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United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

__X__ New Submission ____ Amended Submission

A. Name of Multiple Property Listing

Historic Residential Suburbs in the United States, 1830--1960

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Suburbanization of Metropolitan Areas in the United States, 1830—1960

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (___ See continuation sheet for additional comments.)

_____ _____
Signature and title of certifying official Date

_____
State, Federal or Tribal agency and bureau

Country Club District in Kansas City—an area that would ultimately house 35,000 residents in 6,000 homes and 160 apartment buildings. Because they operated on a large scale and controlled all aspects of a development, these developers were concerned with long-term planning issues such as transportation and economic development, and extended the realm of suburban development to include well-planned boulevards, civic centers, shopping centers, and parks.[28]

To promote predictability in the land market and protect the value of their real estate investments, community builders became strong advocates of zoning and subdivision regulations. Nichols and other leading members of the National Association of Real Estate Boards (NAREB) sought alliances with the National Conference on City Planning (NCCP), American Civic Association (ACA), and American City Planning Institute (ACPI) to bring the issues of suburban development within the realm of city planning.[29]

Community builders often sought expertise from several design professions, including engineering, landscape architecture, and architecture. As a result, their subdivisions tended to reflect the most up-to-date principles of design; many achieved high artistic quality and conveyed a strong unity of design. By relying on carefully written deed restrictions, as a private form of zoning, they exerted control over the character of their subdivisions, attracted certain kinds of home buyers, and protected real estate values. Many became highly emulated models of suburban life and showcases for period residential design by established local or regional masters.[30]

The Operative Builder

By the 1920s, developers were building more and more homes in the subdivisions they had platted and improved, thereby taking control of the entire operation and phasing construction as money became available. In the 1930s when the home financing industry was restructured, such "operative builders" were able to secure FHA-approved, private financing for the large-scale development of neighborhoods of small single-family houses as well as rental communities offering attached dwellings and apartments. Depression-era economics and the demand for defense-related and veterans' housing which followed encouraged them to apply principles of mass production, standardization, and prefabrication to lower construction costs and increase production time.

The Merchant Builder

Federal incentives for the private construction of housing, for employees in defense production facilities during World War II and for returning veterans immediately following the War, fostered dramatic changes in home building practices. Builders began to apply the principles of mass production, standardization, and prefabrication to house construction on a large scale. Builders like Fritz B. Burns and Fred W. Marlow of California began to build communities of an unprecedented size, such as Westchester in southeast Los Angeles, where more than 2,300 homes were built to FHA standards between 1941 and 1944.[31]

By greatly increasing the credit available to private builders and liberalizing the terms of FHA-approved home mortgages, the 1948 Amendments to the National Housing Act provided ideal conditions for the emergence of large-scale corporate builders, called "merchant builders." Because of readily available financing, streamlined methods of construction, and an unprecedented demand for housing, these builders acquired large tracts of land, laid out neighborhoods according to FHA principles, and rapidly constructed large numbers of homes. Since completed homes sold quickly, developers could finance new phases of construction and, as neighborhoods neared completion, move on to new locations.

On Long Island, William Levitt began building rental houses for veterans in 1947. Soon after he shifted to home sales and perfected the process of on-site mass production which became the basis for the large-scale "Levittowns" he created in New York, New Jersey, and Pennsylvania. Outside Chicago, Philip Kluztnick, former administrator of the National Housing Agency, with the expertise of town planner Elbert Peets, created the town of Park Forest. In 1949 Fritz B. Burns and Henry J. Kaiser of Kaiser Community Homes built 1,529 single-family homes at Panorama City in California, a suburban community which resulted from the collaboration of Kaiser's industrial engineers and the Los Angeles architectural firm of Wurdeman and Becket. In the late 1940s, Joseph Eichler began the first of his forward looking subdivisions of contemporary homes in California.[32]

Merchant builders greatly influenced the character of the post-World War II metropolis. The idea of selling both a home and a lifestyle was not simply a marketing ploy by developers to ensure sales, it represented the integration of the suburban ideals of home ownership and

The basic landscape unit of residential suburban development is the subdivision. The development process starts with a parcel of undeveloped land, often previously used for agricultural purposes, large enough to be subdivided into individual lots for detached, single-family homes and equipped with improvements in the form of streets, drainage, and utilities, such as water, sewer, electricity, gas, and telephone lines. In other suburban neighborhoods, groups of attached dwellings and apartment buildings would be arranged within a large parcel of land and interspersed with common areas used for walkways, gardens, lawns, parking, and playgrounds.

Developers and the Development Process

Until the early twentieth century, most subdivisions were relatively small, and suburban neighborhoods tended to expand in increments as adjoining parcels of land were subdivided and the existing grid of streets extended outward. Subdivisions were generally planned and designed as a single development, requiring developers to file a plat, or general development plan, with the local governmental authority indicating their plans for improving the land with streets and utilities. Homes were often built by different builders and sometimes the owners themselves.

