two post-war subdivisions to implement these modern planning concepts were Broadmoor and Frontier Village.

The Broadmoor subdivision was platted in 1944 and the developers immediately began advertising lots for sale in anticipation of the end of the war. The planning was characterized by curvilinear and discontinuous streets, limited access via formalized entry points, and landscaping features at entries and along the drainage way that bisected the subdivision. The plat provided zoning for higher density housing and commercial development along the major streets at the perimeter of the subdivision. Broadmoor also had a neighborhood theme, with streets named for English cities. Lots were sold to individuals and to small builders. Home construction began in late 1945 (after the war moratorium on construction had been lifted) and continued into the 1950s, and most of the more than 360 mid-priced custom and builder spec homes were built in the Ranch style (see "Building Forms and Materials" below).

Frontier Village was the first large scale production housing development in Tucson, and was also likely the first to receive FHA financing approval. Located approximately 5 miles northeast of downtown, the project included nearly 200 houses and a commercial shopping center. Construction started at the end of 1945. Although Frontier Village reflected some of the modern planning concepts, the planning was not as sophisticated as it was at Broadmoor--streets, though curved, were continuous, and there were more than a dozen entry points into the neighborhood. The houses were built in a Transitional Ranch style (see below). Landscaping was provided by the developer, and included options for lawns, trees and shrubs.

Developers like those at Frontier Village provided commercial developments as an amenity to attract potential homebuyers. Homeowners wanted to have shopping and other services nearby; this was especially true as subdivisions moved further from the city and away from city services.

Subdivisions such as Miramonte-La Madera and Alvernon Addition were some of the earliest post-war subdivisions to extend the concept of amenities to include recreational facilities, such as neighborhood parks (although Catalina Vista and San Clemente had both included parks in more affluent developments platted prior to the war).

Building Forms and Materials
Residential design in the immediate post-war period reflected the influence of the Ranch style and Modernism; in the 1940s this resulted in 3 primary building forms: Ranch, Transitional Ranch, and Modern Ranch.

The Ranch style had first emerged in California in the 1930s and evolved from a romanticized image of the historic ranch houses and haciendas of the west. This image grew into an idea of western living that was characterized by simple, low-profile building forms on wide lots, with gable or hip roofs, traditional materials, and outdoor living spaces. The Ranch concept also addressed significant issues that usually went overlooked in pre-existing styles, including functional planning, informal living, privacy, daylight and ventilation. The popularity of the Ranch can also be traced to its lower construction costs, reduced construction times and FHA incentives that favored simple building systems. The simple forms and unadorned surfaces were in contrast to the picturesque forms, elaborate details, ornamental features and labor-intensive construction (requiring skilled craftsmen) of period revival and craftsman styles. This made Ranch houses an affordable choice for an expanding middle class. The rise in automobile ownership resulted in attached and integrated carports in most developments.

The Transitional Ranch evolved as aspects of the Ranch style were interpreted in the context of more traditional residential forms in Tucson, such as the bungalow, and a focus on cost-effective housing in the wake of the Great Depression. In some respects, the houses were a hybridization and simplification of forms, and were typically stripped of unnecessary adornment. The houses were small and typically had a simple square or slightly rectangular plan. The masonry houses were covered by medium-pitched gable or hip roofs with minimal or no overhanging eaves. Wood siding was often used as a secondary material on gable ends. The houses had detached garages or carports, or no car storage at all.

A small percentage of post war housing was shaped by the concepts of the Modern Movement in architecture. The Modern Movement evolved independently from the Ranch style, and had emerged in the first half of the 20th century out of the work of Frank Lloyd Wright and several European architects. It was “an artistic and architectural movement that embodied the unique early 20th century notion that artistic works must look forward to the future without overt references to historical precedents. Modern design emphasized expression of functional, technical or spatial properties rather than reliance on decoration.” (docomomo-us.org)

Although Modern architecture and the Ranch house had evolved and developed independently, they shared fundamental values about living in the 20th century: the houses were functional and eschewed pretense, emphasized access to daylight and ventilation, and embraced outdoor living in the mild southwestern climate. As a result, there was a great deal of cross-fertilization between the two movements. By the late 1940s designers had created a hybrid of the two, and the Modern Ranch was born. Modern residential architecture had limited appeal in its purest forms but was more widely accepted when Modern concepts were integrated with more traditional Ranch forms and materials.

Tucson's Modern Ranch houses were characterized by asymmetrical forms, dynamic spaces, functional planning, innovative materials and technologies, flat, shed or low-slope gable roofs, large window walls that often reinforced indoor-outdoor living, and an absence of ornamentation.

The primary wall construction materials in the 1940s included painted concrete masonry, brick, and to a lesser extent wood frame and sheathing. Roof forms included flat, shed, gable and hip roofs. Roof materials for gable and hip roofs were typically asphalt shingles, while built-up roofing was used for flat or low-slope roofs. Most built-up roofs had a decorative gravel top layer embedded into the asphalt that reduced UV exposure and, in the case of white marble, reflected sunlight and reduced heat gain. Tile roofs, though uncommon, were also used.

Most operable windows in the 1940s and early 1950s were steel casement type windows with divided lights. These were often integrated with steel frames for fixed window panels. In houses reflecting a Modern influence and in some Ranch houses, large fixed windows were often custom fabricated in wood.

Veterans Housing
Two of the earliest developments in Tucson were built specifically for veterans: the Tucson Heights project and Sundt Construction's homes in Country Club Manor. These projects were small in scale, consisted of less than 100 houses, and were built within existing subdivisions. Both projects focused on affordability and the speed of construction.

The Tucson Heights project, built by the Great Western Construction Company in 1946-47, evolved out of a public campaign focused on the need to provide affordable housing for the influx of returning veterans. The project was lauded nationally as one of the earliest examples of veterans housing in the country. Architects Blanton and Cole designed four floor plans for the project and offered several elevations for each plan. The small Modern houses were low-profile compositions of simple rectangular forms and planes, flat or low-slope roofs, large windows and window walls, and concrete masonry walls that were painted white. Homeowners were responsible for landscaping, though there were cooperative efforts among the residents. Although more than 300 veterans applied for houses in Tucson Heights, less than 100 houses were built, as rising construction costs impeded the contractor's ability to produce the houses for the original sales price.

M. M. Sundt Construction built 100 houses in the Country Club Manor subdivision in 1947. These houses were designed by Arthur Brown, one of Tucson's best known architects of the period. To expedite the construction process, the houses were all variations on a single floor plan. Brown designed the plan so that it could be rotated on site to provide four alternative street elevations; by mirroring the plan there were a total of eight possible elevations. This had the additional benefit of avoiding the appearance of repetition that was a primary drawback of mass produced housing. The Modern Ranch houses were characterized by brick construction, flat and low-slope gable roofs, large windows, attached carports and a systematic 'kit of parts' method of construction. Again, homeowners were responsible for landscaping.

Like many of the earliest housing developments in the mid-late 1940s, both Tucson Heights and the Sundt project were built within existing subdivisions that had been platted before the war and were an extension of the city's rectilinear street grid.

Pueblo Gardens
A milestone in Tucson's post-war growth was the creation of Pueblo Gardens. In the summer of 1948, Del Webb opened the highly publicized development southeast of downtown. Webb was a California developer and had been a military contractor during the war. Perhaps ten years ahead of its time, Pueblo Gardens was envisioned as Tucson's first master-planned community, with a park, schools, churches and a shopping center. The development was significantly larger than anything that had previously been built in Tucson, and was intended to include 3000 low-cost houses. Architects A. Quincy Jones and Paul Williams designed the subdivision, houses and landscaping. Jones was the primary designer and implemented concepts that would later evolve and emerge more fully in his work for California developer Joseph Eichler, one of the country's leading builders of Modern production housing.

The subdivision planning included curvilinear and discontinuous streets, but also introduced the use of collector streets. The siting and orientation of houses was specific to each lot, and was shaped in part by landscape design concepts for the entire development. Landscape was conceived as a neighborhood-wide amenity--the neighborhood was envisioned as being situated within a park (hence the name), and landscaping was to be continuous from property to property. Rolled curbs provided great flexibility in the location of the driveways on the site.

The Pueblo Gardens houses were wood frame construction with redwood siding or stucco, and had open floor plans, floor-to-ceiling windows, and shed or gable roofs. The houses reflected the influence of both the Ranch style and Modernism. Webb developed innovative construction methods to produce unprecedented volume in a very short period of time.

