



• T • E • M • P • E •
PRESERVATION

Preliminary Determination of Eligibility

Attachment to Staff Summary Report

Thursday, October 12, 2006

Gage Addition Park Tract College View Subdivisions

Historic Property Designations HPO06001, HPO06002, HPO06003

HISTORIC PRESERVATION COMMISSION

Mike Deskin
Elias Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Stu Siefer
Liz Wilson, Vice-Chair



CITY ARCHITECT

Mark C. Vinson,
AIA/AICP



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280



480.350.8028
8579 FAX; 8913TDD

CONTENTS

TEMPE HISTORY OVERVIEW.....	2
PROPERTY LOCATION	4
PROPERTY CONDITION	4
PROPERTY AGE	5
SIGNIFICANCE	6
INTEGRITY	9
CONTRIBUTING / NONCONTRIBUTING PROPERTIES	11
PLANNING & ZONING HISTORY	15
HISTORIC CONTEXTS	18
CHRONOLOGY	28
ENDNOTES	33
LARGE BOUNDARY MAPS	45

Historic Preservation Office (HPO) has received nominations for designation of the Gage Addition, Park Tract, and College View subdivisions as Tempe Historic Districts and listing in the Tempe Historic Property Register from resident property owners. The applications have been reviewed by HPO and all requirements for notification, posting and advertisement, as set forth in Tempe City Code Chapter 14A “the Tempe Historic Preservation Ordinance”, have been met and public hearings set.¹

The Maple Ash area is bounded by University Drive to the north, Mill Avenue to the east, the Union Pacific Railroad right-of-way to the east and southern boundaries near Ash Avenue and Hudson Lane. The neighborhood of 50 acres has approximately 190 properties within it.

This report addresses the history, location, condition, age, significance, and integrity of historic features and identifies potential contributing and noncontributing properties, planning and zoning history, and other relevant information pertaining to the nomination. A recommendation to approve an amended version of the requested historic designation is provided in the Staff Summary Report, along with reasons for the recommendation.





Photo: Vic Linoff Saturday, June 03, 2006, 12:42:43 PM

TEMPE HISTORY OVERVIEW

Tempe's growth since its beginning circa 1870 is most conveniently viewed as a series of developmental periods which correspond to both local and national economic and political trends. In the Settlement Period (c.1870~1887) Tempe evolved from a small river crossing site into a recognizable town with distinct residential, commercial, and farming areas. The Development Period (1888~1909) was a time of organization, land speculation, and major growth stimulated by the Tempe Land and Improvement Company, by arrival of the railroad, and by establishment of the Territorial Normal School. The Growth Period (1910~1930) saw the completion of Roosevelt Dam, Arizona statehood, tremendous expansion of the agricultural economy, increased development of subdivisions, of city services, of the Normal School, and of transportation systems. The Post-Automobile Period (1931~1945), was marked by increasing automobile ownership and the introduction of air conditioning. These conveniences changed the form of residential development during this period of slow but steady growth and would set the stage for the rapid expansion of the community following World War II. Broad patterns established during each of these historic periods remain visible today amidst the contemporary suburban fabric of Tempe.²

Tempe emerged from its settlement period in the summer of 1887 when the Tempe Land and Improvement Company purchased most of Charles Trumbull Hayden's lands as well as those of the Mormon colonists in West Tempe. These purchases were brought about primarily by the completion of the Maricopa and Phoenix Railroad which passed through the Tempe agricultural district north to the Salt River, which it crossed just west of Hayden's Ferry. The railroad established Tempe as the major east valley shipping point and the economic potential of the community was significantly broadened.³

The Tempe Land and Improvement Company was formed for promotion and development of the Tempe townsite and, through sale of lots, to precipitate another railroad boomtown. George N. Gage (1842-1913) was one of the most important figures associated with this early period of Tempe development. As Secretary of the Tempe Land and Improvement Company, Gage was most directly responsible for implementing the promotion and development of the Tempe townsite for the community's first real period of growth. The company surveyed and laid out the townsite in blocks and lots for sale. A real estate firm was engaged to promote the sale of land. Advertising pamphlets and a colorful panoramic map by C. J. Dyer were prepared to enhance the prospects of settlers and investors.^{4 5}

Plans laid out by the Tempe Land and Improvement Company at the end of the 19th Century envisioned residential development extending south to 13th Street, but decades later, less than half of the land within the town limits had been developed for anything other than farming. A boom at the turn of the century spurred the first growth of early neighborhoods such as Gage Addition, but the economic hardships of the 1920s and 30s slowed construction to just a few new homes each year. For a brief period, more people left Tempe than came.⁶

George N. Gage was 67 when, along with L. W. Blinn (1842-1928), he recorded the subdivision plat for the 80 acre Gage Addition in 1909. This was to be the last substantial undertaking of the Tempe Land and Improvement Company and of Gage's real estate development career. Failing health caused him to relocate with his family to Los Angeles, California that same year where in 1913 he passed away at the age of 71. With Gage gone and Blinn now in California focusing on his lumber and banking businesses, development of the original Tempe Land and Improvement Company holdings south of the Gage Addition became the venture of one of Tempe's most productive pioneer businessmen and politicians, Hugh E. Laird (1882-1970).^{7 8}

With optimism and intrepidity perhaps formed in the wake of Tempe Land and Improvement Company Capitalists removal to California, local entrepreneurs Hugh Laird and Fred J Joyce (1881-1967) filed organization papers with the County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property on March 24, 1920. From the onset, the vision of Park Tract was to provide comfortable and modern family houses to meet the demand of a growing population.⁹

The 1920s opened with great economic promise in Tempe. The thriving Tempe Cotton Exchange was ginning thousands of bales of long-staple Pima cotton for use in the manufacture of automobile tires. Construction was booming and Tempe's population was nearing 2,000 when the post-war collapse of the cotton market in late 1920 spawned a Valley-wide economic downturn. As agriculture slowly diversified in response to cotton prices, the Tempe economy began a slow recovery throughout the 1920s until, on September 21, 1929, voters opted to retire the town charter and reorganize as the City of Tempe.

The reorganization boosted community optimism and self-esteem. Hugh Laird was elected to be the first mayor of the City of Tempe. Although a measure of prosperity returned to Tempe in the late 1920s, the onset of the Great Depression slowed growth and economic expansion until the post-war boom of the mid 1940s.¹⁰

Development of Tempe in the 1930s kept pace with the slow local and national economy until the onset of World War II, when dramatic changes in the historic pattern of growth and development signaled the end of the community's agricultural basis and the beginning of its role as a suburb within the greater metropolitan region. College View is emblematic of this post-war phenomenon. Although the earliest homes in College View predated the subdivision plat by almost 20 years, development of the remaining lots did not install a uniform house type and therefore did not diminish the eclectic, organic character of the neighborhood.

Broad patterns of community history portrayed by the evolution of these three subdivisions demonstrate Tempe's transition from its agricultural origins, through its educational preeminence within the Valley, and on to the diverse and thriving metropolitan city it has become today.

PROPERTY LOCATION

The Gage Addition, Park Tract, and College View subdivisions are adjacent to and south of downtown Tempe, adjacent to and west of the main campus of Arizona State University, and adjacent to and east of the Union Pacific Railroad right-of-way. Together, these subdivisions describe the boundaries of the 1986 Maple-Ash Neighborhood Association which includes 338 households mostly built between 1900's - 1950's.^{11 12}

In the nominated configuration, the 1909 Gage Addition subdivision includes 68 lots and 5 parcel fragments totaling approximately 15 net acres in the area bounded by University Drive, Mill Avenue, 10th Street, and the Union Pacific Railroad right-of-way in the northwest quarter of Section 22N.

In the nominated configuration, the 1924 Park Tract subdivision includes 105 lots and 1 parcel fragment totaling approximately 27 net acres in the area bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad right-of-way in the northwest quarter of Section 22N.

In the nominated configuration, the 1945 College View subdivision includes 22 lots and 2 parcel fragments totaling approximately 8 net acres in the area roughly bound by 13th Street, Mill Avenue, and the Union Pacific Railroad right-of-way in the southwest quarter of Section 22N.

Two modern subdivisions occur along the western edge of the 1909 Gage Addition subdivision; the 1999 Ash Court re-plat (MCR 464-38) and the 2005 Sienna Court re-plat (MCR 663-06). One modern subdivision occurs along the western edge of the 1924 Park Tract subdivision, the 1987 Pueblo Grande re-plat (MCR 299-05). Each of these three subdivisions have been redeveloped as condominiums and are recommended for exclusion from proposed historic district boundaries.^{13 14}

One modern subdivision has been platted at the interior of the 1924 Park Tract subdivision, the 2005 Hazelton Property re-plat (MCR 664-05). One modern subdivision has been platted at the interior of the 1945 College View subdivision, the 2005 Koppen Estates re-plat (MCR 694-36). These subdivisions have not been redeveloped and some contributing properties remain. These subdivisions are located interior to historic subdivision boundaries and are therefore included within proposed historic district boundaries.¹⁵

CONDITION

The Gage Addition, Park Tract, and College View subdivisions are adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted redevelopment pressure on the neighborhood at various times over the past hundred years. Although this neighborhood has seen changes, it has managed to survive and, for the most part, still retains sufficient integrity to convey its historic character. The majority of properties are well maintained with historic landscapes intact and character-defining features present.

In the nominated configuration, the 1909 Gage Addition subdivision includes 1 property listed in the Tempe Historic Property Register and the National Register of Historic Places, 3 properties listed in the National Register of Historic Places and 40 additional properties that are considered to be contributing an historic district. Gage Addition includes 7 vacant lots totaling approximately 0.80 acres. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of contributing properties. 67% (44 contributing / 22 non-contributing) of the 66

built or buildable parcels in the Gage Addition subdivision are considered to be contributing to the historic district described as Boundary Option "A".^{16 17}

In the nominated configuration, the 1924 Park Tract subdivision includes 3 properties listed in the Tempe Historic Property Register and the National Register of Historic Places, 1 property listed in the Tempe Historic Property Register, 1 property listed in the National Register and 85 additional properties that are considered to be contributing an historic district. Park Tract includes 2 vacant lots totaling approximately 1.2 acres. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of contributing properties. 82% (85 contributing / 19 non-contributing) of the 104 built or buildable parcels in the Park Tract subdivision are considered to be contributing to the historic district described as Boundary Option "A".^{18 19}

In the nominated configuration, the 1945 College View subdivision includes 19 properties that are considered to be contributing an historic district. College View includes 3 vacant lots totaling approximately 1.3 acres. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of contributing properties. 90% (18 contributing / 2 non-contributing) of the 20 built or buildable parcels in the College View subdivision are considered to be contributing to the historic district described as Boundary Option "A".^{20 21}

Overall, the historic district described as Boundary Option "A" yields 77% contributing properties. Overall, the historic district described as Boundary Option "B" yields 90% contributing properties. Overall, the historic district described as Boundary Option "C", the recommended option, yields 87% contributing properties. Finally, the historic district described as Boundary Option "D" yields 90% contributing properties overall.

AGE

Platted over a 36-year period, and substantially built-out over a 50 year period, the Gage Addition, Park Tract, and College View subdivisions represent consecutive waves of residential development begun in response to both local and national economic and political trends.

Residential and nonresidential structures within the area of the Gage Addition subdivision were built between 1888 and 1954, with 1932 being the median year-built value (74 years old) and 1929 the most frequently occurring construction date (4 occurrences). The Solliday Survey (2001) identified 63 lots in the Gage Addition and added 6 properties built between 1950 and 1954, to the 44 properties previously identified as potentially contributing properties in the Tempe MRA (1997). Solliday indicated 6 properties were not listed due to integrity. He identified the average square footage of homes to be 1,500.

Residential and nonresidential structures within the area of the Park Tract subdivision were built between 1900 and 1960, with 1940 being the median year-built value (66 years old) and 1940 the most frequently occurring construction date (16 occurrences). The Solliday Survey (2001) identified 100 lots in the Park Tract subdivision and added 17 properties built between 1948 and 1960, to the 80 properties previously identified as potentially contributing properties in the Tempe MRA (1997). Solliday indicated 4 properties were not listed due to integrity. He identified the average square footage of homes to be 1,250.

Residential and nonresidential structures within the area of the College View subdivision were built between 1925 and 1996, with 1944 being the median age (62 years old) and 1945 the most frequently occurring construction date (7 occurrences). The Solliday Survey (2001) identified 22 lots in College View and added 2 properties built between 1946 and 1953, to the 14 properties previously identified as potentially contributing properties in the Tempe MRA (1997). Solliday

indicated 2 properties were not listed due to integrity. He identified the average square footage of homes to be 1,950.

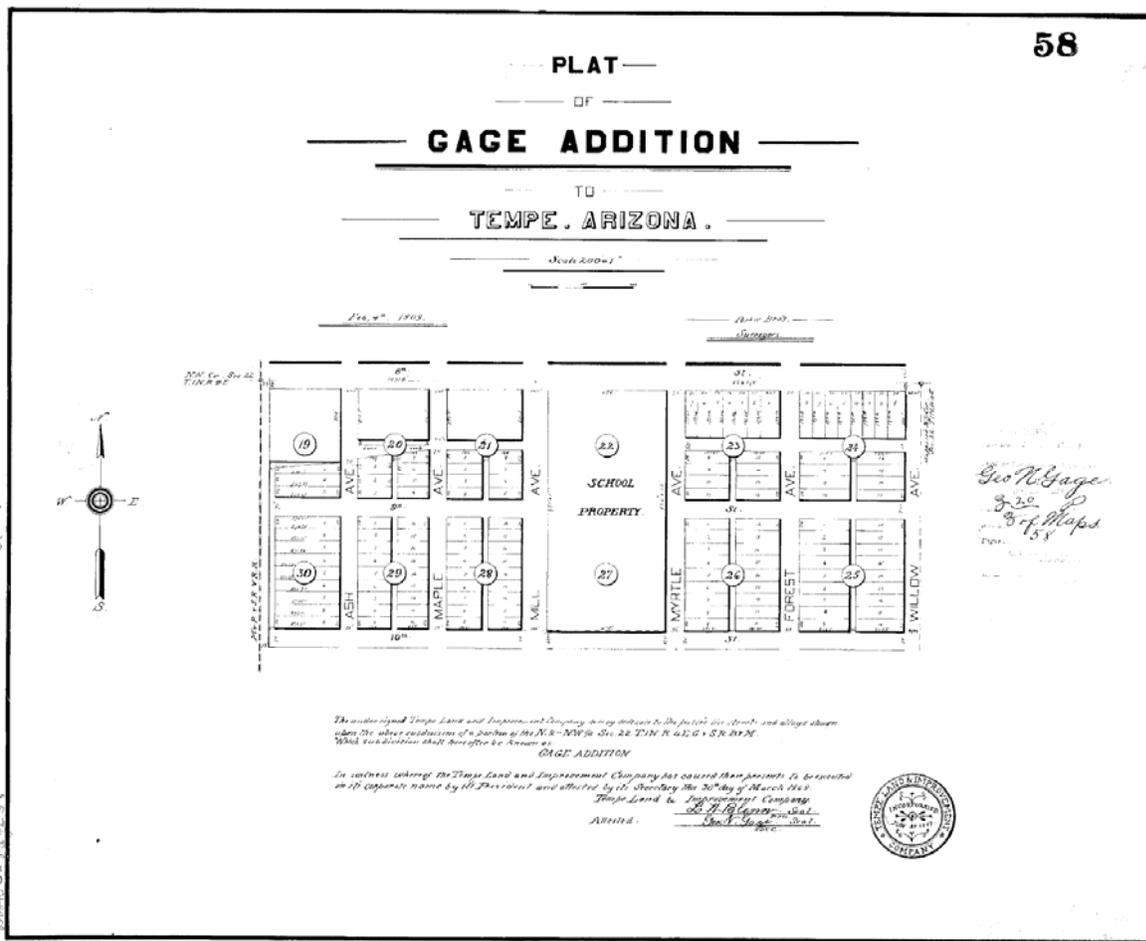
SIGNIFICANCE

The Gage Addition, Park Tract, and, to a lesser extent, College View subdivisions encompass within their boundaries a collection of historic resources which are directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 135 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure. These exist today in the Gage Addition, Park Tract, and College View subdivisions as manifestations of those Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.