As metropolitan areas established large public water systems and other public utilities, developers could install utilities at a lower expense and often used enhancements, such as paved roads, street lighting, and public water, to attract buyers. Early planned subdivisions typically included utilities in the form of reservoirs, water towers, and drainage systems designed to follow the natural topography and layout of streets. Power plants and maintenance facilities were also included to support many of the larger planned developments of multiple family dwellings. Historically the subdivision process has evolved in several overlapping stages and can be traced through the roles of several groups of developers.

The Subdivider

Beginning in the nineteenth century, the earliest group of developers, called "subdividers," acquired and surveyed the land, developed a plan, laid out building lots and roads, and improved the overall site. The range of site improvements varied but usually included utilities, graded roads, curbs and sidewalks, stormwater drains, tree planting, and graded common areas and house lots. Lots were then sold either to prospective homeowners who would contract with their own builder, to builders buying several parcels at once to construct homes for resale, or to speculators intending to resell the land when real estate values rose. Land improvement companies typically organized to oversee the subdivision of larger parcels, especially those forming new communities along railroad and streetcar lines. Most subdividers, however, operated on a small scale—laying out, improving, and selling lots on only a few subdivisions a year.[25]

The Home Builder

By the turn of the twentieth century, subdividers discovered they could enhance the marketability of their land by building houses on a small number of lots. At a time of widespread real estate speculation and fraud, home building helped convince prospective buyers that the plan on paper would materialize into a suburban neighborhood. Subdividers still competed in the market through the types of improvements they offered, such as graded and paved roads, sidewalks, curbs, tree plantings, and facilities such as railroad depots or streetcar waiting stations. These developers continued to view their business as selling land, not houses, and the realization of subdivision plans took many years.[26]

The Community Builder

The term "community builder" came into use in the first decade of the twentieth century in connection with the city planning movement and the development of large planned residential neighborhoods. Developers of this type were real estate entrepreneurs who acquired large tracts of land that were to be developed according to a master plan, often with the professional expertise of site planners, landscape architects, architects, and engineers. Proximity to schools, shopping centers, country clubs and other recreational facilities, religious structures, and civic centers, as well as the convenience of commuting, became important considerations for planning new neighborhoods and attracting home owners.[27]

Community builders, such as Edward H. Bouton of Baltimore and J. C. Nichols of Kansas City, greatly affected land use policy in the United States, influencing to a large extent the design of the modern residential subdivision. Nichols's reputation was based on the development of the

Location was to be selected for "good access, good setting, public services, schools, parks and neighborhood unity," and subdivision plats were to be developed by an experienced landscape engineer or site planner and were to follow a "balanced plan" that took advantage of "topography, sunlight, natural features, and all sensible engineering and landscape considerations."[85]

Streets were to be designed for safety and economy and drawn at varying widths depending on the required setbacks, with deeper set-backs allowing for narrower streets. For example, a 60-foot width allowed for a 26-foot roadway and a sidewalk of four to six feet. The size and shape of lots were to be determined by the proposed type of housing, with the width of each lot depending on the size and character of the buildings, cost of the land, community tradition, and potential home owner. The use of longer blocks with fewer cross streets and the subdivision of land into wide, shallow lots were encouraged, departing from previous practices. Homes were to be "located upon narrow winding streets away from the noise and dangers of traffic" and to have proper orientation for sunlight.[86]

Spaciousness was upheld as a "primary principle in good subdivision layout." The ideal neighborhood was described as one protected by proper zoning regulations, where trees and the natural beauty of the landscape were preserved, and where streets were gently curving and adjusted to the contour of the ground. Open space was viewed as one of the most important considerations for home ownership. It could be achieved in three ways: (1) by subdividing into large lots, (2) by reserving large open areas in the interior of blocks, or (3) by creating parks, playgrounds, or large private spaces nearby. [87]

FHA Principles for Neighborhood Planning

The National Housing Act of 1934 created the Federal Housing Administration to restructure the collapsed private home financing system and stimulate private investment in housing. It called for the development of housing standards, a process for real estate appraisal, and a comprehensive program of review for approving subdivisions for mortgage insurance.