Sales did not meet expectations in Pueblo Gardens--perhaps because of a local recession or because the minimally insulated wood framed homes with extensive glass had not been designed to account for the heat of the desert (advertisements tried to address this issue by comparing the houses to those in Imperial Valley, California)--and Webb abandoned the project and sold his interest in 1949 after only 500 houses had been sold and another 250 remained unoccupied.

Custom Subdivisions
The Winterhaven subdivision, which was developed in 1949 by C. B. Richards and built out during the 1950s, promoted lush landscaping as a defining feature of the neighborhood. The subdivision was inspired by the expansive lawns and large trees found in the suburban residential landscapes of the midwest. Richards established a privately owned water company that was critical to achieving and maintaining the pastoral landscape. Guidelines on plant selection helped to create a cohesive community character. The neighborhood was characterized by streets lined with Aleppo pines, lawns in front of every house and broadleaf shrubbery. More than 250 custom and spec houses were eventually built in the subdivision, primarily in the Ranch style.

Tucson Country Club was developed starting in 1948 on more than 500 acres of farm and ranch property. The golf course and subdivision were located on a triangular wedge of land situated at

the confluence of the Tanque Verde and Pantano washes approximately 10 miles northeast of downtown. The intention was to create Tucson's premier high-end subdivision of custom homes and country club living. Access to the subdivision was controlled at a single entry point. Streets were curvilinear, discontinuous, and were named for the Spanish language titles of Catholic saints. The rambling houses were situated on large lots, and were built in a range of architectural styles--primarily variations on the ranch form--over a nearly 20 year period.

Wilshire Heights was another higher priced subdivision development that was started in 1948. The subdivision was defined by limited access points, curvilinear and discontinuous streets, 1/2 acre lots and a park. Like many subdivisions with larger lots, some native desert vegetation was retained, in addition to the primarily Mediterranean landscaping. There were more than 140 lots, and custom houses were built over a 15 year period in the Ranch and Modern Ranch styles.

Small Builders
At the other end of the scale, there were many small builders competing for business and trying to establish themselves in Tucson's emerging production housing industry in the immediate post-war period. In the late 1940s and early 1950s, subdivisions of custom, semi-custom and builder spec homes such as Poet's Corner, San Clemente, Broadmoor, Encanto Park and Winterhaven gave small homebuilders the opportunity to explore and develop design concepts for Ranch and Modern Ranch houses that they would apply later in larger production housing developments.

1950s
Subdivision Planning and Development
As Tucson's fledgling building industry gained its footing, homebuilders began to utilize more sophisticated business models for development. Three primary development models emerged, including 1) single builders developing an entire subdivision, 2) multiple builders within a single plat, and 3) developers offering lots for sale to small homebuilders or to individuals for custom homes.

Small builders and developers expanded as they gained experience, and the continued success of local builders eventually displaced the few out-of-town builders. By the mid-late 1950s, all of the largest homebuilders were local companies.

Tucson continued to expand eastward during the 1950s, though there was additional growth to the south as well. There were also occasional developments to the north and west. Higher priced developments tended to be located in the northeast, closer to views of the Santa Catalina Mountains and away from the aircraft noise of Davis-Monthan Air Force Base. The city's eastward expansion had a leapfrog quality shaped in part by a requirement that plans for subdivisions located within three miles of a city's municipal boundary must be submitted to that city for review. This was in anticipation that the city would eventually annex the development. By developing properties beyond the three mile limit, subdivisions could be established and houses constructed with minimal regulatory oversight and would not be required to meet the City of Tucson's standards for zoning or building codes. This was a common practice in the Tucson home building industry.

Subdivision planning and design continued to evolve in response to FHA guidelines, and to attract homebuyers. Curvilinear and discontinuous streets became more common, and often included cul-de-sacs. Alleyways provided utility access and trash collection out of sight from the street. Lot dimensions also evolved to accommodate larger houses with a more elongated street facade.

Developers would also create neighborhood themes in the subdivision name, street names, signage and landscape features. The intention was to create a sense of identity for a neighborhood.

Subdivision plats grew larger as developers became more experienced and adept, and had more capital available for investment. The larger scale also provided developers with the opportunity to offer more elaborate amenities to attract buyers. The range of amenities grew more extensive over the course of the 1950s, and included parks, open space, landscape features, swimming pools, shopping centers, schools and churches.

Most developers continued to hire architects for the design of houses.

Building Forms and Materials
By the early 1950s, the Ranch was the dominant style in single-family housing. The Ranch form typically became more horizontal in character and the elongated form created the impression that the house was larger than it actually was. The Modern Ranch was also used, but was far less common. The Transitional Ranch disappeared after the early 1950s.

A variation on the Ranch and Modern Ranch forms implemented a transverse building orientation, where the long axis of the house and the ridge line of the roof were set perpendicular to the street. These houses were typically covered by a low-profile gable roof. The transverse orientation combined with a low roof slope (1:12 to 2:12) limited the visibility of the roof surface from the street.

In general, houses grew larger during the 1950s. Attached carports were standard, but varied between one or two parking spaces. By the end of the decade, most mid-priced houses had spaces for two cars as homebuyers transitioned into two car families.

Wall construction materials that were common during the 1950s included painted concrete masonry, brick and burnt adobe. A few builders used decorative concrete masonry. In some cases, mortar-wash was applied to brick and burnt adobe to create a more rustic, aged patina to these materials. Painted concrete masonry was primarily associated with lower priced housing.

Starting in the early 1950s, burnt adobe became the predominant wall construction material for mid-priced tract housing and custom homes in Tucson. In contrast to traditional sun-dried adobe, burnt adobe acquires additional material properties as a result of the application of firing, including reduced moisture infiltration, greater cohesive stability and ease of handling. The appearance is similar in size and shape to traditional adobe, but the color is usually distinct; most of the burnt adobe used in Tucson was brick red or rust orange. The color similarity to brick provided homebuyers a material that was familiar but also had a distinctive southwestern character. Exposed burnt adobe was rarely used in the United States outside of southern

Arizona, likely because the primary production centers were located in northern Mexico and transportation costs limited the material's economic viability beyond a certain range.

Around 1953, the Tucson Home Builders Association came to an agreement that members would only use masonry for wall construction. This was based in a belief that masonry would provide a minimum standard of quality. This agreement may have also been in response to issues at Pueblo Gardens, where there had been concerns about the appropriateness of the thermal envelope provided by wood frame construction. It may have also been motivated by concerns that large out-of-town construction companies would enter the local housing market offering a lower-priced product by featuring wood frame construction, as Del Webb did at Pueblo Gardens.

Gable roofs were the dominant roof form, but hip roofs were also common. The most common roofing materials were asphalt shingles and built-up roofs. Many built-up roofs included decorative gravel.

Production builders began to transition to low profile gable roofs in the early 1950s. The gable roof was common for the ranch house across the country, but the low-slope gable was most appropriate in locations like Tucson with limited precipitation and no possibility of snow accumulation. The low-slope of the gable roof (1:12 to 2:12) reduced the visibility of the roof surface and minimized its impact on the appearance of the house. The limited visibility of the roof allowed builders to install a built-up roof that was generally less expensive than other roofing materials. The lower slope also reduced the height of the roof, which helped to limit the impact the roof had on mountain views for neighboring properties, which were an important selling point. The low profile and the expressed roofline also helped to emphasize the horizontal character of the house.

In the 1950s, steel fixed and casement windows were still the most common window types, but builders transitioned to using steel frames without divided lights. Builders also continued to use custom wood fixed windows for large windows and window walls. In the mid-1950s, aluminum horizontal sliding windows were introduced as a lower-cost alternative to steel.

Landscape Design

In the first 20 years of the post-war period, most builders and developers provided landscaping as an amenity to entice buyers. Such landscaping included both public and private areas of the subdivisions. Lush landscaping featuring imported and exotic vegetation was a particularly sought after amenity in the arid climate of the desert southwest and reflected a mindset that humanity could tame and control the natural environment.

Landscape design in the 1950s typically reflected a Mediterranean influence. Mediterranean plantings provided an appropriate plant palette that tolerated high heat conditions and required less water. These were usually supplemented with green lawns and broad leaf shrubs and hedges that required more substantial water resources. Lawns and broadleaf shade trees provided microclimate cooling. In some cases, Mediterranean plantings were supplemented by Sonoran Desert landscaping, creating a more regional landscape character. Examples of these hybrid landscapes included Poet's Corner, Highland Vista and Green Hills.