Ordinance language agrees with National Register of Historic Places eligibility Criteria C as indicated below.

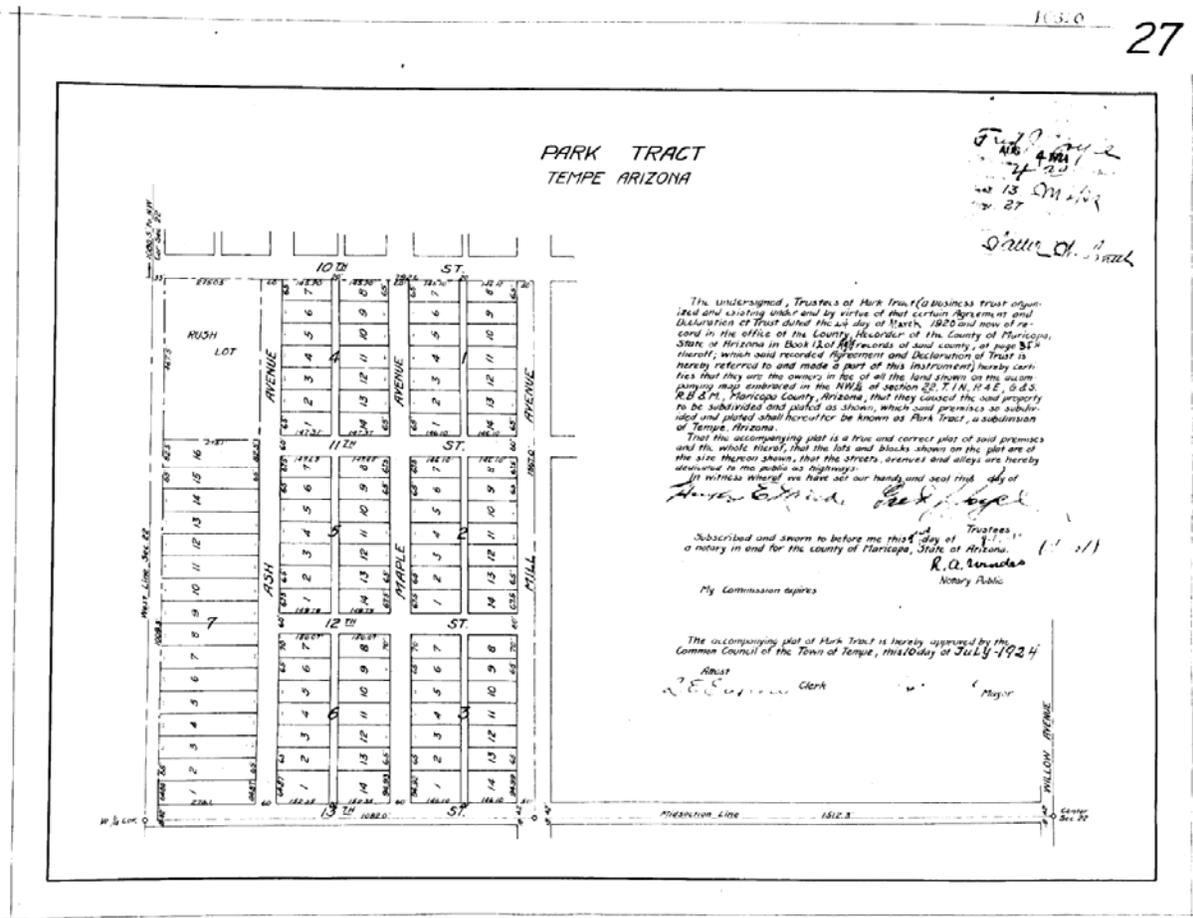
The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history (Community Planning and Development); or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.²²



Gage Addition

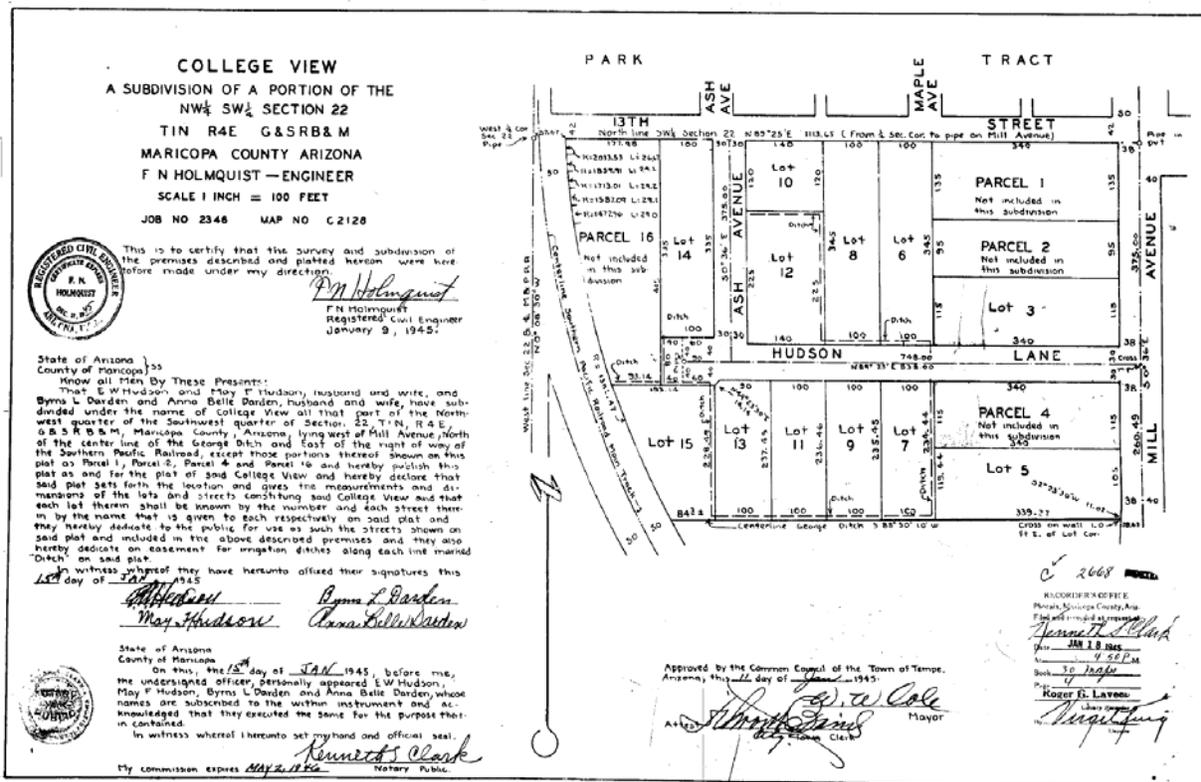
Tempe's proven stability during the two decades after 1888 culminated with a period of prosperity in the early 1900s. Growth fluctuated but steadily increased for the two decades at the turn of the century, and in 1909, George N. Gage opened 80 acres south of University on either side of the Tempe Normal School (now ASU) for development as the Gage Addition. This was the first major urban expansion of the original Tempe settlement and marked the beginning of Tempe's first real period of growth and development lasting from 1909 to 1930. Gage Addition was opened in response to the housing needs of a growing population and originally extended east from the railroad right-of-way to Willow (College) Avenue, and south from Eighth (University Drive) to Tenth Streets. The twenty year period from 1909 to 1930 also witnessed the creation or extension of city services, dramatic expansion of the Territorial Normal School, improvements in transportation systems and roadways, and reorganization of the canal system under the jurisdiction of the Salt River Valley Water Users Association. The Gage Addition Historic District is significant as one of the oldest surviving neighborhoods in Tempe. Opened at the onset of the Growth Period (1909~1930), this area contains some of Tempe's oldest surviving homes interspersed with newer houses dating to the 1940s and '50s.²³



Park Tract

Park Tract is an early "suburban" residential subdivision that was platted by Hugh Laird and Fred J Joyce, April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. The subdivision was designed to provide comfortable and modern family houses, influencing some of Tempe's prominent citizens to purchase lots and have their homes built here. Development of the subdivision began in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Union Pacific Railroad tracks. Park Tract experienced peak construction from 1928 to 1930. A second boom of activity occurred in the late 1930s and the neighborhood was almost completely built-out shortly after World War II.

Hugh Laird came to Tempe with his family in 1888 at the age of 5 years. His residency in Tempe continued until his death in 1970. During that time his business and public service career included 60 years as a registered pharmacist, 66 years as owner of Laird and Dines Drug Store, twelve years as Tempe postmaster and two terms as a representative in the state legislature. Perhaps his most outstanding contribution to local politics was his 32 years of service on the Tempe City Council, including 14 years as Mayor. During the period from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town saw substantial growth far beyond its anticipated boundaries, especially after the close of World War II. Policies generated during Laird's lengthy tenure on the City Council did much to shape the present environment and image of modern Tempe. Park Tract platted in 1924 has a very high degree of overall integrity and represents an early "suburban" residential subdivision platted in response to a shortage of housing in Tempe.²⁴



College View

The plat for the College View subdivision was filed by E. W. & May Hudson and Byrnes L. & Anna Belle Darden on 18 Jan 1945. There was very little building activity in Tempe during World War II, but three new subdivisions were platted by early 1945. Building materials and permits were still nearly impossible to obtain, but people were eagerly anticipating the end of the war and were looking forward to returning to peacetime life. College View was located outside of city limits, at the southwestern edge of the city. The City Council recognized the urgent need for new housing in Tempe and immediately annexed the tract on December 14, 1944.

College View was developed by E. W. Hudson (1881~1972) and Kenneth Clark (1907~2006). Hudson, the agricultural scientist who developed Pima long-staple cotton, was a longtime cotton grower and cattle rancher. He wanted to sell off some of his vast land holdings in the area. Clark, a realtor and owner of Kenneth Clark Insurance Agency, handled the sale of lots. He had served a term on the City Council in the 1930s, and typically dealt with real estate in the downtown business district. In late 1944, Hudson filed a subdivision plat and began sales of lots through Clark's agency. This subdivision of 18 lots extended Ash Avenue one block south to Hudson Lane.²⁵

INTEGRITY

The intent of this preliminary determination is to provide an opinion of eligibility as the basis for a recommendation for district designation. Periods of significance are identified through research to provide useful or necessary information and as a basis for estimating the ratio of contributing to non-contributing properties. This determination uses information in previous survey and inventory studies; Janus 1983, Ryden 1997, and Solliday 2001, along with additional field recognition and verification to achieve a reasonable degree of certainty regarding property status but does not make a final determination of the contributing status for every property. Vacant lots and fragment (unbuildable) parcels are excluded from the count.^{26 27}

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must not only be significant under ordinance criteria, but it also must have integrity. The evaluation of integrity for properties under consideration as contributing to historic districts is specified by ordinance in Section 14A-4 – “Designation of landmarks, historic properties and historic districts” as follows.

“1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries.”²⁸

Location – The majority of properties proposed for designation in the Gage Addition, Park Tract, and College View subdivisions exist in their originally developed locations. One notable exception is the George N. Gage House, located at 115 West University Drive. The house was originally located one block to the east on the southwest corner of Mill Avenue and University Drive. In 1939, the house was moved to its present location.

Design – The majority of properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions maintain the spatial relationships between major features; visual rhythms in the streetscape and landscape; layout and materials of alleyways, right-of-way, roads, walks; and the relationship of other features, residential flood irrigation infrastructure as they were originally constructed and developed.

Setting – The majority of properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions retain connections to the physical environment of their surroundings. Original relationships of buildings and structures to landscapes and surroundings such as campus, downtown, Mill Avenue, and the railroad remain intact.

Materials – The majority of properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions retain their key physical elements as they were originally combined in a particular pattern or configuration to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of historic properties.

Workmanship – The majority of properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions convey physical evidence of the crafts attendant upon their original historic period.

Feeling – The majority of properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions express the aesthetic sense of their particular period of significance. The physical features of these subdivisions, taken together, are sufficiently intact to convey their significance to someone familiar with the original neighborhood as well as to persons throughout the community to whom the neighborhood distinguishes itself as historic. Retention of original design, materials, workmanship, and setting as described above is sufficient to create a discernable sense of place throughout the Gage Addition, Park Tract, and College View subdivisions

Association – properties nominated for designation in the Gage Addition, Park Tract, and College View subdivisions maintain direct links between important events in community history and the resultant historic properties. Consecutive waves of suburbanization outward from the original settlement at the Salt River are demonstrated in the temporal development of the 1909 Gage Addition, the 1924 Park Tract, and the 1945 College View subdivisions. In addition, some properties proposed for designation in the Gage Addition, Park Tract, and College View subdivisions maintain direct links between an important historic person and a historic property. Where these associations have been documented, property status is indicated as Individually Eligible in the following table.

CONTRIBUTING / NON-CONTRIBUTING PROPERTIES

Historic District designation means a form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal action by the city council. A designated district may include both properties that contribute to the distinctive character worthy of preservation and those that do not. *Contributing property* means a classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district. *Noncontributing property* means a classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Although no fixed ratio of contributing to non-contributing properties is specified as the basis for district eligibility, a 2:1 ratio is considered to indicate a good candidate for district designation. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of this ratio.

CONTRIBUTING / NON-CONTRIBUTING PROPERTIES LIST – based on Ryden 1997, Solliday 2001, and Staff recon on 08/232006 and 0828/2006 (also see attached maps)²⁹

Gage Addition

Address	Property Name	Built	Style	Status
850 S. Ash	W. A. Moeur House	1910	Colonial Revival	Contributing (BOTH)
222 W 9th St	Multi-Family	1961		NC (age/significance)
806 S. Ash	Commercial	1971		NC (age/significance)
821 S. Ash	Gilbert Residence	1945	Bungalow	Contributing
825 S. Ash	Dukes Rental	1945	International	Contributing
831 S Ash	(Mathis House)	1950	Transitional/Early Rch	Contributing
124 W 9th St	Hornbaker/Dukes	1950	Ranch	Contributing
106 W 9th St	Batchelor Rental	1960	Remodel	NC (age/significance)
832 S. Maple	Batchelor Rental	1942	Ranch	Contributing
818 S. Maple	Batchelor Rental	1935	Ranch	Contributing
810 S. Maple	Batchelor Rental	1945	Transitional Ranch	Contributing
105 W Univ	Commercial	1987		NC (age/significance)
111 W Univ	Commercial	1987		NC (age/significance)
119 W Univ	Commercial	1968		NC (age/significance)
115 W. Univ	George N .Gage Hs	1888	Georgian Revival	Individually Eligible
819 S Ash	Derrick/Holland	1951	National Folk	Contributing
821 S. Maple	Oertle Rental	1931	Southwest	Contributing
823 S. Maple	Harris Residence	1931	Southwest	Contributing
26 W. 9th St.	Windes-Bell House	1900	Bungalow	Contributing
22 W. 9th St.	O'Neill Rental	1955		Contributing
830 S Mill	Commercial	1981		NC (age/significance)
808 S Mill	Commercial	1950		NC (Integrity)
25 W Univ	Commercial	1990		NC (age/significance)
808 S Mill	Commercial	1978		NC (non-contributing)

Gage Addition (continued)