Neighborhoods of Small Houses

FHA's Land Planning Division under Seward H. Mott, an experienced site planner, was responsible for establishing principles for neighborhood planning and for reviewing subdivision plans submitted by developers seeking FHA approval. This approval would not only enable developers to secure private financing but would also make low-cost mortgages available for prospective home owners. Mott's staff translated many of the prevailing ideas about neighborhood design that had been endorsed by the 1931 President's Conference, including Perry's Neighborhood Unit Formula, into written standards and basic design principles that could be uniformly applied across the Nation to the design of neighborhoods of small houses. Between 1936 and 1940, FHA published standards and recommended designs in a series of circulars, including *Subdivision Development*, *Planning Neighborhoods for Small Houses*, *Planning Profitable Neighborhoods*, and *Successful Subdivisions*.[88]

The FHA set forth seven minimum requirements for new subdivisions:

1. Location exhibiting a healthy and active demand for homes.
2. Location possessing a suitable site in terms of topography, soil condition, tree cover, and absence of hazards such as flood, fog, smoke, obnoxious odors, etc.
3. Accessibility by means of public transportation (streetcars and buses) and adequate highways to schools, employment, and shopping centers.
4. Installation of appropriate utilities and street improvements (meeting city or county specifications), and carefully related to needs of the development.
5. Compliance with city, county or regional plans and regulations, particularly local zoning and subdivision regulations to ensure that the neighborhood will become stable (and real estate values as well.)
6. Protection of values through "appropriate" deed restrictions (including setbacks, lot sizes, minimum costs of construction).
7. Guarantee of a sound financial set up, whereby subdividers were financially able to carry through their sales and development program, and where taxes and assessments were in line with the type of development contemplated and likely to remain stable.

In addition, FHA issued a set of "desirable standards," which, although not strict requirements, were additional factors that influenced the approval of a project.

* Careful adaptation of subdivision layout to topography and to natural features
* Adjustment of street plan and street widths and grades to best meet the traffic needs
* Elimination of sharp corners and dangerous intersections
* Long blocks that eliminated unnecessary streets
* Carefully studied lot plan with generous and well-shaped house sites
* Parks and playgrounds
* Establishment of community organizations of property owners
* Incorporation of features that add to the privacy and attractiveness of the community.[89]

In 1936, FHA published *Planning Neighborhoods for Small Houses* as "a subdivision primer" setting forth standards for the design of new subdivisions that provided safe, livable neighborhoods and ensured stable real estate conditions that justified mortgage lending and FHA mortgage insurance. The FHA encouraged large-scale operations, where development was financed and carried out under the direction of an "operative builder" who arranged for the purchase of land, the design of the subdivision plat, and the design and construction of the houses. Such large-scale operations offered a "broader and more profitable use of capital" and permitted the introduction of "industrial methods that resulted in savings in overhead, construction, and merchandising costs." Developers were able to develop neighborhood plans in a consistent and harmonious manner, and in addition develop "commercial services such as retail stores and gasoline stations necessary to the life of the new community."[90]

To Seward Mott, who headed FHA's Land Planning Division, the legislation's mandate provided an opportunity to redirect the design of suburban America and to create conditions that would force public officials and planners alike to adopt planning measures and to abandon the rectilinear grid in favor of plans of curvilinear streets. Curvilinear plans had many advantages when compared to rectilinear gridiron plans: they provided greater privacy and visual interest; could be adapted to greater variations in topography; reduced the cost of utilities and road construction; and, by eliminating the need for dangerous four-way intersections, provided a safer environment for domestic activities.[91]

The curvilinear layouts recommended by FHA in the 1930s set the standards for the design of post-World War II subdivisions. They evolved from Garden City suburbs such as Seaside Village and Radburn, and the organic curvilinear designs of the nineteenth-century Picturesque suburbs. Highly influential were Olmsted and Vaux's Riverside, with its spacious plan of undulating and recessed, curvilinear streets, and Roland Park with its careful subdivision of land based on topography and the development of curvilinear streets that joined at oblique and acute angles and ended in cul-de-sacs in hollows or on hillside knolls. By the 1930s, such principles of design had been absorbed into the mainstream practices of the landscape architectural profession.

FHA-Approved Garden Apartment Communities

Through its Large-Scale Rental Housing Division in the 1930s, FHA became involved in the approval of designs and the creation of standards for large-scale rental housing communities under Section 207 of the National Housing Act. Financed privately by insurance companies or others with large capital, or through public housing bonds issued by municipalities or affiliated agencies, such developments offered low-cost rents for middle-and low-income Americans while providing incentives to the private building industry. FHA mortgage insurance minimized the risk of investing for lenders. The program gained momentum in the mid-1930s when the market for single-family housing was still uncertain, and expanded in the 1940s when additional insurance was authorized for housing in critical defense areas and later veterans' housing. Rental housing developments, especially those with a sizeable number of units, could take advantage of the economies of large-scale production and the use of standardized components.