In some subdivisions with larger lot sizes, a few developers embraced the natural Sonoran Desert landscape of the Tucson basin. Richland Heights, originally platted in the 1920s in a location far outside of the city at the time, was conceived as a high-end subdivision, with houses on lots of 1 acre or more. The land was characterized by native creosote. The developers of Tanque Verde Country Estates created an agricultural and equestrian subdivision of large acreage within the pastoral setting of an exquisite riparian landscape adjacent to the Tanque Verde Wash. Harold Bell Wright Estates, a subdivision of custom homes on Tucson's east side, also embraced the native desert setting in the early 1950s.

Lusk Corporation
In the early 1950s, the Lusk Corporation emerged as a pre-eminent development and construction company, and achieved great success in developing mid-priced housing projects on Tucson's expanding east side. Lusk had a profound influence on residential design and subdivision planning in Tucson, and played a pivotal role in developing a regional character for Tucson subdivisions. The company was the only builder in the country to receive the National Association of Home Builders Award of Merit for six consecutive years, from 1955-1960.

Lusk's Highland Vista was one of the first subdivisions to use burnt adobe construction for FHA approved housing. Approximately 25% of the houses in Highland Vista were built using burnt adobe, but in subsequent Lusk developments--such as San Rafael, Indian Ridge and Kingston Knolls--nearly 90% of houses were constructed with burnt adobe.

Lusk was also one of the first builders to adopt the lower profile roof. (Although Arthur Brown had used a low-slope gable for the veterans houses in Country Club Manor in 1947, the concept did not become widely used in production housing until the early 1950s.) The low-slope gable roof was first seen at Highland Vista, and became standard in Lusk's work by 1954 in subdivisions such as Villa Serena and San Rafael. Burnt adobe and a low profile gable roof became quintessential characteristics of the Tucson version of the Ranch style.

Lusk was also one of the first to utilize horizontal sliding aluminum windows, at its Villa Serena subdivision in 1954.
The Modern Ranch houses at San Rafael and Indian Ridge represented the apex of Lusk's house designs, and were largely the work of Arthur Rader, who was the head of design for the company. The houses in both subdivisions were influenced by the Modern Movement, the Ranch style, regional forms and materials and were characterized by asymmetrical compositions, low-profile shed or gable roofs, large window walls, burnt adobe, open carports, and systematic construction. Both subdivisions also emphasized indoor-outdoor living. San Rafael and Indian Ridge are both listed on the National Register of Historic Places.

Lusk extended the concept of amenities by introducing neighborhood swimming pools into their subdivisions, an amenity that was particularly appropriate in the desert. At Highland Vista, the Lusk Corporation partnered with the developers of the neighboring Cinco Via subdivision and the neighborhood association to provide a park and swimming pool for residents. In 1952, these subdivisions were miles away from most city services. The developers provided the land and the neighborhood association established a swimming club that was supported by a bond attached to all the properties in the subdivision. Thus each property owner had a stake in the facility and a lower rate for membership than members from other neighborhoods. But the

funding mechanism allowed Lusk to provide the amenity with limited financial investment. Lusk used this same model in future subdivisions as well.

Mid-1950s

In the mid-1950s two of Tucson's largest homebuilders, PAT Homes and Chesin Construction, partnered to create Terra Del Sol, an ambitious development that encompassed one square mile and included more than 1000 homes, 2 schools, 4 commercial developments, several multi-family housing projects, churches, a park and swimming pool. The project was the largest development in Tucson, and was the first master-planned community to fully come to fruition. Planning for the project took nearly two years to complete. The emphasis was on high volume and lower price points. The Terra Del Sol houses were typically Ranch style with low-slope roofs and their broadside parallel to the street. Options were available to homebuyers regarding roof type, carport size, shutters and paint colors as a way of providing distinction to individual houses and avoid repetition.

In contrast, a few smaller builders in the mid-1950s focused on providing distinction through architectural design. These included East Tucson Builders in Rosedale Acres, Copeland Construction in Mitman, Strunk Construction in Warsaw Addition No. 2, Tom Gist in the Leonora Addition, and Paul Buehrer, who each built small developments of Modern Ranch houses.

In 1957, Mecedora Club Estates was built west of downtown and was the first subdivision targeting seniors and retirees. Mecedora (which translates to "rocking chair") limited home ownership to people over 40 without children, and provided a clubhouse for social activities, a shuffleboard court and a swimming pool. Tree sizes and locations were limited to protect views.

The Tucson Home Builders Association began sponsoring an annual Parade of Homes in 1954 to promote the industry and showcase new housing concepts. Members would feature new designs and innovative features and equipment intended to simplify modern living. Concept homes sponsored by national magazines such as Better Homes and Gardens also were popular during the 1950s and provided a way to disseminate new ideas for contemporary living.

Late 1950s

The Lusk Corporation's early work demonstrated innovation in architecture and planning, but in the late 1950s, the company moved away from an emphasis on design, and focused on lower price points and larger production volume to increase profits. To accelerate the construction process, the company built a manufacturing plant to produce pre-fabricated components. The company expanded its operations nationally and quickly became one of the largest homebuilders in the country.

As some of the largest developers shifted their focus toward building a more affordable product to increase sales volume, other developers and a second generation of builders began to embrace design as a way of distinguishing their homes.

The architecture firm of Ambrose, Swanson and Associates emerged in 1958. Ambrose and Swanson's design work was innovative and cost effective, and usually reflected the influences of both the Ranch style and the Modern Movement. The firm was in high demand after their design for Estate Development Corporation's Valentine Homes in the Ferry Addition sold 70 houses in just four weeks. The houses in Sambee Gardens for Beauty-Built Homes and the

houses in Orange Grove Valley 1 for Maslow Construction were also early examples. The designs for Sambee Gardens and Orange Grove Valley both implemented large window walls and a 'kit of parts' construction system into the Ranch form.

In 1959, Busby-Carroll Construction hired Palmer and Krisel, an architecture firm nationally recognized for their Modern home designs, to design houses for their Flair development on the northwest side of Tucson. The models featured concrete masonry construction, including extensive use of decorative concrete blocks, ribbon windows and exposed structural elements. The houses did not sell very well, likely in part because of the northwest location. Busby-Carroll also utilized the plans in its Miramonte Terrace subdivision on the east side, which was more successful. Both subdivisions also had homes with dynamic roof forms designed by local architect Carl Lemar John.

1960s

Planning and Development

By 1960, most subdivision plats were being developed by large homebuilders, and few plats included multiple builders or custom homes. Subdivision planning saw the re-introduction and refinement of collector streets; hierarchical street organization was a significant modification in subdivision layout that provided greater clarity and wayfinding, and reduced large scale developments into smaller subsections. These roads were typically wider and in some cases had medians that provided a formal quality to the neighborhood entry sequence. Early subdivisions with collector streets included Sherwood Village, Rolling Hills and Desert Palms Park.

Developers also began to rethink utility infrastructure. Overhead utility lines had been standard procedure in early post-war subdivision development, but were an eyesore and a nuisance in a community that valued distant skyline views. Leonora and Desert Palms Park were some of the earliest developments that minimized or eliminated overhead utilities and installed electrical and telephone lines underground. It was also particularly significant in higher priced developments located north of the city such as Sabino Vista and Coronado Foothills Estates where mountain views were a critical selling point. Underground utilities were commonplace by the late 1960s.

In the late 1950s and early 1960s, homebuilders continued to build large-scale developments akin to Terra Del Sol, and with these large developments came more ambitious amenities. In Sherwood Village, Lusk included a 40 acre regional park, and at Lakecrest they built a 20 acre recreational lake. Of particular note was the Rolling Hills development created by Fred Busby, which included a broad array of recreational amenities, including a park, tennis courts, swimming pool, and--unprecedented in Tucson--an 18-hole executive golf course. Other amenities at Rolling Hills included a church, school, and a convenience store.

A severe downturn in the local housing market began in the early 1960s, putting serious economic pressure on the building industry. Between 1959 and 1966 the number of houses being built in the Tucson area dropped by nearly 80%, forcing some of Tucson's builders--including the Lusk Corporation--into bankruptcy. The recession created a shift in the priorities of the construction industry. Developers shifted to a business model primarily focused on location, square footage, volume and bottom line price, and as a result design and amenities became largely irrelevant.

