

IDENTIFICATION, EVALUATION, DOCUMENTATION, AND REGISTRATION



Historic View (c. 1910) of the Prospect Park Subdivision, Pasadena, California, shows how pioneers in California's Arts and Crafts movement transformed the dry and barren site along the Arroyo Seco into one of the region's earliest and most attractive planned suburbs. Historic photographs shape our understanding of past time and place. They enable surveyors to trace the evolution of a particular historic neighborhood, as well as visualize the ways that demographic trends, modes of transportation, and changing ideas about subdivision planning, house design, and gardening defined distinct stages of suburban growth and, in many places, have contributed to regional character. (Photo courtesy Pasadena Historical Society)

IDENTIFICATION

Identification activities are designed to recognize properties associated with historic patterns of suburbanization and to gather information to determine the National Register eligibility of historic subdivisions and neighborhoods. The identification process calls for the development of a historic context at the local or metropolitan level and the documentation of associated properties using historical research methods and field survey techniques.

Contextual information on local patterns of suburbanization can guide survey work by providing a link between historic events and the physical evolution of communities. In turn, survey information expands the understanding of local patterns, adding to the local context information about the location, character, and condition of representative subdivisions and neighborhoods.

Information previously gathered through the statewide comprehensive survey and other historic contexts (local or state) should be supplemented by new research and field surveys that extend not only the geographical area covered by earlier surveys but also the chronological period considered historic. Keep in mind that the findings of earlier surveys and context statements may need to be reevaluated and updated according to new contextual information about historic patterns of suburbanization.

Publicly recorded plats provide an abundance of information about local patterns of subdivision design and real estate practices. Designed by William H. Schuchardt in 1922 as an experimental housing cooperative of detached and semi-detached homes to ease Milwaukee's housing shortage, the Garden Homes Subdivision was replatted with subdivided lots in 1934 so that homes could be sold to tenants and stockholders when the cooperative was dissolved. (Historic plat by H. L. Lockhart, courtesy Wisconsin State Historical Society)

DEVELOPING A LOCAL HISTORIC CONTEXT

The nationwide context, "The Suburbanization of Metropolitan Areas of the United States, 1830 to 1960," can be applied to the study of suburbanization on a local or metropolitan scale. In addition, a number of states have developed historic contexts and multiple property submissions that address various aspects of suburbanization (See Recommended Reading on pages 133-134 for a list of associated multiple property listings). Through historical research and field surveys, documentation is gathered to form a written statement of historic context, a master list of residential subdivisions, and one or a series of maps charting suburban growth of an entire metropolitan area or a single or small group of local communities within it.

Conducting Historical Research

Initially historical research is directed at gathering general information about metropolitan or local patterns of development, most importantly 1) demographic trends, 2) transportation systems and routes, 3) patterns of land development and subdivision design, and 4) trends in suburban housing and landscape design. Later, additional research in conjunction with field surveys may examine the history of specific neighborhoods.

Primary and secondary source materials—often available in local libraries, historical collections, and government offices—yield a wealth of information about local patterns of suburbanization as well as the history and development of local neighborhoods. Historic maps and subdivision plats should be identified early in the study. For a summary of source materials useful for developing contexts on suburbanization and documenting suburban neighborhoods, see Historical

Sources for Researching Local Patterns of Suburbanization on pages 79-81.

Determining Geographical Scale and Chronological Periods

Demographic trends can help document the approximate growth and extent of local suburbanization and establish the periods of development associated with particular methods of transportation. From this data, predictions can be made about the types of suburbs likely to exist. For example, metropolitan areas in the eastern United States, which experienced rapid growth due to industrialization during the nineteenth century, likely contain the full spectrum of suburban properties. Those in the Midwest, which began to experience significant growth in the 1880s, would probably include streetcar, early automobile, and freeway suburbs; and western cities, which didn't expand until the twentieth century, can be expected to contain early automobile and postwar or freeway suburbs.

Using the date of legal incorporation for the central city as a starting point, researchers can make an initial estimate of the period of historic suburbanization by plotting a graph that compares the population growth of the central city to that of adjacent counties (or smaller jurisdictions if the data is available for them) in ten-year intervals through 1960, using data from the U.S. Census. Such a graph will indicate not only when and where suburbanization likely occurred but also the extent to which local patterns correspond to the broad chronological periods identified in the national context.

The metropolitan area is the most appropriate scale for studying patterns of suburbanization and establishing a local historic context. However, limitations of time and funding, as well as the difficulty of coordinating efforts among multiple governing jurisdictions (sometimes located in several states), may

make this approach impractical and make it necessary to establish a context for a single or small group of localities within the larger metropolitan area. In such cases, sufficient information should be gathered about metropolitan trends to explain how the history and development of the local community reflected patterns of suburbanization that shaped the metropolitan area as a whole.

For research and survey purposes, a set of historic chronological periods should be defined that correspond to local events and stages of suburbanization. This can be done by dividing the history of local historic development into chronological periods that generally correspond to those outlined on pages 16-25, and assigning each period a set of dates based on local events, such as the introduction of the streetcar or the subdivision of the first automobile suburb. By comparing local

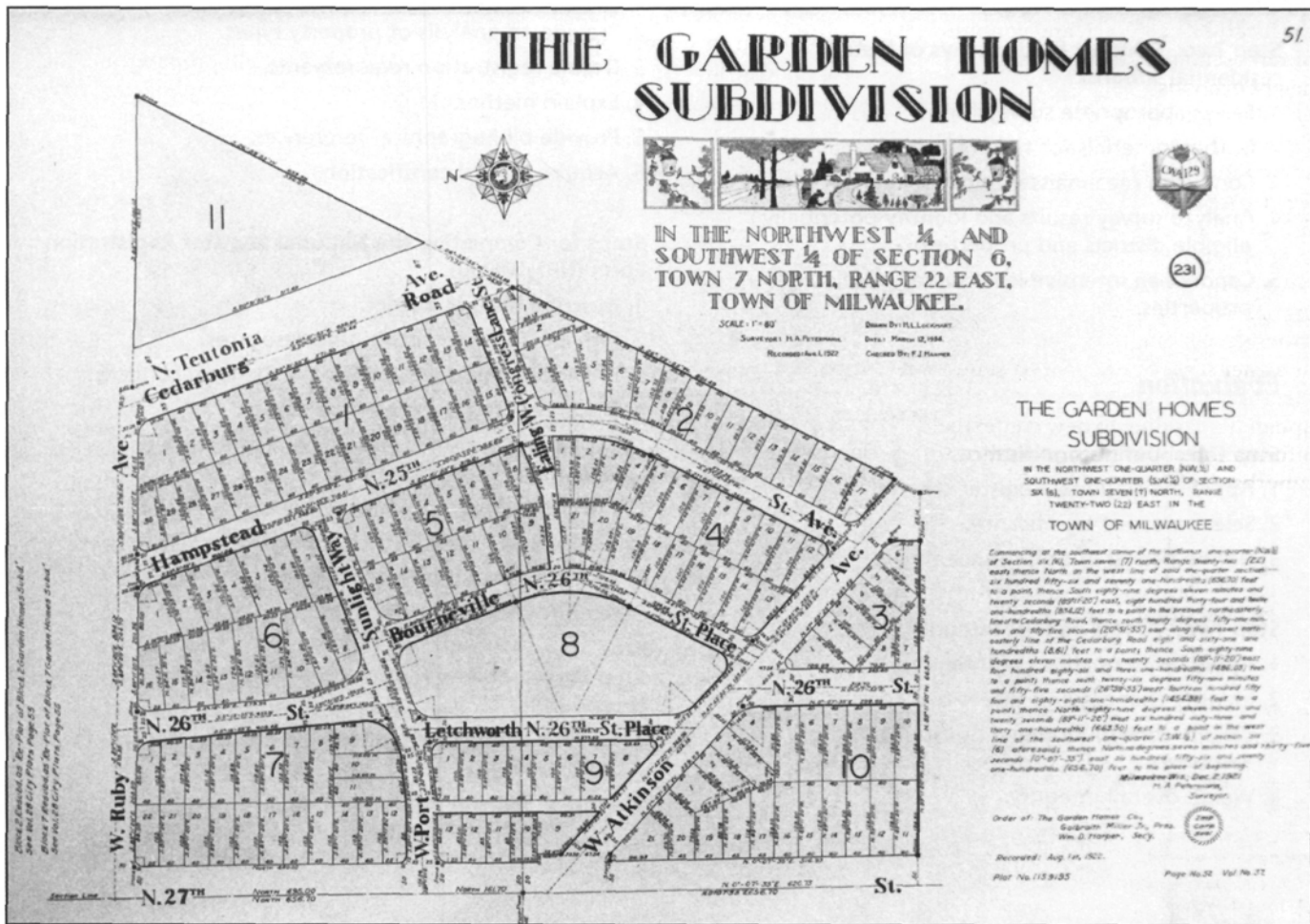
trends in transportation, subdivision design, and housing design and construction to general national trends, researchers can make predictions about the types of subdivisions and suburban housing likely to be present in the local study area, as well as identify distinctive regional patterns.

Suburbanization has been an ongoing and continuous process in many communities. For this reason, it is important to use specific events and patterns in local history to define the beginning and closing dates for the overall "historic" period, as well as dates for chronologically-based property types. Approximate dates set at the beginning of the study can be revised later after research and field surveys have been completed to ensure accuracy. Actual events rather than an arbitrary 40- or 50-year cut-off should be used when examining patterns of suburbanization after World War II.

Compiling Data from Historic Maps and Plats

Historic maps are particularly useful for studying patterns of suburbanization because they graphically depict the relationship between transportation corridors and residential development. Those from the mid-1880s are particularly helpful in locating railroad suburbs, whereas maps dating from 1900 to 1920 are good indicators of the expansion of streetcar suburbs. Maps from the late 1930s to mid-1940s help trace the development associated with the early automobile period, and those from the late 1950s will help trace the massive suburbanization spurred by the expansion of arterial roads and freeways in the postwar period.

Because transportation methods and routes have historically defined the limits of suburbanization, a sequence of historic maps indicating



transportation routes should be assembled. The maps should represent dates far enough apart that they capture significant changes in the overall landscape. These maps can be compared to trace the relationship between transportation and subdivision development

and determine the dates when major episodes of suburbanization occurred locally. Because little physical evidence of streetcar routes remains today, maps showing these routes are a key resource for identifying and verifying the presence of streetcar suburbs.

Historic plats provide an abundance of information about local real estate practices and patterns of subdivision design. They are also an invaluable tool in surveying historic neighborhoods and in evaluating significance and integrity. Plats typically indicate:

Figure 5.

Process for Identification, Evaluation, and Documentation

Identification

Step One: Develop local or metropolitan context on suburbanization

1. Conduct historical research.
2. Determine geographical scale and chronological periods.
3. Compile data from historic maps, plats, and other sources.
4. Prepare a written statement of context.

Step Two: Conduct field surveys of historic residential suburbs

1. Select appropriate survey forms.
2. Gather materials for field reference.
3. Conduct a reconnaissance or preliminary survey.
4. Analyze survey results and identify potentially eligible districts and properties.
5. Conduct an intensive-level survey of selected properties.

Evaluation

Step One: Define significance

1. Apply the National Register criteria.
2. Select areas of significance.
3. Define period of significance.

Step Two: Assess historic integrity

1. Apply seven qualities of integrity.
2. Identify changes and threat to integrity.
3. Classify contributing and noncontributing resources.
4. Weigh overall integrity.

Step Three: Select boundaries

1. Define the historic boundaries.
2. Decide what to include.
3. Select appropriate edges.

Documentation

Steps for Completing the National Register Multiple Property Form (NPS-10-900b)

1. Provide a statement of context.
2. Provide an analysis of property types.
3. Define registration requirements.
4. Explain methodology.
5. Provide bibliographical references.
6. Acquire official certification.

Steps for Completing the National Register Registration Form (NPS-10-900)

1. Describe historic district.
2. Provide a list of contributing resources.
3. Provide a statement explaining the local context.
4. Document the history of the district.
5. Explain how district meets National Register criteria and criteria considerations.
6. Provide bibliographical references.
7. Define and justify district boundaries.
8. Provide photographs and maps.
9. Acquire official certification.

Step Three: Follow registration procedures

1. Consult Federal regulations (36 CFR Part 60) for nominations.
2. Consult Federal regulations (36 CFR Part 63) for determinations of eligibility.

- 1) the date when a subdivision was platted;
- 2) original legal jurisdiction and boundaries of the subdivision;
- 3) name of the land development company or real estate developer responsible for subdividing the land;
- 4) original layout of the streets, utilities, and house lots; and
- 5) adjoining streets and arterials.

The requirements for recording plats vary from locality to locality.

Researchers should make inquiries about local practices for both recording subdivision plats and for maintaining them as archival records. Plat books may be on file at the local courthouse or planning office. The search for historic plats may also involve contacting distant repositories, such as State historical societies or specialized archives housing the records of developers, site planners, or landscape architects. Research of fire insurance maps, recorded deeds, and written notices by land development companies may provide similar and additional information about community planning.

Mapping the Study Area: Information from the historic maps, plats, and other records can be used to prepare a map or series of maps charting the outward expansion of suburban development. Maps should indicate the name, date and location of railroad stations, street-car routes, major arterial streets, parkways and boulevards, and highways, as well as principal land subdivisions. Reference copies should be prepared for field surveys so that the presence of resources can be verified and observations recorded about condition, boundaries, and potential eligible resources.

The best approach for graphically depicting the relationship between transportation and suburbanization is to begin with a current geographical map of the study area as a base map and create a series of overlays or period maps, each representing an important chronological period and showing the relationship of transportation facilities and subdivision development during that period. Such maps not only

illustrate important aspects of the historic context, they also can be used to document multiple property listings, survey findings, and the evolution of large residential districts. Geographical Information Systems (GIS), Global Positioning Systems (GPS), and a number of softwares for mapping now make it possible to efficiently organize digitized information about residential development in the form of maps and comparative graphs.

Preparing a Master List of Residential Subdivisions: General street maps, local plats and planning documents, fire insurance maps, and transportation maps usually provide sufficient information to compile a master list of subdivisions for each chronological period. For survey purposes, the list should be cross-referenced to the field map and should provide the historic name, current name, dates of platting, as well as the names of real estate developers and designers, if known. Based on survey findings and additional research, the list can be further annotated to describe key characteristics such as size, street design, block size, number of lots, types of original improvements, periods of construction, house types, and condition. Many communities are now making tax assessment and planning information available online or on CD-ROM; such a readily available source of digitized data not only provides a wealth of information about residential subdivisions and local housing types, but can be used in a variety of ways, including maps and comparative graphs.

Developing a Statement of Context

The development of a local historic context requires information gathered through both historical research and field surveys. For this reason, the written statement should be developed in several stages. An initial statement based on research findings and previous surveys should be prepared before the reconnaissance survey begins. The findings of subsequent research and both reconnaissance and intensive-

level surveys should be added at later stages. The final statement of context can be used in National Register nominations and multiple property listings, as well as State or locally published contexts and survey documents.

The statement should include a brief summary of the history of the metropolitan region and local community being studied and an explanation of the factors—geographical, legislative, and economic—that have influenced the growth and suburbanization of the region. In addition, the statement should explain the jurisdictional boundaries within the metropolitan region and identify the governing bodies historically responsible for local planning and development in the area being studied. It should contain dates, the proper names of influential individuals and organizations, and references to representative historic subdivisions and neighborhoods associated with the context.

Local contexts on suburbanization typically include information about the following:

- Transportation trends, including the location of railroad stations, street-car routes, major arterial streets, parkways and boulevards, and express highways (freeways).
- Local events that reflect national trends in transportation, industry, commerce, and government.
- Local economic, demographic, and other factors that historically influenced the location and expansion of residential suburbs (e.g. rise of aerospace industry).
- Representative types of residential subdivisions and neighborhoods believed or known to exist in the study area, including the name, dates, and general characteristics of important examples.
- General types of single and multiple family housing that characterize the area's residential development, including their association with particular income levels, socioeconomic groups, industries, or local events.

- History of local or regional planning efforts, including the introduction of zoning ordinances, comprehensive planning, and subdivision regulations, which historically influenced patterns of suburbanization.
- Local practices concerning mapping, recording of subdivision plats, aerial surveys, and issuance of building permits, noting any particular records that are strong indicators of suburban growth and development.
- The ways that local patterns of suburbanization reflected changing views and attitudes about family, home, and the social roles of men and women.
- The ways local patterns of housing and subdivision design reflected national trends in architecture, landscape architecture, and community planning.
- Establishment and activities of local chapters of the National Association of Real Estate Boards, National Association of Home Builders, American Institute of Architects, American Society of Landscape Architects, American Civic Association, American Institute of City Planners, Better Homes of America, Inc., and Small House Architect's Service Bureau, including the names of members who were influential in shaping local patterns of suburbanization.
- Principal subdividers, home builders, real estate developers, and lending institutions, including a description of the types of residential and other development with which they were associated, and any distinctive local practices, such as the use of deed restrictions or development of neighborhood shopping centers.
- Principal site planners, architects, and landscape architects known for residential design in the local community or metropolitan area, including examples of their work, the housing types or characteristics of design for which they were known, and the identity of subdividers and builders with whom they routinely worked.

Local contexts typically identify the general types of single and multiple family housing associated with particular socioeconomic groups, local industries, and stages of suburbanization. Three-deckers, also called triple-deckers, making up the Houghton Street Historic District (top) in Worcester, Massachusetts, represent a housing type common to the industrial cities of the Northeast where immigrants and others viewed renting out "flats" as a means of affording a home of their own. The Georgian Revival steel house (bottom) with garage located at 129 South Ridge is one of 22 homes constructed between 1932 and 1941 in Troy, Ohio, by the Troy-based Hobart Welded Steel House Company to demonstrate that arc-welding methods could be used to produce high quality prefabricated housing at a low cost. (Photo by Michael Steinitz, courtesy Massachusetts Historical Commission; photo by Diana Cornelisse, courtesy Ohio Historic Preservation Office)



Figure 6.

Historical Sources for Researching Local Patterns of Suburbanization

The following historical sources are especially valuable in researching local patterns of suburbanization and the history of residential subdivisions. While many can be found in the collections of local or regional libraries, archives, and historical societies, others may be found among the public records of municipal and county governments. Some source materials are available on microfilm or CD-ROM and may be found in many research libraries.

- **Historic Maps and Atlases:** Historic maps indicating the growth and development of a metropolitan area at various intervals of time are especially valuable to chart the outward migration of residential subdivisions in relationship to advances in transportation technology and expansion of transportation routes. Maps were commonly published by streetcar and transit companies, oil companies, local chambers of commerce, highway departments, as well as local governments for tax and planning purposes.
- **Aerial Photographs:** After World War II, many local governments began making aerial surveys of their rapidly changing landscape; many of these remain among local government records. Beginning in the 1930s, the U.S. Department of Agriculture began making aerial surveys of rural areas of the United States for soil conservation purposes; these provide good coverage of the outlying areas of metropolitan cities that were later subject to residential development and are available on microfilm from the Cartographic Division of the National Archives. As part of the Global Land Information System (G.L.I.S.), the U.S.G.S. now makes available electronically the aerial photographs (called "digital orthophoto quadrangles," or "DOQs") taken to update digital line graphs and topographic maps.
- **Fire Insurance Maps:** Insurance maps, such as those compiled by the Sanborn Fire Insurance Company, are available in many local libraries and at the Library of Congress. Due to a major recording effort now underway, many Sanborn maps will soon be available on CD-ROM at major research libraries.
- **Local or County Ordinances:** These indicate the dates and provisions for local planning controls, such as zoning, subdivision regulations, comprehensive planning processes, local design review, and citizens' associations.
- **City, County and Regional Plans:** On file with local planning offices and available in local libraries and archives, these plans provide information about transportation routes, publicly funded improvements (e.g. utilities, water, sewer, mass transit), and overall plan of development that include distribution and density of land use activities, including residential development.
- **Subdivision Plats:** Local land records for a county, city or town, often organized chronologically in plat-books. While some older records of this type may be found in public libraries or historical collections, many remain among the public records of local courthouse or local planning offices. Also, copies may be found among the records of the architectural, planning, or development firms responsible for the design.
- **Building Permits/Tax Records:** These records frequently provide the names of site planners, architects, and developers and often indicate the dates and cost of original construction and additions. In many communities, tax assessment information is contained in a computerized database and is available on CD-ROM.
- **Deeds of Title, Mechanic Liens, and Real Estate Records:** Public court records indicate a property's chain of ownership and the terms of any deed restrictions. These are generally organized by date of recording and indexed by the names of sellers and purchasers. They may also indicate dates of construction and additions, original cost, source of mortgage, and identity of the subdivider or developer. Mechanics liens—temporary encumbrances on the title of property to ensure payment to the building contractor—may also identify the building contractors and indicate the cost of construction.
- **Building Contracts:** Found in private and public historical collections, the records of architectural firms, and, when a legal dispute arises, in court records. In States where the public recording of building contracts was required by statute, they may be found in courthouse records. In the form of a legal agreement between owner and contractor, they describe the property to be constructed, often specifying materials, workmanship, design, and other specifications. Purchase orders and bills of lading for building materials may also be found with these records.
- **Historic Photographs:** Photographs documenting the design, construction and daily life of residential suburbs exist in many local historic collections. These include family or community records; promotional or documentary materials used by realtors, developers and designers; and illustrations in historic newspapers, journals, magazines, and published portfolios. Although local historical collections may be the best place to locate historic photographs, specialized repositories may contain the work of local or regional architects, landscape architects, and photographic studios.