<i>Address</i>	<i>Property Name</i>	<i>Built</i>	<i>Style</i>	<i>Status</i>
21 W. 9th St.	Schmitt House	1945	National Folk	Contributing
21 W 9th St	(Hayes House)	1950	National Folk	Contributing
23 W 9th St	(Breed House)	1950	National Folk	Contributing
23 W. 9th St.	McGinnis Rental	1925	Bungalow	Contributing
19 W. 9th St.	Schmitt House	1945	National Folk	Contributing
915 S Maple		1928		Contributing
919 S. Maple	B. H. Scudder Rental	1919	Bungalow	Contributing (NRHP)
921 S. Maple	Tseffos Rental	1948	Ranch	Contributing
923 S. Maple	Adolph Clark House	1932	Bungalow	Contributing
949 S. Maple	Williams Rental	1935	Bungalow	Contributing
950 S Mill	Commercial	2006		NC (age/significance)
944 S. Mill	rental house	1930	Southwest	Contributing
930 S. Mill	rental house	1925	Spanish Colonial Revival	Contributing
928 S. Mill	Gilliland House	1920	Bungalow	Individually Eligible
922 S. Mill	rental house	1943	Bungalow	Contributing
918 S. Mill	Mullen-Van Petten Hs	1924	Georgian Revival	Contributing (NRHP)
902 S Mill	Travelodge Motel	1956		NC (significance)
902 S Maple	Walton House	1954	National Folk	Contributing
903 S. Ash	Sidney B. Moeur Hs	1921	Craftsman Bungalow	Individually Eligible
907 S. Ash	B. H. Scudder House	1929	National Folk	Contributing (NRHP)
959 S. Ash	Royce Rental	1920	Bungalow	Contributing
961 S. Ash	Nelson Rental	1935	Bungalow	Contributing
969 S. Ash	Church Ancillary Hs	1934	Southwest	Contributing
971 S. Ash	Foursquare Church	1929	Spanish Colonial Revival	Contributing
936 S. Maple	Galway Rental	1930	Bungalow	NC (integrity)
934 S. Maple	Bolman House	1935	National Folk	Contributing
928 S. Maple	Weston Rental	1921	Bungalow/duplex	NC (integrity)
922 S. Maple	Franzmeier Rental	1921	Bungalow	Contributing
916 S. Maple	House	1929	National Folk	Contributing
912 S. Maple	Williams Residence	1915	Southwest Style	Contributing
908 S. Maple	Fong Rental	1930	Bungalow	Contributing
904 S. Maple	Erickson Rental	1920	Bungalow influence	Contributing
902 S. Maple		1954		Contributing
902 S. Ash	House	1925	Bungalow	Contributing
275 W 9th St	Hondorp House	1989		NC (age)
249 W. 9th St.	Lindley Rental	1940	National Folk	NC (integrity)
944 S. Ash	Dickson Rental	1945	Moderne	Contributing
948 S. Ash	Byron Redden House	1918	Bungalow	Contributing (NRHP)
210 W 10th St	Multi-Family	1981		Non-contributing
940 S. Ash	C.A. Saylor House	1909	Bungalow	NC (age/significance)
905 S. Ash	House			Contributing
820 S Mill	Commercial			NC (integrity)
920-936 S Ash	Sienna Court	2006	Modern	NC (age/significance)
942 S Ash	Ash Court	2002	Neo-Traditional	NC (age/significance)

Park Tract

<i>Address</i>	<i>Property Name</i>	<i>Built</i>	<i>Style</i>	<i>Status</i>
1029 S. Maple	Cedar/Lowenthal Hs	1942	Norman Revival	Individually Eligible
1017 S. Maple	Jablonsky House	1925	Southwest	Contributing
1015 S Maple	Ellsworth House	1950	French Provincial Ranch	Contributing
1011 S Maple	(Gentrup House)	1950	French Provincial Ranch	Contributing

Park Tract

Address	Property Name	Built	Style	Status
1005 S. Maple	Carraway Rental	1940	National Folk	Contributing
15 W. 10th St.	Franzmeir Rental	1935	Bungalow	Contributing
1001 S. Maple	Franzmeier House	1935	Bungalow	Contributing
1004 S Mill	Commercial	1986		NC (age/significance)
1012 S Mill	Institutional	1981		NC (age/significance)
1020 S Mill	Commercial	1964		NC (age/significance)
1034 S. Mill	Minson House ancil	1925	Bungalow	Individually Eligible
1038 S Mill	Commercial	1977		NC (age/significance)
1191 S. Maple	Wright Residence	1937	Ranch	Contributing
1185 S. Maple	Scheuch Residence	1937	Ranch	Contributing
1115 S. Maple	Dillon Rental	1940	Ranch	Contributing
1111 S. Maple	Dillon Rental	1940	Ranch	Contributing
1109 S. Maple	Harper/Hoag Res	1937	Ranch	Contributing
1105 S. Maple	Douglas Rental	1940	Ranch	Contributing
1101 S. Maple	Douglas Residence	1940	Ranch	Contributing
1100 S. Mill	Gammage House	1942	Ranch	Contributing
1104 S. Mill	Selleh House	1940	Ranch w/ Span. Col.	Contributing (NRHP)
1110 S. Mill	Getz Rental	1935	Ranch	Contributing
1112 S Mill	(Getz House)	1952	Ranch	Contributing
1162 S Mill	(Hayes House)	1950	Spanish Colonial Ranch	Contributing
1170 S. Mill	rental house	1935	Ranch w/ Span. Col.	Contributing
1170 ½ Mill	rental house	1925	National Folk	Contributing
1190 S. Mill	Laird House	1935	Transitional Ranch	Contributing
1225 S. Maple	Wilt Residence	1939	Ranch	Contributing
1221 S. Maple	Hazelton Property			NC (integrity)
1215 S. Maple	Collopy Rental	1940	Ranch	Contributing
1209 S. Maple	Miller Residence	1938	Transitional Ranch	Contributing
35 W. 12th St.	Dr W.E. Patterson Hs	1935	Spanish Colonial Revival	Contributing
1202 S. Mill	Simpson Rental	1940	Ranch	Contributing
11 W. 12th St.	Simpson Rental	1945	Ranch	Contributing
13 W. 12th St.	Simpson Rental	1930	Bungalow	Contributing
1204 S. Mill	Simpson Rental	1940	Ranch	Contributing
1208 S Mill	House	1974		NC (age)
1212 S Mill	(Bogosian House)	1950	Ranch	Contributing
1220 S. Mill	Butler House	1939	Ranch	Contributing (THPR)
1290 S. Mill	Women's Club	1936	National Folk	Contributing (BOTH)
1029 S. Ash	Douglas Rental	1945	Ranch	Contributing
1023 S Ash	Gildea House	1957	Ranch	Contributing
1021 S. Ash	Shores Residence	1935	Ranch	Contributing
1021 S Ash	Essig/Shores House	1959	Ranch	Contributing
1019 S. Ash	Miller Residence	1935	Transitional Ranch	Contributing
1015 S. Ash	Dickson Rental	1945	Ecclectic	Contributing
115 W 10th St	Multi-Family	1976		NC (age/significance)
113 W 10th St	Multi-Family	1977		NC (age/significance)
1002 S. Maple	Yu Rental	1938	Ranch	Contributing
1008 S. Maple	Traynor Residence	1940	Spanish Colonial Revival	Contributing
1020 S Maple	Nay/Tseffos House	1950	Ranch	Contributing
1022 S. Maple	Olijynk Residence	1938	Early Ranch	Contributing
1010 S. Maple	Elliott House	1929	Bungalow	Contributing (NRHP)
1024 S. Maple	Ruth Rental	1940	Ranch	Contributing
1026 S. Maple	Dooley Rental	1935	Southwest	Contributing

Park Tract

Address	Property Name	Built	Style	Status
1026 S. Maple	Dooley Residence	1925	Southwest	Contributing
1127 S. Ash	Ruth Rental	1935	Ranch	Contributing
1121 S. Ash	Fulkerson Rental	1945	Ranch	Contributing
1117 S. Ash	Sandstedt Residence	1925	National Folk	Contributing
1111 S. Ash	Wunder Residence	1925	Bungalow	NC (age/significance)
1109 S. Maple	Raymond Rental	1935	Southwest	Contributing
1109 S Ash		1955		NC (integrity)
115 W 11th St				Contributing
113 W 11th St				Contributing
1102 S Maple	Levenburg Residence	1990	Remodel	NC (integrity)
1106 S Maple	House	1950		Contributing
1108 S Maple	Hausman Residence	1935		Contributing
1114 S. Maple	O-Neill/Lucier	1920	Bungalow	Contributing
1118 S. Maple	Harelson Residence	1947	Ranch	Contributing
1180 S. Maple	Sheridan Rental	1936	Early Ranch	Contributing
1190 S. Maple	Van Noy Residence	1925	Spanish Colonial Revival	Contributing
1225 S. Ash	Dickson Rental	1942	Ranch	Contributing
1223 S. Ash	Seehafer Rental	1940	Ranch	Contributing
1223 S Ash	(Espersen House)	1948	French Provincial Ranch	Contributing
1217 S. Ash	Denlinger Rental	1940	Ranch	Contributing
1211 S Ash	Wright Rental	1964	Ranch	Contributing
1211 S Ash	Pritchett/Storm House	1960	Ranch	NC (age)
1209 S. Ash	Dickson Rental	1940	Ranch	Contributing
1205 S. Ash	Ahmadzadeh Rental	1947	Ranch	Contributing
1203 S. Ash	Alena Residence	1940	Early Ranch	Contributing
111 W. 12th St.	Sheinbein Rental	1943	Pueblo Revival	Contributing
1204 S. Maple	Sheinbein Rental	1937	Southwest	Contributing
1210 S. Maple	Sheinbein Rental	1925		NC (integrity)
1210 ½ Maple	Sheinbein Rental	1925	National Folk	Contributing
1214 S. Maple	Dierig Residence	1952	Ranch	Contributing
1216 S. Maple	Turner Residence	1938	Ranch	Contributing
1220 S. Maple	West Residence	1938	Pueblo Revival	Contributing
1224 S Maple	Vance/Mills House	1950	Ranch	Contributing
50 W. 13th St.	Braun/Gutierrez	1945	Ranch	Contributing
1290 S. Maple	Wilkie House	1937	Pueblo Revival	Contributing
68 W 13th St	Bernstein/Gohier Dpx	1958	Ranch	NC (age/integrity)
1222 S. Ash	Goher Rental	1935	Ranch	Contributing
64 W 13th St	Bernstein/Gohier Dpx	1958	Ranch	NC (age/integrity)
60 W 13th St	Bernstein/Gohier Dpx	1959	Ranch	NC (age/integrity)
58 W 13th St	Bernstein/Gohier	1959	Ranch	NC (age/integrity)
1220 S Ash	Windes House	1948	Ranch	Contributing
1216 S. Ash	Svob House	1940	Ranch	Contributing
1210 S. Ash	Abell Rental	1925	Southwest	Contributing
1206 S. Ash	Douglas/Gitlis Res	1935	Ranch	Contributing
1200 S. Ash	Rifkin Residence	1940	Ranch	Contributing
1136 S. Ash	Klett Residence	1941	Ranch	Contributing
1130 S. Ash	Weiser Residence	1946	Ranch	Contributing
1126 S. Ash	Malpede Residence	1935	Spanish Colonial Ranch	Contributing
1120 S. Ash	Howard Pyle House	1940	Ranch	Contributing
1116 S. Ash	Cruz Rental	1925	Bungalow	Contributing
1108 S. Ash	Hiatt / Barnes House	1928	Bungalow	Contributing (BOTH)

Park Tract

<i>Address</i>	<i>Property Name</i>	<i>Built</i>	<i>Style</i>	<i>Status</i>
1022 S. Ash	Bunger House	1940	Ranch	Contributing
1016 S. Ash	Camden Residence	1940	Ranch	Contributing
209 W. 10th St.	Erickson Rental	1940	Ranch	NC (integrity)
1002 S Ash	Erickson Rental	1940	National Folk	Contributing
1018 S. Ash	Bunger Rental	1939	Early Ranch	Contributing
1026 S. Ash	Laetz/Ross Rental	1936	Ranch	Contributing
1205 S Maple				Contributing
1105 S Ash		1955		Contributing

College View

<i>Address</i>	<i>Property Name</i>	<i>Built</i>	<i>Style</i>	<i>Status</i>
6 W. Hudson	Church ancillary Res	1947	Ranch	Contributing
1322 S Mill	Church	1986		NC (age)
12 W. Hudson	Church ancillary Res	1947	National Folk	NC (integrity)
22 W. Hudson	Church ancillary Res	1945	Ranch	Contributing
26 W. Hudson	Church ancillary Res	1935	Early Ranch	Contributing
25 W 13th St	Church ancillary Res	1950	Early Ranch	Contributing
29 W. 13th St.	Church ancillary Res	1945	Ranch	Contributing
37 W. 13th St.	Church ancillary Res	1935	Bungalow	Contributing
31 W. 13th St.	Church Ancillary Res	1935	Bungalow	Contributing
38 W. Hudson	Dougherty Rental	1945	Ranch	Contributing
32 W. Hudson	Truet Rental	1945	Ranch	Contributing
43 W. 13th St.	Davis Rental	1940	Southwest	Contributing
51 W. 13th St.	Tate House	1945	Ranch	Contributing
42 W. Hudson	Truet Rental	1925	Bungalow	Contributing
1319 S Ash	Dwight House	1953	National Folk Ranch	Contributing
1316 S Ash	Krigers Residence	1951	Ranch	NC (integrity)
1320 S Ash	Hoffman Residence	1949	Ranch	Contributing
55 W. Hudson	Paris Residence	1943	Ranch	Contributing
1310 S. Mill	Church on Mill		Ranch	NC (age/integrity)
69 W 13th St	Lloyd Williams House	1946	Ranch	Contributing
61 W. Hudson	Powell House	1945	Ranch	Contributing
63 W 13th St	Williams Rental	1957	Ranch	Contributing
55 W. 13th St.	Krause Rental	1945	Ranch	Contributing

PLANNING & ZONING HISTORY

On April 14, 1938, Tempe adopted its first zoning ordinance, Ordinance No. 177, which created 4 zoning categories; Residence Districts; Business and Apartment House Districts; Auto Courts, Automobile Tourist Camps, Auto Trailer Courts Districts; and Industrial Districts. Under Ordinance No. 177, all property within the modern Maple-Ash neighborhood was zoned Residence District, except for the southwest block of Eighth St. (University) and Ash Ave which was identified, except for the W. A. Moeur House at 850 S. Ash, as an Industrial District. The Residence District permitted properties to be used exclusively for single family purposes. Boarders, professional and home occupations, educational uses, recreational uses, and accessory uses or buildings which may be used for those employed by the owner were also permitted.³⁰

On September 16, 1948, adoption of Tempe's second zoning ordinance, Ordinance No. 193, introduced multi-family zoning into several areas of the Maple-Ash neighborhood. The new Residence B District (Multiple Residence District) designation occurred in the block along Eighth Street (University) between Maple and Ash and at the northwest block of Ninth and Maple. The new Residence B District (multi-family) implemented under Ordinance No. 193 permitted all uses permitted in Residence A (single-family), as well as duplex, multiple dwellings, apartment houses, dwelling groups, boarding houses, clubs. Ordinance No. 193 also introduced commercial zoning into the neighborhood by designating a Business District on Mill Avenue from Eighth Street (University) to Tenth Street.³¹

On October 11, 1951, Tempe adopted Zoning Ordinance No. 209, which continued the residential and business classifications established under the previous ordinance. Ordinance No. 209 extended multi-family zoning throughout many older Tempe neighborhoods and rezoned from single- to multi-family properties north of Ninth Street in the Maple-Ash neighborhood. Rapid post-war student enrollment at Arizona State Teacher's College continued throughout the 50s, and faculty and student housing increasingly impacted close-in neighborhoods such as Maple Ash.³²

On February 06, 1957, Tempe adopted Zoning Ordinance No. 268, which rezoned the entire Maple-Ash residential area to Multi-Family designation in a pattern similar to the current district area boundaries in the Maple-Ash neighborhood. Ordinance No. 268 included R-2, R-3, and R-4 multi-family classifications, C-1, C-2 commercial classifications, and maintained the industrial zoning near University and the Railroad under I-2 Industrial zoning. The period when ASTC transformed into Arizona State University was marked by significant expansion of the campus area. It was during this time that the established B. Goldman's Addition to East Tempe (1887-1972), a neighborhood similar to Maple Ash located east of campus began to be acquired for campus expansion. Land assembly in "Faculty Acres" (Goldman's Addition) caused concern among property owners to the west. In the 50s, the state acquired property on a market-value basis that considered zoning classification in the determination of value. Rezoning to multi-family was part of a larger effort to divert the campus land acquisition program away from the Maple-Ash neighborhood.^{33 34}

On January 24, 1964, Tempe adopted Zoning Ordinance No. 405, which rezoned the majority of the deep lot properties along the railroad and across Ash Ave R-3-A Multi-Family Residence Restricted (now called R-3R). The down-zoned area had previously allowed a greater density and 30 feet high buildings, whereas under Ordinance No. 405, R-3R regulations increased per unit density to 2,250 sf. minimum and limited height to one story. With the threat of campus expansion somewhat assuaged by adoption of the 1960 Durham master plan, the city was able to adjust redevelopment impact on the neighborhood through more differentiated multi-family classifications.³⁵

On October 04, 1974, Tempe's sixth zoning ordinance began an unprecedented 30-year regulatory period. In the period from 1974 through 2005, Zoning Ordinance No. 808 underwent continuous amendments and affected zoning in the Maple-Ash neighborhood primarily through modifications to development standards. In addition, some innovation occurred in the adoption of the R1-PAD infill classification. During the period while Ordinance No. 808 was in effect, Tempe adopted its' first five land use or "General Plans". The parallel processes of land use planning projecting residential densities and development standards revisions in the zoning ordinance to implement planning objectives would, over time, result in ratcheting-up allowable residential densities in established neighborhoods.³⁶

The Maple Ash Neighborhood Association (MANA) was created in the summer of 1986, when residents reacted to a proposal to demolish two homes on Ash Avenue for construction of a new 14-unit two-story condominium project. Residents formed the association to organize opposition to proposed development considered to be out-of-character with the neighborhood. In 1988, MANA prepared its first neighborhood plan to articulate and implement residents' vision of how change could occur in ways that would be compatible with the unique character of the neighborhood. With time, the mission of the MANA organization evolved to become "to preserve and enhance the historical and residential character of the neighborhood", as stated in the *1995 The Maple Ash Neighborhood Plan*.³⁷

The 1995 Maple Ash Neighborhood Plan recognized that the diversity of the neighborhood accommodates various income levels, families, students, and the elderly through a combination of owner-occupied and rental homes and cottages along with a limited number of apartments. The Plan recognized the unique shape of the neighborhood, roughly a 3:1 ratio of length to width. Because of the long and narrow configuration, over 40% of the parcels occur at the perimeter of the neighborhood. As these edges have developed as part of the neighborhood over time, perimeter parcels are integral to the historic core. As a significant number of these edge parcels have taken on non-residential uses and zoning over time, their continued integration with the neighborhood is compromised by intensification through redevelopment. The Plan recognized the vulnerability of perimeter parcels and the importance of maintaining neighborhood scale and character at these fragile edges. The Plan emphasizes preservation of the commercial borders for both historic and contemporary properties as a key to maintaining a buffer or transition zone to the historic residential portion of the neighborhood.