Subdivision planning had achieved its apex by 1960 in developments like Rolling Hills and Sherwood Village. But after the onset of the recession, planning became static and in some respects began to devolve. Between 1965 and 1975 there was almost no evolution or innovation in planning, and most developments did not include recreational amenities as builders attempted to shed costs.

Building Forms and Materials
The economic pressure also shaped the character of the houses in the 1960s. Many builders began using in-house draftsmen in lieu of architects to reduce costs; as a result, design quality was significantly diminished.

Long-standing questions about construction quality in the county, which had no building code or enforcement, also created conflict between the architecture profession and the homebuilding industry. Anecdotal evidence suggests that a push for the adoption of a building code in Pima County, where most new construction was taking place, antagonized members of the Tucson Home Builders Association and resulted in some architects, including Robert Ambrose, being blackballed by the industry. The need for a county building code had long been a question in the community, but became a much more prominent issue when the roof of the El Tanque Bowling Lanes collapsed in 1962. By the end of the decade, architects were rarely involved in production housing.

In a search for lower costs, builders made major concessions toward construction efficiencies. For example, in some subdivisions, masonry wall heights were reduced and limited to the height a mason could reach from a scaffolding board placed on 16” high concrete masonry blocks. This resulted in lower building heights, but also lower ceilings. Construction materials were reduced, details were simplified and drywall was used to cover nearly all interior surfaces. Large windows and exposed wood ceilings became less common.

The Ranch continued to be the primary building form in the 1960s. Thematic variations on the Ranch had been limited in the 1940s and most of the 1950s, and consisted primarily of Spanish Colonial influences. In an effort to attract homebuyers, greater exploration of thematic variations on the Ranch started in the late 1950s and early 1960s, and included Storybook, Colonial Revival, Spanish Colonial, Territorial and even Hawaiian. Thematic Ranch houses usually included the surface application of thematic motifs to the conventional Ranch form. A number of builders offered houses with a storybook character, which included scalloped fascias and asymmetrical cross-gable roofs inspired by fairy tales. The Territorial Ranch, a hybrid of Ranch style planning and parapeted wall forms from Arizona’s past (including Territorial, Sonoran, and Spanish Colonial forms), emerged in subdivisions such as Desert Palms Park. There were also a few subdivisions that had split level Ranch houses.

Variations on the Modern Ranch continued as a small percentage of total production in subdivisions such as Windsor Park, but the form nearly disappeared after the mid- to late-1960s.

A few builders in the early 1960s did seek homebuyers through distinctive architecture. At Windsor Park, developer Herbert Oxman hired architects Ambrose, Swanson and Associates to design distinctive Modern Ranch houses that were characterized by expansive window walls,

flat or transverse roofs, burnt adobe and systematic construction. Some Ranch models at Centennial Park were built in yellow brick (which was uncommon in Tucson) and had a transverse orientation with entry porches characterized by a pattern of tightly spaced post-and-beam structures.

Burnt adobe and slump block were the most common wall construction materials in the 1960s, although brick was also used in the first years of the decade. Tucson's concrete masonry industry introduced slump block masonry in the late 1950s to compete with burnt adobe. The material is referred to as "slump" block because, like adobe, the forms are removed before the concrete has fully set, and the block is allowed to slump to a shape with slightly convex faces. The material was nearly identical to burnt adobe in size, shape and texture, but it had several inherent technical advantages: concrete was a more stable material and had better moisture resistance, openings cast into the center of the blocks could accommodate steel reinforcing, manufacturers were able to provide better quality control, there was a range of colors available, and it was produced locally. But the material lacked the depth and richness of color and the association with brick construction.

In 1959, the Lusk Corporation was again at the forefront of innovation when it introduced the use of slump block on a large scale, in subdivisions such as Kingston Knolls, Sherwood Village and Citation Park. In its earliest applications, slump block was painted, but for most applications during the 1960s and 1970s, slump block was left exposed in a range of colors.

Like the painted concrete masonry of the 1950s, slump block was first associated with lower-priced housing; but over time it became a more accepted material throughout the production housing industry. By the late 1960s, slump block had become the primary wall construction material for production housing in Tucson.

Built-up roofing continued to be the primary roofing material for most houses, but other materials were used for some thematic Ranch designs, including asphalt shingles and tile.

By the early 1960s, virtually all builders were using aluminum windows and sliding glass doors. Custom wood windows became far less common as the Modern Ranch form lost favor and as homebuilders tried to reduce costs.

Landscaping
In the mid- to late 1960s, the City's use of and relationship to water changed dramatically towards conservation. In response to this shift, combined with the shift in the development business model in the wake of the 1960s recession, most front yard landscapes for production housing projects were defined by minimal investment, low maintenance, and usually characterized by gravel ground cover and just a few ornamental evergreen plants. The cumulative result was a relatively barren streetscape. Any additional landscaping was provided by the homeowner.

There were a few exceptions that incorporated existing native desert vegetation that was located on the property prior to development. Rancho Perdido Estates was created within a mesquite bosque adjacent to the Tanque Verde Wash. And Windsor Park retained portions of the original desert vegetation and supplemented it with additional desert plants. And as

development moved westward from the city and into the foothills of the Tucson Mountains, developments with larger lots also retained existing desert.

1970s

Housing Industry

The housing industry began to recover in the late 1960s, and construction continued to increase into the early 1970s. There were fewer large homebuilding companies during this period, as consolidation had occurred within the homebuilding industry in the wake of the economic slump. This resulted in less variation in planning and building forms, and less competition. In the early 1970s several large local builders were purchased by national companies, which continued to shift the focus of development away from design quality or innovation.

Building Forms and Materials

Although the conventional Ranch house was still a primary building form in Tucson in the late 1960s, Spanish Colonial and Territorial variations on the Ranch became more common. By the 1970s, the Territorial Ranch became the primary building form for production housing.

Much of the housing in the 1970s had no clear stylistic character; designs were often incoherent and emphasized square footage rather than space or form. Professionally trained designers were only rarely involved in production housing; exceptions included Tanque Verde Terrace, designed by architect Earl Kai Chann, and Berkshire Terrace, designed by Robert Swaim.

The shift toward slump block and away from burnt adobe in the late 1960s and 1970s coincided with and accommodated the shift toward parapeted wall construction and Territorial style houses. Although burnt adobe had better moisture resistance than standard mud adobe, it was still susceptible to moisture infiltration; so most construction relied on projecting roof eaves to protect the burnt adobe from extensive exposure to precipitation. Parapeted walls of burnt adobe were rare among production builders, and as the trend toward parapet wall construction continued into the 1970s, slump block dominated the production housing market.

To reduce costs, a few builders began using a slump block-wood frame hybrid construction. These builders used masonry along the front facade (thereby maintaining a masonry appearance from the street, and perhaps as a gesture to the 1950s THBA agreement regarding masonry construction), but used wood frame and sheathing on all other sides of the house, which reduced costs.

Most roofs were hidden behind parapets, so built-up roofing materials were no longer relevant to the appearance or architectural character of production houses. A few subdivisions used asphalt shingles.

Although carports were still very common, garages gained popularity during this period. Most houses typically included space for two cars, though some lower priced houses provided a carport for just a single car.

Landscaping

In the 1970s, landscape design for production housing projects was practically non-existent. The emphasis was on low-maintenance with decorative rock ground covers and token

evergreen plants that required minimal maintenance and provided a consistent year-round appearance. Many subdivisions were bleak environments with stark parapeted wall surfaces, gravel ground covers, paved driveways, and just a few evergreen shrubs or palm trees. Carports would provide some depth to the facade, but houses with garages were particularly severe.

As development moved further east, regional growth plans put in place in the 1950s and 1960s began to limit the housing density for new development. So subdivisions built in the far east and northeast areas had acre-sized lots that were characterized by native desert vegetation. Drainage areas were typically set aside to minimize flooding issues and create common open space. Examples included Discovery Ridge and Rancho Del Este.

By the mid-1970s, attitudes toward water use had substantially shifted in Tucson. Homeowners concerned about high water bills or the environmental impact of high water use began to remove the lush landscapes of the 1950s and early 1960s. Over the next 20 years, most lawns were removed in favor of low water use plants or decorative gravel and, as a result, few landscapes from the early post-war period have survived intact.

End of the Era

The post-war development period ended in the late 1970s. Many builders began to transition to wood frame construction, with building forms and materials reflective of trends in southern California. These houses were typically box-like forms characterized by stucco, simplified spanish colonial motifs, and terra cotta tile on hip or gable roofs. Developers also transitioned to lots with narrower street frontage. In addition, the eastward expansion waned as the land available for high density suburban development became more limited by zoning and geography. As a result, developers began to build in the far northwest and southwest areas of the city.