Figure 6, continued

- **Site Plans, Architectural Drawings, Construction Plans, and Planting Plans:** Available from the office of developer or architect, the archival repository for records of the architect, builder, or developer. Clearinghouse services, such as the Cooperative Preservation of Architectural Records (COPAR) and the Catalog of Landscape Records in the United States, provide researchers assistance in identifying repositories for the records of architectural firms and landscape designers. In addition, home owners may be in possession of promotional brochures, floor-plans, and landscape plans for their yards. Promotional brochures and advertisements may also be found in community archives and local historical societies.
- **Historic Newspapers:** Advertisements in the real estate sections of local newspapers provide information about housing design, subdivisions, housing costs, prospective home owners, and availability of house financing. They are also a source of information about local events affecting suburbanization, such as industrial development, demographic trends, and expansion of transportation routes. Advertisements for merchants, suppliers, and contractors provide information about building materials and practices. Obituaries provide biographical information about architects, landscape architects, and real estate developers. Many local libraries maintain copies of local newspapers on microfilm. Many news publishers now offer archival indexing and assistance through the Internet; while these services are useful for locating recent obituaries or retrospective articles, few extend back far enough to locate original advertisements or features.
- **U.S. Census Records:** Census records provide demographic information about a subdivision or neighborhood, including the size of families, whether they own or rent their house, and the country of origin, education, occupation, and age of family members. The Census Bureau also gathers statistics on economics, housing, and population growth. Many census records are indexed and are available on microfilm from the National Archives (Record Group 29). Enumerative maps used by census takers are among the records of the Cartographic Division of the National Archives.
- **Oral History:** Interviews with original and early homeowners are a valuable source of oral history and may be recorded in audio-tape, videotape, or written transcripts. Such individuals may also own historic materials, such as promotional brochures, architectural drawings, landscape plans, nursery receipts, photographs, diaries and personal memoirs. Interviews with builders, contractors, developers, architects, landscape architects, planners, and former public officials may provide interesting insights into historic patterns of suburbanization.
- **Records of Neighborhood Associations:** Community newsletters, organizational minutes, correspondence, promotional brochures, anniversary publications, news clippings, early advertisements, neighborhood directories, historic photographs, and other information related to the history of a neighborhood. Records may be maintained by the organizations or may be on file in local library or historical collections.
- **City, Neighborhood, and Telephone Directories:** Available in local or regional libraries, historical societies, and community collections, these directories give the name and addresses of residents and their affiliated businesses as well as identify active merchants, suppliers of construction materials, designers, and contractors. Historic city directories for major cities are also available on microfilm in many libraries.
- **Records of Local Chapters:** Local chapters of professional and trade organizations should be contacted for information about historic events and the role of former members in the form of historic correspondence, official minutes, and newsletters. These include chapters of the AIA, ASLA, NCCP, NAHB, NAREB, as well as regionally based associations.
- **WPA Real Property Surveys.** During the 1930s many local governments, using Works Projects Administration (WPA) funds, compiled large-scale, city block maps that recorded information about real estate development and land use. The FHA used these maps to graphically illustrate statistical data on housing in metropolitan areas. Many of these maps are among the Records of the FHA (Record Group 31) in the Cartographic Division of the National Archives. Others may be on file in local libraries or archives.
- **Housing Market Analysis Maps:** Compiled by the FHA beginning in 1937, these maps indicated areas surrounding selected cities where it was considered safe to underwrite mortgages and were supplemented by data concerning commuting times, the location and condition of main highways, and the location of defense areas. These maps are among the Records of the FHA (Record Group 31) in the Cartographic Division of the National Archives.
- **Pattern Books, Mail Order Catalogs, and Landscape Guidebooks:** Sources of popular house and yard designs by architects, landscape architects, and mail-order companies such as Sears, Roebuck, Aladdin, and Van Tine. Many are available in libraries in the form of published reprints, microfilm, or CD-ROM, such as the microfiche edition of the Architectural

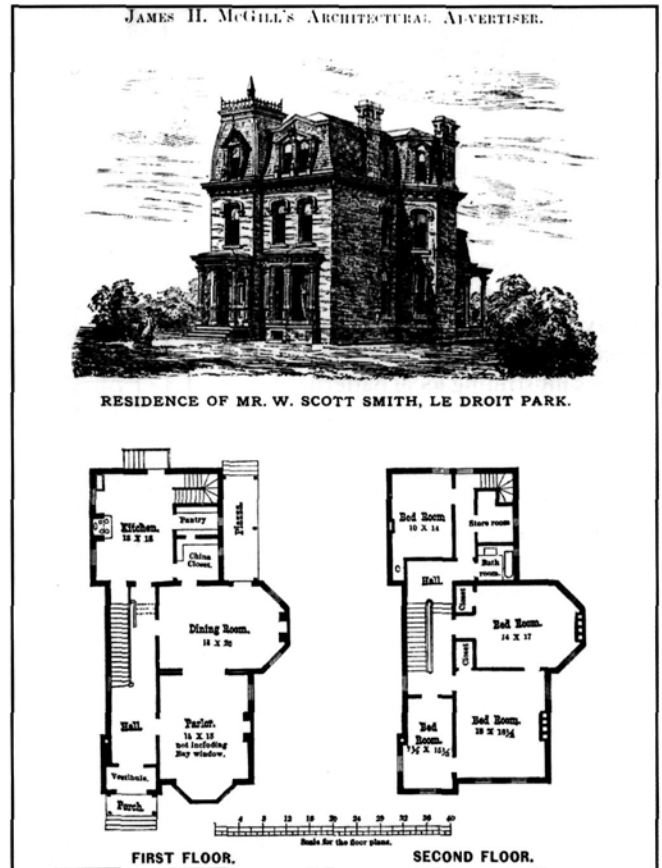
Trade Catalogs from the Columbia's Avery Library or the microfilm collection of American Architectural Books (New Haven: Research Publications).

- **Home and Garden Periodicals:** Popular trends in the design of house and yard, including new designs, alterations and additions, housing materials, gardening hints, and interior furnishings. Also a source for model house plans and garden layouts, as well as information about design awards and their recipients. Advertisements provide an excellent source of information on materials for remodeling and new construction. Many historic periodicals are available in libraries on microfilm or CD-ROM. *Garden and Forest* is now available on the website of the Library of Congress.
- **Trade Directories, Catalogs and Periodicals.** Source of advertising for building materials, plans, illustrations, and information about innovative techniques, new materials, and award-winning designs. Specialized libraries or archival collections may be the best source for these materials. A number of these, including *Sweets Architectural Trade Catalogs*, are available in libraries on microfilm or microfiche. Advertising circulars, such as Philadelphia's *Real Estate Reports and Building News*, contain references to local builders and architects and their ongoing projects. National directories include the *Blue Book of Major Home Builders*, which began publication in the mid-twentieth century.

For additional information about archival sources, readers should also refer to the National Register bulletins, *Guidelines for Local Surveys: A Basis for Preservation Planning* (rev. 1985) and *Researching a Historic Property* (rev. 1998).

Page from architect James H. McGill's Architectural Advertiser (1879) showing the Le Droit Park residence designed for Mr. Scott of Washington, D.C. Promotional brochures and advertisements are good sources of historical information and may be found in the collections of local libraries, historical societies, and community organizations. (Illustration courtesy District of Columbia State Historic Preservation Office)

Photograph (c. 1898) of Shaw Avenue Place, one of St. Louis's "private places." Historic photographs documenting the design, construction and daily life of residential suburbs exist in many local historical collections. (Photo courtesy Missouri Botanical Garden Archives)





An oasis in the desert, Tucson's El Encanto Estates evolved from a geometrically perfect radial plan (1929) designed in the office of a California engineering firm and later laid out by field engineers on the floor of the Sonoran desert. A c. 1934 aerial photograph (above) depicts early improvements, including the layout of streets and spacious lots, rows of evenly-spaced street trees, and a central, circular park. A sales map (left) prepared in 1951 indicates the extent to which streets had been extended and lots further subdivided following World War II. Supplementing State survey forms, a horticultural inventory form was used to record information about the Mexican fan palms (*Washingtonia robusta*) and date palms (*Phoenix dactylifera*) lining the streets and the stately collection of giant saquaro (*Carnegiea gigantea*) gracing the central park. (Photo and sales map courtesy Arizona Historical Society Library/Tucson)

surveyors should work out a plan with the State or local preservation office for making the best use of existing survey forms and deciding how additional information, such as street patterns or spatial organization, is to be collected. Some State programs use the National Register of Historic Places Registration Form (NPS 10-900) or a similar form for recording intensive-level survey data, including an inventory of contributing and noncontributing resources.¹⁶¹

Information needed to evaluate the significance of a particular residential subdivision or neighborhood depends to a large degree on the chronological period in which it developed and the

historical factors that shaped it. Factors, such as the income level of prospective home owners, the relationship of subdivider and home builder, and methods of house construction, varied from period to period and frequently defined a neighborhood's physical character, as well as social history.

Survey techniques should be appropriate to the type of properties one expects to find. The forms used should enable surveyors to cross-reference property files and add fields or textual explanations to supplement the basic survey data. Since many survey forms currently in use do not record information about site planning or landscape design, decisions should be

made before the survey begins on how information about spatial organization, circulation network, street plantings, and other landscape characteristics is to be recorded.

Field Reference Materials

The master list of residential subdivisions and the composite or overlay maps prepared for the local historic context (see page 77) serve as valuable reference materials during field survey. In addition, copies of the following documents will be useful:



- current street maps, planning maps, and U.S.G.S. quadrants;
- early transportation maps, indicating streetcar routes, parkways and boulevards, and highways;
- aerial photographs (dating back as early as the 1930s in some communities);
- historic subdivision plats;
- historic photographs and illustrations; and
- fire insurance maps, such as those produced by the Sanborn Fire Insurance Company.

Field reference materials should provide a level of detail appropriate for the type of survey being conducted. For example, historic plats and current planning maps showing principal streets, location and boundaries of residential land use, and principal topographic features, are useful for reconnaissance surveys, while tax parcel maps and Sanborn maps showing the size, shape, and location of individual house lots provide detailed information useful in intensive-level surveys.

The Reconnaissance Survey

Information gathered during the reconnaissance survey strengthens the local historic context, making it possible to identify locally significant property types and set registration requirements for National Register eligibility. The survey should result in an inventory of historic neighborhoods, subdivisions, and other resources that are potentially eligible for National Register listing. Survey results can be used to select the best approach for nominating eligible properties to the National Register and set priorities for local preservation planning.

Information collected should:

- Provide a general picture of the distribution of different kinds of subdivisions and house types in relationship to historic transportation routes.
- Verify, refine, and expand information gathered through literature and archival sources about patterns of suburbanization and the characteristics of historic suburbs in the local or metropolitan area.
- Provide enough information on the character and condition of specific neighborhoods to identify locally important property types, such as planned communities or apartment villages, and make recommendations on neighborhoods and other related resources that merit intensive-level survey and may be eligible for National Register listing.
- Provide an understanding of the factors that threaten the integrity of historic neighborhoods, and help

establish a threshold for evaluating historic integrity of individual neighborhoods and determining general registration requirements.

During field work, surveyors should take special note of and record information about neighborhoods, as well as individual resources, which are likely to represent important property types and illustrate important aspects of the region's suburbanization. Such properties may include:

- residential subdivisions, or groups of contiguous subdivisions, that represent broad national trends in transportation, subdivision design, community planning, architecture, or landscape architecture;
- neighborhoods that possess historic associations with events or activities in the history of a local community or metropolitan area, or represent locally distinctive methods of construction or design characteristics;

Information about city planning, including the development of transportation routes, helps surveyors trace the evolution of historic suburbs and determine appropriate boundaries for historic districts. A c. 1923 aerial view (left) depicts the infrastructure of electric streetcar lines and wide boulevards that, extending from downtown Cleveland, would spur the suburbanization of Shaker Village in coming decades. By the end of the 1920s, Moreland Circle (lower right of photo) would be transformed into Shaker Square, a commercial center and transportation hub for the rapidly growing suburb. By 1950, Shaker Village contained more than 4500 dwellings and apartment buildings in numerous subdivisions.

A map of the Shaker Village Historic District (below) indicates historic district boundaries, a complex pattern of neighborhood streets, and the rapid transit routes and major thoroughfares that continue to serve the historic district today. (Photo courtesy Western Reserve Historical Society; map courtesy Ohio Historic Preservation Office)

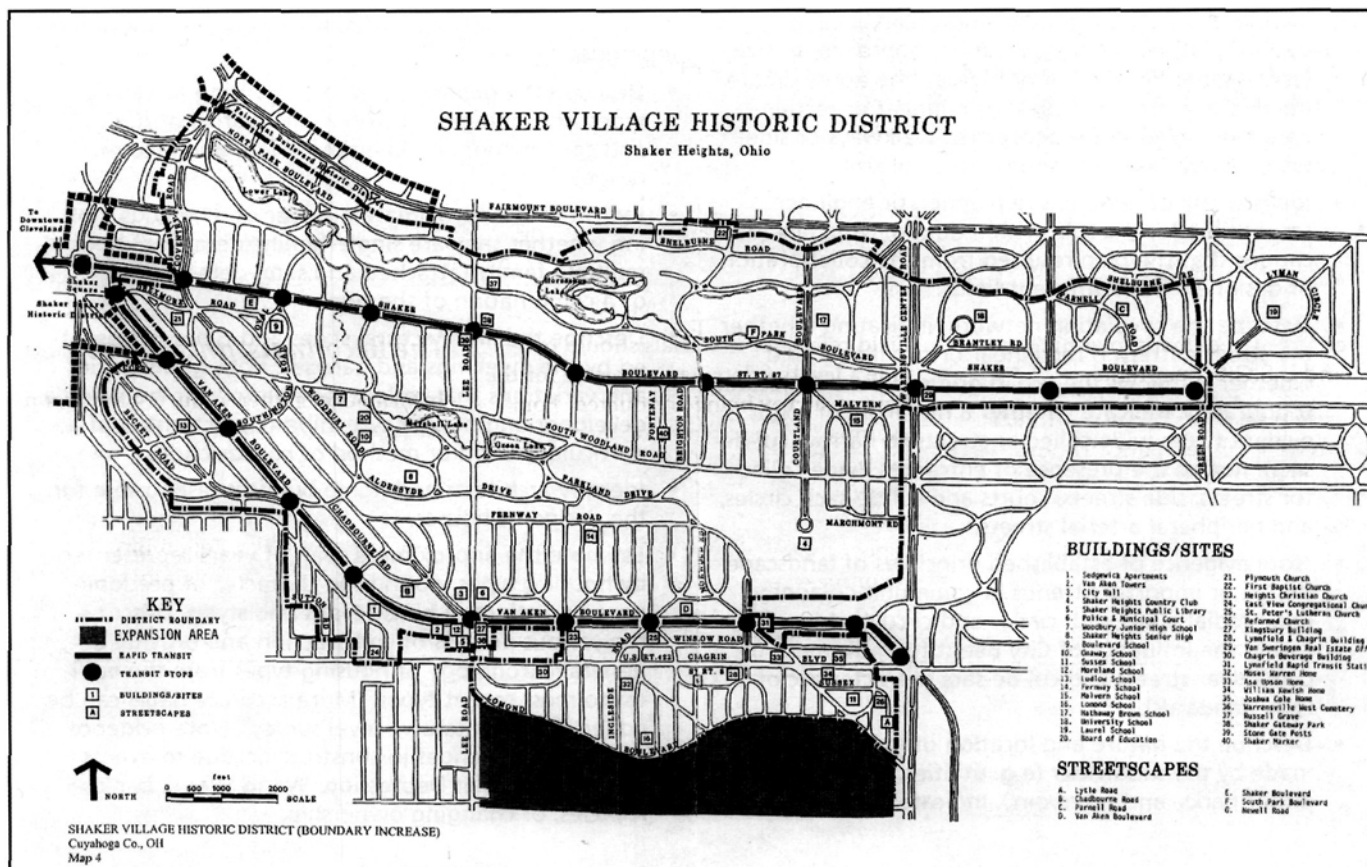


Figure 7.

Guidelines for Surveying Historic Residential Suburbs

The following list should be used as a guide for gathering historical facts and recording field observations that can be used to expand the historic context and to identify National Register eligible properties. Characteristics or evidence noted during the reconnaissance survey should be documented during the intensive-level survey.

1. Relationship to transportation routes and other factors influencing location of subdivision

- Identify the modes of transportation that residents historically used to travel between home and work.
- Note the proximity to former streetcar routes and other transportation corridors, including ferry crossings, boulevards, parkways, major arterials, highways, railroad lines, bus routes, and subways.
- Mention common destinations for commuters other than the center city, for example, centers of defense industry.
- Mention other factors, including demographic patterns, politics, economics, and natural topography, that influenced the subdivision's location and design.

2. Site plan and subdivision design

- Date and describe the subdivision plan, including the date of plat, boundaries, location, approximate size (acreage and/or number of blocks), the approximate number and type of streets (curvilinear or rectilinear), the provision for pedestrian walkways or sidewalks, overall density, and general lot size.
- Identify the developer, site planner, or engineer responsible for the subdivision design. Note any indications that the plan resulted from the collaboration of designers from different fields.
- Describe the circulation network, indicating whether the street pattern is rectilinear or curvilinear and whether it follows the urban gridiron plan or natural topography. Indicate whether a hierarchy of roads is evident (from wide collector streets to narrow cul-de-sacs), noting the presence of entrances, wide collector streets, side streets, courts and cul-de-sacs, circles, and peripheral arterial streets.
- Note evidence of established principles of landscape design or important trends in community planning (e.g., radial plans with circles and circular drives indicating the influence of City Beautiful movement or curvilinear streets and cul-de-sacs characteristic of FHA standards).
- Describe the nature and location of improvements made by the subdivider (e.g. utilities, paved roads, public parks, and reservoirs). Indicate physical

evidence of the use of deed restrictions (e.g., mandatory setbacks, uniformity of housing type).

- Note variations between the subdivision plan as drawn on the plat and as carried out. Note any evidence indicating that subdivision was developed in distinct stages (e.g. noticeable changes in street design or house types).
- Describe major alterations since the historic period, including street closures or widenings, consolidation of lots, out-of-scale additions, further subdivision of lots (infill), and new land uses or incompatible activities.

3. Character and condition of housing

Because great variation exists in house types, surveyors should make detailed observations and photographs making sure that information is gathered on the types of housing associated with all social groups and income levels historically associated with local history and development. Although published style guides are useful for describing general housing styles and types, surveyors should look for local and regional variations and confirm dates of construction using local records. Surveyors should also consider the influence of local firms of small house architects, FHA standards, local home building practices, and availability of ready-cut houses in examining house types.