FHA architect Eugene Henry Klaber worked closely with operative builders, many of whom hired architects and landscape architects to ensure that approved projects were efficiently designed cost-wise, had a solid plan for management, and were likely to materialize into sound, long-term investments. Efficiency of design required that each housing community be built at a large enough scale to take advantage of the savings offered by superblock planning and the use of standardized materials and methods. Most of these communities incorporated two- and three-story, multiple family dwellings in a variety of floor plans, often having private entrances and sometimes intermingled with rowhouse or

to the variety and rich textures of the Arts and Crafts garden.

Books by landscape architects educated home owners about domestic yard design; these included Ruth B. Dean's *The Livable House, Its Garden* (1917), Herbert J. Kellaway's *How to Lay Out Suburban Home Grounds* (1907 and 1915), Elsa Rehmann's *The Small Place: Its Landscape Architecture* (1918), and Grace Tabor's *Gardening Book* (1911), *Making the Grounds Attractive with Shrubbery* (1912), *Suburban Gardens* (1913), and *Planting Around the Bungalow* (1914). Plan books such as Eugene O. Murmann's *California Gardening* (1914) provided gardening advice, planting plans, and plant lists for home owners according to local climate and growing conditions.

Garden writing flourished in popular magazines, such as *Ladies' Home Journal*, *House and Garden*, *Country Life in America*, *House Beautiful*, *Garden Magazine*, and *Woman's Home Companion*. Garden columns—by Frances Duncan, Wilhelm T. Miller, and Grace Tabor—and articles by noted designers, nursery keepers, and amateur gardeners, showcased successful gardens, provided horticultural information, and offered gardening advice.[115]

Horticulturalist Liberty Hyde Bailey of Cornell University bridged the gap between science and practical landscape gardening. As editor of *Country Life in America* and author of *Garden-Making: Suggestions for the Utilizing of Home Grounds* (1898) and *The Practical Garden Book* (1904), he translated his extensive botanical knowledge into simple principles for suburban gardeners.[116]

With the publication of Helena Rutherford Ely's *A Woman's Hardy Garden* in 1903, Victorian practices of carpet bedding and lush displays of exotic plantings gave way to simpler gardens featuring harmonies of color, seasonal changes, and perennial displays. Numerous books by successful amateur gardeners followed including, Louise Shelton's *The Seasons in a Flower Garden* (1906), Louise Beebe Wilder's *Colour in My Garden* (1918), and Nellie Doubleday's *American Flower Garden* (1909) written under the pseudonym Neltje Blanchan.[117]

Better Homes and the Small House Movement, 1919 to 1945

After World War I, improving the quality of American domestic life took on special importance. Alliances formed among architects, real estate developers, builders, social reformers, manufacturers, and public officials—at both national and local levels—to encourage home ownership, standardized home building practices, and neighborhood improvements.

The Better Homes Campaign

Better Homes in America, Inc., a private organization founded in 1922, spearheaded a national campaign for domestic reform focused on educating homeowners about quality design and construction. Promoted by *The Delineator*, a popular Butterick publication for women, the organization gained the support of U.S. Secretary of Commerce Herbert Hoover and formed a nationwide network of local committees that encouraged both the construction of new homes and home remodeling projects. A national demonstration home, "Home Sweet Home," a modernized version of songwriter John Howard Paynes's Long Island birthplace, was constructed on the National Mall in 1923, and "Better Homes Week" activities and competitions were held nationwide. Annual competitions recognized the work of architects, such as Royal Barry Wills of Boston and William W. Wurster of San Francisco, whose small house designs would influence popular taste nationwide for homes described as New England Colonial or Monterey Revival.[118]

Architect-Designed Small Houses

The Small House Architects' Service Bureau was established in Minneapolis in 1919 with the purpose of providing architect-designed plans and technical specifications to builders of small houses. A "small house" was defined as one having no more than six rooms. Sponsored by the AIA, the bureau was a nonprofit organization made up of architects from all parts of the country devoted to the problem of designing small homes in a variety of popular forms and styles. Home builders could order complete working drawings from *The Small House*, a periodical, or plan catalogs such as *Small Homes of Architectural Distinction* (1929). The bureau endeavored to raise the public's awareness of the value of professional design and encouraged home owners and builders to secure a local architect to supervise construction.[119]

In New York, the Home Owners Service Institute, headed by architect Henry Atterbury Smith in the 1920s, ran the weekly "Small House Page" of the Sunday *New York Tribune*, sponsored local design competitions and model home demonstrations, and published *The Books of A*

Thousand Homes (1923). The institute raised the variety and quality of American homes by disseminating a large number of working drawings and plans nationwide—all the work of professional architects such as Frederick L. Ackerman and Whitman S. Wick—and forming alliances with private trade groups and manufacturers, including the American Face Brick Association, Curtis Woodwork Company, and National Lumber Manufacturers Association.[120]

Popular magazines—including *Better Homes and Gardens*, *American Home*, *House and Garden*, *Garden and Home Builder*, *McCall's*, and *Sunset*—reflected the growing interest in home improvement and appealed increasingly to owners of small homes. They carried articles on new house designs, interior decoration, and gardening, as well as advertisements for the latest innovations in manufactured products. Trade pamphlets such as Richard Requa's *Old World Inspiration for American Architecture* by the Monolith Portland Cement Company of Los Angeles reflected emerging alliances between the building industry and designers interested in promoting regional trends.