In 1994, the Tempe Neighborhood Programs Office recognized the Maple Ash Property and Landowners Entity (MAPLE) as an affiliated neighborhood organization within the Maple Ash neighborhood, concerned with the maintenance of private property rights. 62 households were identified as participants.

Increasingly, city planning and zoning practices began to recognize the unique character of the Maple-Ash Neighborhood as a community cultural resource worthy of special consideration. In 1997, Tempe General Plan 2020 indicated a unique projected residential density for the neighborhood largely in response to extensive public input focused on density in the Maple-Ash area. Residential density was decreased to 11-15 dwelling units per acre in the Maple-Ash area, the only area with this projected density in the city.

Tempe embarked on what was to be the most participatory public planning process undertaken to date with development of Tempe General Plan 2030 in the fall of 2002. Tempe General Plan 2030 was adopted by city Council on 4 December 2003, and was ratified by Tempe voters on May 18, 2004. Created to guide Tempe development, Tempe General Plan 2030 states goals, policies, objectives and strategies for implementing the community vision pertaining to historic preservation, land use, transportation, recreation, the environment, and other issues affecting quality of life in Tempe.

As part of the comprehensive public participation process undertaken for Tempe General Plan 2030, Historic Preservation Commission members attended a meeting of the GP2030 Advisory Team on September 02, 2003, to present information comparing existing developed densities; densities permitted under the then current general plan, and densities proposed for adoption by GP2030, in areas that were identified as candidate historic districts. This information illustrated the trend toward development intensification with regard to potential historic neighborhoods initiated under GP2020 and perpetuated in the land use planning of GP2030. Based on this presentation, the Advisory Team decided unanimously to adopt the Cultural Resource Area designation for thirty-one candidate historic subdivisions.

The Cultural Resource Area designation implemented under Tempe General Plan 2030 is designed to assist in maintaining the character of candidate historic districts. The Plan strives to encourage reinvestment and redevelopment appropriate to particular areas, promote neighborhood preservation and enhancement, and to encourage preservation of significant historic and archeological resources. Stated goals and objectives in Tempe General Plan 2030 indicate a decade of community support for the Cultural Resource Area designation, which addresses both density, and character of neighborhoods. Tempe General Plan 2030 also includes an Historic Preservation Element with the stated goal to enhance community character and heritage through the identification and preservation of significant sites, properties and districts. The intent stated is to provide protections for what is left of the character of Cultural Resource Areas.

HISTORIC CONTEXTS

The significance of community cultural resources is related to historic contexts. Research for historic property designation looks at various contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of the historic resources. Background and literature research efforts are designed to provide a comprehensive overview of the cultural and environmental contexts and are incorporated into the report as a basis for designation. General and specific archival and documentary records are consulted to develop a comprehensive cultural awareness of the project area and to aid in the analysis and understanding of resources therein. Research efforts are designed to provide one or more contexts to help explain the cultural/historical development of the area and substantiate a recommendation for designation. The interplay between documentary records and architectural data contributes significantly to the identification and clarification of site boundaries, augments relevant historic contexts to understand the study area, and allows for an assessment of the placement of the buildings and structures found in the subject area within local and regional chronologies, and development systems. Tempe Preservation uses two primary sources for historic contexts; Ryden 1997, and Solliday 2001.

Architecture

The architectural complexion of Tempe during each development period changed noticeably. From the utilitarian Sonoran style appearance of the early settlement, to the dominant Neo-Classical style of the development period, and on to the copy-book styles of the growth period before WWII, the look of the town continued to change. With the image promoted by the Tempe Land and Improvement Company, and the influx of businessmen and professionals seeking to establish themselves in attractive homes and business blocks, a demand was created for well-built "modern" buildings.

Accessibility of a range of building materials by rail, and the opening of local lumber yards and a brick kiln provided alternative construction materials which were more expedient and familiar to the residents who had come from Eastern and Mid-Western locations. During the Development Period the basic format of the Neo-Classical style came to dominate Tempe's residential architecture, although some outstanding examples of the earlier Victorian style were still being constructed.

Many homes in these subdivisions exemplify infill construction during the waves of housing booms from 1930s, 1940s, and 1950s, when the neighborhood was largely built-out. Many lots remained vacant from the original subdivision plats. During upswings in the economy, these lots were built on. The result is a mix of older and newer homes, illustrating a palette of popular architectural styles from the 1920s through the 1950s still standing and in close proximity to each other.

Arizona Historic Property Inventory forms completed in the course of the Ryden and Solliday surveys build on the inventory work of the earlier Janus Survey and provide detailed statements of the architectural significance for individual properties. Buildings and structures within the Gage Addition, Park Tract, and College View subdivisions represent approximately 20 architectural styles as well as additional derivative sub-styles, the report in hand will refer the reader to the 1983, 1997, and 2001, inventory forms for detailed discussion of the character defining features and architectural contexts of individual properties. HPO recommends that subsequent designation activities review and supplement these previous records and offers the following general discussion of the broad architectural context of the area recommended for designation as a summary overview of this aspect of neighborhood character.

The overall architectural appearance of Gage Addition can best be characterized as an eclectic combination of homes built over a 40 year period with building influences from the popular styles of the first three decades of the twentieth century. Architectural styles represented include: Bungalow, Colonial Revival, Georgian Revival, Gothic Revival, Neo-Classical, Neo-Classical Revival, and Spanish Colonial Revival. Examples of copy book variations on the Western Colonial style also appear and are distinguished by their unique combination of Neo-Classical massing, Classical detailing, and asymmetrical hipped and gable roof forms reminiscent of the late Victorian style. Typical elements of these houses include basic square plans supporting a hipped roof with at least one off-set projecting room covered by an intersecting pediment gable roof. Porches or verandas were common and featured independently constructed hipped roofs supported by classical columns. Use of brick masonry for residential construction became popular during this period. The Bungalow style had its greatest impact on Tempe between 1914 and 1929 with most of these houses constructed of wood frame and finished in either clapboard siding or stucco. Although there are some outstanding stylistic examples, most are modest, inexpensive versions resembling the style more in plan and massing than in the use of details and elements most associated with pure Bungalow style.

The overall architectural appearance of Park Tract narrows the stylistic assemblage found in Gage to include approximately half of the types. Nine architectural styles are represented including; Bungalow, National Folk, Norman Revival, Pueblo Revival, and the ever popular Southwest style. These are joined by the ubiquitous Ranch (38) house form, which along with its variant forms; Early Ranch, Spanish Colonial Ranch, and Transitional Ranch, amount to slightly more than half of the homes in Park Tract. While the first homes in the subdivision carried forward earlier home building traditions, the advent of the ranch house style marked a point of departure for suburban residential development. The Ranch Era (1935-1960) departed from earlier architectural periods as construction styles reflected growing demand for affordable housing and the stipulations of FHA financing. In Tempe and throughout the Valley, the ranch house type experienced infinite variation in design and craftsmanship as houses adapted to meet an immediate demand for affordable housing took increasing advantage of technical innovations in materials and methods of construction available at the end of WWII.

Application of innovative design and manufacturing processes developed by war industries to home building speeded construction and saved costs. Ranch style architecture epitomized this building program as homes did not require a basement or sub-floor foundation which would be difficult to excavate in caliche-laden desert soils. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. Builders almost universally provided steel casement windows, sometimes adding corner windows or shutters. Ranch style architecture developed in response to a need to house as many as possible as inexpensively as possible while still packaging the American Dream in a pleasant and familiar form.

In contrast to previous Period Revival styles, early ranch architecture was deeply rooted in the American West. Based on house forms from California's colonial and territorial periods, the basic ranch form was historically shaped by a scarcity of materials and technology. Houses built immediately after WWII combined elements of both past and future eras, but mostly the World War II Cottage and Early Ranch types were abstractions of residential architecture to its most essential form. Trends away from the exotic designs and materials used in Period Revival homes from the 30s were reinforced by modernism's tenets of simple, clear, unpretentious design. It was, however, economy and demand for small, simple houses in great numbers at the end of the war that caused the Ranch form to come to dominate the market.³⁸

The overall architectural appearance of College View is dominated by the Ranch style with 9 examples present dating from 1940 to 1947. The earlier Bungalow and Southwest forms are present as is one example of the ubiquitous National Folk style. Hudson continued the pre-war convention of selling lots in the subdivisions to owners who would then find their own builders or contractors to construct homes to their specific taste or requirements. The result is an intriguing and unpretentious mix of styles and variations unlike the majority of post-war subdivisions subsequently developed throughout the Valley.

Community Planning & Development in Tempe 1909~1959 (Gage Addition)

George N. Gage was one of the most important figures associated with development of Tempe during the twenty years between 1888 and 1909. His house built in 1888 in the Gage Addition was moved to its current location in 1939 and is significant for its association with Gage and for its architectural qualities as a fine example of Georgian Revival-influenced residential frame construction.

Tempe's location on the Maricopa and Phoenix Railroad, built in 1887, opened new possibilities for development of the small agricultural community. Gage, with capitalists from Tombstone and California, formed the Tempe Land and Improvement Company in order to take advantage of new railroad-related real estate opportunities and to initiate the purchase and formal development of the settlement as a townsite. The Company, under the local supervision of Gage, assembled land, laid out the streets, subdivided blocks, and promoted their sale. The company also helped build commercial buildings to form the nucleus of the downtown business center. They helped organize the Bank of Tempe, and provided construction material through a local lumber yard. As Secretary of the Tempe Land and Improvement Company, Gage was the man most directly responsible for implementing the promotion and development of the Tempe townsite for the community's first real period of growth.

The growth of the Tempe townsite fluctuated but steadily increased for two decades at the turn of the century, due in part to the promotional efforts of Gage and the Tempe Land and Improvement Company. In 1909, Gage opened 80 acres south of University Drive, west of the Tempe Normal School (now ASU) for development as the Gage Addition ushering in the Tempe's Growth Period (1909~1930). This epoch saw the expansion of subdivisions, city services, the Normal School, and transportation systems. In 1909, the Gage Addition was the first major urban expansion of the original Tempe townsite and one of the last works of Gage's professional career.³⁹

Promotional efforts of the Tempe Land and Improvement Company for the Gage Addition shifted away from providing lots for rental housing to the deliberate creation of Tempe's first upper-class neighborhood. When the Gage Addition was opened for development, deed restrictions defining building setbacks, architectural criteria, and minimum costs for construction were included as conditions of the sale of lots for the first time in Tempe's history. Although zoning would not be adopted for another 25 years, these covenants served to establish a distinct character for the subdivision and prominent citizens initially constructed several large

houses for their families. Only over time did the area evolve to support a more balanced mix of working-, middle-, and upper-class residences.

Community Planning & Development in Tempe 1924~1960 (Park Tract)

In contrast to the initial socially superior self image of the Gage Addition, Park Tract from the onset was conceived to provide comfortable and modern family houses for a range of economic groups and to meet the acute need for housing in Tempe by the mid 1920s. As platted in 1924, the regular orthogonal grid of the original townsite extended south to 13th Street. No annexation was necessary as the 100-lot Park Tract subdivision occurred entirely within the platted area of the original townsite.

Throughout the 1920s and 30s, Tempe worked to improve its connectivity to regional markets and to capitalize on its locational advantage. Early in 1919, the Tempe-Mesa Highway (Creamery Road) became part of the State Highway System and a component of the Bankhead National Highway (an early interstate throughway that ran from Washington DC to San Diego). In 1925, the city of Phoenix extended and paved Washington Street to the Tempe Bridge increasing commercial development along the route and strengthening Tempe's regional market connections. Finally, in 1926, the Main Line of the Southern Pacific Railroad officially opened for traffic through Tempe. By 1936, four U.S. highways crossed the bridge at Mill Avenue; U.S. 60, 70, 80, and 89. What had begun as settlement located at a reliable river crossing point became, by the 1930s, a hub of multi-modal national and regional transportation systems. Agriculture continued to dominate the local economy until after World War II, however steady growth and development of the college, along with improved transportation linkages, would come to figure increasingly in broad patterns of community development.^{40 41 42}

In many early residential areas, such as Park Tract, houses were constructed in response to the cyclical nature of the local economy. Vacant lots were held until market conditions convinced owners that improvements would pay off and homes were then built for owner-occupancy, on speculation, or as rental property depending on market demand. For this reason, the first homes were built in Park Tract in three distinct episodes; 1925, 1935, and 1940, with only minimal development occurring in the years in between. These fits and starts of homebuilding may be attributed to both local and national stimuli. In 1925, the Normal School, with 41 faculty members and 672 students, became a teachers' college with the power to establish a four year-college curriculum offering a Bachelor of Education. At this time Gage Addition was roughly 40% built-out, yet three new homes were started there in 1925. It was Park Tract, however, that got underway in 1925 with construction of the first 11 homes coinciding with the change in curricula at the Normal School. Increasingly, faculty and students would provide a ready market for Tempe housing stock, particularly in the nearby neighborhoods of the Farmers Addition (1886), the Goodwin Addition (1908-1971), the Goodwin Homes Addition (1914), and B. Goldman's Addition to East Tempe (1887-1972).^{43 44}

For a decade after the initial construction in 1925, development in Park Tract languished. A subsequent boom in 1935 coincided with implementation of various economic programs of the New Deal. Having native son Benjamin Baker Moore (1869~1937) in the Governor's Office at the onset of various relief programs helped ensure that federal largess would not overlook Tempe. Although initial programs to address the availability of home mortgage money did not take hold in Tempe, both the community and the campus benefited from many PWA and WPA construction projects during the depression decade. Federal programs did not construct housing in Tempe, but they did provide important stimulus to the local economy as large construction projects relied on local labor and materials at a time when other markets remained generally depressed. In the case at hand, many existing sidewalks along Maple and Ash Avenues still display the Works Progress Administration stamp "WPA 1938", in testimony to the widespread effects these programs had on the community.^{45 46 47}

The largest housing boom in the build-out of Park Tract occurred in 1940, with construction of 22 homes. Several years passed since the National Housing Act had created the Federal Housing Administration directed at improving housing standards and conditions nationwide and providing a home financing system through insurance of mortgages that would stabilize the mortgage market.⁴⁸

In Arizona, the greatest proponent of the FHA mortgage program was Valley National Bank, which issued a record number of FHA-insured mortgages throughout the Valley. But Valley National Bank did not make home loans in Tempe until much later. Significant bank consolidation occurred throughout Arizona between 1930 and 1940. In Tempe, Tempe National Bank was the sole survivor, having been purchased by the Phoenix National Bank in 1935, thereby ending 47 years of locally-controlled banking in town. In 1937, Transamerica Corporation took control of three Arizona Banks including Phoenix National with its Tempe branch. Quickly, home mortgage money became available in town including FHA loans. By 1940, the effect could be felt in Park Tract and elsewhere in Tempe as a significant number of new-housing starts preceded the onset of war-time materials rationing and labor restrictions.⁴⁹

^{50 51}

Community Planning & Development in Tempe 1925~1957 (College View)

College View was not platted until 1945, however, a residential neighborhood actually existed here much earlier and many homes from the 1920s and 30s survive within the subdivision boundaries. With homes dating from 1925 through 1947, College View represents both pre- and post-war development characteristics.