- Describe the general pattern of housing (dwelling types, chronological distribution, sources of design and construction, building materials, and income range).
- Indicate the approximate number of dwellings, noting whether they are single-family (detached) houses, multiple family (attached and semi-detached) units, or a combination of the two.
- Describe the architectural styles and types represented by the dwellings and garages, noting similarities and variations that reflect the relationship between a developer and builder or exhibit characteristics of a particular period or method of construction.
- Identify architects and home builders responsible for the design of houses.
- Estimate the approximate span of years represented by housing types, noting the character of predominant or distinctive house types and styles. Describe the various periods of construction and provide a general chronology of housing types from the earliest to most recent types. (More accurate dates can be added during intensive-level survey). Note evidence of gaps and changes in construction due to events such as the Great Depression, World War II, bankruptcies, or changing ownership.

- Note distinctive aspects of design and construction, such as materials, size, elements of architectural style, use of prefabricated components, provision for scenic views, and relationship between house and its setting.
- Indicate if housing collectively serves an important design element (e.g., through common set backs or architectural materials, giving the neighborhood a cohesive yet varied character).
- Describe the general condition of housing, including the nature of alterations to individual homes (houses and lots)—e.g., siding, raised roofs, enclosure of carports, construction of garages and additions, changes to windows (materials and fenestration), porch enclosures, and addition of porches, dormers, and nonhistoric garages.

4. Distinctive aspects of landscape design

Field observations are often the best source of information about street plantings, yard design, and the relationship between a subdivision plat and natural topography. Adherence to principles of landscape design may be evident through the careful arrangement of streets to follow the natural topography, an irregular artistic division of land into house lots, the provision of parks and parkways to accommodate water drainage as well as enhance the neighborhood's beauty, and the presence of a unifying program of landscape plantings. These characteristics help identify subdivisions that may be the work of established masters of design or have high artistic values and, therefore, merit further study and contextual development.

- Describe the relationship of street design and overall site plan to the natural topography, noting distinctive street patterns, the way site is divided into house lots, and provisions for site drainage and parks.
- Describe elements of landscape design seen in entrance ways, street plantings, boundary demarcations, recessed roadways, treatment of corner lots, traffic circles, historic gardens, and the grading of community facilities.
- Identify principal types of vegetation, noting distinctive patterns such as use of ornamental or shade trees, shrubbery, and specimen trees. Indicate principal species using common, and, if known, Latin names. Although plants and trees are best identified during seasonal displays of flowers or foliage, they can be recognized at other times of the year by their bark and fruit.
- Note evidence of deed restrictions seen in uniform setbacks, similarity of architectural style, and open, unfenced yards.
- Describe distinctive materials and evidence of workmanship in entrance signs or portals, ornamental plantings, curbs, bridges, gutters, walls, and walkways.

- Note distinctive features associated with utilities and street improvements, including lighting, absence or presence of telephone poles and power lines, reservoirs and water towers, sewer, curbs, sidewalks, gutters.
- Describe the general size of lots and the placement of houses on each lot, including the arrangement of corner lots.
- Note whether streetscapes have uniform setbacks, form a regular or irregular pattern, or exhibit striking vistas.
- Describe distinctive patterns of yard design: open lawns, perimeter fences or hedges, stairways and walls, patios and outdoor terraces, gardens, specimen plants, and foundation plantings.

5. Presence of community facilities, such as schools and stores.

- Describe and date community buildings, shopping areas, parks, civic centers, club houses, country clubs, schools, and other facilities that were built within or adjoining the neighborhood.
- Explain whether these facilities were part of the neighborhood's original design, and describe how they served and supported suburban life.
- Note any distinctive elements of design present in the architectural styles, landscape design, or methods of construction, and identify architects or landscape designers responsible for their design.

6. Patterns of social history

- Provide a general profile of original or early home owners, noting typical occupations, income group, and ethnic or racial associations. (Keeping in mind that prior to the end of the 1940s, deed restrictions were often used to exclude residents on the basis of income, profession, race, and religion.)
- Mention the presence of a citizens' association and established community traditions.
- Note whether or not the subdivision is part of a larger historic neighborhood, and define the characteristics that link it to the larger area.
- Name local industries or institutions (such as colleges or defense plants) that created demand for housing.
- Note changing patterns of ownership, indicating approximate dates of general trends and describing the effects of change on the physical character and social history of the neighborhood.
- Note possible significance in social history and suggest directions for further research, such as oral history and or the review of community held records.

- clusters or streetscapes having historic values, associations, or design characteristics that distinguish them from the larger subdivision of which they were originally a part;
- single homes associated with persons important in our past or distinctive for their architectural design or method of construction, or as the work of a master;
- and community centers, schools, and shopping centers within or adjacent to a residential neighborhood which are associated with important historic events or possess architectural distinction.

While the residential subdivision is the focus of survey activities, historic neighborhoods may extend beyond the boundaries of a single subdivision. Historic associations or physical characteristics linking these areas should be documented and considered in making recommendations about their collective significance or National Register eligibility. Conversely, where a historically important neighborhood no longer possesses historic integrity in its entirety, a smaller area retaining significant qualities and associations may be eligible. Individually eligible resources associated with the suburbanization context but located outside the boundaries of a potentially eligible historic district should also be identified.

Organizing an Itinerary

Organize an automobile **itinerary** that follows historic transportation routes as closely as possible, directing surveyors from the oldest to the newest subdivisions so they can gain a sense of the range of variation that occurred in housing types and subdivision design throughout the community's history.

Because the boundaries of historic subdivisions are often invisible in the field and may not be evident on contemporary street maps, it is a good idea to have copies of historic maps, plats, and aerial photographs, as well as the composite map or series of overlay maps prepared for the historic context. This is especially important when surveying older suburbs where housing was built in small subdivisions by a

variety of builders, often following the rectilinear urban grid, and where subdivision boundaries are not necessarily signaled by changes in architectural style, housing type, or street design.

Recording Field Observations

Following the itinerary and using current and historic street maps as a guide, proceed in two stages. First, drive through as many subdivisions as possible making general notes and taking photographs. Second, for each major subdivision, neighborhood, or distinctive cluster, record field observations incorporating information gathered from maps, plats, and other field reference materials.

Surveyors should be prepared to take photographs, annotate field maps, and complete survey forms as they proceed through each subdivision. It is important to note the presence of distinctive features of architecture, landscape design, and community planning that might be attributes of historic significance and should receive further documentation during an intensive survey. This includes unusual house types, distinctive architectural types, characteristic streetscapes, evidence of professional principles of landscape design, important vernacular trends in housing or yard design, or highly distinctive site plans. Similarly, note interesting historical associations or observations on community life, such as annual traditions, the role of a citizens' association, or the presence of a community center.

One can expect to find a huge variation in the size and design of neighborhoods. Those subdivided before World War II may be relatively small in size, often consisting of little more than a single, rectilinear street with a handful of rectangular lots to either side. In these cases it may be useful to develop a system of classifying such subdivisions by attributes—such as street pattern or architectural variety—to define local patterns and establish a set of local property types, or to look for common characteristics that link subdivisions into larger historic neighborhoods.

Analyzing Survey Results

Survey data should be incorporated into the written statement of context, and connections made between broad patterns of local suburbanization and the development of specific suburbs and neighborhoods. At this point, the master list of subdivisions can be annotated to include information about developers, builders, architects, site planners, and other designers and to note important events in social history that illustrate locally important themes or trends. Also, note the condition of specific subdivisions and the general nature of changes that each area has undergone since the end of the historic period.

Information about distinctive characteristics of site planning, housing, or landscape design should be used to define significant local patterns, to document the work of important designers, and to identify properties that should be more closely examined for significance in architecture, landscape architecture, or community planning during the intensive survey. Likewise, information about events in the neighborhood's cultural or social history should be used to identify neighborhoods associated with significant patterns of community life and social change. Survey information about condition of local residential suburbs and housing types will help establish thresholds for evaluating historic integrity in the local area.

From this synthesis, it is possible to 1) define the set of locally important property types, 2) formulate registration requirements for National Register listing, and 3) compile a list of subdivisions, neighborhoods and other properties that appear eligible for the National Register and merit intensive-level survey.

Analysis of survey data will also suggest areas of further research, appropriate research methods, and special concerns for significance or integrity. For example, observations about the range of housing types may suggest clues about the relationship of subdividers and builders, the period of development, sources of design, and use of restrictive deeds, which can be

substantiated through further research conducted during the intensive-level survey. The presence of original home owners or an active neighborhood organization may indicate opportunities for conducting oral history or viewing community records.

Identifying Significant Patterns of Development

While the significance of a residential suburb depends to a large degree on the local or regional context, the following characteristics generally indicate aspects of a neighborhood's history that may reflect important local or metropolitan trends and should receive further study through an intensive-level survey to verify National Register eligibility.

- The neighborhood's planning and construction related to the expansion of local industry, wartime industry, important stages in metropolitan development, or broad national trends such as returning GI's, the Better Homes movement, and the bungalow craze.
- The neighborhood—through its site plan, overall landscape design, and house design—reflects historic principles of design or achieved high artistic quality in the areas of community planning, landscape architecture, or architecture.
- The subdivider and site planners responsible for the platting and construction of the subdivision figured prominently in the suburban development of the locality or region and made substantial contributions to its character and the availability of housing.
- The neighborhood's design represents the work of one or more established professional designers—site planners, landscape architects, architects, or engineers.
- The subdivision design resulted from the collaboration of professionals representing several fields of design, such as landscape architecture and architecture.
- The neighborhood exemplifies the role that a certain type of developer (subdivider, home builder, community builder, operative builder, or merchant builder) played in the growth and development of the locality or metropolitan region.
- The neighborhood was designed to conform to FHA-standards and represents one of the “earliest,” “most successful,” “largest,” “finest,” or “most influential” examples locally.
- Historic neighborhoods possessing a high degree of integrity and exhibiting distinctive elements of design in the subdivision plan, landscape architecture, or domestic architecture.
- Historic neighborhoods reflecting important advances, established principles, or popular trends in community planning or landscape architecture.
- Neighborhoods containing homes in a variety of period styles, or representing the work of one or a number of noted architects.
- Neighborhoods whose housing represents one or more locally important housing types (e.g., bungalows and foursquares).
- Residential neighborhoods associated with important local industries or local events and activities that are known to have stimulated suburban growth and development.
- Neighborhoods historically associated with important events in the Civil Rights movement to provide equal access to housing.
- Neighborhoods associated with important patterns of ethnic settlement that contributed to local growth and development.
- Neighborhoods with homes that received recognition or awards from professional organizations, trade organizations, architectural journals, popular magazines, or housing research foundations.
- Neighborhoods that introduced or established patterns of subdivision design, housing, financing, or building practices that became influential in the local community, metropolitan area, or elsewhere.

Conducting an Intensive-Level Survey and Compiling National Register Documentation

Intensive-level survey provides a comprehensive study of selected neighborhoods and gathers the detailed information necessary to document properties for National Register listing and make determinations of eligibility. Building upon the general observations made during the reconnaissance survey, the intensive-level survey provides detailed, factual information about the history and physical evolution of one or more subdivisions or neighborhoods believed to be eligible for National Register listing.

The intensive survey closely examines the neighborhood's historic significance, integrity, and boundaries, firmly establishing its place within the local historical context. Survey at this level gathers sufficient information to confirm National Register eligibility and to document the property according to National Register standards.

Documenting the Physical Evolution of a Historic Residential Suburb

During intensive-level survey, additional field observations and research provide an indepth record of the current character and condition of a historic neighborhood and document its physical evolution and history. The guidelines on pages 86–87 list the information that should be gathered during the intensive-level survey and reported on the National Register registration form.

Several historical documents provide valuable comparative data for tracing the physical evolution of a historic neighborhood. A comparison of the neighborhood as it exists today and the original plat helps determine the extent to which the plan was carried out and the periods of time when housing was constructed. Such a comparison will also help determine whether the neighborhood was developed by a subdivider, who consequently sold unbuilt lots to builders, or, by a community builder, who not only sold lots but also supervised the construction of houses.



Streetscapes of the Cameron Park Historic District, Raleigh, North Carolina, one of three large subdivisions platted c. 1910 during an extensive period of urban growth. Neighborhoods were nominated to the National Register through a survey of the city's historic residential neighborhoods, which included the development of a historic context documenting local patterns of suburbanization. These efforts resulted in a multiple property submission entitled *Early Twentieth Century Raleigh Neighborhoods*. Due to the extremely large study area and predominance of residential resources, surveyors systematically proceeded from the city's oldest sections to newer ones recording block faces on multiple structures forms that were later grouped together by subdivision and cross-referenced to files on selected individual properties. (Photos by Diane Filipowicz, courtesy North Carolina Department of Cultural Resources)

Historic photographs, illustrations, maps and aerial photographs also reveal changes. In addition, fire insur-

ance maps, such as Sanborn Fire Insurance Company maps, drawn soon after the completion of the subdivision, can be compared with more recent maps to identify later construction. Recorded deeds and sometimes tax records provide reliable dates of construction, which can be used to create a series of period maps showing the neighborhood's evolution.

During the intensive-level survey, it is important to document the physical evolution of the neighborhood, identifying who was responsible for the subdivision plan as well as the design of houses and landscape features. This means:

- Determining which profile of developer (e.g. subdivider, home builder, community builder, operative builder, or merchant builder) the developer most closely fits.
- Explaining the relationship between the developer and any site planners, architects, landscape architects, engineers, and home builders who contributed to the design of the neighborhood.
- Documenting the specific contributions of each professional group and of individual designers collaborating on the neighborhood's design.
- Providing documentary evidence that deed restrictions were used, mentioning specific provisions of such restrictions and explaining how they influenced the character of the subdivision.
- Indicating whether the original developer remained in charge of executing the plan and, if not, describing any major changes made by subsequent developers.

Classifying House Types for Inventory Purposes

An intensive survey of one or more residential suburbs often covers an area of considerable extent and literally hundreds of houses and other resources. Decisions need to be made about how houses and streetscapes can be surveyed most efficiently so that determinations can be made about district boundaries and the classification of contributing and noncontributing resources. Sufficient information should be drawn from the reconnaissance survey to determine whether a building-by-building survey is needed or whether there are sufficient similarities of construction and design so that resources can be grouped in categories based on common housing types. Such a typology can then be used to define significant patterns as well as facilitate the collection of information about condition and integrity which is needed to complete the building-by-building inventory of contributing and noncontributing resources.

Many subdivisions, especially during and after World War II, offered prospective owners a limited number of house types, sometimes being distinguished only by the number of rooms, roof design, or exterior wall materials. For this reason, when conducting an intensive survey in a neighborhood of similarly-designed houses, perhaps designed by a single architect and constructed by a single builder, it makes sense to classify houses or housing units by type and provide a general description of each type. An inventory can be compiled by listing each house by street address or building number and indicating its type according to the general classification scheme and noting its condition, any major alterations or additions, and status as contributing or noncontributing.

For example, in an FHA-approved neighborhood having a dozen house types, the description of House Type 2-B might read:

House Type 2-B is a six-room, two-story hipped roof variation of the standard 1144 square foot

home whose lower-story is clad with painted brick and upper story wooden clapboard. The house originally featured metal casement windows, a side porch, and a side chimney. A pedimented doorway, paneled door, and a moulded entablature reflect minimal Colonial Revival styling.

An inventory entry for one such house could then read:

1212 Columbus Street, an example of Type 2-B, having an enclosed porch, matching aluminum siding over wooden clapboards on upper story, and replacement double-hung, vinyl windows on principal facades. Otherwise house is in good condition. Contributing.

For more information on documenting historic suburbs, refer to the Documentation and Registration section on pages 108-111 and the National Register bulletin, *How to Complete the National Register Registration Form*.



EVALUATION

The evaluation process entails three major activities: defining significance, assessing historic integrity, and selecting boundaries. Information gathered during the intensive survey about the history and condition of a neighborhood is related to the historic patterns of suburbanization that shaped the locality or metropolitan area where it is located. Ultimately the evaluation process verifies whether or

not a property meets the National Register criteria for evaluation and is eligible for National Register listing.

The written statement of historic context—containing information about the local or metropolitan patterns of transportation, subdivision design, and housing—makes it possible to determine the extent to which a neighborhood represents local or regional patterns and is associated with important

events, activities, or persons that contributed in important ways to the growth and development of the community. The reconnaissance survey, furthermore, provides comparative information about the condition of historic neighborhoods and subdivisions, enabling researchers to eliminate from further consideration those that have lost their historic integrity.



Figure 8.
**How Residential Suburbs Meet the National Register
Criteria for Evaluation**

Criterion A

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.
- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.

Criterion B

- Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.

Criterion C

- Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.
- Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.

Criterion D

- Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

In certain cases, a single home or a small group of houses in a residential subdivision may be eligible for National Register listing because of outstanding design characteristics (Criterion C) or association with a highly important individual or event (Criterion A or B).

Decisions about significance, integrity, and boundaries depend on the historical record as well as the presence of physical features of subdivision design and housing. Aspects of design such as spatial organization present in the general plan of development, the layout of streets and pedestrian paths, and the arrangement of house lots, may be important as indicators of historic patterns of development as the styles or design of housing.

Platted in six sections over a seven-year period beginning in 1920, the F. Q. Story Neighborhood Historic District provides an index of southwestern small house design spanning three decades and vernacular landscape conventions such as the use of paired palms. (Photo by Don W. Ryden, courtesy Arizona Office of Historic Preservation)

Historic period, relationship to transportation corridors, cohesive planning principles, socioeconomic conditions, real estate trends, and architectural character usually impart distinctive characteristics that distinguish the historic neighborhood from the development that surrounds it. Recognition of these factors early in the process makes it possible to place a particular suburb in the national context for suburbanization as well as local or metropolitan contexts. Knowledge of these factors can be used in making comparisons among neighborhoods of similar age, understanding local patterns of history and development, and in defining historic districts that meet the National Register criteria.

Early identification of the type of residential suburb (e.g. railroad suburb,

streetcar suburb) will help the researcher identify areas of significance as well as characteristic features that may be present. Knowledge of the dates when a neighborhood was subdivided and its dwellings constructed will provide a foundation for understanding its physical layout, the design of its housing, its relationship to important stages of local history and development, and its association with important local events.

Although the residential subdivision is a logical unit for study, historic neighborhoods are not necessarily defined by lines drawn on a historic subdivision plat. Historic districts meeting the definition of a historic residential suburb may consist of one or a group of subdivisions, or they may occupy a small portion of a large



Criterion B can apply to neighborhoods that are associated with important developers and best represent their contributions to significant local or metropolitan patterns of suburbanization. The Park Hill Historic District (1921–1950), North Little Rock, Arkansas (top left), is associated with local developer Justin Matthews of the Park Hill Land Company, whose successful entrepreneurial efforts over many years shaped the historic identity of North Little Rock as a suburban community. (Photo by Sandra Taylor Smith, courtesy Arkansas Historic Preservation Program)

A case for exceptional significance under Criterion Consideration G must be made when documenting neighborhoods importantly associated with events that occurred within the past 50 years, even when the homes date to an earlier period. The Glenview Historic District (1920s–1965) in Memphis (top right) possesses exceptional importance as the center of local controversy as African American families exercised their right to purchase homes in existing middle-class neighborhoods during the Civil Rights movement. (Photo by Carroll Van West, courtesy Tennessee Historical Commission)

subdivision. Decisions about significance, integrity, and boundaries, therefore, should take into consideration factors concerning social history and community development of large areas of residential development that broadly meet the definition of “historic residential suburb,” as well as the architecture and site planning of individual subdivisions.

HISTORIC SIGNIFICANCE

Defining historic significance requires a close analysis of information about the development and design of a particular historic neighborhood and an understanding of local, metropolitan, and national trends of suburbanization. The property is viewed in relationship to the broad patterns of suburbanization that shaped a community, State or

the Nation, and to determine whether the area under study meets one or more of the National Register Criteria for Evaluation.

Applying the National Register Criteria and Criteria Considerations

To be eligible for National Register listing, a residential suburb must possess significance in at least one of the four aspects of cultural heritage specified by the National Register Criteria for Evaluation. In addition, neighborhoods less than 50 years of age must meet Criteria Consideration G by possessing exceptional importance.