The small house of the 1920s appeared in many forms and a variety of bungalow and period revival styles, the most popular being drawn from the English Tudor Revival and a host of American Colonial influences, including Dutch, English, French, and Spanish. The movement resulted in a great diversity of architectural styles and types nationwide as regional forms and the work of regional architects attracted the interest of an increasingly educated audience of prospective home owners.

Federal Home Building Service Plan

Although the demand for architect-designed small houses was seriously curtailed during the Great Depression, AIA-sponsored service bureaus continued to operate in a number of major cities across the United States, including Boston, New York, Memphis, Houston, and Los Angeles, where they found support from local savings and loan associations interested in ensuring that the homes they mortgaged were a sound investment. In 1938, the Federal Home Loan Bank Board, Producers Council of the NAREB, and the AIA joined together to sponsor the Federal Home Building Service Plan, a program of certification which, during the next decade, helped make home financing available to home owners who used service bureau plans and retained the services of registered architects to supervise construction. Although regionally-inspired Colonial Revival designs dominated, new forms such as the California Ranch house, appeared in the portfolios of approved architect-designed plans.

Landscape Design for Small House Grounds

By the late 1920s, professional landscape architects, such as Stephen Child and Sidney and S. Herbert Hare, had well established reputations for subdivision design and small residential projects in upper-income planned suburbs, such as Tucson's Colonia Solana and Kansas City's Country Club District. In 1923, the Home Owners Service Institute drew attention to the value of using the services of a professional landscape architect to arrange dwellings on site, lay out home grounds, and develop planting schemes in neighborhoods of small suburban homes. Garden City planners Stein and Wright recognized the profession's role in creating moderate-income neighborhoods when they hired Marjorie Sewell Cautley to assist their work at Sunnyside and Radburn, and encouraged the Buhl Foundation in Pittsburgh to hire Ralph E. Griswold to assist with the layout and planting of Chatham Village.[121]

Mrs. Francis King (Louise Yeomans King), a leader in the garden club movement, introduced the "Little Garden Series" in 1921, marking an increasing interest in the design of the small suburban lot. The series, which included Fletcher Steele's *Design in the Little Garden* (1924), brought home owners practical and aesthetic advice from professional landscape architects and successful gardeners. Other books by landscape architects reflecting this trend included Myrl E. Bottomley's *Design of Small Properties* (1926), Cautley's *Garden Design* (1935), Frank A. Waugh's *Everybody's Garden* (1930). Helen Morgenthau Fox's *Patio Gardens* (1929) and Richard Requa's *Architectural Details of Spain and the Mediterranean* (1927), both featuring Spanish and Mediterranean influences, encouraged the development of regional gardening forms that corresponded to emerging trends in house design and were suited to the warmer climates of California and Florida.[122]

Public and Private Initiatives: The Efficient Low-Cost Home, 1931-1948

As the Great Depression deepened, housing starts declined precipitously, coming almost to a standstill. Discussion of the ideal small house took on new urgency with the collapse of the home building industry and the rising rate of mortgage foreclosures.

Findings of the 1931 President's Conference

With the recommendations of the Nation's leading experts, the 1931 conference endorsed the objective of reforming the Nation's system of home financing, improving the quality of housing for moderate and lower-income groups, and stimulating the building industry. For house design, these measures meant improving the design and efficiency of the American home while lowering its cost. Through a combination of private and public efforts, the design of efficient, low-cost housing—in the of form single, two-family, and multiple family dwellings—became a national priority, reflecting to a large extent the recommendations made by the conference committees.

The Committee on Design brought together experienced architects and developers who called for improvements in small house design such as building houses in well planned groups to avoid the monotony created by the repetition of uniform houses on narrow lots and siting houses to benefit from sunlight, air, and outdoor space. Representatives from trade organizations, building associations, and materials manufacturers formed the Committee on Construction, which upheld the need for labor and time conserving methods, standard building codes, improved standards of workmanship, education and research by trade associations, and economies of prefabrication. Another committee examined the affordability of heating, ventilating, and air conditioning, and set basic requirements for plumbing and sanitation, electric wiring, and refrigeration.[123]

The Committee on Landscape Planning and Planting, which brought together landscape architects experienced in residential design and representatives of the organizations such as the Garden Club of America and National Council of State Garden Club Federations, upheld the importance of attractive yard design and landscape plantings to enhance a home owner's comfort and enjoyment as well as increase property values.[124]

FHA's Minimum House and Small House Program

Through its approval of properties for mortgage insurance and the publication of housing and subdivision standards, the FHA instituted a national program that would regulate home building practices for many decades. House designs, first published in *FHA's Principles of Planning Small Houses* (1936), were updated periodically. Circulars, such as *Property Standards*, *Recent Developments in Building Construction*, and *Modern Housing*, addressed issues of prefabrication methods and materials, housing standards, and principles of design.