Estmer W. Hudson, “the man who leveled the Salt River Valley”, was a pioneer in the development of Pima long-staple cotton, and was largely responsible for development of the cotton industry in the Salt River Valley. In 1919 he purchased 160 acres south of Tempe and moved into a two-story brick house there, where he lived for over 50 years. Platted on January 18, 1945, the College View 1946~1953 subdivision was the first of Hudson’s residential developments. He would continue to convert his land holdings which had grown over time to almost 1,000 acres, to residential development with the Hudson Manor 1948~1955, and Hudson Park 1958~1959, subdivisions in Tempe.^{52 53}

The history of Tempe during the post-World War II period, 1945-1960, is characterized by rapid population growth in an expanding economy. While new community growth was evident throughout the post-war United States, few communities experienced the vigorous rate of development that was taking place in Tempe and other Valley cities. A “Sun Belt” city with new manufacturing industries, a growing college, availability of land, and absence of geographic barriers allowed Tempe to develop outward in an orderly fashion. From 1940 to 1950, Tempe’s population grew from 2,906 to 7,686, an increase of 235%. In the following decade growth was even more pronounced. In 1960, the city’s population reached 24,897, giving Tempe a rate of growth of 324 % through the 1950s. More than one hundred new subdivisions were opened for development and, with frequent annexations, Tempe’s city boundaries were constantly expanding. Rather than measure growth in streets and blocks, the explosive post-war housing boom can be expressed in terms of square miles. These characteristic trends are clearly reflected in the thousands of houses and structures that were built during this time.^{54 55}

College View resources are associated with Community Planning and Development in post World War II Tempe (Criteria A). The convenience of the automobile and the availability of land encouraged suburban development away from the traditional city center. Platted in January, 1945, College View was the first in a wave of post-war subdivisions that would be developed and annexed into Tempe after the war. But College View also recalls earlier mechanisms of subdivision development and home building practices.

The Federal Housing Administration (FHA) was created in 1934 to reform lending practices, to insure home mortgages, and to create jobs in the construction industry. FHA mortgage financing provided advantageous terms, however, to protect their investment, the FHA set rigid standards for eligibility so the houses would not decrease in value over time. But College View developed in the midst of what was practically an existing neighborhood with over 40% of the lots already developed at the time the subdivision was platted. Without FHA financing, new home construction was an individual affair and an inherently slow process.

E. W. Hudson developed the College View and University Park subdivisions with Kenneth S. Clark. Clark came to Tempe as a child in 1907. As a boy, Ken helped his father, Director of the Manual Arts program at Tempe Normal School. Like his father, Ken began his working life in education, but felt he could be a better provider if he left teaching and got into business. The same year he married, he started his career as a life insurance salesman, eventually moving into general insurance, and then adding real estate sales. Clark went on to develop the Val Verde Tract (1947~1959), and often dealt with real estate transactions in the downtown business district. The Kenneth Clark Agency eventually became the longest continuously operating business at the same location in downtown Tempe. During his long business career, Ken found time to be a volunteer firefighter for the Tempe Fire Department and was the youngest person ever elected to the Tempe City Council, serving from 1934-1936. By virtue of Clarks' pioneer roots in the community, and given the limited number of lots to be developed, College View quickly built-out under the old regime, where new home construction was an individual affair. Families in College View purchased a lot and contracted then with a builder or a contractor to construct their homes.⁵⁶

Robert "Lloyd" Williams (1919~2005) built homes in College View and around Tempe after World War II. In a Tempe Historical Museum oral history interview he recalls how he got started building homes for sale in 1945. His first two houses on Hudson Lane were "built to sell". Williams recalls, "Nobody had any money then. It was the end of the Depression, so if you got the price up over \$20,000.00 you couldn't sell homes. Even the College Professors couldn't afford them. Then it began to pick up a little bit and you could sell a three-bedroom, two-bath house for \$22, or \$24,000.00." Williams knew Thanks Anderson, manager of the First (Tempe) National Bank. Williams recalls, "Thanks was a very conservative banker and he talked to me for hours telling me building wasn't going to make it. But he did finally loan me \$1,800.00, - when we sold one house we had enough money to start others". Williams eventually built more than 200 homes in the period from 1945 to 1984. He worked in University Park (1946~1956), Date Palm Manor (1953~1959), and the University Heights (1954~1960) neighborhoods and continued building homes and apartments for sale and on contract, eventually working on churches and commercial properties throughout the East Valley.⁵⁷

Federal Relief Programs of the New Deal: 1933~1941

The Tempe economy rebounded from the cotton-crash during the last half of the 1920s with the expansion of the Tempe State Teachers College and the opening of additional residential subdivisions. By 1929, Tempe boasted a population of 2,500 and was confident of a lasting prosperous economy. The stock market crash in October 1929 and the ensuing economic disasters of the Great Depression suddenly extinguished the boom, however. With the inauguration of Franklin Delano Roosevelt (1882~1945) in 1933, and the advent of the New Deal, federal participation in local economic conditions began to take hold. Dr. B. B. Moer (1869-1937) Tempe resident and Governor of the state during much of the depression, oversaw Arizona's Works Progress Administration program and several public work projects were undertaken in Tempe, including installation of curbs and sidewalks throughout Gage Addition and Park Tract. Dr. Grady Gammage (1892-1959) became President of Arizona State Teachers College the same year Roosevelt was elected. Construction, repair and maintenance

of campus and community infrastructure was carried out under various New Deal programs between 1935 and 1941.^{58 59 60}

The Civil Works Administration (CWA) was the largest peacetime manpower mobilization ever undertaken by the federal government and was designed to provide immediate relief through small-scale projects that could be undertaken quickly. CWA projects in Tempe included widening Mill Avenue between 7th and 8th Streets, tiling all the ditches in town, and remodeling the fire station. CWA was innovative in providing work to artists and professionals as well. Two murals were painted for the library at Arizona State Teachers College.

The National Youth Administration (NYA) was designed specifically to address the problem of unemployment among Depression-era youth. In Tempe, NYA teamed with ASTC to implement an ambitious agricultural project providing training in the most modern methods of farming. Located on the new college farm at College and Alameda, the complex included a dairy barn, milking sheds and a milk house, hog pens, fences and other farm related structures.⁶¹

The Public Works Administration (PWA) was formed to implement construction of public works as a means of providing employment, stabilizing purchasing power, improving public welfare, and contributing to a revival of American industry. On campus, PWA workers constructed the B. B. Moeur Women's Activity Building, the Lyceum Theatre, the Home Management House and Nursery School, and the Garfield Goodwin Stadium. In Tempe, PWA workers constructed a new sewage disposal plant along with other municipal improvements.

The Works Progress Administration (later Works Projects Administration, abbreviated WPA), the largest and most important of the New Deal cultural programs, was a massive employment relief program. In Tempe, WPA projects included improvements to the public schools, road improvements, park development, and community service projects. In Tempe, WPA hired women to work in nursery schools to take care of the children of other relief workers.⁶²

In 1938, Grady Gammage chaired an Arizona committee formed to summarize and evaluate what the New Deal state-wide programs had accomplished to date. The *Report of Arizona Appraisal Committee (WPA)* noted completion of \$1.75 million in capital improvements, mostly financed through the Public Works Administration (PWA), the Works Progress Administration (WPA), and other federal agencies. Economically, these programs resulted in large-scale transfer of income to millions of men and women who were able to work but could find no employment in the private sector. Humanistically, these programs positioned the federal government to provide social security for citizens who were victims of economic forces beyond their control. Taken together, the employment and purchasing resulting from these programs bolstered the local economy while providing works of lasting value to the community. The last WPA project in Tempe, Irish Hall, was completed in 1941. Tempe's development in the decade prior to World War II was substantially influenced by federal New Deal programs.

Higher Education in Tempe:

Arizona State University was founded as the territorial normal school in 1885 by an act of the Thirteenth Territorial Legislature, and through the skillful political maneuvers of John S. Armstrong and support from Charles Trumbull Hayden the institution was located in Tempe. On May 5, 1885, George and Martha Wilson donated the twenty acres required by the Legislature in exchange for \$500, creating the core of the original campus and ensuring the establishment of Arizona State University. Since that time the school has had a causal effect on the development and economics of the community. The higher education context statement for the Gage Addition, Park Tract, College View subdivisions is divided into the following four timeframes based on changes in name and in fact at ASU to focus the influence each period has had on the broad patterns of community history.⁶³

Tempe Normal School 1903-1925 –

In 1900 there were six faculty members and 131 students. Due to a Normal School opening in Flagstaff, the legislature instituted an official and legal name in 1901 for the Tempe Normal School. The Department of Manual Arts (1906) and classes in Agriculture (1912) were introduced into the curriculum as was legislated in the original act in 1885. Now the curriculum finally resembled the 1885 legislation and met the needs of the local people. Along with the school, Tempe was growing and homebuilding in the Gage Addition had reached Willow Street (College Avenue) at the west side of the 20 acre campus by 1912. This alarmed Principal Matthews, who along with school board member Woolf, together purchased lots in the Gage Addition and held them for the Normal School. The first State Legislature provided funds, and in 1912, 26 lots plus a 2-1/2 acre plot in the Gage Addition were acquired from previous purchasers and from the Tempe Land and Improvement Company. The Normal School now owned the eight acres between Willow Street and Forest Avenue, north of Orange Street. School attendance dropped during WWI and the depressed period after, nonetheless, on June 30, 1919, the school board made a valuable purchase from the Tempe Land and Improvement Company. Lacking sales, the company sold the entire 35 acres west of College Avenue to Mill Avenue and south of Orange Street to 13th Street for \$500/acre. It was purchased, costs included, for \$18,100. Later construction of the highway curve cut off the south edge of this land, but even so, the purchase more than doubled the campus area in one stroke.⁶⁴

Tempe State Teachers College 1925-1928 –

In 1925 there were 41 faculty members and 672 students. The Normal School became a teachers' college in 1925 with the power to establish a four year-college curriculum offering a Bachelor of Education. A two year curriculum was also offered, leading to a diploma to teach in Arizona elementary schools. An additional two years earned a Bachelor of Education degree. Although several residence halls were constructed in the previous decades, growing numbers of faculty and students alike were finding homes in nearby neighborhoods like the newly opened Park Tract by 1925. During this "bull market period, Dr. Matthews building record reached its height. In 1926, the campus was enlarged with the purchase of 10 acres immediately south of the original campus.⁶⁵

Arizona State Teachers College 1928-1945 –

In 1928 there were 574 students. The Bachelor of Arts in Education degree was authorized by an act of the Ninth Legislature in 1929. Students completing a four year course were eligible for graduate work in education at a university, and would receive secondary certificates permitting them to teach in Arizona high schools. In 1929, work began on the Matthews Library, the last of the 18 buildings Matthews constructed during his 30-year administration. As President Matthews prepared for retirement development of campus facilities and land acquisition slowed considerably. As the 1930s dawned, the school did not receive enough funding and the student population was not growing fast enough to warrant elaborate growth plans. In the early 1930's, Arizona State needed permanent national accreditation to be recognized as an educational institution of quality. Although difficult to do at the height of the Depression, by 1933, North Central Association (NCA) Accreditation recognized the college as a liberal arts and science college that granted the students a degree to teach in high schools and to earn advanced degrees at other institutions throughout the country.

In 1933, Grady Gammage, then president of Arizona State Teachers College at Flagstaff, became president of Arizona State Teachers College at Tempe, a tenure that lasted nearly 28 years. While he continued the tradition of elevating professional standards at the college, he also focused on the physical growth and development of the campus. During his first decade at the college, most building projects were funded through the Works Progress Administration.

Federal workers placed concrete, reroofed buildings, and worked on a huge variety of necessary projects to beautify and maintain the campus. In addition, they built several buildings such as the Moeur Activity Building, the Lyceum Theatre, the Home Management House and Nursery School, and the Garfield Goodwin Stadium. In the midst of widespread economic hardship, the buildings and grounds of ASTC continued to improve throughout the 1930s, thanks to the dedication of President Gammage.⁶⁶

Although courses were offered in other academic and professional disciplines, the school remained a teachers college until 1945. With the end of World War II, soldiers returned and demand for additional degree programs increased. The phenomenal growth of the college began immediately. Dr. Gammage had foreseen that the G.I. Bill of Rights would flood campuses everywhere with returning veterans. Many of the veterans who had received military training in Arizona had fallen in love with the state and vowed to return after the war. The numbers within one year were staggering: in the fall semester of 1945, 553 students were enrolled; over the weekend semester break in January 1946, enrollment increased 110 percent to 1,163 students. Successive semesters saw continuing increased enrollment. Student housing on campus was quickly thrown together in the midst of post-war shortages at Victory Village, consisting of 50 trailers and 20 movable apartment units salvaged from war surplus and installed at the Gammage Curve. Victory Village sprang to life overnight but it could not keep up with increasing enrollment. During this period, ASTC began acquiring land north of campus, in the area of the community of San Pablo at the foot of the Tempe Butte. Mexican-American families began selling their properties to ASU as early as 1954, and continued doing so until at least 1966 or 1967. Today, the dormitories along University from Rural Road west to Mill Avenue occupy some of this property. Although eight dorms would be constructed between 1945 and 1959, students increasingly rented housing in nearby neighborhoods.

Arizona State University 1958-1960s –

On November 4, 1958, Arizona State College at Tempe became Arizona State University by a 2:1 vote of the people of Arizona. From this point on the campus saw rapid academic and physical growth with the addition of seven colleges, numerous research centers, and ongoing campus expansion.

On Tuesday, November 15, 2005, the Arizona Republic reported “ASU-Tempe No. 1 in enrollment”, noting Arizona State University is the new No. 1 in main-campus enrollment among U.S. universities, just edging the University of Minnesota, according to an Associated Press survey of figures reported by the schools themselves. ASU has 51,612 students on its Tempe campus, which is 437 more than Minnesota's enrollment at its Twin Cities campus. Last year's No. 1, Ohio State, is third.⁶⁷

Residential Flood Irrigation: Tempe 1909~1958

During the initial period of Tempe's residential development it appeared that flood irrigation would continue to be regarded as an essential city service. Irrigation had been a part of Tempe's culture and landscape since the town's founding. When the earliest subdivisions were carved out of farms, developers simply dug more ditches to bring irrigation water to individual lots. The open ditches were gradually replaced by buried pipes beginning in the 1930s, but otherwise, the practice of irrigating residential lots continued virtually unchanged.

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver irrigation water but only within the original incorporated area.

Outside the one square mile area which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.⁶⁸

Eventually, Project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system. On November 8, 1948, College View property owners formed Improvement District Number 36 to extend city residential flood irrigation service to the subdivision.^{69 70}

As a strategy for beautifying the city, the residential irrigation network was a success, as it allowed Tempe's new neighborhoods to quickly acquire lawns and much needed shade trees. However, as a self-supporting utility service, it was a failure. Irrigation customers paid very nominal fees, only \$6 per year in 1946, yet the service was expensive to operate. Unlike the potable water service which was self-supporting, the irrigation service operated with deficits that had to be covered by the city's general fund. As the size of the irrigation system continued to expand, so did the deficits.

In 1958, after learning that the deficit was now \$11,000.00, the city council tried to increase the irrigation fee, which was then \$15 per year. This produced uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. Explaining their refusal to raise rates, several council members argued that residential flood irrigation contributed enough to the charm of the neighborhoods and to the character of Tempe to justify using money from the general fund to help pay for this beautification service. In the end, the city halted expansion of its residential flood irrigation service simply because it was a messy chore for homeowners and an expensive program for the city to operate. The last subdivisions to be served with city irrigation were those built in the late 1950s: Broadmor Estates (1956) and Tempe Estates (1958) located along College Avenue south of Broadway Road.