Association with Important Events and Persons

Historic residential suburbs typically reflect the outward spread of metropolitan areas and the growth and development of communities. For this reason, residential districts are commonly evaluated under **Criterion A** for their association with important events or patterns in community history or with groups of residents (not specific individuals) who collectively made important contributions to the area's prosperity or identity as a place of industry, government, education, or social reform.

Criterion B applies to neighborhoods directly associated with one or more individuals who made important contributions to history. Such individuals must have exerted important influence on the neighborhood's sense of community or historic identity and

they must have gained considerable recognition beyond the neighborhood. This includes prominent residents, such as a leading political figure or social reformer. **Criterion B** also applies to neighborhoods that are associated with important developers and best represent their contributions to significant local or metropolitan patterns of suburbanization. Subdivisions representing the work of prominent site planners, architects, or landscape architects should be evaluated under **Criterion C**, unless they also served as their residence during an important period of their career. For more information about applying **Criterion B**, refer to the National Register bulletin, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

Distinctive Characteristics of Design

Historic residential suburbs often reflect popular national trends in subdivision design, such as the Picturesque style of the nineteenth century or FHA-recommended curvilinear plans. They may also reflect popular architectural styles, housing types, and principles of landscape architecture. Such districts are evaluated under **Criterion C** to determine if they embody the distinctive characteristics of a type, period, style, or method of construction; or represent the work of a master architect, landscape architect, or community planner. Historic neighborhoods that form "a significant and distinguishable entity whose components," including streets and homes, "lack individual distinction" are also evaluated under **Criterion C**.

Qualifying physical characteristics, under **Criterion C**, may be present in

the overall plan, the architectural design of dwellings and other buildings, and the landscape design of the overall subdivision or of individual homes, parks, or parkways. Significance under Criterion C requires that the features that mark distinction in planning, architecture, and landscape design remain intact and recognizable.

Organization of space is a key factor in ascribing significance in community planning and landscape architecture. Visible in the general or master plan and aerial photographs, spatial organization is defined by the relationship between design and natural topography, the arrangement of streets and house lots, the arrangement of buildings and landscape features on each lot, and the provision of common spaces, such as walkways, playgrounds, and parks. The recognition of important local patterns may require examining records held by the local planning or zoning office, the development company, or architectural firms involved with construction, as well as making comparisons with other suburbs in the local area from the same period of time. Significance in landscape architecture may also derive from special features such as a unified program of street lighting or tree plantings; the landscape design of yards, entrance ways, or roadways; the presence of scenic vistas; or conservation of natural features.

Distinctive architectural design may be present in a variety of building types—dwellings, garages, carriage houses, community buildings, gate houses, and sheds. Buildings may reflect a cohesive architectural type and style with some variation (e.g. Cape Cod or Ranch) or they may reflect a variety of period or regional styles such as Tudor Revival, Colonial Revival, or Mediterranean. Homogeneity or diversity of housing types and style may be an important architectural characteristic and be an important indicator of the overall design intent of the suburb as well as its period of development. Information about the developer and the various architects and landscape architects involved in the design of a subdivision is important to understanding the character of a residential subdivision, ascribing design signifi-

cance, and placing a suburb in a local, metropolitan, State, or national context.

Ability to Yield Important Information

Criterion D is applied to the evaluation of pre- or post-contact sites, such as remnant mills and farmsteads that pre-date land subdivision and remain intact in parks, stream valleys, floodplain, or steep hillsides. Such sites may provide information important to historic contexts other than suburbanization. In addition, historical archeology of home grounds may provide important information about the organization of domestic grounds, vernacular house types, gardening practices, or patterns of domestic life. When used in tandem with documentary sources, historical archeology helps define data sets and research questions important in understanding patterns of suburbanization and domestic life. For additional guidance, consult the National Register bulletin, *Guidelines for Evaluating and Registering Archeological Sites and Districts*.

Evaluation under Criterion Consideration G

Criterion Consideration G states that properties that have achieved significance within the past 50 years may qualify for National Register listing if they are an integral part of a historic district that meets the criteria or if they have exceptional importance.

The post-World War II building boom, spurred by the availability of low-cost, long-term mortgages for home owners and financial credits for builders, resulted in the widespread development of suburban subdivisions that were not only large in size but vast in number. In coming years as many of these approach 50 years of age, there will be increasing pressure to evaluate their eligibility for listing in the National Register. Their evaluation raises several questions concerning Criterion Consideration G and the National Register's 50-year guideline.

When must a historic subdivision or neighborhood possess "exceptional importance" as a requirement for

National Register listing? Specific dates for the overall site design and the construction of component resources are needed to determine when a case for exceptional importance is necessary to support eligibility or listing. Such a case must be made for subdivisions which were platted and laid out and where the majority of homes were constructed within the last 50 years. It is also required for neighborhoods importantly associated with events that occurred within the past 50 years even though the homes were built during an earlier period, for example an older neighborhood importantly associated with the Civil Rights movement.

Is "exceptional importance" a requirement for a neighborhood whose construction began more than 50 years ago but was completed within the past 50 years? Because subdivisions were typically constructed over a period of many years, it is not uncommon to encounter a subdivision where streets and utilities were laid out and home construction begun more than 50 years ago, but where construction continued into the recent past. As a general rule, when a neighborhood as a whole was laid out more than 50 years ago and the majority of homes and other resources are greater than 50 years of age, a case for exceptional importance is not needed. In such cases, the period of significance may be extended a reasonable length of time (e.g., five or six years) within the less-than-50-year period to recognize the contribution of resources that, although less-than-50-years of age, are consistent with the neighborhood's historic plan and character.

When the majority of homes and other resources, however, are less than 50 years of age, a case for exceptional importance is required. Subdivisions of this type found not to possess exceptional importance should be reevaluated when the majority of resources achieve 50 years of age.

Regional contexts should be developed in areas where suburbanization was widespread and numerous planned subdivisions took form during the post-war era. Such a context can help 1) establish a chronology of the region's



This 1957 contemporary house represents the final phase of home-building in the Monte Vista and College View Historic District, which is listed under the Twentieth Century Suburban Growth in Albuquerque MPS. The district's period of significance was extended to the late 1950s (six years beyond the 50-year cut-off date at the time of listing) to recognize the contribution of houses whose style, type, and quality of construction was consistent with the suburb's design and historic evolution. In such cases a justification of exceptional significance under Criteria consideration G is not necessary. (Photo by David Kammer, courtesy New Mexico Office of Cultural Affairs)

suburban development, 2) target neighborhoods to be surveyed, and 3) identify exceptional examples that may be nominated before the majority of dwellings reach 50 years of age. To determine exceptional importance within a local, metropolitan, or regional context, it is necessary to consider a neighborhood's history in relationship to the overall local trends of post-World War II suburbanization as well as national patterns. Comparisons with other neighborhoods of the same period make it possible to identify distinctive or representative examples and to determine the extent to which they possess historic integrity.

For further guidance, you may wish to refer to the National Register bulletin, *Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Last Fifty Years*.

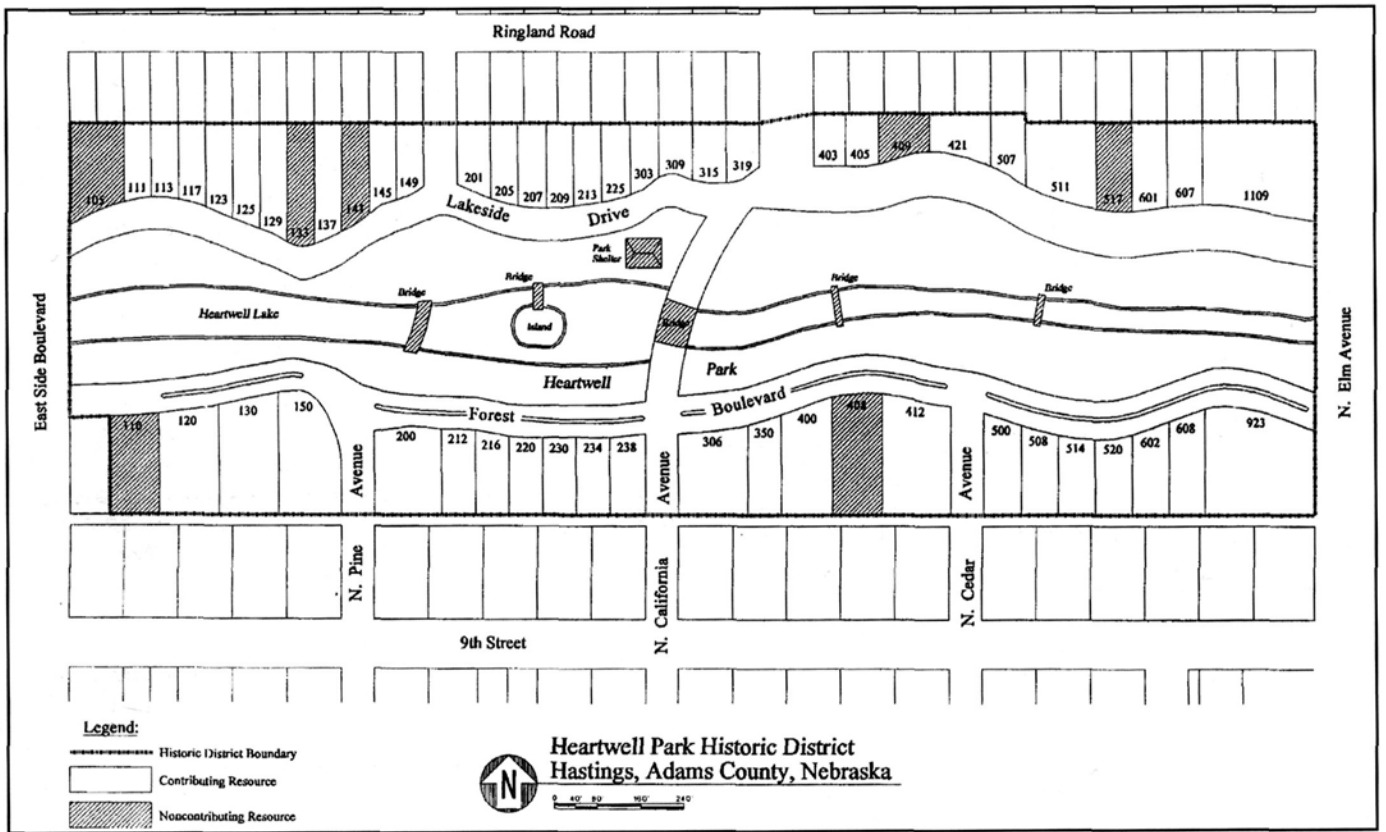
Selecting Areas of Significance

Area of significance is that aspect of history in which a historic property through design, use, physical characteristics, or association influenced the history and identity of a local area, region, State, or the Nation. The following areas of significance are commonly applied to historic neighborhoods important under Criterion A or B for their association with important events and persons.

- **Government** applies to those that reflect early or particularly important responses to government financing, adherence to government standards, or the institution of zoning by local governments.
- **Education, medicine, or government** may be areas of significance when a significant concentration of residents was associated with a

locally important center of government, hospital, or university.

- **Industry** applies when a suburb, by design or circumstance, served the need for housing for workers in a particular industrial activity, such as defense production during World War II.
- **Transportation** recognizes the direct association of a neighborhood or community with important advances in transportation and incorporation of innovative transportation facilities, such as a railroad station or circulation system that separates pedestrian and motor traffic.
- **Social history** 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, or the



extension of the American dream of suburban life or home ownership to an increasing broad spectrum of Americans.

- **Ethnic Heritage** recognizes the significant association of a historic neighborhood with a particular ethnic or racial group.

The following areas are commonly applied to historic suburbs important for their design under Criterion C:

- **Community planning and development** applies to areas reflecting important patterns of physical development, land division, or land use.
- **Landscape architecture** applies when significant qualities are embodied in the overall design or plan of the suburb and the artistic design of landscape features such as paths, roadways, parks, and vegetation.
- **Architecture** is used when significant qualities are embodied in the design, style, or method of construction of buildings and structures, such as houses, garages, carriage houses, sheds, bridges, gate houses, and community facilities.

Where subdivision design resulted from the collaboration of real estate developers, architects, and landscape architects, significance in all three areas—**community planning and development, architecture, and**

***Period of Significance for the Heartwell Park Historic District** in Hastings, Nebraska, begins in 1886, when the Heartwell Park Addition was platted by developer James B. Heartwell and the park laid out by landscape architect A. N. Carpenter. It extends to 1950 to encompass the final and largest phase of house construction facing the park in the 1940s, when due to local defense industries, the local population increased from 15,145 in 1940 to 20,211 by 1950 and FHA-insured loans provided incentives for home building. Due to the long period of development, the district includes 47 contributing houses in a wide range of styles and a number of landscape features, including the lake and island, curvilinear drives, and several noncontributing bridges. (Photo and map by Mead & Hunt, Inc., courtesy Nebraska State Historical Society)*

landscape architecture—should be recognized and the contributions of designers representing each profession documented. Historic suburbs may be eligible under Criterion C for their reflection of important design characteristics or as the work of a master; those that made important contributions to the theory of landscape design or community planning may also be significant under Criterion A.

Defining Period of Significance

Period of significance is the span of time when a historic property was associated with important events, activities, persons, cultural groups, and land uses, or attained important physical qualities or characteristics. The period of significance defined for a historic district is used to classify contributing and non-contributing resources.

Neighborhoods significant under **Criterion A** often have historic periods spanning many years to correspond with important historic associations and events in community life. The historic period for neighborhoods associated with an important person under **Criterion B** should be based on the years when the person resided in the community or was actively involved in community affairs. The period of significance for neighborhoods qualifying under **Criterion C** generally corresponds to the actual years when the design was executed and construction took place; this will vary depending on the type of suburb and the circumstances under which it took form. For example, suburbs built by merchant builders after World War II are likely to have shorter periods of significance than those laid out earlier in the century by subdividers who were in the business of selling empty lots in improved subdivisions.

Period plans and maps are useful for gaining an understanding of how a neighborhood evolved and for determining the corresponding period of significance. Generally the period of significance for a historic suburb important under **Criterion C** begins with the date when the streets, house lots, and utilities were laid out and extends to the date when the plan was

fully realized or the construction of homes substantially completed. The date of the historic plat may be used as the beginning date only when site improvements were begun shortly afterwards.

National trends of suburbanization as well as local economic factors, including the impact of major worldwide events such as the Great Depression and World War II, influenced the length of time in which historic suburbs formed and the extent to which earlier plans were carried out or modified. Such factors should be considered in defining an appropriate period of significance. Where development was interrupted resulting in lengthy periods when no construction occurred (e.g., a decade or more), it may be appropriate to define several periods of significance.

Where construction occurred over the course of many years, the period of significance may be extended to include more recent construction than 50 years provided it is in keeping with the suburb's historic design and evolution and satisfies the National Register's 50-year guideline (see discussion on page 96). To determine an appropriate closing date for the period of significance, several questions should be answered: What factors (e.g. early plat, deed restrictions, availability of financing) defined the neighborhood's social history and physical character during its early development? How long did these factors continue to influence the character or social history of the district? Are the more recently constructed dwellings of the district, by their location, size, scale, and style, consistent with the suburb's overall historic plan and earlier housing? To what extent do the dwellings, by their architectural style or landscape design, contribute to the historic character of the district? To what extent do they reflect later patterns of suburban development or community history and to what extent are these patterns important? If they occurred within the last 50 years, do they reflect trends or events of exceptional importance?



Historic (c. 1908) and present day views of the Putnam House in University Heights Subdivision Number One, University City, Missouri. A comparison of the two photographs points out many small-scale alterations to the house and a dramatic change in the home's hillside setting due to the growth of trees and shrubs since construction. Because the cumulative effect of the changes is minor, the Putnam House retains its early twentieth-century origins and overall exhibits a high level of historic integrity. (Historic photo courtesy University City Library Archives; present day photo by Charles Scott Payne, courtesy Missouri Department of Natural Resources).

Determining Level of Significance

Properties related to the same historic context are compared to identify those eligible for listing in the National Register and to determine the level—**local, State, or national**—at which the property is significant. Many residential districts will be eligible at the **local level** for their illustration of important aspects of community growth and development and their reflection of the broad trends that shaped suburbanization in the United States.

State level of importance is generally attributed to those that 1) established a precedent or influenced subsequent development within a metropolitan area or larger region within one or several adjoining states; 2) possess outstanding

characteristics of community design, landscape architecture, or architecture within the context of design statewide; or 3) represent the work of one or more master planners, landscape architects, or architects, whose work in subdivision design or suburban housing gained professional recognition in that particular State.

National level of importance is attributed to suburbs whose plan, landscape design, or architectural character introduced important innovations that strongly influenced the design of residential suburbs nationwide; it also applies to examples possessing outstanding artistic distinction or representing pivotal examples of the work of master designers who received national or international acclaim for their contributions to the design of residential suburbs.



HISTORIC INTEGRITY

Assessing historic integrity requires professional judgement about whether a historic subdivision or neighborhood retains the spatial organization, physical components, aspects of design, and historic associations that it **acquired during its period of significance**. When assessing integrity, consider both the original design laid out in the general plan and the evolution of the plan throughout its history. Keep in mind that changes may have occurred as the plan was implemented and that these changes may also be significant. In instances where the period determined to be “historic” bears little or no relationship to the original design or construction, assessments of historic

integrity should be based on 1) a knowledge of changes that occurred during the period of significance, and 2) a comparison of the neighborhood’s current condition with its condition at the end of the significant period.

The period of significance becomes the **benchmark** for identifying which resources contribute to significant aspects of the neighborhood’s history and determining whether subsequent changes contribute to or detract from its historic integrity. Alterations introduced after the period of significance generally detract from integrity. Their impact on the district’s overall integrity, however, depends on their scale, number, and conformity with the historic design.

The final decision about integrity is based on the condition of the overall

district and its ability to convey the significance for which it meets the National Register criteria. Weighing overall integrity requires a knowledge of both the physical evolution of the overall district and the condition of its component elements, including the design and materials of houses, the character of streets, and spatial qualities of community parks and facilities. Those making evaluations should take into consideration the extent to which landscape characteristics remain intact or have been altered. They should also be prepared to assess the cumulative effect that multiple changes and alterations may have on a neighborhood’s historic integrity.



Developed by African American developers and philanthropists, Walter and Frances Edwards, and approved for FHA-backed loans, the Edwards Historic District (1937-1946), Oklahoma City, illustrates the use of FHA-recommended house designs to create a unified village setting in a neighborhood of small houses. Today most houses reflect several decades of alterations, the most common being the application of nonhistoric siding. Houses having metal, vinyl, or asbestos siding (right) that mimics the original clapboard siding are considered contributing as long as other alterations are minor and the house's defining historic features are present. Those sheathed with thin brick or sheets of concrete-based "stone" veneer (left), however, are considered noncontributing because they have lost their historic character and substantially detract from the overall character of the neighborhood. (Photo by John R. Calhoun, courtesy Oklahoma Historical Society)

Applying Qualities of Integrity

Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Historic integrity requires that the various features that made up the neighborhood in the historic period be present today in the same configuration and similar condition. These qualities are applied to dwellings, as well as roadways, open spaces, garages, and other aspects of the historic design.

The presence of certain characteristics may be more important than others. Where the general plan of development has importance, integrity should be present in the original boundaries, circulation pattern of streets and walkways, and the division of housing lots. Where architectural design is of greatest significance, integrity will depend heavily on the design, materials, and workmanship of individual houses. Elements such as roadways, the arrangement of house lots, walls, plantings, walkways, park land, ponds, statuary, and fountains may likewise contribute strongly to importance in landscape architecture. Although historic plantings generally

enhance historic integrity, it is important to recognize that as trees, shrubs, and other vegetation mature, they may sometimes erase intended vistas.

The amount of infill and other changes that a historic neighborhood can withstand before losing integrity will depend on its size and scale, the presence of significant features, and the suburban context in which it developed. The division of suburban lots beyond that specified in historic plans and deed restrictions threatens a historic neighborhood's integrity of design and should be viewed as a compatible pattern of development only if the subdivision occurred as a result of historically important events during the period of significance.