The five FHA house types that appeared in *Planning Small Houses* in 1936 offered "a range in comfort of living," and in succession a "slightly increasing accommodation." Illustrated by floor plans and simple elevations, each type was void of non-essential spaces, picturesque features, and unnecessary items that would add to their cost, following FHA's principle for "providing a maximum accommodation within a minimum of means." Houses could be built in a variety of materials, including wood, brick, concrete block, shingles, stucco, or stone. To increase domestic efficiency, new labor saving technologies were introduced: kitchens were equipped with modern appliances, and the utility room's integrated mechanical system replaced the basement furnace of earlier homes.[125]

The simplest FHA design became known in the home building industry as the "FHA minimum house." Measuring 534 square feet and having no basement, House A was a one-story, two-bedroom house designed for a family of three adults or two adults and two children. A small kitchen and larger multipurpose living room extended across the front of the house, while two bedrooms and a bathroom were located off a small hallway at the back of the house. The slightly larger House B provided 624 square feet of living space and had more lasting appeal.[126]

Houses C and D were two-story homes, having two upstairs bedrooms, with the latter offering a simple attached garage. House E, a compact two-story, three-bedroom house, was the largest and most elaborate of FHA's early designs. Illustrated with a classically inspired doorway and semi-circular light in the street-facing gable, it demonstrated that a house could be "attractively designed without excessive ornamentation."[127]

FHA's 1940 edition of *Planning Small Homes* introduced a dramatically different, flexible system of house design based on the principles of expandability, standardization, and variability. Praised for its livability, the simple one-story "minimum" house became the starting point from which many variations arose as rooms were added or extended to increase interior space, often forming an L-shaped plan. Exterior design resulted from the combination of features such as gables, porches, materials, windows, and roof types. Factors such as orientation to sunlight, prevailing winds, and view became as important as the efficient layout of interior space. Fireplaces and chimneys could be added, as well as basements. The revised edition also included designs for two-bedroom, two-story houses having central-hall and sidewall-stair plans, some

War II Capehart and Wherry defense housing (U.S. Army); World War II-era temporary housing (U.S. Army); housing associated with Veteran's Administration hospitals and medical centers; and employee housing in national parks and forests (National Park Service and U.S Forest Service).

The following section addresses selected methods and sources for research and fieldwork, including a discussion of how the landscape characteristics outlined in National Register bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* apply to historic subdivisions and neighborhoods. A description, statement of significance, and registration requirements for each associated property types follow. This information is intended to assist those using this multiple property documentation form to examine the historic development of residential neighborhoods in large metropolitan areas as well as smaller cities and towns and to identify historic districts that may be eligible for listing in the National Register for Historic Places. It is also useful in preservation planning, helping surveyors, residents, and preservation professionals identify the many characteristics that contribute to the historic significance of a neighborhood and should be preserved in order to maintain historic integrity.

Research and Fieldwork: Methods and Sources for Understanding the Historic Development of a Historic Residential Suburb

A study of the historic development of a suburban community for the purpose of developing a local context requires a combination of historical documentation and fieldwork. Researchers and field surveyors should be familiar with the historic context in Section E of this multiple property documentation form and have a general understanding of the techniques for identifying, evaluating, and documenting historic landscapes set forth in *Historic Residential Suburbs* (pages 73-111).

Before beginning survey work, researchers should acquire a preliminary understanding of the historic evolution and growth of the metropolitan region surrounding the area under study. This means developing a knowledge of transportation systems as well as the history of patterns of incorporation and annexation that have affected jurisdictional boundaries. It extends to the role of developers, important local planning practices, such as zoning or subdivision regulations, emergence of public utilities, and popular housing types. Researchers should also consider the relationship of residential development to local industries or institutions, such as colleges, governmental agencies, or businesses, which created a demand and provided the economic basis for the construction of suburban homes.