The Tempe historic context "Residential Flood Irrigation: Tempe 1909-1958" begins with the premise that historic sites include historic landscape features as integral parts of their identity. This context recognizes that preservation of the perceived and actual integrity of flood irrigated neighborhoods requires protection of historically accurate landscapes and landscape elements contained therein. The study of these historic landscapes and their elements provides an understanding of the cultural and social significance of other common visible features in these neighborhoods. Historic landscapes also reveal much about our evolving relationship with the natural world.

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic elimination or preservation of historic landscape elements and features will only become more apparent over time.⁷¹

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed most, instead of being pulled from the ground by the desert sun.⁷²

The City of Phoenix has recognized the unique character and richness of associated historic landscapes and exempts historic districts and individual properties from its landscape ordinance, which requires all new development to establish a xeriscape design to better manage water use. The term 'xeriscape' originated in the early 80s and refers to the regulation and use of water on site. Over the past decade, xeriscape landscapes have increased in number and popularity as they help to inform the public about how designed and built landscapes can be made more sustainable. While this conservation and education effort is appropriate to desert living, xeriscape landscapes are not associatively or historically appropriate in the setting of historically flood irrigated districts. Although neighbors will spend considerable time and resources on the betterment of their community through various efforts to conserve and enhance neighborhood quality of life, they often fail to understand that protection and preservation of the rich historic character of special neighborhoods that are candidate historic districts is integrally linked to continued maintenance of the integrity of historically accurate landscapes and landscape elements contained therein.⁷³

Tempe Preservation is working with Tempe Water Utility Department to implement incentives for water conservation strategies appropriate to historic preservation objectives in Cultural Resource Areas. The goal of this process is to address conservation principals common to overall neighborhood enhancement and environmental quality.

CHRONOLOGY

- 06/01/1887 – The Maricopa and Phoenix Railroad crosses the Salt River at Tempe, linking the town to the nation's growing transportation system. Tempe quickly became one of the most important business and shipping centers for the surrounding agricultural area.
- 07/16/1887 – The Tempe Land and Improvement Company formed to sell lots in the booming town. L. W. Blinn and George N. Gage incorporate the Tempe Land and Improvement Co. based in Tombstone, Arizona Territory. Blinn and Gage interest Francis Cutting (M&P RR) and Charles A. Hooper to invest in acquisition of over 705 acres in Tempe including 240~300 acres from Charles Trumbull Hayden.⁷⁴
- 04/03/1909 – Gage Addition plat filed by George N. Gage and L. W. Blinn on behalf of the Tempe Land & Improvement Company on April 3, 1909. As originally filed, the plat spanned east and west of Mill Avenue from the MP&SRV RR tracks to Willow (College) Avenue, excepting the blocks southeast of Mill and 8th Street (University Drive) which were shown as "School Property" and keeping the northern portions of the 3 westernmost blocks free from residential lots.⁷⁵
- 05/15/1913 – George N. Gage, age 71, dies at Los Angeles. Gage was for many years a leading citizen of this place, coming here from Tombstone in 1888, as manager of the L. W. Blinn Lumber Co, and Secretary of the Tempe Land & Improvement Company until 1909, when failing health caused him to retire from active business. He was a quiet and unassuming gentleman, holding the respect and goodwill of all who knew him.⁷⁶

- 05/12/1916 – Hugh Laird appointed postmaster to fill vacancy carried by resignation of J. W. Woolf by Congressman Carl Hayden. - Tempe News, 12 May 1916, 4:1
- 06/27/1919 – Gage Addition plat amendment filed for land sale to Tempe Normal School.⁷⁷
- 07/01/1919 – Gage Addition plat amendment filed for land sale to Tempe Normal School.⁷⁸
- 03/24/1920 – Hugh E Laird and Fred J Joyce filed organization papers with the Maricopa County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property.
- 04/10/1924 – Hugh E Laird and Fred J Joyce, on behalf of the Park Tract Trust file a plat for the PARK TRACT subdivision.
- 1925 – First homes constructed in Park Tract; Minson House 1034 S. Mill, Sheinbein Rental 1210 S. Maple, Sheinbein Rental 1210 & 1210-1/2 S. Maple, Jablonsky House 1017 S. Maple, 1st Interstate Bank Rental 1170-1/2 S. Mill, Dooley Residence 1026 S. Maple, Sandstedt Residence 1117 S. Ash, Wunder Residence 1111 S. Ash, Van Noy Residence 1190 S. Maple, Abell Rental 1210-12 S. Ash, and Cruz Rental 1116 S. Ash.
- 1926 – Hugh Laird begins 32 consecutive years of service on the Tempe City Council including serving as mayor from 1928 to 1930, and from 1948 to 1960. He also served two terms in the Arizona Legislature as a representative.^{79 80 81}
- 11/04/1926 – Southern Pacific Railroad Co. completes Picacho to Wellton route via Phoenix, placing the Valley on the mainline of a transcontinental route for the first time.⁸²
- 06/14/1928 – Hugh Laird elected as the first mayor of the City of Tempe. After years of service on the city council, Laird would become mayor again in 1948, a position he would hold for 12 more years, setting a State record for mayoral service.
- 09/13/1928 – S. M. Morse, Town Engineer, implements Improvement District Number 28 to extend City sewer service to Park Tract.
- 11/12/1928 – L. W. Blinn, age 75, dies at Los Angeles.⁹
- 01/05/1929 – Tempe State Teachers College under President Dr. Arthur John Matthews (pres. 1900-1930) becomes Arizona State Teachers College with a Class A national rating among teachers colleges.
- 1930s – Development of the Park Tract subdivision began in earnest in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks.
- 02/06/1935 – Planning & Zoning Board appointed in connection with Federal Relief Program by Council meeting in special session at the Tempe National Bank. Original P&Z Board members: Hugh Laird, Chair; John Curry, Secretary; L S Neeb.⁸³
- 04/14/1938 – Tempe's first zoning ordinance adopted. Ordinance No. 177 created 4 zoning categories; Residence Districts; Business and Apartment House Districts; Auto Courts, Automobile Tourist Camps, Auto Trailer Courts Districts; and Industrial Districts.
- 04/04/1940 – E B Tucker, City Engineer, implements Improvement District Number 30 to extend sidewalks, pavement, curb & gutter to Gage Addition.

- 01/11/1940 – E B Tucker, City Engineer, implements Improvement District Number 31 to extend sidewalks, pavement, curb & gutter to Park Tract.
- 12/14/1944 – College View annexation Ordinance 184 Tempe expands her land area from the original 1.875 sq mi Townsite for the first time with annexation of College View 14.324 acres (0.022) sq mi.⁸⁴
- 01/11/1945 – E.W. Hudson, May F. Hudson, and Byrns L. Darden filed a plat for the 10 acre College View subdivision and began sales of lots through real estate agent Kenneth Clark.
- 11/08/1948 – Improvement District Number 36 extends City Irrigation System to College View & University Park subdivisions.
- 09/16/1948 – Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. Under this ordinance, multi-family zoning was initiated in the single-family Maple-Ash neighborhoods.
- 10/11/1951 – Tempe's third zoning ordinance went into effect, Ordinance No. 209 extended multi-family zoning throughout older Tempe neighborhoods and rezoned to multi-family properties north of Ninth Street from single family.
- 02/06/1957 – Tempe's fourth zoning ordinance went into effect, Ordinance No. 268 rezoned the entire Maple-Ash residential area Multi-Family districts similar to the current district area boundaries within Maple-Ash today.
- 01/24/1964 – Zoning Ordinance 405 adopted. Majority of deep lot properties along the railroad tracks and across the street of Ash Ave were down-zoned to R-3-A Multi-Family Residence Restricted (now called R-3R). Down-zoned area previously allowed a greater density and taller buildings.
- 1967 – Downtown area rezoned to C-3 Central Commercial District under ordinance 405, including frontage along Mill Avenue from Eleventh Street to University Drive and University from Mill to Ash Avenue.⁸⁵
- 05/25/1967 – First, Tempe General Plan 1985 adopted. General Plan 1985 projected land use for Maple-Ash area to be General Commercial from Mill to Maple and University to 13th Street and from Maple to Ash and University to Tenth. Property along the east side of the railroad tracks to Ash Avenue projected to be Light Industrial.⁸⁶
- 04/17/1970 – Laird, Hugh E., age 87, dies in Phoenix. - Arizona Republic 17 Apr 1970, 28:1
- 10/04/1974 – Tempe's sixth zoning ordinance went into effect Ordinance 808 codified much of what was being done "by practice" by City Boards, Commissions and City Council. Zoning for Maple-Ash included CCD, I-2, R-2, R-3R, R-3, R-4, and R1-PAD.
- 12/16/1977 – Tempe's third General Plan adopted. The 1978 General Plan projected Land Use for Maple-Ash area changes direction, projected circulation realignment, "Ash Avenue Loop" to Mill and Eleventh Street. Properties north of Ninth Street projected for commercial use and the rest of the Maple-Ash area is projected for residential use with a maximum of 15 d.u. per acre, and a small portion for a maximum of 10 d.u. per acre.⁸⁷
- 05/07/1984 – Tempe Multiple Resource Area Nomination lists 16 Tempe properties in the in the National Register of Historic Places, including 6 in the Gage Addition, Park Tract, and College View subdivisions.⁸⁸

- 12/04/1986 – Maple-Ash Neighborhood Association (MANA) formed when area residents organize Tempe's first Neighborhood Association "To preserve and restore residential historical character in the neighborhood."
- 08/24/1989 – Council adopts Tempe's fourth General Plan. General Plan 2000 included references to downtown, Rio Salado and Apache Blvd as special study areas. Property frontage along Mill and University from Eleventh Street to the Railroad tracks is projected for Mixed Use. The rest of Maple-Ash projected Residential 11-15 d.u. per acre.
- 1994 – Maple Ash Property and Land Owners Entity recognized as an affiliated neighborhood organization within the Maple Ash Neighborhood.
- 06/04/1995 – Maple Ash Neighborhood Association adopts Neighborhood Plan to articulate a vision for the neighborhood and a plan to realize that vision.
- 11/09/1995 – Ordinance 95.35 - as an expression of civic pride Council unanimously adopts the Tempe Historic Preservation Ordinance creating the Tempe Historic Preservation Commission, Ordinance, and Property Register.⁸⁹
- 12/18/1997 – Council adopts Tempe General Plan 2020. Public input focused on density in the Maple-Ash area, projected Land Use included Residential 11-15 d.u. per acre in the Maple-Ash area. This was the only area with 11-15 d.u. per acre projected land use in the city.
- 11/04/1999 – The 1936 Tempe Woman's Club Building at 1290 S Mill Avenue designated and listed in the Tempe Historic Property Register.⁹⁰
- 04/27/2000 – The 1910 W. A. Moeur House [Ninth + Ash / Casey Moore's] at 850 S. Ash Avenue designated and listed in the Tempe Historic Property Register.⁹¹
- 05/11/2000 – Tempe Woman's Club at 1290 S Mill Avenue individually listed in the National Register of Historic Places.
- 02/15/2001 – The 1928 Hiatt-Barnes House at 1104 S. Ash Avenue designated and listed in the Tempe Historic Property Register.⁹²
- 12/14/2001 – On December 14, 2001, the Tempe Historic Preservation Commission produced a Post World War II Subdivisions Tempe 1945-1960 Neighborhood & House Type Context Development and update to the 1997 Multiple Resource Area Property Survey (Solliday 2001). The study recommended the Gage Addition, Park Tract, and College View subdivisions for designation as historic districts.
- 09/02/2003 – Historic Preservation Commission members attend a meeting of the GP2030 Advisory Team to present information comparing existing developed densities, densities permitted under the current GP2020, and densities proposed for adoption by GP2030. Based on this presentation, the Advisory Team decided unanimously to adopt the Cultural Resource Area designation for thirty-one first- and second-tier historic subdivisions.⁹³
- 05/18/2004 – Voters approve Tempe General Plan 2030 establishing the Cultural Resource Area designation for the Maple Ash Neighborhood to protect the historic integrity of specific areas which are considered culturally significant to the character of Tempe.⁹⁴
- 06/10/2004 – The 1939 Butler [Gray] House at 1220 S. Mill Avenue designated and listed in the Tempe Historic Property Register.⁹⁵

- 08/06/2004 – The 1940 Selleh House at 1104 S. Mill Avenue designated and listed in the Tempe Historic Property Register.⁹⁶
- 01/20/2005 – Tempe Zoning & Development Code adopted by Mayor and Council (effective February 22, 2005). ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.⁹⁷
- 06/05/2005 – Maple Ash Neighborhood Association Neighborhood Meeting with the Tempe Historic Preservation Commission to discuss district designation (nomination forms distributed).⁹⁸
- 11/05/2005 – Selleh House at 1104 S Mill Avenue individually listed in the National Register of Historic Places. This brings the total number of National Register listed properties in the Gage Addition, Park Tract, and College View subdivisions to 8.
- 05/04/2006 – The 1938 Governor Howard J. Pyle House at 1120 S. Ash Avenue designated and listed in the Tempe Historic Property Register.⁹⁹
- 07/19/2006 – Tempe HPO submitted zoning amendment application for historic overlay zoning for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 08/16/2006 – Zoning & Development Code Section 6-402 Neighborhood Meeting for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 09/14/2006 – Tempe HPC Public Hearing for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions. Continued to 10/12/2006.
- TBD – Tempe Development Review Commission Public Hearing for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- TBD – Tempe City Council introduction and first Public Hearing for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- TBD – Tempe City Council second Public Hearing for HPO06001, HPO06002, and HPO06003, ordinance numbers 2006.72, 2006.73, and 2006.74, for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions..

