

Post-World War II (1945) production housing

NOTE: This is the section where HPO can determine that a Cultural Resource Study is not required.

10-30.30.050 Cultural Resources

A. Cultural Resource Studies.

1. **Purpose.** To identify significant cultural resources and potential impacts of proposed development so that mitigation measures can be established for major impacts prior to development of the property.

b. When warranted by the specific conditions of the site or proposed work, the Historic Preservation Officer may determine that a cultural resource study is not required based on the following conditions:

(5) The structure is post World War II (1945) production housing; or

DEFINITION:

"The structure is post World War II (1945) production housing" refers to a type of residential building that was constructed after World War II, specifically starting in 1945. These homes were often built quickly and in large numbers to meet the housing needs of the booming population, especially returning veterans and their families.

This "Production" housing reflects the architectural style known as Mid-Century Modern, which became prevalent in the United States from the late 1940s through the 1960s but is significantly simplified and meant to be accessible to the public, with an emphasis on affordability and efficient construction methods; the design being functional, focusing on the practical aspects of living spaces.

Here are some key characteristics of post-World War II production housing:

1. **Mass Production Techniques:** These homes were typically built using assembly-line techniques that allowed for rapid construction and cost efficiency. This method mirrored the industrial processes that had been perfected during the war.
2. **Simple Design:** The designs of these houses were generally modest and utilitarian, without elaborate detailing. They often featured similar, if not identical, floor plans to streamline the construction process.
3. **Suburban Development:** This period saw the expansion of suburbs in the United States, as these homes were usually built on the outskirts of cities where land was more available and less expensive.
4. **Materials:** Due to wartime innovations and the need for efficient construction, these houses often utilized new building materials and techniques, including prefabricated parts and panels.

Post-World War II production housing played a significant role in shaping modern American suburbs and addressing the housing crisis of that era.

10-30.30.050 Cultural Resources

Cultural resources are an important consideration in an application for development. Professionally prepared cultural resource studies are therefore a requirement of an application for development. The type and format of studies required are determined based on the particular circumstances of the property on which development is proposed. Cultural resource studies assess the significance and integrity of potential resources, major impacts that would result from the proposed work and mitigation measures that could eliminate or offset any major impacts. This section provides detailed requirements for cultural resource studies and explains how such assessments are performed.

A. Cultural Resource Studies.

1. **Purpose.** To identify significant cultural resources and potential impacts of proposed development so that mitigation measures can be established for major impacts prior to development of the property.

2. Applicability.

a. Cultural resource studies are required for all public and private developments involving:

- (1) Properties listed on the Flagstaff Register of Historic Places; or
- (2) Properties listed on the Arizona Register of Historic Places; or
- (3) Properties listed on the National Register of Historic Places; or
- (4) Undeveloped land; or
- (5) Structures over 50 years old at the time of application.

b. When warranted by the specific conditions of the site or proposed work, the Historic Preservation Officer may determine that a cultural resource study is not required based on the following conditions:

- (1) The land, while undeveloped, is relatively small, surrounded by development, and unlikely to contain resources; or
- (2) The structure is not significant or lacks integrity; or
- (3) The proposed work is excepted from this division pursuant to Section [10-30.30.020\(C\)\(1\)](#); or
- (4) The proposed work does not have major impacts, diminish the significance or integrity of the resource, is reversible, or is temporary; or

(5) The structure is post World War II (1945) production housing; or

(6) Other circumstances under which it is reasonable to conclude that a cultural resource study is not warranted.

c. The requirement to prepare a cultural resource study does not in and of itself mean that the resources are significant (see subsection (B) of this section).