A bibliography of secondary sources should be compiled and examined under study prior to conducting any research of primary sources or a field survey of residential suburbs. Primary sources should be consulted to fill gaps in the secondary literature. For a comprehensive list of the kinds of sources useful in developing a local context and documenting local neighborhoods, researchers should consult "Historical Sources for Researching Local Patterns of Suburbanization" on pages 79-81 of *Historic Residential Suburbs*. These sources include subdivision plats, historic transportation maps, real estate deeds, fire insurance maps, master plans and other planning documents, newspaper advertisements, promotional materials, and historic periodicals. A familiarity with local collections and source materials will help the researcher develop a strategy for further research and fieldwork.

During field work, surveyors should take special note of and record information about neighborhoods, as well as individual resources, that 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;
* 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, libraries, parks, boulevards and parkways, and shopping centers within or adjacent to a residential neighborhood which are associated with important historic events or possess architectural distinction.

With the expansion of arterial highways and freeways and dramatically increased automobile ownership in the 1950s, developers were able to acquire large tracts of land at lower costs further from urban centers. This sometimes contributed to a phenomenon called "leap-frogging," in which suburban communities grew up at a substantial distance from the center city and from each other. This enabled developers to plan larger and more spacious subdivisions while offering homes at attractive lower prices. While bus service replaced streetcars as a means of commuting between home and the center city, the increasing reliance on the automobile and truck in the 1950s spurred the development of outlying regional shopping centers, industrial parks, corporate campuses, and freight terminals, located near high-speed roads and freeways.

Registration Requirements

A historic residential suburb meeting any of the requirements listed below when placed in an appropriate local, metropolitan or regional context may be listed in the National Register of Historic Places. Entire subdivisions based on their historic boundaries or any combination of residential resources that comprise a neighborhood or community meeting the definition for "historic residential suburb" on page F-47 may be listed as a historic district under the Historic Residential Suburbs in the United States MPS. Such a district must possess the physical and associative characteristics typical of one or more of the four subtypes described above and date to a period of significance that includes all or a portion of the period of suburban development, 1830-1960.

Ideally, it is desirable to identify and register the largest unit having significance and integrity as a historic residential suburb, for example, an entire subdivision, or a group of subdivisions that have assumed a collective identity as a single neighborhood or community. In addition to historic districts, single resources within a suburban landscape—including a neighborhood variety store, planned shopping center, library, clubhouse, suburban civic center, or a public park—-may listed in the National Register under this multiple property group. Such a resource, however, must possess important historic associations, design characteristics, or information potential for which it individually meets Criterion A, B, C, or D of the National Register of Historic Places. In cases, where resources predate events and activities associated with suburbanization or relate to other aspects of history or prehistory, they should be evaluated under an appropriate historic context, for example, exploration and settlement, agriculture, or historic archeology.

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

Evaluating Significance Based on Associations 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 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 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.

Criterion A applies when--

* 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 applies when --
* 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.

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.
* **Community Planning and Development** recognizes the contribution a neighborhood makes to the historic growth and development of the city, for example, by providing much-needed housing to serve a local industry or by introducing a concept of community planning that influenced subsequent patterns of local or metropolitan development.

Evaluating Significance Based on 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, gatehouses, 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 significance, and placing a suburb in a local, metropolitan, State, or national context.

Criterion C applies when--
* 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 entranceways, streets, homes, and community spaces.

Areas of Significance commonly apply to residential historic suburbs eligible 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.
* Engineering applies when a subdivision reflects important advances in reshaping land for residential purposes or providing utilities, such as water and electric power.

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 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.

Evaluating Significance Based on 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 predate 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.*

Criterion D applies when --
* A neighborhood, or portion of it, is likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

Exceptional Importance 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 also 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.

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.

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. Exceptional significance must be evaluated within an appropriate local, metropolitan, or regional context, and may be based on highly significant aspects of local or national history. Such examples should retain a high degree of historic integrity and have had a leading role in introducing important advances in subdivision planning or house design, or be associated with events that were highly influential or pivotal in affecting the course of history at the local, metropolitan, State, or national level. Subdivisions found not to possess exceptional importance should be reevaluated when the majority of resources achieve 50 years of age. For further guidance in evaluating exceptional importance, see National Register bulletin *Guidelines for Evaluating and Nominating Properties That Have Achieved Significance within the Last Fifty Years (rev. 1996).*

Determining Aspects and 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.

While significance depends to a large degree on the local or regional context, the following qualities and associations typically indicate important aspects of a neighborhood's history and reflect important local or metropolitan trends for which a historic residential suburb may qualify for National Register listing at the local or State levels of importance:

* The neighborhood's planning and construction is 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.

* Neighborhood was associated with important patterns of ethnic settlement that contributed to local growth and development.

* Neighborhood reflects the efforts of entrepreneurs, developers, and designers to initiate housing reform by creating a cohesive assemblage of dwellings in a park-like or pleasing setting.

* Suburb contributes to the suburbanization of a community or metropolitan area and reflects demographic patterns related to important themes in community's development, for example, to provide homes for those working in important local industries or to utilize innovative planning tools to create an ideal suburban environment.