ENDNOTES

- ¹ Tempe City Code Chapter 14A - Historic Preservation Ordinance, amended April 7, 2005; Section 14A-4 Designation of landmarks, historic properties and historic districts <http://www.tempe.gov/citycode/14aHistoricPreservation.htm> [Sec. 14A-4.(4) Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation]
- ² Janus Associates, 1983; Tempe Historic Property Survey and Multiple Resource Area Nomination to the National Register of Historic Places, Tempe Historical Society, ASU GOV DOCS CALL NO [129.76/3-2:Ar 4i/T 4](#) [The Tempe Historic Property Survey was a collaborative project produced by Janus Associates, Inc., and the Tempe Historical Society, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-1983) involved research and documentation of the 150 most significant resources. As a result of this effort, 30 Tempe historic properties were listed on the National Register of Historic Places.] 1999.0000.404
- ³ Gart, Jason H., 2000; ASU LIBRARIES HAYDEN ARIZONA CALL NO [F819 .T44 G37 2000](#) Historical Context Study of Sixth Street to Seventh Street, Mill Avenue to Myrtle Avenue, Block 10, Tempe (West), Maricopa County, AZ, Archaeological Research Services Inc, Tempe, AZ.
- ⁴ Vinson, Mark C.; 2002 - A Brief History of Historic Preservation in Tempe, Ms on file, Tempe Historic Preservation Office [KARL 2004.2742.0001](#) [The arrival in the 1880s of the railroad and the subsequent influx of settlers building methods and materials from the Midwestern and Eastern areas of the United States, began to change the appearance of the local built environment.]
- ⁵ Resident Electors of the Village of Tempe, 1894; A Petition of the Resident Electors of the Village of Tempe Asking That Said Village Be Incorporated [KARL 1999.0000.417](#) [establishing the original townsite date cited on Annexation Map for establishment of original townsite S15 + E1/4 S16 x S15 + N1/4 S22 = 1.875 sq mi]
- ⁶ Solliday, Scott, 2003; North, South, East, and West: The Sudden Rise of Suburban Tempe in the Mid-20th Century [KARL 2003.0000.0030](#) [A paper presented at the 44th Annual Arizona History Convention in Tempe, Arizona, April 25, 2003.]
- ⁷ Goff, John S., 1996; Arizona Territorial Officials, Volume 4 [Lewis Winship "LW" Blinn, born Dresden Maine, December 28, 1842, resident of San Francisco then Sacramento, established the Blinn Lumber Company at Tombstone and eventually had branches throughout Arizona. Became associated with lumber companies in California and eventually sold out his Arizona interests, had interests in savings banks and associations in southern California, at his death was president of the Provident Mutual Building and Loan Association, Los Angeles. Mason. Died Los Angeles, California, November 12, 1928 – Los Angeles Times 11/18/1928]
- ⁸ Tempe Historical Museum, 2005; eMuseum ([people-Laird](#)): <http://artweb.tempe.gov/code/emuseum.asp> [Hugh Edward Laird, 21 Sep 1882 - 15 Apr 1970, Pharmacist, came to Tempe in 1888. In 1898, he acquired a drugstore from J. J. Hudson. He studied pharmacy science under Dr. J. A. Dines and received his license in 1903. For sixty years, he was a registered pharmacist. Along with his brothers, Claude and William, owned and operated the Laird and Dines Drugstore for 66 years. He served twelve years as Tempe's postmaster [in 1921 - 24], and was one of the community's most productive pioneer businessmen and politicians. He was a Representative to the State Legislature, 1933-1934, and served 32 years on the Tempe City Council, including Councilman, 1926-1936, and 1938-1964, and Mayor of Tempe, June 14, 1928 - June 12, 1930 and July 8, 1948 - June 16, 1960. Charter member and president of the Tempe Rotary Club; member of the Tempe Civic Club and Knights of Pythias. He was president of the Arizona Pharmacy Association in 1952. He was one of the founders of Tempe Beach Park and Pool. In 1952, he served as a delegate from Arizona to the Democratic National Convention in Chicago. Tempe Elementary School District No. 3 named Laird School in his honor. He was a shareholder in the Tempe Irrigating Canal Co., in 1923. Owned 23 acres in section 21, in 1924, lived at 821/829 S. Farmer Avenue in 1921, -23., -25, -'26., '28, '29, -'30, '31, '32. Member of City Council in 1928, -'32 BIO-Laird Old Settlers collection, THM HPS-196; HPS-222 TH-231; TH-311 Federal census (Tempe), 1900, 1910 Tempe CD, 1906-1926, '28, '29, -'30, '31, '32, '41-42 Tempe Telephone Directory, 1924, 1940 Double Butte Cemetery, Tempe]

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- ⁹ Tempe Historical Museum, 2005; eMuseum (people-Joyce): <http://artweb.tempe.gov/code/emuseum.asp> [Fred J Joyce 1881-1967 came to Tempe in 1911, graduated from Missouri School of Mines, worked as an assayer and chemist in Leadville, Colorado (c1900-1904); El Potosi, Chihuahua, Mexico (c1904-1907); and in Ray, Arizona, for the Ray Consolidated Mining Co. (1907-1911). Worked for the Federal Reclamation Service in 1913, insurance agent for Mutual Life Insurance Co. of New York, 1907-1953. In 1922, -24, District Manager Tempe City Councilman, 1924-1926. Served on the Board of Directors of the Arizona Public Service Co., c1935-1965. Member of the ASTC Board of Education, c1929-1933 Charter member and first President of the Tempe Rotary Club, 1923, and district governor, 1929-1930 Member of the Elks Club, Arizona Club, Phoenix Country Club, and Life Underwriters Association As a young man, he had played baseball and turned down an offer to play in the Major League; he later served as president of the Arizona State Baseball League. Lived at 121 W. 6th Street (c1914-1915); I Lived lived at 830 Forest Avenue, c1919-1959, when the property was purchased by ASU. Fred Joyce obit, TDN, Dec 1967 TDN, 3 Oct 1955, 17 Apr 1958 Old Settlers collection, THM Hopkins and Thomas, The ASU Story, p. 222 Painter Scrapbook, p. 28 TH-311 Tempe CD, 1913-1922, -24, -25, -'26, '28, '29, '30 Tempe Telephone Directory, 1924, 1940. Federal census 1930]
- ¹⁰ Smith, Dean, 1990; Tempe Arizona Crossroads; an illustrated history [HAYDEN STACKS F819 .T44 S64](#) Windsor Publications, Inc. [Chatsworth, Calif. : Windsor Publications "Produced in cooperation with the City of Tempe." Includes index Bibliog. Bibliography: p. 178.]
- ¹¹ Tempe Historical Museum, 2006; Tempe's Historic Districts <http://www.tempe.gov/museum/t7dist.htm> [The Gage Addition Historic District is an area just west of the ASU campus which includes the Maple-Ash neighborhood. It is one of the best preserved and oldest neighborhoods in Tempe, and could qualify as an historic district. It includes homes that were built in the early 1900s, along with newer houses dating to the 1940s and '50s.]
- ¹² Tempe Neighborhood Services Division, 2006; Association List <http://www.tempe.gov/nhoods/photo07.htm> [From this page you can view profiles of all Tempe neighborhood associations. Profiles include photos, neighborhood boundaries, number of households, and links to neighborhood schools (and districts). You can visit a neighborhood by clicking on the alphabetical listings.]
- ¹³ Maricopa County Assessor, 2006; Interactive Maps <http://www.maricopa.gov/Assessor/GIS/map.html> [<http://www.maricopa.gov/Assessor/GIS/Maps/assessor.mwf?ToolBar=Off&LAT=33.414458&LON=-111.941646&WIDTH=1026.926057&UNITS=ft&EXT=.MWF>]
- ¹⁴ Tempe Historic Preservation Commission, 2006; [Meeting Proceedings - July 13, 2006](#) [Chairman Gasser circulated maps he prepared previously indicating non-contributing properties in yellow for consideration by the commission. He noted that portion of the originally platted Gage Addition occurring east of Mill Avenue was redeveloped in the 1950s as Tempe Center and more recently as ASU. He noted the presence of the 1999 Ash Court subdivision re-plat (MCR 464-38) and the Sienna Court 2005 subdivision re-plat (MCR 663-06) within the Gage Addition. He stated his recommendation is to define boundaries to exclude perimeter development from after the period of significance.]
- ¹⁵ Maricopa County Assessor, 2006
- ¹⁶ Ryden Architects, 1997; City of Tempe Multiple Resource Area Update, Volume 1: Survey Report, City of Tempe Historic Preservation Office [KARL 1999.2043.417](#) [The 1997 Survey re-evaluated surviving resources identified in the Janus 1983 study and expanded the time period of study from 1935 through 1947. The results of the 1997 Survey and the accompanying National Register amendment assist the City in protecting the community's significant historic resources and in assuring that properties will be sensitively preserved and protected for use of future generations. This survey was partially funded by a matching grant from the Arizona Heritage Fund administered by the State Historic Preservation Office of the Arizona State Parks Board.]
- ¹⁷ Solliday, Scott, 2001; Post World War II Subdivisions Tempe 1945-1960 Neighborhood & House Type Context Development and 1997 Multiple Resource Area Property Survey Update Tempe Historic Preservation Commission December 14, 2001 <http://www.tempe.gov/historicpres/PostWWII/> [The Tempe Post-World War II Context Study builds on previous key studies of the history of the built environment in Tempe. The original 1983 Tempe Historic Property Survey and Multiple Resource Area Nomination provides a thorough narrative history of Tempe, with emphasis on the development and early expansion of the original townsite. The 1997 Tempe Multiple Resource Area Update continues that narrative through 1945. The Post WWII provides a broad contextual view of Tempe and its neighborhoods during the period from 1945 to 1960 to help City staff and the Historic Preservation Commission, as well as home owners and neighborhood associations, to assess,

appreciate, and plan to conserve Tempe's postwar resources. The field survey examined approximately 4,500 Tempe properties built between 1945 and 1960. From this survey, inventory forms were completed for 62 subdivisions containing nearly 1,800 individual properties. Only those houses that conveyed a high level of architectural integrity (i.e., that still possess all elements of their original design) were inventoried in detail.]

¹⁸ Ryden Architects, 1997

¹⁹ Solliday, Scott, 2001

²⁰ Ryden Architects, 1997

²¹ Solliday, Scott, 2001

²² U.S. Department of the Interior, National Park Service, 2002; Listing a Property in the National Register of Historic Places, How to Apply Criteria for Evaluation <http://www.cr.nps.gov/nr/listing.htm> [The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.]

²³ Ryden Architects, 1997

²⁴ Tempe Historical Museum, 2006; Tempe Historic Property Survey: Survey Number HPS-222 (Hugh Laird House) <http://www.tempe.gov/museum/hps222.htm> [Site includes link to Excerpts from Newspaper Articles and Documents about Hugh Laird]

²⁵ Solliday, Scott, 2001

²⁶ U.S. Department of the Interior, National Park Service, 2002; How to Evaluate the Integrity of a Property

²⁷ Garrison, James, 1999; Aspects of Integrity: Generalized Application [http://www.tempe.gov/historicpres/Centennial\[SampsonTupper\]House.html](http://www.tempe.gov/historicpres/Centennial[SampsonTupper]House.html) [State Historic Preservation Officer Jim Garrison created a matrix titled "Aspects of Integrity: Generalized Application" to illustrate how to evaluate the integrity of a property. This chart indicates those aspects of integrity that must be present for different property types to remain eligible. For example, to identify aspects necessary for a District to maintain eligibility under criteria C (Design/Construction) enter the chart criteria column at "C – Design/Construction" and move across to the property type column for "District", to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Setting, Design, Feeling, and Materials. (see chart below)]

Aspects of Integrity: Generalized Application

Criteria	Property Types					
	Building	Distirct	Site	Structure	Object	
A. Event/ History	Location Materials Feeling Association	Location Setting Feeling Association	Historic	Location Setting Feeling Association	Location Materials Feeling Association	Materials Feeling Association
B. Person	Materials Feeling Association	Location Setting Materials	Historic	Location Setting Association	Materials Feeling Association	Materials Feeling Association
C. Design/ Construction	Design Workmanship Materials Feeling	Setting Design Feeling Materials	Architectural	Setting Design Feeling	Design Workmanship Materials Feeling	Design Workmanship Materials Feeling
D. Likely to Yeild/ Has Yeilded	Workmanship Materials	Location Materials	Archaeological	Location Materials	Workmanship Materials	Workmanship Materials

Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Association

- ²⁸ Tempe City Code Chapter 14A - Historic Preservation Ordinance, amended April 7, 2005; Section 14A-4 Designation of landmarks, historic properties and historic districts
<http://www.tempe.gov/citycode/14aHistoricPreservation.htm> [Sec. 14A-4.(4) (b) The following criteria are established for designation of an historic district: (1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries; or (2) A district may also include or be composed of one or more archeological sites.]
- ²⁹ Maricopa County Assessor, 2006; GIS Online Data
<http://www.maricopa.gov/Assessor/GIS/Maps/assessor.mwf?ToolBar=Off&LAT=33.417440&LON=-111.941689&WIDTH=1575.276576&UNITS=ft&EXT=.MWF> [the Maricopa County Assessor's GIS site was created to help you more quickly and easily locate parcels and their associated data. The Assessor's Office is dedicated to GIS services in order to better serve the public.]
- ³⁰ Levesque, Ryan, 2002, Chronology of Maple-Ash Land Use Tempe Community Design & Development, May 10, 2002 [KARL 2003.2035.0002](#) [Summary of zoning changes in the Maple Ash Neighborhood 1938~2002 Report traces evolution of permitted uses, densities, development restrictions under Tempe's 6 Zoning Ordinances and 4 General Plans.] Zoning Ordinance 177. First zoning ordinance for the City of Tempe. All property within the now Maple-Ash Neighborhood zoned Residence District, excluding southwest block of Eighth St. (University) and Ash Ave (Industrial District), not including Casey Moore's. Regulations include: RESIDENCE DISTRICT: Used exclusively for single family purposes, Borders, Professional Occupations, Home Occupations, Educational Uses, Recreational Uses, Accessory Uses or Buildings which may be used for

those employed by the owner. BUSINESS AND APARTMENT HOUSE DISTRICT: Any use permitted in Residence District, lawfully constructed apartment house, any lawful business.

- ³¹ Levesque, Ryan, 2002; [Zoning Ordinance 193. Introduction of additional zoning districts in the Maple-Ash area - Business districts along Mill Ave from Eighth to Tenth Street - Residence B (multi-family) district within the block along Eighth between Maple and Ash Avenue Residence B district at the northwest block of Ninth and Maple. Regulations include: RESIDENCE A: Single Family Residence District. Permitted uses (e.g. single family dwelling, churches, and public buildings. If an existing dwelling occupies the rear one-third of a lot the owner may erect a residence on the front two-thirds, providing he has the minimum square foot area required (6000 s.f.)) Height: 2.5 stories or 30 feet Setback requirements are the same as today's single family requirements. RESIDENCE B: Multiple Residence District. Permitted uses (e.g. all uses permitted in Residence A, duplex, multiple dwellings, apartment houses, dwelling groups, boarding houses, clubs) Density: one dwelling for every 1500 s.f. (approx. 29 d.u. per acre) Height: 3.5 stories or 40 feet BUSINESS A: Neighborhood Business District. Permitted uses (e.g. Residence B uses, grocery stores, beauty shops, restaurants, gas stations, any residential use shall conform to Residence B requirements or occupy the upper floor or floors only of a building) [Mixed Use permitted] Height: 3.5 stories or 40 feet BUSINESS B: General Business Districts. Permitted uses (e.g. Business A uses, retail business, theatres, bars, auto sales, public garages, hotels) [Mixed Use permitted] Area Requirements None, except any residence use shall conform to Residence B.
- ³² Levesque, Ryan, 2002; [Zoning Ordinance 209. Rezoning to Residence B (multi-family) district within Maple-Ash north of Ninth Street from Residence A (single family) districts - Regulations include: RESIDENCE A: Single Family Residence District. Permitted uses (e.g. single family dwelling, churches, and public buildings. If an existing dwelling occupies the rear one-third of a lot the owner may erect a residence on the front two-thirds, providing he has the minimum square foot area required (6000s.f.)) Height: 2 stories or 30 feet RESIDENCE B: Multiple Residence District. Permitted uses (e.g. all use permitted in Residence A, duplex, multiple dwellings, apartment houses, dwelling groups, boarding houses, clubs) Density: one dwelling for every 1500 s.f. (approx. 29 d.u. per acre) Height: 3 stories or 40 feet BUSINESS A: Neighborhood Business Districts. Permitted uses (e.g. Residence B uses, grocery stores, beauty shops, restaurants, gas stations, professional businesses, any residential use shall conform to Residence B requirements or occupy the upper floor or floors only of a building) [Mixed Use permitted] Height: 3 stories or 40 feet BUSINESS B: General Business Districts. Permitted uses (e.g. Business A uses, retail business, theatres, bars, auto sales, public garages, hotels) [Mixed Use permitted] Area Requirements None, except any residence use shall conform to Residence B.]
- ³³ Levesque, Ryan, 2002; [Zoning Ordinance 268 - Entire Maple-Ash residence area rezoned to Multi-Family districts - Zoning districts similar to current district area boundaries within Maple-Ash today. Includes R-2, R-3, R-4, C-1, C-2, and I-2 near University and the Railroad; Note; in R-1 Single Family district, no accessory building shall be used for sleeping or living purposes. Regulations include: R-2 DISTRICT: Multi-Family Residence Restricted. Permitted uses (e.g. all uses permitted in R-1, multiple dwellings, accessory uses and buildings) Density: min. lot 6,000 s.f. There shall be 2 units or 1 duplex only. Height: 2 stories or 30 feet R-3 DISTRICT: Multi-Family Residence Limited. Permitted uses (e.g. all uses permitted in R-2, apartment houses, home occupations provided there is no external evidence, professional uses and artists, boarding houses, fraternity, orphanages, accessory buildings including sleeping and guest rooms, however shall not be offered as motel or tourist accommodations) Density: 1,500 s.f. per unit. (29 d.u. per acre) Height: 2 stories or 30 feet R-4 DISTRICT: Multi-Family Residence General. Permitted uses (e.g. all use permitted in R-3, clubs and lodges, hospitals (use permit), motels (use permit), offices (use permit), class instruction, radio transmitter stations (use permit)) [work/live units] Density: 1,000 s.f. for each unit. (approx. 43 d.u. per acre) Height: 4 stories or 48 feet C-1 DISTRICT: Neighborhood Commercial. Restricted uses (e.g. second-hand merchandise, outdoor displays, wholesaling) Permitted uses (e.g. residential use with R-4 requirements, general retail) Height: 3 stories or 40 feet - C-2 DISTRICT: General Commercial. Restricted uses (e.g. uses that emit offensive odor, noise, dust, vibration beyond the boundary of the lot) Permitted uses (e.g. all uses in R-1 to R-4 and C-1, auto sales, massage, beer tavern, department store, second-hand store). Height: 4 stories or 48 feet]
- ³⁴ Tempe Historic Preservation Office, 2005; Staff Summary Report City Code (0503) Ordinance No. 2005.05 [KARL 2005.2742.0022](#) [One explanation for rezoning was an attempt to direct the rapid expansion of Arizona State College at Tempe away from established residential neighborhoods west of the main campus area by increasing the cost of land through rezoning. Another explanation was to provide a mechanism for redevelopment in aging areas where the older housing stock was approaching thirty years of age, where