Seven Qualities of Integrity

The seven qualities of integrity called for in the National Register criteria can be applied to historic neighborhoods in special ways.

Location is the place where significant activities that shaped the neighborhood took place. This quality requires that to a large extent the boundaries that historically defined the

suburb remain intact and correspond to those of the historic district being nominated. It also requires that the location of streets and the size and shape of the house lots have remained constant.

The location of historic suburbs was often determined by proximity to transportation corridors (streetcar lines, commuter railroads, parkways, or highways) and accessibility to places of employment. While the presence of historic transportation systems may add to a district's historic significance their loss or relocation does not detract in a major way from the integrity of the district.

Design is the composition of elements comprising the form, plan, and spatial organization of a historic neighborhood. This includes the arrangement of streets, division of blocks into house lots, arrangement of yards, and construction of houses and other buildings. Design may have resulted from conscious planning decisions set

forth in the historic plat, project specifications, building contracts or deed restrictions, or it may be the result of the personal tastes and individual efforts of homeowners to shape their domestic environment.

Integrity of design can be affected by changes to the size of housing lots by recent subdivision or consolidation and alterations to individual dwellings in the form of additions, siding, window replacements, and other changes.

Small-scale additions, such as the construction of modest porches or garages, may not detract in a major way from the historic character of individual homes and the neighborhood.

Large-scale additions, however, that double the elevation, add substantially to the mass of a historic house, or alter the spatial relationship between house and street generally threaten integrity of design.

Setting is the physical environment within and surrounding a historic suburb. Many historic neighborhoods were

designed to provide a semi-rural environment within commuting distance of the city, joining nature and urban amenities. A semi-rural character was often created through the design of an open, parklike setting of landscaped streets, private yards, and sometimes public parks. Subdivisions were often

American foursquare homes built in 1910 by a subdivider hoping to stimulate sales on the Woodland Place Plat in Des Moines. When evaluating the extent to which alterations affect the historic integrity of an individual house within a district, it is important to consider the nature of the change, its size and scale, and its impact on the character and continuity of the streetscape of which it is a part. Although the porch on the house at the right has been enclosed, the house retains the distinguishing characteristics of its type, style, and method of construction; its distinctive gables, massing, and upper-story fenestration continue to echo the overall form, materials, and setback of neighboring homes. (Photo by James E. Jacobsen, courtesy State Historical Society of Iowa)





surrounded by buffers of trees or bordered by undeveloped stream valleys to reinforce the separation of city and suburb.

Integrity of setting requires that a strong sense of historical setting be maintained within the boundaries of the nominated property. This relies to a large extent on the retention of built resources, street plantings, parks and open space. Elements of design greatly affect integrity of setting, and those consistent with the neighborhood's historic character or dating from the period of significance add to integrity. Small-scale elements such as individual

plantings, gateposts, fences, swimming pools, playground equipment, and parking lots detract from the integrity of setting unless they date to the period of significance.

The setting outside many historic neighborhoods will have changed substantially since the period of significance. Evidence of early streetcar or railroad systems in large part has disappeared, and arterial corridors have been widened and adapted to serve modern automobile traffic. Historic train stations, stores, churches, schools and community buildings, however, may still be present, and may be

nominated separately, or, if located within or on adjoining parcels, may be included within the boundaries of a historic residential suburb.

Materials include the construction materials of dwellings, garages, roadways, walkways, fences, curbing, and other structures, as well as vegetation planted as lawns, shrubs, trees, and gardens. The presence of particular building materials (e.g., stone, stucco, brick, or horizontal siding) may be important indicators of architectural style and methods of construction that give some neighborhoods a cohesive historic character.



Four-unit block of row houses (far left) and a double house built in the 1880s in the Barnum-Palliser District, Bridgeport, Connecticut, an important collection of mid-to-late nineteenth-century homes, many attributed to architects George and Charles Palliser. The houses depicted contribute to the district's significance because, despite asbestos siding placed on the houses during the mid-twentieth-century period, they still exhibit the distinctive architectural features—including bays, vergeboards, porches, dormers, capped chimneys, and gables—that characterized their original designs in the Eastlake and Stick styles. In fact, some of the siding is actually in keeping with the variety and fanciful treatment of the original siding. (Photos by Charles Brilvitch, courtesy Connecticut Historical Commission)

Integrity of materials in an architecturally significant neighborhood requires that the majority of dwellings retains the key exterior materials that marked their identity during the historic period. The retention of original materials in individual dwellings may be less important in assessing the integrity of a neighborhood significant for its plan or landscape design. Original plant materials may enhance the integrity, but their loss does not necessarily destroy it. Vegetation similar in historic species, scale, type and visual effect will generally convey

integrity of setting although integrity of materials may be lost.

Workmanship is evident in the ways materials have been fashioned for functional and decorative purposes to create houses, other buildings and structures, and a landscaped setting. This includes the treatment of materials in house design, the planting and maintenance of vegetation, as well as the construction methods of small-scale features such as curbs and walls.

Integrity of workmanship requires that architectural features in the landscape, such as portals, pavement, curbs, and walls, exhibit the artistry or

craftsmanship of their builders and that the vegetation historically planted for decorative and aesthetic purposes be maintained in an appropriate fashion and replaced in kind when damaged or destroyed.

Feeling, although intangible, is evoked by the presence of physical characteristics that convey the sense of past time and place. Integrity of feeling results from the cumulative effect of setting, design, materials, and workmanship. A streetcar suburb retaining its original street pattern, lot sizes, and variety of housing types and materials will reflect patterns of suburban life reminiscent of the late nineteenth and early twentieth centuries.

Association is the direct link between a historic suburb and the important events that shaped it. Continued residential use and community traditions, as well as the renewal of design covenants and deed restrictions, help maintain a neighborhood's integrity of association. Additions and alterations that introduce new land uses and erase the historic principles of design threaten integrity.

Integrity of association requires that a historic neighborhood convey the period when it achieved importance and that, despite changing patterns of ownership, it continues to reflect the design principles and historic associations that shaped it during the historic period.

Classifying Contributing and Noncontributing Resources

Buildings, structures, objects, and sites within a historic residential suburb are classified as “contributing” if they were present during the period of significance and possess historic integrity for that period. Those resources built or substantially altered after the period of significance are classified as “noncontributing” unless they have individual significance that qualifies them for National Register listing.

When a district’s period of significance extends to a date within the past 50 years (see discussion of Criterion Consideration G on page 96), resources less-than-50-years of age are classified as contributing if they were constructed or achieved significance within the defined period of significance, and by function, historic associations, and design, reflect important aspects of the neighborhood’s history and physical evolution. For example, a Colonial Revival home built in 1954 would contribute to a historic residential suburb whose period of significance extends from 1926, the date of platting, to 1958 when the last house following the original plan was constructed, providing the house was built on one of the original lots and was in keeping with the historic design character set by early deed restrictions. Conversely in the same neighborhood, a 1960s Ranch house on an original lot and a 1990s house imitating the Colonial Revival style on a newly subdivided lot would both be classified as noncontributing because their location and design departed from the neighborhood’s historic plan and their construction occurred outside the period of historic significance.

Nonhistoric Alterations and Additions

Alterations and additions since the period of significance affect whether an individual dwelling contributes to a district’s significance. Designed to be small but expandable, the houses built from the early 1930s through the 1950s have typically been enlarged as home owners have added garages, porches, sun rooms, family rooms, and additional bedrooms. Houses with relatively

modest additions that have little effect on the historic design of the original dwelling are classified as contributing. Those with additions that alter the original building’s massing and scale, introduce major noncompatible design elements, and interrupt the spatial organization of the streetscape and neighborhood, however, are classified as noncontributing.

When evaluating the extent to which the addition changes the dwelling’s individual character and the character of the streetscape of which it is a part, it is important to consider the size, scale, and design of the addition as well as its placement on the house lot. Information such as original setback requirements, historic design guidelines, and deed restrictions may also be useful in assessing the effect of additions on historic integrity. Whereas the construction of dormers on a Cape Cod house is unlikely to affect the dwelling’s integrity in a serious way, the addition of a full, second story by “popping up” the roof substantially alters the character of both house and streetscape.

Replacement siding poses a serious threat to the historic character of residential neighborhoods. Not only have wooden clapboards and shingled surfaces given way to a wide array of commercially available siding in aluminum and vinyl, but the asbestos-based materials of many World War II era and postwar subdivisions, now considered unsightly and unhealthy, are being covered. Whether new siding is the result of maintenance, health, aesthetic or energy saving concerns, it can have a substantial, cumulative impact on the character of historic neighborhoods, especially those with architectural distinction.

However, classifying all homes with nonhistoric siding as noncontributing is often too strict a measure. A wise approach is to consider the effect siding has on the character of the individual dwelling, and the character of the neighborhood as a whole. When determining whether a house with nonhistoric siding contributes, consider the following:

- The extent to which the new material visually approximates the house’s original material, design, and workmanship. Siding made of horizontal aluminum or vinyl boards would have less effect on the visual integrity of a house originally sheathed in clapboards or novelty siding than one built of brick or stone.
- The degree to which other distinctive features or architectural styling are obscured or lost by the application of the siding. The negative effect of siding is minimized if features such as window surrounds, purlins, wood detailing, barge boards, and brackets remain undamaged and visible.
- The extent to which new siding is accompanied by other alterations or additions that substantially or cumulatively affect the building’s historic character.

In general, houses may be classified as contributing resources where new siding: 1) visually imitates the historic material; 2) has been thoughtfully applied without destroying and obscuring significant details; and 3) is not accompanied by other alterations that substantially or cumulatively affect the building’s historic character.

Replacement siding is not a new phenomenon, and when evaluating the integrity of a historic neighborhood, one must consider the date when materials such as form stone, imitative brick sheathing, asbestos shingles, and other materials were added. Where these materials were installed during the period of significance, either by original home owners or later ones, they may reflect important aspects of the neighborhood’s evolution.

In sum, determining a reasonable threshold for evaluating the integrity of component resources begins with considering the reasons why the district meets the National Register criteria, and extends to examining the resource not only for its individual characteristics, but also for its contribution to the historic character of the overall neighborhood.

Weighing Overall Integrity

The final decision about integrity is based on the condition of the overall district and its ability to convey significance. The integrity of historic characteristics such as the overall spatial design, circulation network, and vegetation as well as the integrity of individual homes should be considered. Integrity depends to a substantial degree on the context of a metropolitan area's pattern of suburbanization and the condition of comparable neighborhoods in the area. The loss or relocation of a few features usually does not result in the loss of integrity of an entire historic neighborhood; however, the loss of entire streets or sections of the plan, cumulative alterations and additions to large numbers of dwellings, the subdivision of lots, and infill construction all threaten the integrity of the historic plan and the neighborhood's overall historic character.

The integrity of a historic residential subdivision relies in part on the cohesion of the historic plan and aspects of spatial organization, including street design, setbacks, and density. For this reason, integrity cannot be measured simply by the number of contributing and noncontributing resources. The retention of historic qualities of spatial organization, such as massing, scale, and setbacks, and the presence of historic plantings, circulation patterns, boundary demarcations, and other landscape features, should also be considered in evaluating the overall integrity of a historic neighborhood. Historic and contemporary views may be compared through old photographs, correspondence, news clippings, and promotional brochures to determine the extent to which the general design, character, and feeling of the historic neighborhood are intact and to measure the impact of alterations.

BOUNDARIES

The selection of boundaries for historic residential suburbs generally follows the guidelines for historic districts found in National Register bulletins, *How to Complete National Register of*

Historic Places Forms and Defining Boundaries for National Register Properties. Dwellings by noted architects, distinctive examples of a type or method of house construction, or designed landscapes, such as a park or parkway, may be nominated separately if they possess significance for which they individually meet the National Register criteria.

Defining the Historic Property

Boundaries are typically defined by the extent of a historic subdivision or group of contiguous subdivisions, particularly where significance is based on design. Factors such as identity as a neighborhood community based on historic events, traditions, and other associations may be more relevant and should be considered when defining the boundaries of neighborhoods important in social history or ethnic heritage.

Deciding What To Include

Boundaries should be clearly drawn on the basis of physical characteristics, historic ownership, and community identity as a neighborhood. In cases where a plan was only partially completed, the district boundaries should correspond to only the area where the plan was realized. Areas annexed or added to a historic plan may be included in the boundaries if such additions are shown to be historically important aspects of the overall suburb's evolution and therefore possess historical significance. If sections of a historic neighborhood have lost historic integrity, it is necessary to determine whether the sections lacking historic integrity can be excluded from the boundaries and whether the remaining unaltered area is substantial enough to convey significance.

For residential suburbs that developed in several stages, perhaps as a single farm was sold and subdivided in segments, boundaries are generally drawn to encompass the largest area that took form during the historic period and that possesses historic importance. The nomination should

document the sequential stages of development, indicating the boundaries of each stage on a sketch map or period plan. Areas added within the past 50 years should be excluded from the district's boundaries unless they are shown to have exceptional importance. Peripheral areas lacking integrity should also be excluded from the boundaries, for example, in the case of a recently zoned commercial corridor on the edge of a historic subdivision where the relationship of individual dwellings to the original plan and to the historic neighborhood have been lost. However, "donut holes" are not acceptable.

Natural areas such as ponds or woodlands may be included in the boundaries when they have recreational or conservation value and were included in the historic plan. Preexisting resources such as farmsteads may be included in the boundaries when they are integral to the design of the subdivision, were clearly designated for preservation in the subdivision plan, or have individual importance that is documented in the nomination.

Selecting Appropriate Edges

Lines drawn on historic plats, legal boundaries, rights-of-way, and changes in the nature of development or spatial organization are generally used to define the edges of a historic neighborhood. In general, the boundaries should be drawn along historic lot lines or boundary streets. An explanation of the relationship between the historic plan or subdivision and the proposed National Register boundaries should be given in the boundary justification.

DOCUMENTATION AND REGISTRATION

MULTIPLE PROPERTY SUBMISSIONS

Where the history of suburbanization for a metropolitan area is studied for the purpose of identifying a number of historic suburban neighborhoods, the National Register Multiple Property Documentation Form (NPS-10-900b) may be used to document the context, property types, registration requirements, and study methodology. Individual registration forms are then used to document each eligible neighborhood. Instructions for completing the form are found in the National Register bulletin, *How to Complete the National Register Multiple Property Documentation Form*, and videotape, *The Multiple Property Approach*.

INDIVIDUAL NOMINATIONS AND DETERMINATIONS OF ELIGIBILITY

Nominations are made on the National Register Registration Form (NPS-10-900) and processed according to the regulations set forth in 36 CFR Part 60. The form is intended as a summary of the information gathered during identification and a synthesis of findings concerning significance, integrity, and boundaries. General instructions for completing the form are found in the National Register bulletin, *Guidelines for Completing the National Register of Historic Places Registration Form*. Guidelines for documenting nationally significant properties for NHL designation by the Secretary of the Interior are found in the National Register bulletin, *How to Prepare National Historic Landmark Nominations*. The following section provides supplementary instructions for each part of the form.

Name

Historic residential suburbs are historic districts and may be named in various ways relating to their history and significance: historic name given in the original plat or plan, name used by the community during the period of significance, or name based on geographical location such as a town, village, or street. The name can include the term "historic district" or "historic residential suburb."

Classification

A historic subdivision is generally classified as a historic district because it is a collection of buildings, structures, and other features. The land covered by the overall plan is generally counted as a single site, and all buildings and structures substantial in size or scale therein are counted separately as contributing or noncontributing resources. The count should include bridges, free-standing garages, and outbuildings of sufficient size and scale to warrant being counted separately. Landscape features such as curbing, roadways, paths, tree plantings, ponds, and storm drains are generally considered integral features of the overall site and are not counted separately, unless they are substantial in size and scale or have special importance such as a central landscaped avenue or a designed park.

Description

The narrative description documents the physical evolution and current condition of the historic neighborhood being registered. The chart on pages 86-87 can be used as a checklist for describing residential districts. In summary, the description documents:

1) The historical relationship of the suburb or neighborhood to the growth and development of the local community or metropolitan area,

including the location of major transportation corridors; the provision for public utilities, such as power and water mains; the location of civic centers, business districts, schools, and parks and parkways; and local planning measures, such as subdivision regulations and zoning ordinances.

- 2) Neighborhood's relationship to the area's natural topography and physiography, including natural features comprising and surrounding the district, such as streams, canyons, rivers, escarpments, mountains, floodplain, and geological features.
- 3) The subdivision plan and its component features, including the circulation system, entrance features, arrangement of blocks and house lots, provision of sidewalks and pedestrian paths, landscape plantings, and community facilities such as parks, playgrounds, and recreational centers. Developer's role and relationship to architects, landscape architects, and home builders involved in the neighborhood's design and development. Principles of landscape design characterized by the overall plan or by specialized areas within the plan. Improvements provided by the developer, including water and septic systems, roads, and parks. Terms of deed restrictions that provided a form of "private control" over aspects such as the cost of construction, required setbacks, architectural style, and future alterations. The presence of street plantings, lampposts, curbs and gutters, entrance portals or signs, memorials, sculpture, landscape elements, principal vegetation, and important natural features.
- 4) Principal house types, architectural styles, and methods of construction, including predominant characteristics, such as scale, proportions, materials, color, decoration, workmanship, and quality of design.

Significant groupings of dwellings, as well as distinctive individual examples. Architectural types, styles, and methods of construction evident in houses, garages, sheds, and community buildings. Housing may be classified by type based on housing models, architectural style or period, or other descriptive means. Principal architects and home builders, and representative examples of their work should be identified.

- 5) Design and function of schools, churches, commercial centers, and transportation facilities within the boundaries of the historic neighborhood.

- 6) Principles of landscape design and historic landscape features evident in yard design, such as open lawns, border gardens, specimen trees, fences and walls, hedges, shrubbery, and foundation plantings. Identity of landscape architects involved in the design and development of the neighborhood, noting any landscape features that represent their work.