____

Conclusion

The Broadmoor subdivision is significant as an early and outstanding example of post-World War II subdivision design and development in Tucson. It was the first inward focused subdivision to exclusively target middle income homeowners, and was the first new subdivision of the post-war development era. It was also one of the first cohesive collections of mid-priced Ranch houses in Tucson.

Per the National Register Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places", Broadmoor meets Criterion A as a "suburb (that) introduced conventions of community planning important in the history of suburbanization." Its significance under Criterion A is in its' social history, which "recognizes the contributions of a historic neighborhood to the improvement of living conditions through the introduction of an innovative type of housing or neighborhood planning principles."

Broadmoor meets Criterion C as a "suburb (that) reflects principles of design important in the history of community planning," and as a "collection of residential architecture (that) is an important example of a distinctive period of construction." Broadmoor's significance under Criterion C is in 1) community planning and development, which "applies to areas reflecting important patterns of physical development, land division or land use;" and 2) architecture, where "significant qualities are embodied in the design, style, or method of construction."

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____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark

____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
____ State Historic Preservation Office
____ Other State agency
____ Federal agency
_x__ Local government
____ University
____ Other
Name of repository: _Pima County Assessor_____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _112.7 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 12	Easting: 506120	Northing: 3564820
2. Zone: 12	Easting: 506280	Northing: 3564900
3. Zone: 12	Easting: 506520	Northing: 3564860
4. Zone: 12	Easting: 506770	Northing: 3564860
5. Zone: 12	Easting: 506840	Northing: 3564800
6. Zone: 12	Easting: 506850	Northing: 3564190
7. Zone: 12	Easting: 506290	Northing: 3564190
8. Zone: 12	Easting: 506200	Northing: 3564430
9. Zone: 12	Easting: 506130	Northing: 3564440

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

The boundary of the proposed Broadmoor historic district is shown on the accompanying sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the historic district is the extent of single-family housing development within the Broadmoor subdivision. The boundary was selected because only the single-family portions of the district were part of the distinct planning and architectural character that was identified as historically significant.

11. Form Prepared By

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date: 30 August 2019

Additional Documentation

Submit the following items with the completed form:

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

List of Figures

1. Broadmoor plat map.
2. Aerial photograph from the south showing Broadmoor subdivision during construction. Photograph dates from the late 1940s. Courtesy Broadmoor-Broadway Village Neighborhood Association.
3. Aerial photograph of Broadmoor from the northeast, late 1940s. The intersection of Broadway Blvd. and Country Club Rd. and the Broadway Village shopping center and subdivision are in the foreground. Courtesy Broadmoor-Broadway Village Neighborhood Association.
4. Advertisement for the Broadmoor Subdivision in the *Tucson Citizen* newspaper; 6 Oct. 1945.
5. Advertisement for the H. C. Tovrea Company in the *Tucson Citizen* newspaper; 1951.
6. Google aerial photograph.
7. Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report “Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975.”

8. Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975."
9. Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975."
10. Reference guide for identifying Mediterranean landscapes from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975."

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Broadmoor Historic District
City or Vicinity:	Tucson
County:	Pima
State:	AZ
Photographer:	Chris Evans
Date Photographed:	2017-2019

Photo 1
View of Manchester Street from the intersection with Eastbourne Ave., looking southwest. 2019

Photo 2
View of Eastbourne Ave. from the intersection with Arroyo Chico, looking north. 2019

Photo 3
View of Malvern Street, looking southeast. 2017

Photo 4
View of Exeter Street, looking east. 2019

Photo 5
View of Croyden Street, looking west. 2019

Photo 6
View of oleanders along Arroyo Chico drainageway from the intersection of Stratford Ave., looking north. 2019

Photo 7
View of the northern side of Arroyo Chico, looking southwest. Drainageway is screened from view by oleanders on the right. 2017

Photo 8
View of landscaping along the east end of Arroyo Chico drainageway, looking northeast from the intersection with Eastbourne Ave. 2019

Photo 9
View of Croyden Street, looking west-southwest. 2019

Photo 10
View of Devon Street houses, looking southwest. 2019

Photo 11
View of Stratford Ave. houses, looking southwest. 2019

Photo 12
View of houses along Stratford Ave., looking northeast. 2019

Photo 13
View of houses along Devon Street, looking northeast. 2019

Photo 14
View of houses along Devon Street, looking southwest. 2019

Photo 15
Ranch style house located at 2801 E. Croyden Street. 2018

Photo 16
Ranch style house at 2809 E. Manchester Street. 2018

Photo 17
Ranch house located at 2702 E. Exeter Street. 2018

Photo 18
Ranch house located at 410 S. Stratford Ave. 2019

Photo 19
Ranch house located at 355 S. Eastbourne Ave. 2018

Photo 20
Ranch house located at 2809 E. Malvern Street. 2018

Photo 21
Spanish Colonial Ranch house located at 2615 E. Devon Street. 2019

Photo 22
Modern Ranch house located at 2842 E. Exeter Street. 2018

Photo 23
Pueblo Revival house located at 2710 E. Exeter Street. 2018

Photo 24
Example of a non-contributor at 2801 E. Manchester Street. The windows have been replaced, carport converted to interior space, and a patio wall has been added. 2018

Photo 25
Example of a non-contributor at 442 S. Stratford Ave. The windows have been replaced and roofing materials modified. 2018

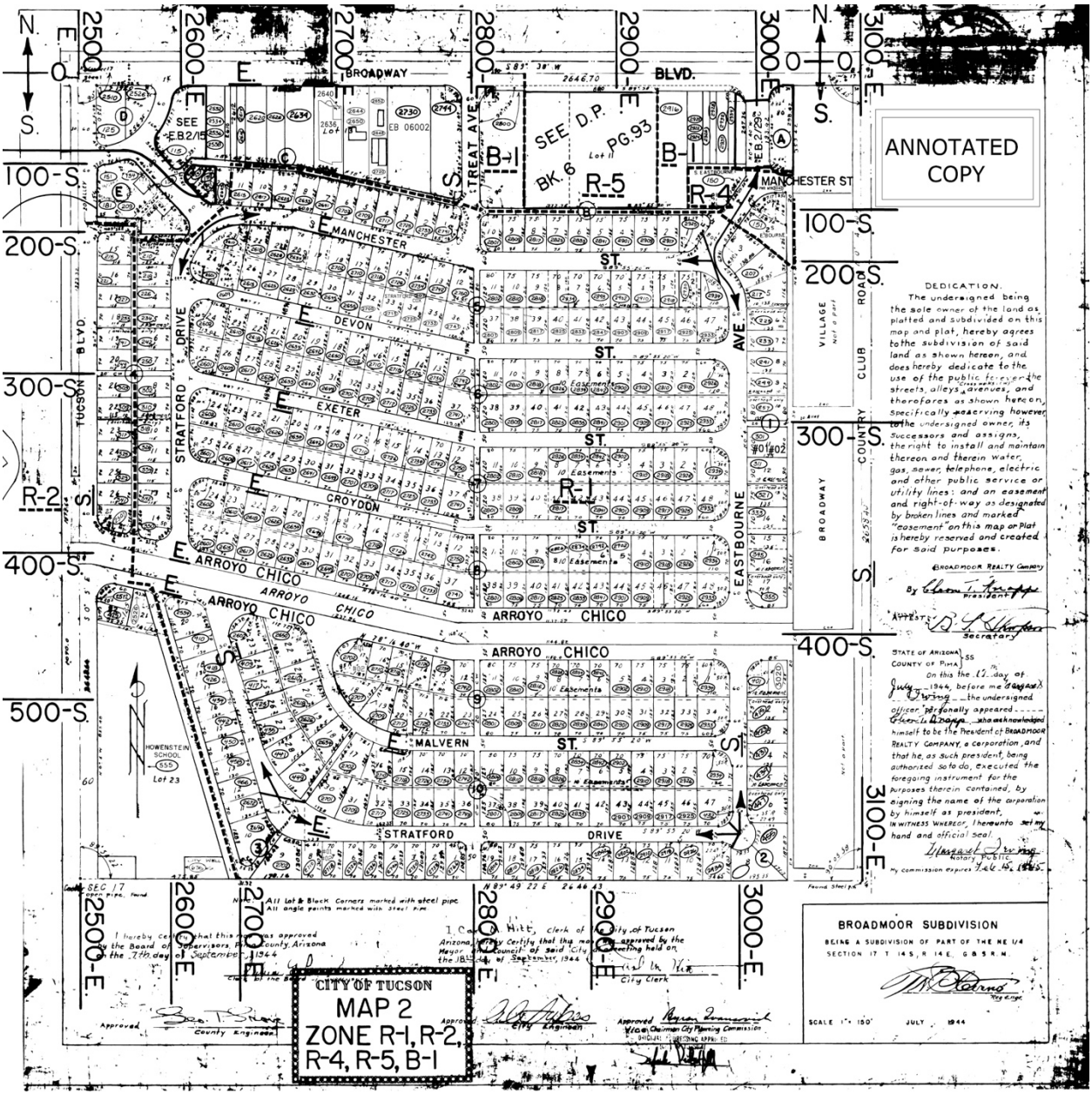


Figure 1: Broadmoor plat map.