* Suburb possesses the artistic design and many of the physical characteristics intended by the developers, planners, landscape architects, architects, and engineers working collaboratively during the period of significance.

* Neighborhood reflects the principles and practices of subdivision design and residential development representative of mainstream national trends from 1830 to 1960.

* Suburb reflects artistic qualities of landscape design in the layout of streets, the arrangement of homes on house lots, the planting of vegetation for ornamentation or shade, and the creation of a parklike setting.

* Neighborhood's design represents the work of the 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 a landscape architecture and architecture.

* 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.

* Subdivision contains a collection of residences in types and styles representative of local building practices, economic trends, and popular tastes in suburban housing associated with one or more stages of a community's suburbanization.

* Community was designed to conform to FHA-standards and represents one of the "earliest," "most successful," "largest," "finest," or "most influential" examples locally.

* Suburb possesses a high degree of integrity and exhibiting distinctive elements of design in the subdivision plan, landscape architecture, or domestic architecture.

* Neighborhood reflects important advances, established principles, or popular in trends in community planning, landscape architecture, and architecture.

* Suburb contains homes in a variety of period styles, or representing the work of one or a number of noted architects.

* Collection of residential architectural includes fine examples of one or more locally important housing types (e.g. bungalows and four squares).

* Residential area was associated with important local industries or local events and activities that are known to stimulated and sustained suburban growth and development.

* Neighborhood was historically associated with important events in the recent past, such as local efforts during the Civil Rights movement to

provide equal access to housing.

* Subdivision contains homes that received recognition or awards from professional organizations, trade organizations, architectural journals, popular magazines, or housing research foundations.

* Neighborhood introduced or established patterns of subdivision design, housing, financing, or building practices that became influential in the local community, metropolitan area, or elsewhere.

Residential suburbs significant at the **national level of importance** are those whose plan, landscape design, or architectural character introduced significant innovations that strongly influenced the design of residential suburbs nationwide. It can be applied to neighborhoods strongly illustrative of significant patterns of demographic and social change associated with the emergence of the Nation's leading cities or metropolitan areas. It may be present in properties possessing outstanding distinction for design in community planning, landscape architecture, architecture, or engineering, or in pivotal examples of the work of master designers who received national or international acclaim for their contributions to the design of residential suburbs in the United States.

Evaluations of national significance for individual suburbs must be made through the national context in comparison with other similarly associated properties to determine those having the greatest influence, possessing the highest artistic qualities, or best representing a particular type of subdivision or housing design or the work of a master. In addition, properties must possess a high degree of integrity that derives from the historic plan, buildings, and other landscape characteristics, especially those features directly related to the aspects of significance on which national importance is based. Such properties may be considered for study and designation as National Historic Landmarks under the themes, Transforming the Environment, Expressing Cultural Values, and Developing the American Economy.

Historic residential suburbs having national significance under the multiple property listing, Historic Residential Suburbs in the United States, 1830 to 1960, are those:

* Pivotal in the advancement of important principles and practices of subdivision design, residential development, and house and yard design. Such suburbs may be known for the introduction or advancement of a concept or idea of lasting or substantial influence in the history of America's suburbanization. They may also be recognized as representing a highly important milestone, outstanding achievement, or major turning point in the evolution of home building practices or subdivision design. (NHL Criterion 1)

* Reflecting in an outstanding manner highly significant national patterns of suburbanization. Such neighborhoods might be strongly illustrative of one or more stages of suburban development and clearly represent the physical and social evolution of an American city or metropolitan area that played a highly significant role in the growth and development of the Nation as a whole or contributed significantly to the character, identity, or economic prosperity of a particular region. (NHL Criterion 1)

* Possessing outstanding distinction as one of the Nation's finest examples of an important type of suburb, superlative examples of community planning or landscape design, or a collection of homes having outstanding merit in architecture or landscape architecture. (NHL Criterion 4)

* Possessing outstanding distinction as the work of a master designer or the collaborative work of designers representing several disciplines (for example, community planning, architecture, landscape architecture, and engineering). Works considered significant for this reason should be evaluated in the context of all similar works by the same designers or group of designers to determine those having the greatest influence, possessing the highest artistic qualities, or best representing the contributions of the designer or group of designers to the evolution and character of American suburbs. (NHL Criterion 4)

* Representing a highly influential work of a developer, planner, landscape architect, or architect who is recognized as having substantial influence on the character of subdivision design, domestic architecture, or yard design nationally or internationally as documented through awards, contemporary criticism, professional influence, or scholarly interest. Such properties must have a high degree of integrity and be strongly illustrative of the principles and practices for which the developer or designer's reputation was based and through which the