- 7) Appearance of the district during the period when it achieved historical significance and any subsequent changes or modifications. This includes alterations and additions to the plan or to the dwellings and other buildings, noting the types of changes and the degree to which alterations affect the integrity of

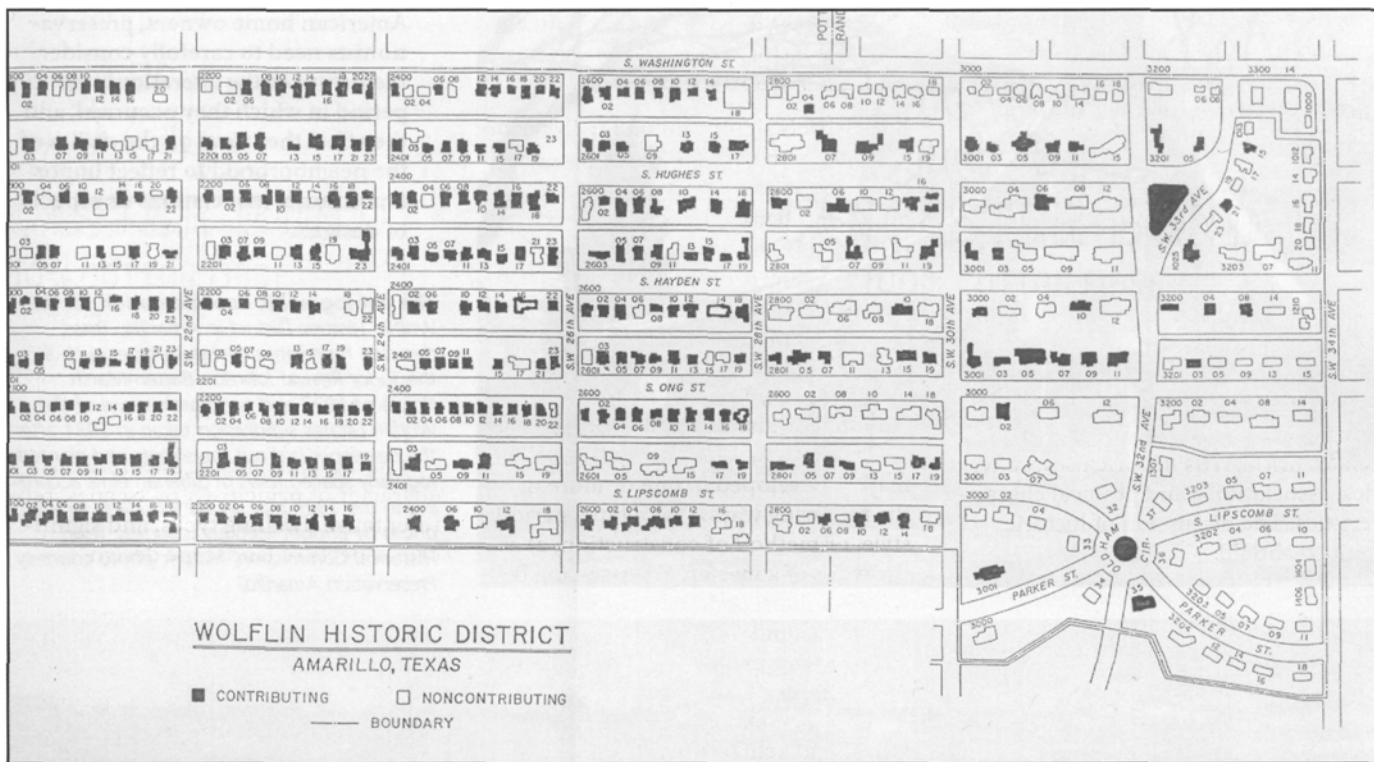
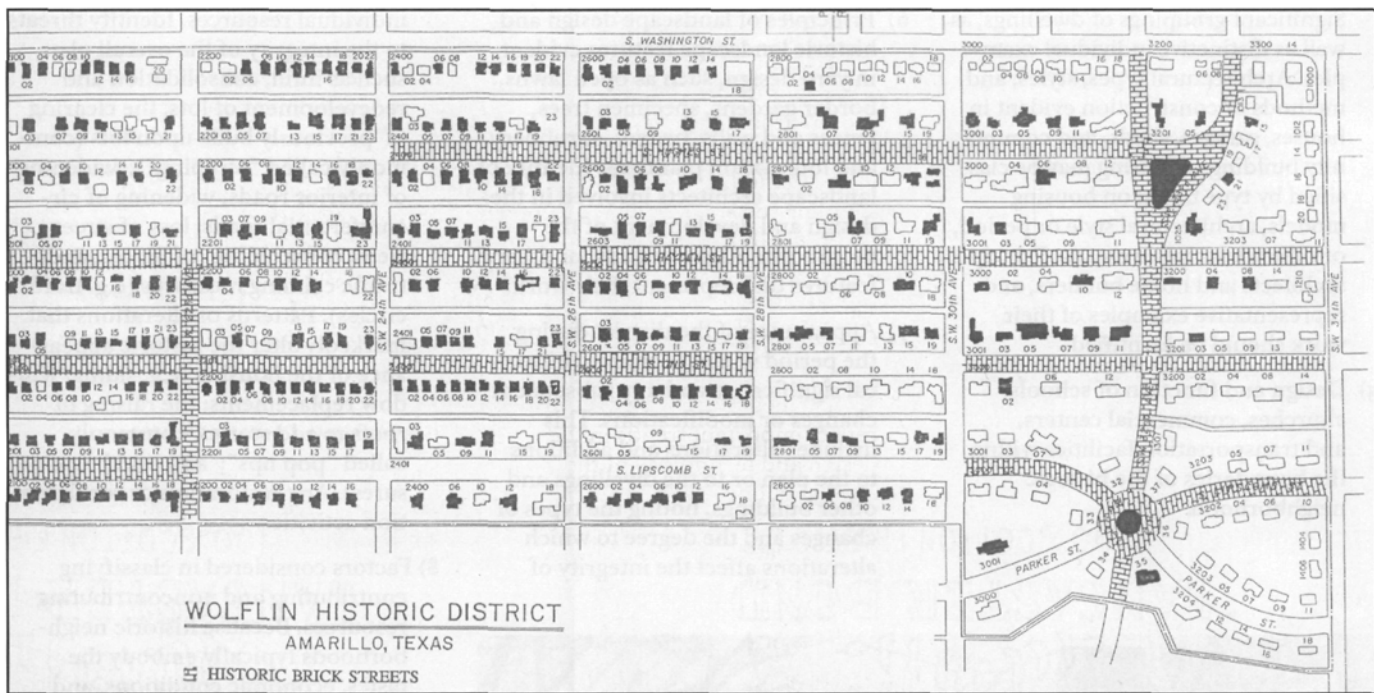
individual resources. Identify threats to the integrity of the overall plan, such as infill, consolidation and redevelopment of lots, the clearing of previously built-upon lots (commonly called “scraping”), widening of interior roads, widening of circumferential roads, loss of street trees, construction of fences, and traffic calming measures (e.g. traffic circles). Patterns of alterations that markedly alter the historic appearance of the housing (e.g. siding; window replacements; the raising of roofs to add stories, commonly called “pop ups”; and porch enclosures). Any restoration or rehabilitation activities.

- 8) Factors considered in classifying contributing and noncontributing resources. Because historic neighborhoods typically embody the tastes, economic conditions, and lifestyles of several generations of American home owners, preservationists need to carefully consider the nature of the alterations, the period in which they occurred, and the effect they have on the ability of the neighborhood to reflect important historic associations or aspects of design.



The photographic documentation for the Wolflin Historic District in Amarillo, Texas, depicted representative house types such as the Tudor Revival Johnson-Batten-Marsh House of 1927 and panoramic views of the Wolflin Estates subdivision taken in 1931 after the developer laid out the streets and planted regularly spaced rows of Siberian elms according to the 1927 plan by Hare & Hare. (House photo by Bridget Metzger, courtesy Texas Historical Commission; historic photo courtesy Preservation Amarillo)





The Wolflin Historic District consists of Wolflin Place (to the west) platted in 1923 and expanded in 1926 to follow the city's gridiron plan, and Wolflin Estates (to the east), platted with a radial plan by landscape architects Hare & Hare in 1927. Separate sketch maps were prepared to indicate the location of the community's distinctive brick streets and contributing and noncontributing buildings. Because the landscape design of Wolflin Estates dates to the historic period and is significant as a local example of the work of a master designer, it is included within the district's boundaries even though many of its buildings were built outside the period of significance. (Maps by Hardy-Heck-Moore, courtesy Texas Historical Commission)

9) A list of contributing and noncontributing resources keyed to a sketch map for the entire district. This list should provide the address, date of construction, and condition for all principal buildings, as well as streets,

avenues, parks, playgrounds, and recreational areas that are part of the historic neighborhood. Because many residential districts will have a large number of component resources, which often share common aspects of size, plan, and style, it may be useful to develop a typology of housing types that can be used in listing contributing and noncontributing resources and locating examples on sketch maps. Many computer programs are particularly helpful in formulating such a list.

Statement of Significance

The statement of significance explains the ways in which the historic district relates to the theme of suburbanization locally and reflects the national trends presented in this bulletin and sets forth the reasons the district is significant within this context. The statement addresses the National Register criteria, and if applicable, criteria considerations. The greater the importance of certain features—such as the overall plan and circulation network—the more detailed the explanation of their role should be. The reasons for selecting the period of significance and the areas of significance in which the district meets the National Register criteria must be justified.

Unless provided on a related multiple property form, a statement of historic context should identify one or more themes to which the property relates through its historic uses, activities, associations, and physical characteristics. The discussion of historic context should:

- 1) Explain the role of the property in relationship to broad historic trends, drawing on specific facts about the district and its community.
- 2) Briefly describe the history of the community where the neighborhood is located and explain the various stages in the community's suburbanization, the factors leading to the development of suburban neighborhoods, and the characteristics of historic subdivisions locally or regionally. Explain how local trends

and examples relate to the national context for suburbanization.

- 3) Explain or discuss the importance of the suburban neighborhood in each area of significance by showing that it is a unique, important or outstanding representative when compared to other neighborhoods of the same period or type or with similar historical associations.
- 4) Explain how housing types, architectural style, landscape design, materials and methods of construction reflect important trends in the design and technology of the American house and yard. Note sources of plans (e.g., factory-made houses, pattern books, mail order plans, Small House Architect's Bureau, FHA-recommended designs, or professional firm).
- 5) Establish the importance of the developer, principal home builders, architects, and landscape architects in the history of the local community or metropolitan region.

For districts significant under Criterion A, provide an explanation of how the events, or pattern of events, represented by the district made an important contribution to the history of the community, State, or Nation. For districts significant under Criterion B, explain how the person with whom the property is associated is important in the history of the community, State, or Nation. For districts significant under Criterion C, the statement of context may be developed in one or more of the following ways: 1) as a type, period, style, or method of construction; 2) as the work of a master; 3) possessing high artistic values; and 4) representing a significant and distinguishable entity whose components may lack individual distinction.

The documentation of neighborhoods that achieved significance within the past 50 years requires a justification of exceptional importance. An explanation of the dates when the subdivision was laid out and the housing constructed should be given in the nomination to support the period of significance and to indicate whether or not a justification of exceptional significance is

needed. As a general rule, a majority of resources must be at least 50 years of age, before the district as a whole can be considered to meet the 50-year guideline. The nomination of a suburban neighborhood whose design was begun and substantially completed more than 50 years ago, although some resources within the district were built within the last 50 years, does not require a justification of exceptional importance.

Maps and Photographs

The general requirements for maps and photographs are given in the National Register bulletin, *How to Complete the National Register Registration Form*. Maps include a U.S.G.S. quadrant map identifying the location and coordinates of the historic district and a detailed sketch map indicating boundaries and labeling resources as contributing or noncontributing. In addition, the sketch map should identify the names of streets and community facilities, such as schools, community buildings, shopping centers, parks, and playgrounds. The map should include street addresses or be cross-referenced by resource number or name to the list of contributing or noncontributing resources in the Description (Section 7). The number and vantage point of each photographic view should be indicated as well as the relationship of the district to surrounding streets or nearby transportation facilities.

Photographs should illustrate the character of principal streetscapes, representative dwelling types, and significant aspects of landscape design. Community facilities, such as schools and parks, and representative examples of noncontributing resources should be depicted.

If possible, supplement the required documentation with copies of historic plats, plans, and photographs. Period plans that show the extent to which housing and landscape design were completed at various intervals of time are also useful for graphically depicting the neighborhood's physical evolution and can supplement the narratives in Sections 7 and 8.

ENDNOTES

Please note: Many of the following references include sources for further reading.

1. David R. Goldfield and Blaine A. Brownell, *Urban America: A History*, 2d. ed. (Boston: Houghton Mifflin, 1990), 289; Leo F. Schnore, "Metropolitan Growth and Decentralization," in *The Urban Scene: Human Ecology and Demography*, Leo F. Schnore, ed., (New York, 1965), 80, cited in Marc S. Foster, *From Streetcar to Superhighway* (Philadelphia: Temple University Press, 1981), 47; Dennis R. Judd and Todd Swanstrom, *City Politics* (New York: Harper Collins, 1994), 187.

2. This bulletin provides an overview of a national context for suburban development in the United States and a methodology for developing contexts at the local, metropolitan, or State level. The complete national context can be found in the "Historic Residential Suburbs in the United States, 1830 to 1960, Multiple Property Documentation Form." It is available electronically on the National Register Web site at <www.nps.gov/nr/pubs>. Printed copies may be requested through e-mail (nr_info@nps.gov) or by writing to National Register of Historic Places, National Park Service, 1849 C. Street, NW, Washington D.C. 20240.

3. See the Public Housing in the United States, 1933-1949, MPS (draft) available from the National Register program.

4. Robert Fishman, *Bourgeois Utopias* (New York: Basic Books, 1987), 155.

5. John R. Stilgoe, *Borderland* (New Haven and London: Yale University Press, 1985); Fishman, *Bourgeois Utopias*.

6. Kenneth T. Jackson, *Crabgrass Frontier* (New York: Oxford University Press, 1985)35-37; 37; David Schuyler, *The New Urban Landscape* (Baltimore: Johns Hopkins University Press), 152; James E. Vance, *Geography and the Urban Evolution in the San Francisco Bay* (Berkeley: Institute of Governmental Studies, University of California, 1964), 43.

7. Anne D. Keating, *Building Chicago* (Columbus: Ohio State University Press, 1988), 14; Jackson, 92-93; Stilgoe, 140; Goldfield and Brownell, 259.

8. Clay McShane and Joel A. Tarr, "The Centrality of the Horse in the Nineteenth Century City," in *The Making of Urban America*, 2nd ed., ed. Raymond A. Mohl (Wilmington, Del.: SR Books, 1997), 111; Jackson, 39-42.

9. McShane and Tarr, 111; Fishman, 138.

10. Paul L. Knox, *Urbanization* (Englewood Cliffs, N.J.: Prentice Hall, 1994), 89; Joel A. Tarr and Josef W. Konvitz, "Patterns in the Development of Urban Infrastructure," in *American Urbanism*, ed. Howard Gillette Jr. and Zane L. Miller (Westport, Conn: Greenwood Press, 1987), 204.

11. Jackson, 118-120. See also Samuel Bass Warner Jr., *Streetcar Suburbs* (Cambridge: Harvard University Press, 1962); Paul H. Mattingly, *Suburban Landscapes* (Baltimore: Johns Hopkins University Press, 2001).

12. Jackson, 119.

13. Foster, 16.

14. See Stilgoe, 239-51; Eric Johannesen, et.al. Shaker Square and Shaker Village H.D. NRHP Nominations, Ohio SHPO, July 1, 1976, and May 31, 1984, and Boundary Increases, December 9, 1983, and January 5, 2001.

15. Foster, 49, 52.

16. Tarr and Konvitz, 210; Mel Scott, *American City Planning Since 1890* (Berkeley: University of California Press, 1971), 186; Federal Highway Administration, *Highway Statistics: Summary to 1985*, as quoted in Knox, 107.

17. Peter G. Rowe, *Making a Middle Landscape* (Cambridge: MIT Press, 1991), 4; Jackson, 181.

18. Tarr and Konvitz, 211.

19. Edward Relph, *Modern Urban Landscape* (Baltimore: Johns Hopkins University Press, 1993), 77; Rowe, *Making a Middle Landscape*, 186-91; Christopher Tunnard and Boris Pushkarev, *Man-Made America* (New Haven: Yale University Press, 1966), 160-62.

20. Tarr and Konvitz, 210.

21. Larry R. Ford, *Cities and Buildings* (Baltimore: Johns Hopkins University Press, 1994), 233.

22. Bruce E. Seely, *Building the American Highway System* (Philadelphia: Temple University Press, 1987), 67; Tunnard and Pushkarev, 162-67.

23. Tunnard and Pushkarev, 162-65.

24. Rowe, 193; Tom Lewis, *Divided Highways* (New York: Viking Penguin, 1997; reprinted New York: Penguin Books, 1999), 41-44.

25. Lewis, 54-55.

26. Mark H. Rose, *Interstate*, rev. ed. (Knoxville: University of Tennessee Press, 1990), 19, 26.

27. Rose, 26; Rowe, 194.

28. Rose, 92; Rowe, 195.

29. Warner, 122; Chase, Susan Mulchahey, David L. Ames, and Rebecca Siders, *Suburbanization in the Vicinity of Wilmington, Delaware* (Newark, Del.: Center for Historic Architecture and Engineering, 1993), 90; Susan Mulchahey Chase, "The Process of Suburbanization and the Use of Restrictive Deed Covenants as Private Zoning" (unpublished Ph.d dissertation, University of Delaware, 1995), 119; Marc A. Weiss, *The Rise of the Community Builder* (New York: Columbia University Press, 1987), 40-42.

30. Weiss, 41-42; Keating, 70. See also William C. Page, et.al., *Towards a Greater Des Moines: Development and Early Suburbanization, ca 1880-ca 1920*, NRHP MPS, Iowa SHPO, October 25, 1996; James E. Jacobsen, *The Bungalow and Square House: Des Moines Residential Growth and Development* NRHP MPS, Iowa SHPO, November 21, 2000.

31. Greg Hise, *Magnetic Los Angeles* (Baltimore: Johns Hopkins University Press, 1997), 25; Weiss, 45.

32. Jackson, 177-78; Stilgoe, 258-59; Weiss, 4, 45-46, 50, 57. See also William S. Worley, *J.C. Nichols and the Shaping of Kansas City* (Columbia: University of Missouri Press, 1990); Catharine F. Black, Roland Park NRHP Nomination, Maryland SHPO, December 23, 1974.

33. See Weiss, 53-60.

34. *Ibid.*, 3-4.

35. Hise, 143.

36. Hise, 201-02; Jackson, 231-45. See also Barbara Kelly, *Expanding the American Dream* (Albany: State University of New York Press, 1993); Gregory C. Randall, *America's Original GI Town* (Baltimore: Johns Hopkins University Press, 2000); Jerry Ditto, Marvin Wax, and Lanning Stern, *Design for Living* (San Francisco: Chronicle Books, 1995); Ned Eichler, *The Merchant Builders* (Cambridge: MIT Press, 1982).

37. Jackson, 196; Keating, 70-71; Weiss, 32-33; Frank A. Chase, "Building and Loan Advantages: The Why and the Wherefore," *New York Tribune*, September 2, 1923.

38. Scott, 284.

39. *Ibid.*; FHA, *The FHA Story in Summary, 1934-1959* (Washington, D.C.: Government Printing Office, 1959), 2.

40. Jackson, 195-97.

41. FHA, *FHA Story*, 5, 13-17; Jackson, 203-09.

42. "Defense Housing in Brief Retrospect: The Aims and Achievements of Certain Housing Agencies—A Symposium," *Landscape Architecture* 33, no. 1 (October 1942): 14-19; FHA, *FHA Story*, 14-15. This bulletin is primarily concerned with legislative incentives that stimulated and influenced private investment in suburban real estate and home construction. The 1937 United States Housing Act (50 Stat. 888) established a federal program of urban public housing and slum clearance under the United States Public Housing Authority, and the 1940 Lanham Act (54 Stat. 1125) established the Federal Works Agency and expanded federal public housing programs to include housing for defense workers. In 1942, the FHA and the public housing programs were consolidated in one agency.