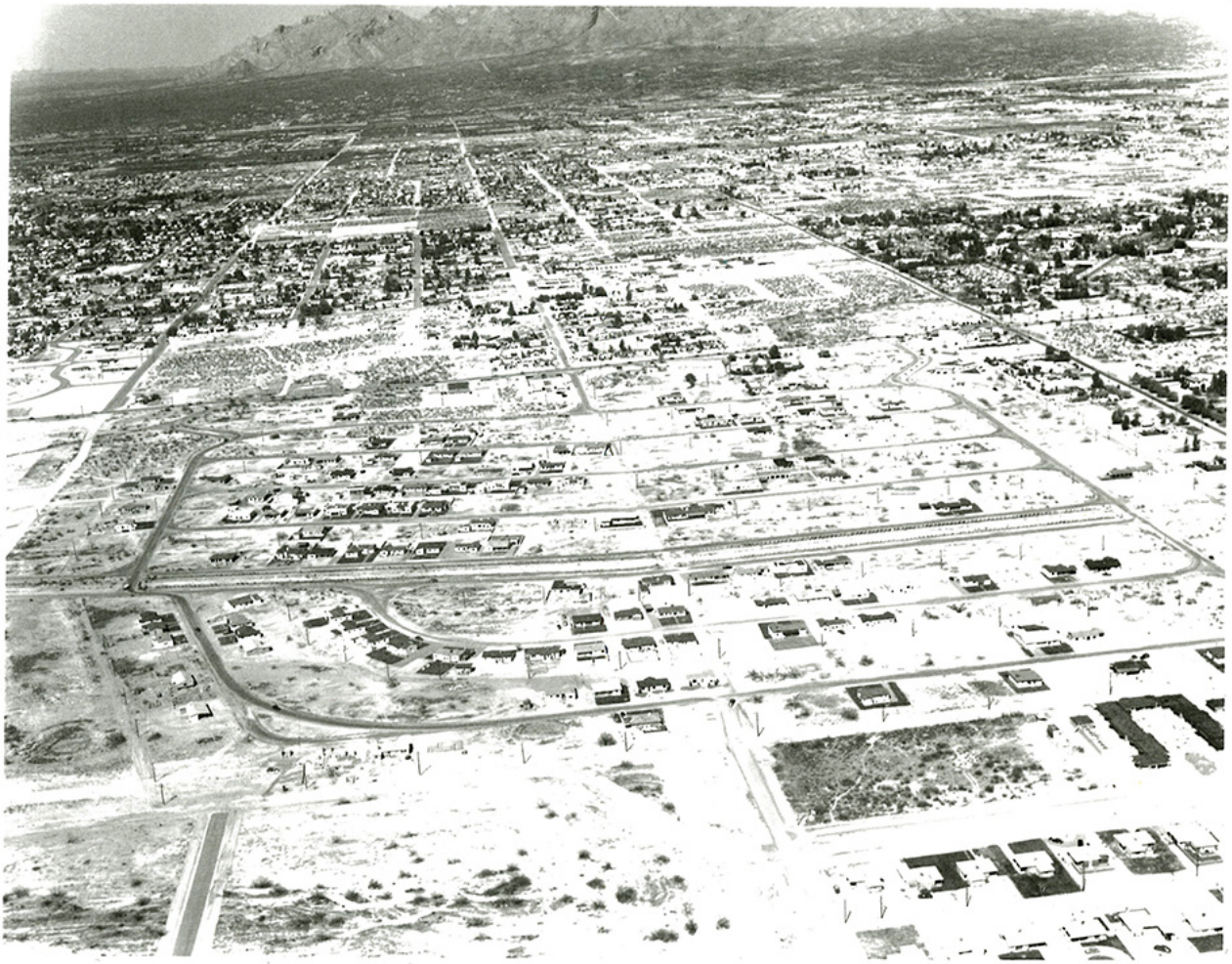


Figure 2: Aerial photograph from the south showing Broadmoor subdivision during construction. Photograph dates from the late 1940s. Courtesy Broadmoor-Broadway Village Neighborhood Association.