43. See William H. Wilson, *The City Beautiful Movement* (Baltimore: Johns Hopkins University Press, 1994).

44. Quotation is from Weiss, 49.

45. Norman T. Newton, *Design on the Land* (Cambridge: The Belknap Press of Harvard University, 1971), 468-69; Weiss, 69-70; See also Gwendolyn Wright, *Building the Dream* (New York: Pantheon, 1981), 200-03; Chase, "Process of Suburbanization."
46. Weiss, 70-72.
47. Committee report can be found in John M. Gries and James Ford, eds. *Planning for Residential Districts*, vol. 1, President's Conference on Home Building and Home Ownership (Washington, D.C.: National Capital Press, 1932), 47-124.
48. The FHA's appraisal system not only encouraged the expansion of residential development on the periphery of many metropolitan areas, but also is said to have contributed to the "redlining" of many urban neighborhoods by the banking industry. For a discussion of the politics and effects of racial restrictions, see Jackson, 197-203, 208-15; G. Wright, *Building the Dream*, 247-48.
49. Weiss, 67, 72-78, 183-84; Jackson, 241-42.
50. G. Wright, *Building the Dream*, 213.
51. Committee recommendations can be found in Gries and Ford, eds. *Planning*, 29-38.
52. Michael Southworth and Eran Ben-Joseph, *Streets and the Shaping of Towns and Cities* (New York: McGraw-Hill, 1997), 88; Weiss 67, 75, 183-84 fn. 29.
53. Scott, 208-10, 289-93. The first of its type, the Los Angeles Regional Planning Commission was founded in 1922; it influenced zoning regulations in local municipalities and in 1927 adopted a county zoning ordinance. The New York regional plan was developed between 1922 and 1931 under the direction of the Russell Sage Foundation with the expertise of preeminent Garden City planners.
54. See John Archer, "Country and City in the American Romantic Suburb," *Journal of Society of Architectural Historians* 42, no. 2 (May 1983): 139-56; Schuyler, *New Urban Landscape*, 149-66; Mary Corbin Sies, "The City Transformed," *Journal of Urban History* 14, no. 1 (November 1987): 81-111.
55. Archer, 150. See also Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst: University of Massachusetts Press, 1987), 164-72; David Schuyler, *Apostle of Taste* (Baltimore: Johns Hopkins University Press, 1996).
56. Archer discusses other influential books, including William Ranlett, *The Architect* (1847); Henry Cleaveland, William Backus, and Samuel Backus, *Village and Farm Cottages* (1856); Gervase Wheeler, *Homes for the People* (1855); Calvert Vaux, *Villas and Cottages* (1857); John Claudius Loudon, *The Suburban Gardener and Villa Companion* (1838); George E. Woodward, *Woodward's Country Homes* (1865); articles in *The Horticulturalist* by Downing, Howard Daniels and others.
57. Alexander Garvin, *The American City* (New York: McGraw-Hill, 1996), 253.
58. J. John Palen, *The Suburbs* (New York: McGraw-Hill, 1995), 51-55.
59. Rowe, *Making a Middle Landscape*, 198.
60. Garvin, 254; Jackson 25-30; Clay Lancaster, *Brooklyn Heights* (New York: Dover Publications, 1980).
61. Jackson, 81-86; Raymond W. Smith, A. T. Stewart Era Buildings NRHP MRA Nomination, New York SHPO, November 14, 1978.
62. Richard Longstreth, "Maximilian G. Kern," in *Pioneers of American Landscape Design*, ed. Charles Birnbaum and Robin Karson, (New York: McGraw-Hill, 2000), 209-12; Garvin, 256-58; Stephen J. Raiche, Portland and Westmoreland Places (a.k.a. Forest Park Addition) NRHP Nomination, Missouri SHPO, February 12, 1974.
63. Newton, 471-72. See also Worley, J. C. Nichols.
64. Archer, 150; Schuyler, *Apostle of Taste*, 206-08.
65. Archer, 154. Archer also discusses the early suburbs of New Brighton on Staten Island and Evergreen Hamlet near Pittsburgh.
66. Schuyler, *Apostle of Taste*, 208-09; Archer, 154-55. See also Susan Henderson, "Llewellyn Park, suburban idyll," *Journal of Garden History* 7, no. 3 (1987): 221-43; Robert P. Guter, et al., Llewellyn Park NRHP Nomination, New Jersey SHPO, February 28, 1986.
67. Newton, 468. See also Archer, 155-56; Schuyler, *New Urban Landscape*, 162-66.
68. Olmsted, Vaux and Company, *Preliminary Report upon the Proposed Suburban Village at Riverside* (1868), reprinted, "Riverside, Illinois: A Residential Neighborhood Designed Over Sixty Years Ago," ed. Theodora Kimball Hubbard, *Landscape Architecture* 21, no. 4 (July 1931), 268-69, cited in Newton, 466-67.
69. Garvin, 263. Early Olmsted projects included Tarrytown Heights (1870-1872), New York; Parkside (1872-1886) in Buffalo; Fisher Hill (1884) in Brookline, Mass.; Druid Hills (1889), in Atlanta; Sudbury Park (1876-1892) near Baltimore. Later suburbs by the Olmsted Brothers further perfected the curvilinear suburb combining its naturalistic principles with features inspired by the garden city movement, such as planted medians and cul-de-sacs, and building a reputation on large projects such as Roland Park (1901) and Guilford (1912) in Baltimore; Alta Vista (1900) in Louisville; St. Francis Woods (1915) in San Francisco, and Palos Verdes (1926) near Los Angeles. See also Arleyn A. Levee, "The Olmsted Brothers' Residential Communities," *The Landscape Universe* (Wave Hill, N.Y.: Catalog of Landscape Records in the United States and National Park Service, 1993), 29-48.
70. See Karen Madsen, "Henry Vincent Hubbard," and Charles A. Birnbaum, "Samuel Parsons Jr.," in *Pioneers*, ed. Birnbaum and Karson, 177-180, 187-91.
71. Henry V. Hubbard and Theodora Kimball, *Introduction to the Study of Landscape Design* (New York: Macmillan, 1917), 175-94, plate XXXIII, op. 280; H. V. Hubbard, "The Influence of Topography on the Layout of Subdivisions," *Landscape Architecture* 18, no. 3 (April 1928): 188-99.
72. T. K. Hubbard, ed., "Riverside," 259-77; Howard K. Menhinick, "Riverside Sixty Years Later," *Landscape Architecture* 22, no. 2 (1932): 109-17; Rowe, *Making a Middle Landscape*, 205.
73. Patricia Erigero, et al., Ladd's Addition Historic District NRHP Nomination, Oregon SHPO, August 31, 1988.
74. Wendy Laird, El Encanto Estates Residential H.D. NRHP Nomination, Arizona SHPO, January 29, 1988; Daniel Hardy, et al., Wolfiin H.D. NRHP Nomination, Texas SHPO, May 21, 1992.
75. Thomas W. Hanchett, Myers Park H.D. NRHP Nomination, North Carolina SHPO, August 10, 1987.
76. Handlin, 185; Newton, 471-74. See Sally Schwenk, Crestwood NRHP Nomination, Missouri SHPO, October 8, 1998; Lauren Bricker, et al., Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement NRHP MPS, California SHPO, August 6, 1998; John C. Terrell, Prospect H.D. NRHP Nomination, California SHPO, April 7, 1983; Esley Hamilton and James M. Denny, Brentmoor Park, Brentmoor and Forest Ridge NRHP Nomination, Missouri SHPO, September 23, 1982.
77. See Walter L. Creese, *Search for Environment—The Garden City Before and After*, rev. ed. (Baltimore: Johns Hopkins University Press, 1992).
78. See Stilgoe, 225-38; Newton, 474-78; Susan L. Klaus, *A Modern Arcadia* (Amherst: University of Massachusetts Press with the Library of American Landscape History, 2001).
79. Ken Hart, Dean Wagner, et al., Guilford H.D. NRHP Nomination, Maryland SHPO, July 19, 2001.
80. Bruce E. and Cynthia D. Lynch, Washington Highlands H.D. NRHP Nomination, Wisconsin SHPO, December 18, 1989.
81. G. Wright, *Building the Dream*, 203; Fred Mitchell and Marina King, Mariemont H.D. NRHP Nomination, Ohio SHPO, July 24, 1979.
82. Lewis Mumford, "Introduction," in *Toward New Towns for America*, by Clarence S. Stein, rev. ed, 3d ed. (Cambridge: MIT Press, 1966), 12. See also Kermit C. Parsons, "Collaborative Genius" *Journal of American Planning Association* 60, no. 4 (Autumn, 1994): 462-82; Stein, 21-35; Henry Wright, *Rehousing Urban America* (New York: Columbia University, 1935), 36-41; Peter G. Rowe, *Modernity and Housing* (Cambridge: MIT Press), 114-127.
83. Stein, 36-73; H. Wright, 42. See also Rowe, *Making a Middle Landscape*, 200-01; Cynthia L. Girling and Kenneth I. Helphand, *Yard—Street—Park* (New York: John Wiley & Sons, 1994), 59-64.
84. Stein, 74-85; H. Wright, 46-50; David J. Vater, Chatham Village H.D. NRHP Nomination, Pennsylvania SHPO, November 25, 1998.
85. Clarence Arthur Perry, "The Neighborhood Unit," Monograph One, *Regional Survey of New York and Its Environs*, vol. 7, Neighborhood and Community Planning (New York: New York Regional Plan Association, 1929), 22-140; Gries and Ford, eds., *Planning*, 80-82, 122-24; C. A. Perry, *Housing for the Machine Age* (New York: Russell Sage Foundation, 1939), 50-82. See also Hise, 33-35.
86. Gries and Ford, eds., *Planning*, 6-7, 21, 66, quotation is from 76.
87. *Ibid.*, 59.
88. *Ibid.*, 54-55.
89. *Ibid.*, 52-54, 59, 76.

90. Rowe, *Making a Middle Landscape*, 204-05; Barry Cullingworth, *Planning in the USA* (London and New York: Routledge, 1997), 77. See also Girling and Helphand, 85-89; Deborah E. Abele, et al., *Historic Residential Subdivisions and Architecture in Central Phoenix, 1912-1950*, NRHP, Arizona SHPO, December 21, 1994; David Kammer, *Twentieth Century Suburban Growth of Albuquerque NRHP MPS*, New Mexico SHPO, August 3, 2001.
91. Seward H. Mott, "The Federal Housing Administration and Subdivision Planning," *Architectural Record* 19 (April 1936), 257-63.
92. FHA, *Planning Neighborhoods for Small Houses*, technical bulletin 5 (Washington, D.C.: GPO, 1936), 8-9.
93. Seward H. Mott, "The FHA Small House Program," *Landscape Architecture* 33, no. 1 (October 1942): 16; and "Land Planning in the FHA," 1933-44," *Insured Mortgage Portfolio* 8, no. 4 (1944): 12-14.
94. Miles L. Colean, "An Early FHA Experiment—A Forgiven Chapter in Housing History," *Mortgage Banker* 38, no. 8 (May 1978):86-88; "A New Policy for Housing," *Architectural Forum* (August 1936): 150-53.
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96. "Building Types—Low-Rent Suburban Apartment Buildings," *Architectural Record* 86, no. 3 (September 1939): 88-114.
97. Southworth and Ben-Joseph, 88; Rowe, *Making a Middle Landscape*, 202, 205-06. See also Girling and Helphand, 90-94, 94-102; Kelly, 35-37.
98. Weiss, 45.
99. Jackson, 125-127. See Paul E. Sprague, "The Origin of Balloon Framing," *Journal of Society of Architectural Historians* 40, no. 4 (December 1981): 311-19.
100. Schuyler, *Apostle of Taste*, 57-60, 128-29.
101. For further discussion and lists of pattern books, see Clifford E. Clark Jr., *The American Family Home* (Chapel Hill: University of North Carolina Press, 1986); Alan Gowans, *The Comfortable House* (Cambridge: MIT Press, 1986); Dell Upton, "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800-1860," *Winterthur Portfolio* 19, no. 1 (Spring 1984): 107-150; Gwendolyn Wright, *Moralism and the Model Home* (Chicago: University of Chicago Press, 1980).
102. Elisabeth Woodburn, "American Horticultural Books," in *Keeping Eden*, ed. Walter T. Punch (Boston: Massachusetts Horticultural Society and Bulfinch Press, 1992), 252. Other early books include: *Country Life: A Handbook of Agriculture, Horticulture and Landscape Gardening* (1859) by Robert Morris Copeland; *The Practical Gardener* (1855) by G.M. Kern; *Architecture, Landscape Gardening and Rural Art* (1867) by George E. and F.W. Woodward; and *Beautiful Country Homes: A Handbook of Landscape Gardening* (1870) by Jacob Weidenmann.
103. David Handlin, *The American Home* (Boston: Little, Brown, 1979), 171-83; David Schuyler, "Introduction," in *Victorian Gardens: Art of Beautifying Suburban Home Grounds* by Frank J. Scott (1870, reprint, Watkins Glen, New York: American Life Foundation, 1982), n.p.; Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst: University of Massachusetts Press, 1987), 250-60.
104. Clark, 74-75; Gowans, 42.
105. Clark, 76-77; Gowans, 42-46; Robert Gutman, *The Design of American Housing* (New York: Publishing Center for Cultural Resources, 1985), 34-36. See also James L. Garvin, "Mail-Order Home Plans and American Victorian Architecture," *Winterthur Portfolio* 16, no. 4 (winter 1981): 309-34; Leland M. Roth, "Getting the House to the People," in *Perspectives in Vernacular Architecture IV* (1991), 188, and Michael A. "The Palliser Brothers and Their Publications," in *The Palliser Late Victorian* (Watkins Glen, N.Y.: American Life Foundation, 1978), i-iv.
106. Gowans ascribes the term "homestead-temple house" to this housing type, 94-99.
107. Clark, 131-32,
108. Clark, 167-78; Palen, 38-39.
109. See Clark, 171-91; Gowans, 74-83; Rowe, *Making a Middle Landscape*, 68-69; Robert Winter, *The California Bungalow* (Los Angeles: Hennessey & Ingalls, 1980); Clay Lancaster, *The American Bungalow* (New York: Abbeville Press, 1985). Palen used the term "bungalow suburb" in *Suburbs*, 51.
110. Gowans, 84; Rowe, *Making a Middle Landscape*, 73.
111. Gowans, 48-63; Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail* (New York: National Trust for Historic Preservation and John Wiley and Sons, 1986), 19.
112. Rowe, *Making a Middle Landscape*, 84-87; FHA, *Principles of Planning Small Houses*, technical bulletin 4, rev. ed. (Washington, D.C.: GPO, 1940), 28-29.
113. Gowans 71; Jan Jennings, "Housing the Automobile," in *Roadside America*, ed. Jan Jennings (Ames: Iowa State University Press and Society for Commercial Archeology, 1990), 95-106.
114. Virginia T. Clayton, *The Once and Future Gardener* (Boston: David R. Godine, 2000), xxiii-xxxi.
115. Woodburn, 246-48; Robert E. Grese, "Liberty Hyde Bailey" in *Pioneers*, ed. Birnbaum and Karson, 6-8.
116. Woodburn, 248, 259.
117. G. Wright, *Building the Dream*, 197-98; Janet Hutchison, "The Cure for Domestic Neglect," in *Perspectives in Vernacular Architecture II*, ed. Camille Wells (Columbia: University of Missouri, 1989), 168-78; Joseph B. Mason, *History of Housing in the U.S., 1930-1980* (Houston: Gulf Publishing, 1982), 16. See also Janet Anne Hutchison, "American Housing, Gender, and the Better Homes Movement, 1922-1935," Ph.D. dissertation (University of Delaware, 1989).
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119. Henry Atterbury Smith, "Acknowledgement," in *The Books of A Thousand Homes*, vol. 1 (1923; reprinted as *500 Small Houses of the Twenties*, New York: Dover Publications, 1990), 5.
120. "Community Development Advantages Demonstrated by Tribune," and "Would Landscaping Help Your Grounds," *New York Tribune*, September 9, 1923; Marjorie Sewell Cautley, "Planting at Radburn," *Landscape Architecture* 21, no. 1 (October 1930), 23-29; Girling and Helphand, 65-66; Stephen Child, "Colonia Solana; A Subdivision on the Arizona Desert," *Landscape Architecture* 19, no. 1 (October 1928), 6-13. In *Pioneers*, ed. Birnbaum and Karson, see Mary Blaine Korff, "Stephen Child," 49-52; Cydney E. Millstein, "Sidney J. Hare and S. Herbert Hare," 162-68; Nell Walker, "Marjorie Sewell Cautley," 47-49; and Behula Shah, "Ralph E. Griswold," 151-56.
121. Virginia Lopez Begg, "Mrs. Francis King (Louisa Yeomans King)," in *Pioneers*, ed. Birnbaum and Karson, 216-17. In *Pioneers*, see also biographies of Steele, Bottomley, Requa, and Waugh.
122. Committee reports, including the results of a survey of small houses and a scorecard for home appraisal, can be found in John M. Gries and James Ford, eds., *House Design, Construction and Equipment*. Proceedings of the President's Conference on Home Building and Home Ownership (Washington, D.C: National Capital Press, Inc., 1932), 1-110.
123. Committee report can be found in Gries and Ford, eds., *Planning*, 163-209.
124. FHA, *Planning Small Houses* (1936), 21-23.
125. Hise, 68-69; FHA, *Planning Small Houses* (1936-1939 eds.), 24-27.
126. *Ibid.*, 28-33.
127. FHA, *Planning Small Houses* (rev. ed., 1940), 14-15.
128. *Ibid.*, 37-43.
129. Rental Housing Division, "Architectural Bulletins" (Washington, D.C.:FHA, 1940). See also H. Wright, *Rehousing Urban America*, 29-50, 99-102, 119-28; Perry, *Housing for Machine Age*, 44-48. Marie Ryan, Buckingham Historic District NRHP Nomination, Virginia SHPO, January 21, 1999.
130. Early in the twentieth century, Architect Grosvenor Atterbury used prefabrication methods in the construction of houses for Forest Hills, Long Island, and Frank Lloyd Wright introduced a process called, American System Ready-Cut, in the construction of several duplexes and small houses in Milwaukee. See Alfred Bruce and Harold Sandbank, *A History of Prefabrication* (New York: John B. Pierce Foundation, 1943; reprint, New York: Arno Press, 1972); and John Burns, "Technology and Housing," in *Preserving the Recent Past*, ed. Slaton and Shiffer, II/129-35.
131. Hise, 56-57; Bruce and Sandbank, 10-11.
132. Hise, 58, 62-63; Bruce and Sandbank, 11-12.

133. *Ibid.*, 11, 13-14, 74.
134. FHA, *Recent Developments in Building Construction* (Washington, D.C.: GPO, 1940), 9, 12.
135. Bruce and Sandbank, 71-74; for a Directory of Wartime Prefabricators, see 61-68. See also H. Ward Jandl, et al. *Yesterday's Houses of Tomorrow* (Washington D.C.: Preservation Press, 1991), 183-99.
136. Gutman, 12. See also Gilbert Herbert, *The Dream of the Factory-Made House* (Cambridge: MIT Press, 1984).
137. Mason, 56-57; *Better Homes and Gardens* 33, no. 3 (March 1955), 192.
138. Jackson, 233.
139. *Ibid.*, 235.
140. Clark, 221-23; Jackson, 234-35; G. Wright, *Building the Dream*, 251-53.
141. See also Clark, 217-36; G. Wright, *Building the Dream*, 256-58, and, for profiles on postwar developers, Mason, 48-51.
142. Kelly, 16, 18, 59-65; Rowe, *Modernity and Housing*, 196-97; Jackson, 235; Girling and Helphand, 94-102.
143. David Gebhard, "Royal Barry Wills and the American Colonial Revival," *Winterthur Portfolio* 27, no. 1 (spring 1992): 45.
144. Clark, 211; Rowe, *Making a Middle Landscape*, 73-77.
145. See Clark, 193-216; David Bricker, "Ranch Houses Are Not All the Same," in *Preserving the Recent Past 2*, ed. Slaton and Foulks, 2/115-23; and "Cliff May," in *Toward a Simpler Life*, ed. Robert Winter (Berkeley, University of California Press, 1997), 283-90; Esther McCoy and Evelyn Hitchcock, "The Ranch House," in *Home Sweet Home*, ed. Charles W. Moore (New York: Rizzoli, 1983), 84-89.
146. Clark, 201.
147. Kelly, 80-84.
148. Rowe, 82-84.
149. Jandl, 101, 128-39.
150. Elizabeth A.T. Smith, ed., *Blueprints for Modern Living* (Cambridge: MIT Press, 1989), 75-76; See also Esther McCoy, *Case Study Houses, 1945-1962* (Reprint of *Modern California Houses*, Santa Monica: Hennessey and Ingalls, 1977), 188-93.
151. For architects working in this style, see Mason, 73-77.
152. Mason, 53; Diane Wray, *Arapahoe Acres* (Englewood, Col.: Wraycroft, 1997), 4-5, and Arapahoe Acres NRHP Nomination, Colorado SHPO, November 3, 1998.
153. John Hancock Callender, *Before You Buy a House* (New York: Crown Books, 1953), 31-32, 88-89, 117-19.
154. *Hollin Hills* (Alexandria, Vir.: Civic Association of Hollin Hills, 2000), 181.
155. Clark, 215; G. Wright, *Building the Dream*, 251; Helen Stark, "How to Stretch Space in a Small House," *Homes and Gardens*, 33, no. 3 (March 1955), 56-59+; Thomas Hine, "The Search for the Postwar House," in *Blueprints*, ed. Smith, 178-81.
156. Mason, 78; Rowe, *Modernity and Housing*, 126-27; Stein, 86-91, 188-216.
157. *Architectural Record*, eds., *Apartments and Dormitories* (New York: F.W. Dodge, 1958), 9. Lake Shore Drive Apartments and 100 Memorial Drive were recognized in the AIA's Centennial list of the fifty most influential buildings in America.
158. Rowe, *Making a Middle Landscape*, 93-94; Hines, 168; Marc Treib, "Thomas Church, Garrett Eckbo, and the Postwar California Garden," in *Preserving the Recent Past 2*, ed. Slaton and Foulks, 2-149. See also Marc Treib and Dorothee Imbert, *Garrett Eckbo* (Berkeley: University of California Press, 1997).
159. David Streatfield, "Western Expansion," in *Keeping Eden*, ed. Punch, 110-12.
160. See Callender, 67-76; Marc A. Klopfer, "Theme and Variation at Hollin Hills," and Daniel Donovan, "The Hundred Gardens," in *Dan Kiley*, ed. William Saunders (Princeton: Princeton Architectural Press, 1999), 37-64.
161. Claudia R. Brown, "Surveying the Suburbs," in *Preserving the Recent Past*, ed. Slaton and Shiffer, 11/105-12.