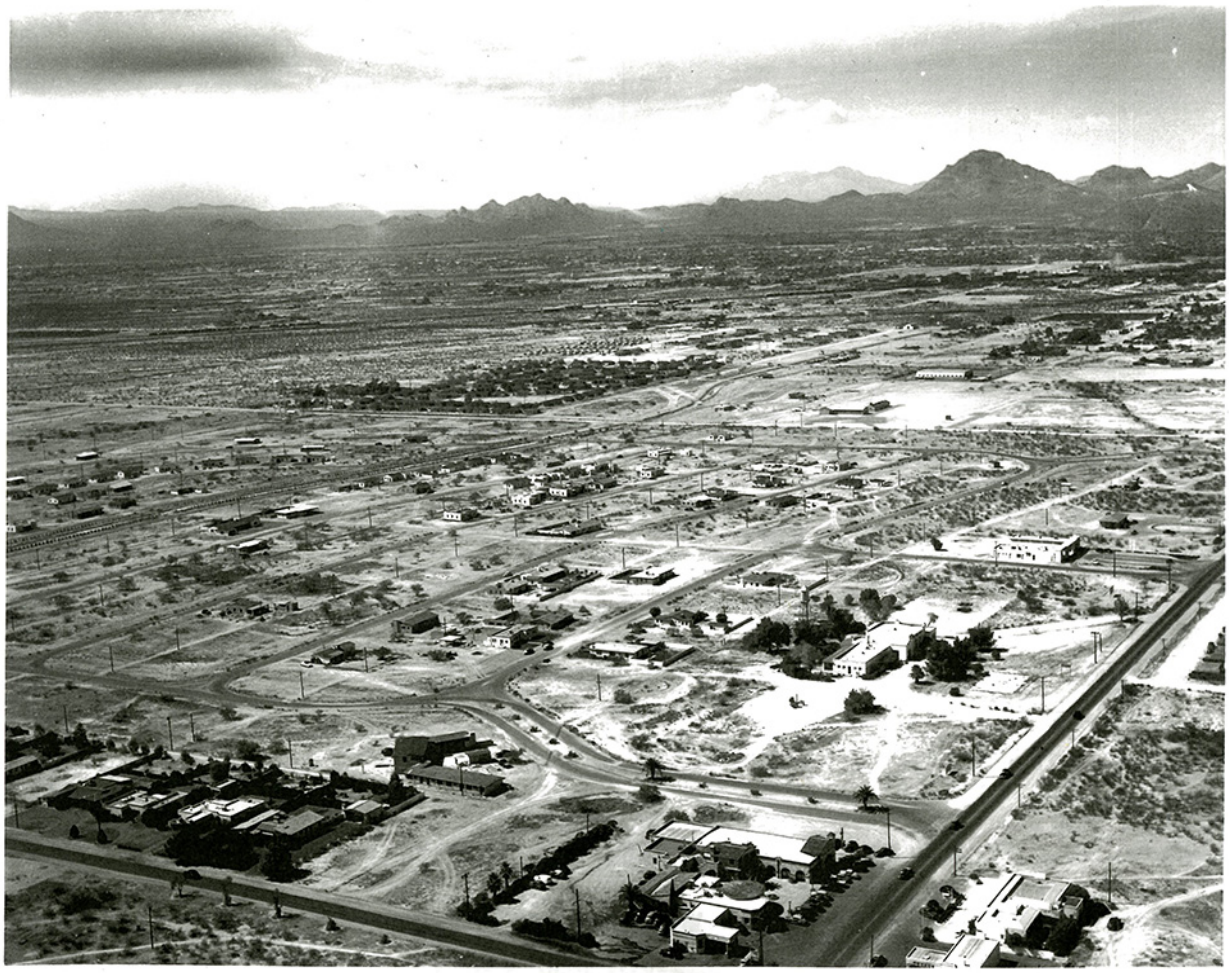
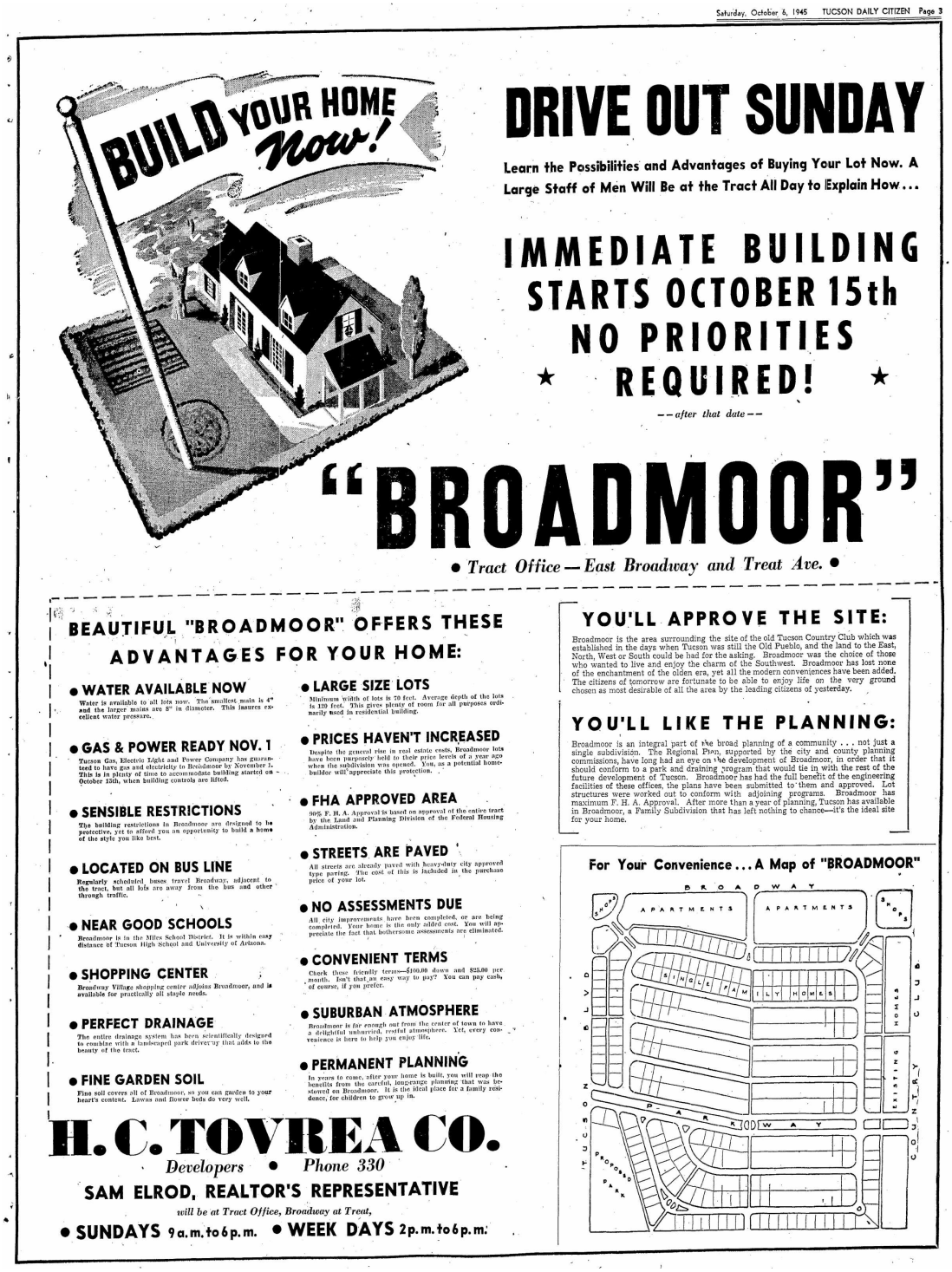


Figure 3: Aerial photograph of Broadmoor from the northeast, late 1940s. The intersection of Broadway Blvd. and Country Club Rd. and the Broadway Village Shopping Center are in the foreground. Courtesy Broadmoor-Broadway Village Neighborhood Association.



Saturday, October 6, 1945 TUCSON DAILY CITIZEN Page 3

BUILD YOUR HOME Now!

DRIVE OUT SUNDAY

Learn the Possibilities and Advantages of Buying Your Lot Now. A Large Staff of Men Will Be at the Tract All Day to Explain How...

IMMEDIATE BUILDING STARTS OCTOBER 15th NO PRIORITIES ★ REQUIRED! ★

--after that date--

"BROADMOOR"

• Tract Office—East Broadway and Treat Ave. •

BEAUTIFUL "BROADMOOR" OFFERS THESE ADVANTAGES FOR YOUR HOME:

• WATER AVAILABLE NOW
Water is available to all lots now. The smallest main is 4" and the larger mains are 8" in diameter. This insures excellent water pressure.

• GAS & POWER READY NOV. 1
Tucson Gas, Electric Light and Power Company has guaranteed to have gas and electricity to Broadmoor by November 1. This is in plenty of time to accommodate building started on October 15th, when building controls are lifted.

• SENSIBLE RESTRICTIONS
The building restrictions in Broadmoor are designed to be protective, yet to afford you an opportunity to build a home of the style you like best.

• LOCATED ON BUS LINE
Regularly scheduled buses travel Broadway, adjacent to the tract, but all lots are away from the bus and other through traffic.

• NEAR GOOD SCHOOLS
Broadmoor is in the Miles School District. It is within easy distance of Tucson High School and University of Arizona.

• SHOPPING CENTER
Broadway Village shopping centre adjoins Broadmoor, and is available for practically all staple needs.

• PERFECT DRAINAGE
The entire drainage system has been scientifically designed to combine with a landscaped park driveway that adds to the beauty of the tract.

• FINE GARDEN SOIL
Fine soil covers all of Broadmoor, so you can garden to your heart's content. Lawns and flower beds do very well.

• LARGE SIZE LOTS
Minimum width of lots is 70 feet. Average depth of the lots is 170 feet. This gives plenty of room for all purposes ordinarily used in residential building.

• PRICES HAVEN'T INCREASED
Despite the general rise in real estate costs, Broadmoor lots have been purposely held to their price levels of a year ago when the subdivision was opened. You, as a potential home-builder will appreciate this protection.

• FHA APPROVED AREA
90% F. H. A. Approval is based on approval of the entire tract by the Land and Planning Division of the Federal Housing Administration.

• STREETS ARE PAVED
All streets are already paved with heavy-duty city approved type paving. The cost of this is included in the purchase price of your lot.

• NO ASSESSMENTS DUE
All city improvements have been completed, or are being completed. Your home is the only added cost. You will appreciate the fact that bothersome assessments are eliminated.

• CONVENIENT TERMS
Check these friendly terms—$100.00 down and $25.00 per month. Isn't that an easy way to pay? You can pay cash, of course, if you prefer.

• SUBURBAN ATMOSPHERE
Broadmoor is far enough out from the center of town to have a delightful unhurried, restful atmosphere. Yet, every convenience is here to help you enjoy life.

• PERMANENT PLANNING
In years to come, after your home is built, you will reap the benefits from the careful, long-range planning that was bestowed on Broadmoor. It is the ideal place for a family residence, for children to grow up in.

YOU'LL APPROVE THE SITE:
Broadmoor is the area surrounding the site of the old Tucson Country Club which was established in the days when Tucson was still the Old Pueblo, and the land to the East, North, West or South could be had for the asking. Broadmoor was the choice of those who wanted to live and enjoy the charm of the Southwest. Broadmoor has lost none of the enchantment of the olden era, yet all the modern conveniences have been added. The citizens of tomorrow are fortunate to be able to enjoy life on the very ground chosen as most desirable of all the area by the leading citizens of yesterday.

YOU'LL LIKE THE PLANNING:
Broadmoor is an integral part of the broad planning of a community . . . not just a single subdivision. The Regional Plan, supported by the city and county planning commissions, have long had an eye on the development of Broadmoor, in order that it should conform to a park and draining program that would tie in with the rest of the future development of Tucson. Broadmoor has had the full benefit of the engineering facilities of these offices, the plans have been submitted to them and approved. Lot structures were worked out to conform with adjoining programs. Broadmoor has maximum F. H. A. Approval. After more than a year of planning, Tucson has available in Broadmoor, a Family Subdivision that has left nothing to chance—it's the ideal site for your home.

For Your Convenience . . . A Map of "BROADMOOR"

H. C. TOVREA CO.
Developers • Phone 330

SAM ELROD, REALTOR'S REPRESENTATIVE
will be at Tract Office, Broadway at Treat,
• SUNDAYS 9 a.m. to 6 p.m. • WEEK DAYS 2 p.m. to 6 p.m.

Figure 4: Advertisement for the Broadmoor Subdivision in the *Tucson Citizen* newspaper; 6 Oct. 1945.

Figure 5: Advertisement for the H. C. Tovrea Company in the *Tucson Citizen* newspaper; 1951.

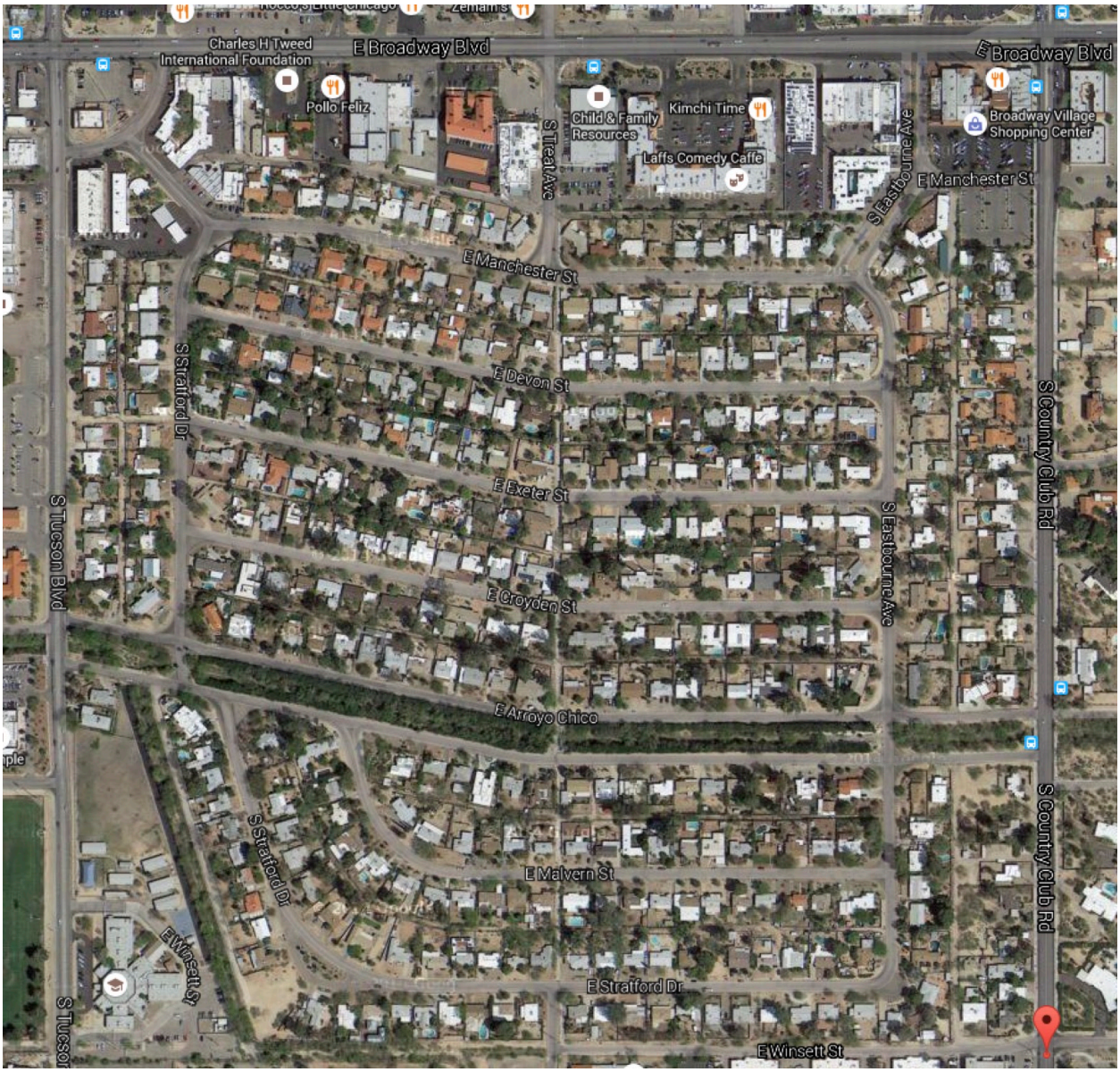


Figure 6: Google aerial photograph, 2015.

ranch (tucson)

timeframe:	1940s - late 1960s
plan:	elongated rectangular floor plan most common; typically broad side parallel to street; transverse orientation less common
roof:	simple gable roof with low slope most common, hip roof less common; low or medium pitch; asphalt shingles most common for highly visible (steeper sloped) roofs; built-up roof typical for low-slope roofs
exterior walls:	brick, burnt adobe most common; painted block in late 1940s and early 1950s; slump block in 1960s
windows:	steel casement (1940s and early 1950s); aluminum horizontal sliding (mid-1950s onward); rectangular configuration
carport:	integrated, typical; 1 or 2 car; some garages in 1960s
notes:	houses generally have a horizontal character

example subdivisions: Colonia Allegre, Yale Estates, Terra Del Sol, Estes Park

Figure 7: Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report “Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975.”

ranch, thematic variation (spanish colonial, colonial revival, storybook, character)

timeframe:	1940s - early 1970s
plan:	rectangular floor plan; typically broad side parallel to street
roof:	gable or hip roof most common, but wide variation in roof forms; spanish colonial has tile roof; others have asphalt shingle or built-up roof
exterior walls:	brick, burnt adobe, stucco, wood siding
windows:	steel casement (1940s and early 1950s); aluminum horizontal sliding (mid-1950s onward); rectangular configuration
carport:	integrated, typical; 1 or 2 car
notes:	forms, decoration or details of theme usually applied to the surfaces of the ranch style, including roof materials, fascia and window trim

example subdivisions: Enchanted Hills, El Cortez Heights, Braewood Terrace

Figure 8: Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report “Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975.”

modern ranch

timeframe:	1940s - early 1970s (uncommon after early 1960s)
plan:	elongated rectangular plan common, but wide variation; transverse orientation also common
roof:	flat, shed or gable roof, or in combination; typically low-slope (2:12 or less); built-up roofing
exterior walls:	brick, burnt adobe; painted block (1940s) and slump block (1960s and 1970s) less common; wood siding rarely used
windows:	steel fixed and casement (1940s and early 1950s); aluminum fixed and horizontal sliding (mid-1950s onward); wood-framed fixed in combination with aluminum; wide variation in configuration-- large windows, floor-to-ceiling window walls, ribbon windows, gable-end clerestory
carport:	integrated, typical; 1 or 2 car
notes:	wider variety of forms; transverse orientation more common than in other building types; construction often 'systematic'-- a composition of discreet elements; often identified as 'contemporary' in preservation contexts

example subdivisions: Country Club Manor (17th, 18th and Eastland Streets), Windsor Park

Figure 9: Reference guide for identifying Ranch houses from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975."

mediterranean landscape

timeframe:	1940s - 1960s
character:	moderately lush--decorative plantings; plants tend toward gray-green in color; moderately informal
plantings:	wide variety including broadleaf plants (citrus, privet, oleander, etc.), palm, aleppo pine, juniper, cyprus, olive
ground cover:	lawns (original), decorative gravel
driveway:	n/a
notes:	water intensive, originally reflected california landscapes; most lawns have been replaced; in some locations, native sonoran plants are also part of the plant pallette; these landscapes have often evolved toward a mediterranean-sonoran hybrid

example subdivisions: Poet's Corner, Kingston Knolls, Clara Vista

Figure 10: Reference guide for identifying Mediterranean landscapes from Appendix of the 2016 National Register of Historic Places Eligibility Assessment Report "Post-World War II Residential Subdivision Development in Tucson, Arizona 1945-1975."