RESOURCES



An 1866 stereopticon view of the McGrew House (1852) in Glendale, Ohio, shows the influence that the writings of Catharine E. Beecher and Andrew Jackson Downing had on mid-nineteenth-century domestic design and the rise of a "picturesque" aesthetic for suburban villages that encompassed romantic revival styling, decorative vergeboards, capped chimneys, elaborately worked porch details, wooden fences, cupola-topped carriage houses, and neatly planted yards with an abundance of specimen trees and shrubbery. (Photograph by Glessner, courtesy Glendale Heritage Preservation)

REFERENCE SERVICES AND SPECIALIZED REPOSITORIES

The Catalog of Landscape Records in the United States <www.wavehill.org/catalog> A national catalog designed to assist researchers find records and repositories documenting the work of landscape architects and landscape architectural firms in the United States. Catalog publishes a quarterly newsletter featuring special collections, advances in records management such as planning digital collections, and researcher queries.

WAVE HILL

675 West 252nd Street
Bronx, New York 10447-2899
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US COPAR/Cooperative Preservation of Architectural Records. A national network of State or regional committees committed to the preservation of architectural records. A national newsletter for COPAR was published from 1980-1985 and 1996-1997. Regional guides to architects and architectural firms have been published for New York City, Chicago, Boston, and Philadelphia. A nationwide list of state and regional committees is maintained by the Massachusetts committee and is available electronically <<http://libraries.mit.edu/rvc/mcpar/copar-contactinfo.html>>. National inquiries should be addressed to:

C. Ford Peatross

Curator of Architecture, Design, and Engineering Collections
Prints and Photographs Division
Library of Congress
Washington, DC 20540-4840
Email: cpea@loc.gov

U.S. Geological Survey <<http://mapping.usgs.gov>> makes available U.S.G.S topographic maps. As part of the Global Land Information System (GLIS), it also makes available the aerial surveys, called digital orthophoto quadrangles or DEQ's, used to revise digital line graphs and topographic maps <<http://earthexplorer.usgs.gov>>.

VAF/Vernacular Architecture Forum <www.vernaculararchitecture.org> maintains a link to a bibliography of published

writings on topics such as vernacular housing, landscape design, and planning. Organization regularly publishes a newsletter that contains current bibliography. Proceedings of annual meetings are published periodically by the University of Tennessee Press, Knoxville, and University of Missouri Press, Columbia.

Library of Congress <www.loc.gov> maintains an extensive library collection, including books, periodicals, prints and photographs, maps, and microfiche versions of collections in other repositories. A catalog of bibliographical references and a number of research tools are available online. The Manuscripts Division contains the Frederick Law Olmsted Papers and records of the American Civic Association. Prints and Photographs Collection maintains many original materials and offers an online catalog of many of its holdings; its holdings include the maps of the Sanborn Fire Insurance Company, which are currently being digitized (along with those maintained by the Bureau of Census) and are being made available to libraries on CD by a private vendor. A complete set of *Garden and Forest* is available online <www.loc.gov/preserv/prd/gardfor>.

Oral History Association <www.dickinson.edu/organizations/oha.html> maintains an up-to-date bibliography and "Oral History Evaluation Guidelines" (Oral History Association, Pamphlet Number 3, adopted 1989, revised Sept. 2000). Association publishes *Oral History Review* twice a year.

Library of the U. S. Department of Housing and Urban Development, Washington, D.C. <www.hud.gov>. Extensive collection of literature on the history of suburbanization and housing in the United States, including the multi-volume Proceedings of President's Conference on Home Building and Home Ownership (1932) and technical bulletins, circulars, and manuals published by the Federal Housing Administration in the 1930s and 1940s.

Olmsted Archives/Frederick Law Olmsted National Historical Site, 99 Warren Street, Brookline, Massachusetts 02445 <www.nps.gov/firla>. Collection includes general plans and drawings for the firm's many subdivisions. Selected finding

aids and guides to the collection are available. A reference volume listing Olmsted projects, The Master List of Design Projects of the Olmsted Firm, 1857-1950 (1987), has been published by the National Association for Olmsted Parks, 1987.

Archives of American Gardens, Horticultural Services Division, Smithsonian Institution, Washington, D.C. <www.si.edu/horticulture/res_ed/AAG/collections> includes the Garden Club of America Collection, containing more than 40,000 images documenting private and public gardens across the United States, and the J. Horace McFarland Collection, containing glass lantern slides and black and white photographs, many from McFarland's business as a printer of seed and nursery catalogs. Smithsonian's Horticultural Branch Library maintains an extensive collection of books, trade catalogs, and periodicals related to horticulture and landscape design.

Division of Rare Books and Manuscripts Collection, Cornell University, Ithaca, New York <<http://rbc.library.cornell.edu/collections/>>. A special collection of manuscripts, drawings, blueprints, and other records pertaining to landscape architecture, architecture and city planning, includes records of masters of design such as John Nolen and Clarence Stein, as well as records of the Regional Plan Association responsible for the New York Regional Plan of the 1920s.

National Agricultural Research Library, Beltsville, Maryland <www.nal.usda.gov/>. Extensive library of books on agriculture, horticulture, and landscape architecture, and circulars and bulletins produced nationwide by agricultural extension services and agricultural research stations, including those on home landscaping, roadside plantings, and village improvements. Online catalog, Agricola, is available <www.nal.usda.gov/ag98/english/catalog-basic.html>.

Environmental Design Archives, University of California, Berkeley <www.ced.berkeley.edu/cedarchives/>. Collections document the work of many prominent West Coast architects and landscape architects, including Julia Morgan,



Charles Sumner Greene, Garrett Eckbo, Thomas D. Church, and William Wurster. An index describing each collection and providing biographical and bibliographical information is available <www.oac.edlib.org>.

Department of Special Collections, Library of the University of California, Los Angeles <www.library.ucla.edu>. Principal repository for the records of architect A. Quincy Jones, including several thousand sets of plans and presentation boards. A catalog is currently being compiled.

Architecture and Design Collection, University Art Museum, University of California, Santa Barbara <www.uam.ucsb.edu>. Extensive repository containing original drawings, specifications, manuscripts, photographs, and models representing more than 350 architects and landscape architects, including Douglas Baylis, Stephen Child, Thomas D. Church, Charles Eames, Garrett Eckbo, Irving Gill, Charles and Henry Greene, Myron Hunt, Reginald Johnson, Cliff May, Richard Neutra, Ralph Rapson, Richard Requa, Lloyd Wright, and Florence Yoch.

Avery Architectural and Fine Arts Library, Columbia University <www.columbia.edu/cu/lweb/indiv/avery>. Extensive collection of books, catalogs, plans, periodicals, and oral history collections covering themes in architecture, planning, landscape architecture, and New York area development. Many of the Avery's extensive collection of trade catalogs, architectural guides, and periodicals are available in microfiche in major libraries.

Frances Loeb Library, Harvard University, Graduate School of Design, Cambridge, Massachusetts <www.gsd.harvard.edu/library/specialcollections.html>. Special collections include manuscripts, drawings, and plans by a number of noted architects, planners, and landscape architects, including Arthur C. Comey, Eleanor Raymond, Charles Mulford Robinson, Hugh Stubbins, Arthur Shurcliff, Dan Kiley, Robert H. Whitten, Walter Gropius, and John C. Olmsted. Also includes the photographs of photojournalist Jessie Tarbox Beals, including numerous views of residences and gardens.

Dumbarton Oaks Research Library, Washington, D.C. <www.doaks.org/>. Contains an extensive collection of books and periodicals on landscape architecture and horticulture.

Library of the Arnold Arboretum, Jamaica Plain, Massachusetts <www.icls.harvard.edu/>. In conjunction with the Institute for Cultural Landscape Studies, the library maintains an expanding collection of works in landscape conservation, design, history, management, and preservation, particularly related to activities in the northeastern United States.

Winterthur Library and Archives, Wilmington, Delaware <www.winterthur.org/index-library.html>. Major library of American domestic design, especially furniture and furnishings. Printed Books and Periodicals Collection contains an extensive collection of home and garden magazines.

Philadelphia Architects and Buildings Project, Philadelphia, Pennsylvania <www.philadelphiabuildings.org>. A richly illustrated, web-based database providing free public access to information on the Philadelphia region's built environment and on the work of Philadelphia-based architects. Project is jointly sponsored by The Athenaeum of Philadelphia, University of Pennsylvania Architectural Archives, Philadelphia Historical Commission, and Pennsylvania Historical and Museum Commission.

Eichler Network <www.eichlernetwork.com>. California-based organization provides technical information about history and home repair to owners of homes built by merchant builder Joseph Eichler. In addition to website, network publishes a regular newsletter.

National Archives and Record Centers <www.nara.gov>. Several record groups (R.G.) contain information about Federal housing programs, as well as a wealth of statistical and research data acquired on local housing trends, methods of home construction, and home financing. Although most records are located in Archives II in College Park, Maryland, additional records may exist in regional repositories. Preliminary

inventories (P.I.) are available on-line and in published form for most record groups.

Records of the Federal Housing Administration (FHA), dating from 1934, are found in R.G. 31 (P.I. III, 1965, and P.I. 45, 1952) and includes selected applications for FHA-approved homes, cartographic and written records pertaining to selected examples of FHA-insured, large-scale rental housing complexes, and real estate survey records and rating maps. Records include a representative group of applications for FHA mortgage approval. Unfortunately many of the administrative files for FHA's early years have been lost.

Records of the Emergency Fleet Corporation of the U.S. Shipping Board are found in R.G. 32 (P.I. 97, 1956) and the U.S. Housing Corporation of the U.S. Department of Labor are found in R.G. 3 (P.I. 140, 1962) include textual, cartographic, and photographic records of World War I emergency housing, 1918-19.

Records for the National Housing Administration established in 1942 to consolidate all Federal housing programs (U.S. Public Housing Authority, Federal Housing

A wide variety of plans for "architect-designed" small houses were available to local builders in the 1920s and 1930s through architect service bureaus, trade publications, stock-plan businesses, and even savings and loan associations. From left to right: Tudor Revival house, Chautauqua Park Historic District, Des Moines (photo by Barbara Beving Long, courtesy of State Historical Society of Iowa); Moderne house, Westheight Manor Historic District, Kansas City, Kansas (photo courtesy Kansas Historical Society); Spanish Colonial Revival house, F. Q. Story Historic District, Phoenix (photo by Robin Baldwin, courtesy Arizona Office of Historic Preservation); Tudor Revival house, Glenview Historic District, Memphis (photo by Carroll van West, courtesy Tennessee Historical Commission); English Colonial Revival house, Shaker Village Historic District, Shaker Heights, Ohio (photo by Audra Bartley, courtesy Ohio Historic Preservation Office); Moderne/International Style house, Fort Street Historic District, Boise (photo by Susanne Lichtenstein, courtesy State Historical Society of Idaho).



Administration, Federal Home Loan Bank Board, and World War II housing programs) into one agency are found in the Records of the **Housing and Home Finance Agency**, R.G. 207 (P.I. 164). These include FHA files on housing statistics and market analyses as well as the records of the Central Housing Committee which was established in 1935 upon the recommendation of the National Resources Board and served as a clearing-house on all matters pertaining to housing, including land use, prefabricated methods of construction, and financing.

Records of the **Federal Home Loan Bank Board** are found in R.G. 195 (P.I. NC-94, 1965, manuscript form); cartographic records include several hundred small-house designs approved for use by the Federal Home Building Service Plan, 1938-1942. Records of Defense Homes Corporation, 1940-1949, are among the Records of the Reconstruction Finance Corporation in R.G. 234. Records of the U.S. Department of Housing and Urban Development are found in R.G. 220. Records for the U.S. Census Records are found in R.G. 29. Records of the U.S. Department of Commerce, in R.G. 167, contain the records of the National Bureau of Standards and the President's Conference on Home Building and Ownership, 1930-33.

HISTORIC PERIODICALS

Popular Magazines

American Builder
The American Home
American Homes and Gardens
Better Homes and Gardens
Bungalow Magazine
California Arts and Architecture
California Garden
Carpentry and Building
Cosmopolitan
Country Life in America
The Craftsman
Delineator
The Family Circle and Parlor Annual (The Family Circle)
Garden and Forest
The Garden Magazine (Garden Magazine and Home Builder)
Gardener's Monthly and Horticulturist
Good Housekeeping
Harper's Monthly
The Horticulturist
The House Beautiful
House and Garden

Hovey's Magazine of Horticulture
Keith's Magazine
Ladies' Home Journal
Living Magazine
McCall's
National Builder
Parents' Magazine
Park and Cemetery and Landscape Gardening
Scribner's Magazine
The Small House
Sunset Magazine
Woman's Home Companion

Professional and Trade Periodicals

American Architect
American Architect and Building News
American Builder
American Carpenter and Builder
American City
American Civic and Planning Annual
American Garden
Annals of Real Estate Practice
Architectural Forum (formerly Brickbuilder)
Architectural Record
Architectural Review and American Builder's Journal
Arts and Architecture
Building Age (later Building Age and The Builder's Journal)
City Planning
House and Home
Housing
Inland Architect
Insured Mortgage Portfolio
Garden Club of America bulletins
Journal of the New England Garden History Society
Landscape Architecture
NAHB Builder
National Real Estate Journal
Perfect Home
Popular Home
Professional Builder
Progressive Architecture (formerly Pencil Points)
Regional Planning Notes
Southwest Builders and Contractors
Urban Land Institute Bulletin
Western Architect
Western Horticultural Review (Horticultural Review and Botanical Magazine)

RECOMMENDED READING

Related National Register Bulletins

Defining Boundaries for National Register Properties (rev. 1997)

Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Last Fifty Years (rev. 1996)

Guidelines for Evaluating and Registering Archeological Sites and Districts (rev. 2001)

Guidelines for Local Surveys: A Basis for Preservation Planning (rev. 1985)

How to Apply the National Register Criteria of Evaluation

How to Complete the National Register Multiple Property Documentation Form

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How to Evaluate and Nominate Designed Historic Landscapes

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Little Rock Apartment Buildings MPS, Arkansas

Educational Buildings in Phoenix MPS, Arizona

Residential Subdivisions and Architecture in Phoenix MPS, Arizona

Roosevelt Neighborhood MRA, Arizona

Bungalow Courts of Pasadena TR, California

Lilian Rice-Designed Buildings at Rancho Santa Fe MPS, California

Los Angeles Branch Library System TR

Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement MPS

Wartime Emergency Housing in Bridgeport, Connecticut, 1916-1920, MPS

Parkways of the National Capital Region MPS, District of Columbia, Maryland, and Virginia

Apartment Buildings in Washington, D.C., 1880-1945, MPS

Clubhouses of Florida's Woman's Clubs MPS

Winterhaven, Florida MPS

Lustron Houses in Georgia MPS

Shotgun Houses of Athens, Clark County, MPS, Georgia

Boise Public Schools TR, Idaho

Tourtellotte and Hummel Architecture TR, Idaho

American Woman's League Chapter Houses TR, Illinois

Chicago Park District MPS, Illinois

Highland Park MRA, Illinois

Historic Resources of Maywood, Illinois MPS

Hyde Park Apartment Hotels TR, Illinois

Illinois Carnegie Libraries MPS

Suburban Apartment Buildings in Evanston TR, Illinois

Apartments and Flats of Downtown Indianapolis TR, Indiana

The Bungalow and Square House: Des Moines Residential Growth and Development MPS, Iowa

Iowa Usonian Houses by Frank Lloyd Wright, 1945-1960, MPS

Prairie School Architecture in Mason City TR, Iowa

Small Homes of Howard F. Moffitt in Iowa City and Coralville, Iowa, MPS

Suburban Development in Des Moines Between the World Wars, 1918-1941, MPS, Iowa

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Historic Residential Architecture of Bangor MPS, Maine

Brookline MRA, Massachusetts

Newton MRA, Massachusetts

Stoneham MRA, Massachusetts

Water Supply System of Metropolitan Boston MPS, Massachusetts

Worcester Three-Deckers TR, Massachusetts

Residential Structures in Kansas City, Missouri, by Mary Rockwell Hook TR

St. Joseph MPS, Missouri

Armour Boulevard MRA, Missouri

Suburban Schools in Butte MPS, Montana

Nineteenth Century Terrace Houses TR, Nebraska

Lustrons in New Jersey MPS

Operating Passenger Railroad Stations TR, New Jersey

Multi-Unit Dwellings in Albuquerque MPS, New Mexico

Albuquerque Downtown Neighborhoods MRA, New Mexico

Twentieth Century Suburban Growth of Albuquerque MPS, New Mexico

A.T. Stewart Resources, Garden City, New York, TR

Hudson Highlands MPS, New York

Masten Neighborhood Rows TR, New York

Olmsted Parks and Parkways TR, Buffalo, New York

African-American Neighborhoods in Northeastern Winston-Salem MPS, North Carolina

Early Twentieth Century Raleigh Neighborhoods TR, North Carolina

Eastlake Houses of Ashly TR, Ohio

Hobart Welded Steel Houses TR, Ohio

Architecture of Ellis F. Lawrence MPS, Oregon

Craftsman Bungalows in Descutes County MPS, Oregon

Middle-Class Apartments in East Portland MPS, Oregon

Philadelphia Public Schools TR, Pennsylvania

Pittsburgh Public Schools TR, Pennsylvania

Early Twentieth Century Schools in Puerto Rico TR

Single-Family Houses in Rhode Island MPS

Lustron Houses in South Dakota MPS

Cement Construction in Richard City MPS, Tennessee

Memphis Park and Parkway System MPS, Tennessee

Oak Ridge MPS, Tennessee

Public Schools of Memphis, 1902-1915, MPS, Tennessee

Residential Resources of Memphis MPS, Tennessee

Entrepreneurial Residences of Turn-of-the-Century Provo, Utah, TR

Perkins Addition Streetcar Suburb TR, Utah

Three-Story Apartment Buildings in Ogden, Utah, 1908-1928, MPS

Hilltop Neighborhood MPS, Washington

Olympia Residential Architecture MPS, Washington

Women's History in Olympia MPS, Washington

Ernest Flagg Stone Masonry Houses of Milwaukee County TR, Wisconsin

Public Library Facilities of Wisconsin MPS

Rows of willow oaks frame Georgian Revival residences along Queens Road West in Myers Park, Charlotte, North Carolina. Developed between 1911 and 1943 according to a succession of plans by John Nolen, Earle Sumner Draper, and Ezra Clarke Stiles, Myers Park received considerable recognition for its outstanding qualities of landscape design and became an important regional prototype for exclusive planned subdivisions in the Southeast. (Photo by Thomas W. Hanchett, courtesy North Carolina Department of Cultural Resources)



The ideal of suburban life in the parklike setting of a self-contained subdivision away from the noise, pollution, and dangers of city streets has fueled the aspirations of increasing numbers of American families since the mid-nineteenth century. Historic residential suburbs, such as the Guilford Historic District in Baltimore, Maryland, resulted from the collaboration of developers, planners, architects, and landscape architects. The contributions of these professional groups, individually and collectively, give American suburbs their characteristic identity as historic neighborhoods, collections of residential architecture, and designed landscapes. *(Photo by Greg Pease, courtesy Maryland Department of Housing and Economic Development)*