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- demographics continued to shift under the effects of burgeoning College enrollment, and where subdivisions were quickly providing educators and professionals with a range of location alternatives.]
- ³⁵ Levesque, Ryan, 2002; [Zoning Ordinance 405 adopted January 24, 1964. Majority of the deep lot properties along the railroad tracks and across the street of Ash Ave rezoned to R-3-A Multi-Family Residence Restricted (now called R-3R). Rezoned area previously allowed a greater density and 30 feet high buildings. This ordinance introduced several variations to single family districts such as AG, R1-15, R1-10, R1-8, R1-7, R1-6. Differences in the districts included minimum lot area and other small variations from the districts that exist today. R-3R Regulations include: Density: 2,250 s.f. min. per unit (approx. 19 d.u. per acre) Height: 1 story]
- ³⁶ Levesque, Ryan, 2002; [Zoning Ordinance 808 adopted. Existing zoning for Maple-Ash includes CCD, I-2, R-2, R-3R, R-3, R-4, and R1-PAD. Regulations include: CCD DISTRICT: Density: 40 d.u. per acre Height: 35 feet R-2 DISTRICT: Density: 10 d.u. per acre Height: 30 feet R-3R DISTRICT: Density: 15 d.u. per acre Height: 15 feet R-3 DISTRICT: Density: 20 d.u. per acre Height: 30 R-4 DISTRICT: Density: 24 d.u. per acre Height: 35 feet R1-PAD DISTRICT: Density: No Standards Height: No Standards]
- ³⁷ Maple Ash Neighborhood Association, 1995; Neighborhood Plan [KARL 2000.0000.1217](#) [This plan was originally prepared in 1988 by J Rich a student at ASU CAED when events in 92~93 led MANA to articulate a vision in a plan for the neighborhood. The product is this revised master plan unanimously adopted by MANA Council 06/04/95]
- ³⁸ Tempe Historic Preservation Office, 2006; [Staff Report Roosevelt Addition Historic District](#) HPO-2006.39 ORD# 2006.42, Public Hearing: June 8, 2006 [Architectural Context discussion of predominately Early/Transitional Ranch style homes found in Roosevelt Addition.]
- ³⁹ Tempe Historical Museum, 2006; Tempe Historic Property Survey: Survey Number HPS-203 (George N. Gage House) <http://www.tempe.gov/museum/hps203.htm> [Site includes link to Excerpts from Newspaper Articles and Documents about George N. Gage]
- ⁴⁰ Rogge, A.E. and Kirsten Erickson, 2005; Historical, Archaeological, and Traditional Cultural Places Technical Report for the Proposed Sky Harbor International Airport Development Program, Phoenix, Arizona [KARL 2005.0000.0060](#) [Cultural Resource Report 2005-1(AZ) URS Corporation, Phoenix]
- ⁴¹ Ryden 1990 The Union Station; Phoenix' portal to the nation, City of Phoenix [KARL 2001.2043.0242](#) [the new Southern Pacific main line through Phoenix was opened with the arrival of the eastbound Californian on November 15, 1926. After the track was fully seasoned, the Golden State and Sunset Limited served the station beginning March 20 of the following year. Prior to this, the only access to SP's transcontinental trains was via connecting trains on the old Maricopa and Phoenix Railroad at Maricopa]
- ⁴² Horton, Arthur G., 1941; An Economic, Political, and Social Survey of Phoenix and the Valley of the Sun, Southside Progress, Tempe. ASU HAYDEN STACKS [F819 .P57 H6](#) [A survey of Phoenix and the Valley of the sun, Arizona, 1867-1941]
- ⁴³ Tempe Historic Preservation Office, 2005; Correspondence "[McAllisterNaming.doc](#)" Wednesday, December 14, 2005 2:43:00 PM [The McAllister Academic Village project occupies an area of the City of Tempe that once was a neighborhood similar in scale and character to the Maple Ash Neighborhood which remains west of Mill Avenue. The Arizona Board of Regents' 2000 publication "ASU from the Air" shows an established neighborhood in the circa 1959 aerial photograph on page 25. The area east of campus was acquired for university expansion beginning with the involvement in campus master-planning begun by former ASU President G Homer Durham from 1960 to 1969. University acquisitions in the area began in earnest in the mid 1960s, and by 1972, essentially all the project area had been assembled under University ownership. The above publication shows this area largely assembled and cleared circa 1971 in another aerial photo on page 33]
- ⁴⁴ McLaughlin, Herb, 1946; Photograph: Aerial of Arizona State College. Tempe, Arizona, 1946 – ASU Arizona and Southwestern Index Database [Call #: CP MCL 1528.T3](#) Hayden Arizona Collection [Photo shows Gage Addition and neighborhoods east of campus largely built-out by 1946 and Park Tract established with construction well underway. Neighborhoods east of campus were removed for campus expansion in the 60s and 70s]



⁴⁵ Tempe Historic Preservation Commission, 1999; Moeur Park W.P.A. Structures
<http://www.tempe.gov/historicpres/WPAstructures.html> [

⁴⁶ Tempe Historical Museum, 2005; Governor Benjamin Baker Moeur;
<http://www.tempe.gov/museum/ind0004.htm> [B. B. Moeur was always involved in politics. He was a representative for Maricopa County at the Arizona Constitution Convention in 1910. He also served 8 years on the Tempe School Board and 12 years as a member of the Board of Education of the Tempe Normal School (predecessor of Arizona State University). Dr. Moeur was elected Governor of Arizona in 1932, during height of the Great Depression, and took office on January 3, 1933. He immediately set out to accomplish the things he had promised to do, including submitting a budget to the Legislature with a \$4.5 million cut in expenditures. He started the state personal income tax, but reduced property taxes by 40%, while providing relief programs for the growing number of unemployed residents in the state. Governor Moeur served two terms, 1933-1937 (at that time the Governor was elected for a two-year term). He died at his home in Tempe, just two months after leaving the Governor's office.]

⁴⁷ Horton, Arthur G., 1941 [WPA/PWA projects in Tempe: 1936 – ASTC Gymnasium \$39,331, ASTC Buildings \$482,225, 1937 – Mill Avenue Underpass \$77,430, Mesa-Tempe Highway enlarged to four lanes \$215,000, Tempe Beach Park improvements \$30,000, 1939 – Tempe Sewage Disposal Plant \$64,655]

⁴⁸ U.S. Department of Housing and Urban Development, 2005; Housing and Mortgage Finance Agencies
<http://www.hud.gov/offices/pih/ih/homeownership/184/agencies.cfm> [The Federal Housing Administration (FHA), a wholly owned government corporation, was established under the National Housing Act of 1934 to improve housing standards and conditions; to provide an adequate home financing system through insurance of mortgages; and to stabilize the mortgage market. FHA was consolidated into the newly established Department of Housing and Urban Development (HUD) in 1965.]

⁴⁹ Horton, Arthur G., 1941 [In 1930 there were 41 banks in Arizona of which 13 were national banks and 28 were state banks. On June 30, 1940 there were only 12 banks in Arizona, of which 5 were national and 7 were state banks. The First National Bank of Arizona and the Phoenix National Bank were merged in November, 1937, when both were acquired by the Giannini interests, owners of Bank of America. Arizona associations advanced \$1,531, 122 for home building in 1939, and increase of more than 50% from 1938]

⁵⁰ Janus Associates, 1983

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- ⁵¹ Tempe Historic Preservation Commission, 2006; Tempe National Bank Building Historic Property Designation <http://www.tempe.gov/historicpres/TNBStaffReport.pdf> Staff Report to Historic Preservation Commission 02/09/06 [The historic 1912 Tempe National Bank building survives as tangible evidence of an institution that made significant contributions to the broad patterns of community history and development. The Tempe National Bank was established on January 4, 1901, by pioneer Tempe businessmen and agriculturalists in a demonstration of optimism and commitment to the future of the community.]
- ⁵² Tempe Historical Museum, 2005; eMuseum (people-Hudson): <http://artweb.tempe.gov/code/emuseum.asp> [Estmer W. Hudson 13 Nov 1881 - 15 Jul 1972 Cotton breeder; farmer. He was a pioneer in the development of Pima long-staple cotton, and was largely responsible for the development of the cotton industry in the Salt River Valley. Graduated from Berea College. Came to Arizona in 1904 to work for the U.S. Department of Agriculture in Sacaton. During research at Sacaton Experiment Farm (USDA), 1907-1917, developed "Pima" variety of Egyptian long-staple cotton, which became the most dominant variety grown in the Salt River Valley, 1918-1938. Through the U.S. Dept. of Agriculture, he published bulletins on Pima cotton which led to acceptance of the crop by valley growers. Resigned his government post and was hired by the Goodyear Tire and Rubber Company to start large cotton ranches south of Chandler and west of Phoenix. Also grew his own crops on land between Tempe and Chandler. In 1919 he purchased 160 acres south of Tempe and moved into a two-story brick house there, where he lived for over 50 years. In 1939 was a cattle feeder on Rural School Rd. He built and managed a cotton seed oil mill in partnership with Phil Tovrea and Kemper Marley, had a cattle ranch east of Payson, and in 1943 owned a ranch near Cave Creek. Treasurer of Salt River Valley Cotton Growers Association, 1919, as a shareholder in the Tempe Irrigating Canal Co., 1923. Owned NW4 section 27, T.1 N.,R.4 E. (119 acres), NW4 section 14, T.1 S.,R.4 E. (155 acres), NE4 section 23, T.1 N.,R.4 E. (160 acres), W2 section 26, T.1 N.,R.4 E. (320 acres), and E2 SE4 section 15, T.1 S.,R.4 E. (80 acres) in 1924. Lived in Mesa in 1918; lived at 1203 E. Alameda in 1920; lived on a ranch southeast of Tempe in 1940. In 1936 , 1941-42 was a cattle feeder on Rural School Rd. BIO-Hudson HPS-102; TH-231 Solliday, Journey to Rio Salado, p. 98 Hudson Collection, Arizona Historical Foundation Tempe Telephone Directory, 1924, 1940 Double Butte Cemetery, Tempe . Tempe CD -'36, -'39, 1941-'42]
- ⁵³ Solliday, Scott, 2000; [E. W. Hudson: the man who leveled the Salt River Valley](#) [A paper presented at the 41st Annual Arizona Historical Convention, Yuma, April 28, 2000 by Scott Solliday]
- ⁵⁴ Tempe Historic Preservation Commission, 2001; [Post World War II Subdivisions Tempe, Arizona: 1945-1960](#) [Seven subdivisions (Borden Homes, College View, Gage Addition, Goodwin Homes, Park Tract, Roosevelt Addition, and University Park) were determined to be currently eligible as Historic Districts and were recommended for nomination to the National Register of Historic Places as historic districts. Each of these subdivisions has significant historical associations. Most or all of the houses in these neighborhoods were built before 1950, and most of the houses, as well as the subdivisions themselves, exhibit a fairly high level of integrity. Obtaining historic district status for these subdivisions would provide recognition and protection of all of the earliest residential areas in the city that still convey their historic appearance and sense of place.]
- ⁵⁵ Tempe Historic Preservation Commission, 2006; [Roosevelt Addition Historic District](#) Preliminary Determination of Eligibility, HPC Meeting: April 13, 2006 [Due to wartime restrictions, very little building activity occurred in Tempe during World War II, but three new subdivisions were platted early in 1945 as restrictions on building materials began to relax. By February, twenty new homes were under construction and another hundred families who had purchased home sites could not build because of continuing materials shortages. A year after the war a continuing shortage of resources still hampered home construction in Tempe. Recycled wartime facilities from the federal government provided some temporary assistance. Structures from the Papago Park POW Camp and the Rivers Japanese Relocation Center on the Gila River Indian Reservation were dismantled and offered to veterans.]
- ⁵⁶ Historical Museum, 2005; eMuseum (people-Clark): <http://artweb.tempe.gov/code/emuseum.asp> [Kenneth S. Clark 24 Oct 1907 Came to Tempe in 1907. In 1926 was a student, lived at 18 E 7th. Graduated from Arizona State Teachers College in 1928. Tempe City Councilman, 1934-1936. Lived on Van Ness Avenue in 1910; lived at 25 W. 5th Street in 1940. In 1936 represented the Equitable Life Assurance Society of US. In 1939 was an insurance agent at 14 E 5th. St. In 1941-'42 sold real estate at 718 Mill. The Kenneth Clark Insurance Agency was located at 606 S. Mill Avenue in 1940. Federal census (Tempe), 1910 Tempe Telephone Directory, 1940 BIO-Clark TH-311 Tempe CD 1926, 1936-'39, '41-'42]

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- ⁵⁷ Tempe Historical Museum, 2005; Lloyd Williams [Tempe Oral History](#) Interview 07/20/2005 OH-236 [My Grandfather, Levi Holmesley, homesteaded land along Rural Road, from what is now Apache Boulevard south to Southern Avenue. My grandfather had homesteaded the 160 acres at the southeast corner of Rural Road and Broadway, so when he died, he willed 40 acres each to his four girls. My mother's forty acres was the corner site at [Rural] and Broadway. Dad lost the house in 1917. In 1918 the crops went. In 1917 they planted cotton and they made real good money. In 1918, they were going to make big money – so they mortgaged everything he had. Anyway that's when the bottom fell out of cotton and you couldn't give it away. So he lost everything they had. We lived there in the house until 1924. In 1924, we had to move so we moved into Tempe. I was always interested in building, that's what I took all through high school and I went two years to the Teachers College. I had taken basically all the courses that I could take in building and then architecture work. That's how I became interested in the building end of it. When I came back out of the Army in 1945, my brother-in-law and I bought the lot around the corner here and some of this land here. We bought a lot and divided it in two – made two lots out of it and built two, two-bedroom houses. We sold a house, lot, closing costs, and the whole thing for eighty-nine hundred or something like that, we made a little money on it to boot. We just started from there. Robert Lloyd Williams Obituary Arizona Republic, October 6, 2005]
- ⁵⁸ Wikipedia, the free encyclopedia, 2006; Works Progress Administration http://en.wikipedia.org/wiki/Works_Progress_Administration [The Works Progress Administration (later Works Projects Administration, abbreviated WPA), was created in May 1935 by Presidential order (Congress funded it annually but did not set it up). It was the largest and most comprehensive New Deal agency. It continued and expanded the FERA relief programs begun under Herbert Hoover and continued under Franklin D. Roosevelt. Headed by Harry L. Hopkins, it was a "make work" program that provided jobs and income to the unemployed during the Great Depression. WPA projects primarily (90%) employed unskilled blue-collar workers in construction projects across the nation, but also employed some white-collar artists, musicians, and writers on smaller-scale projects, and even ran a circus.]
- ⁵⁹ Historical Museum, 2005; eMuseum (people-Gammage): <http://artweb.tempe.gov/code/emuseum.asp> [Grady Gammage 5 Aug 1892 - 22 Dec 1959 President of Arizona State Teachers College/ Arizona State University, 1933-1958. Attended public schools and a college in Arkansas, completing his education at the University of Arizona in 1916, with an BA degree. Taught school in Arkansas until he contracted tuberculosis in 1912, when he came to Arizona. He moved to Tucson and attended the University of Arizona while working for the university maintenance crew. He was cured of tuberculosis in 1914. He returned to Arkansas and married Dixie Dees. Returned to Tucson and graduated from the University of Arizona with honors in 1916. He worked briefly as editor of the Tucson Post. He served as Principal of Winslow High School, 1920-1923 and became Superintendent of Schools in Winslow in 1923-1925. He completed his Master's degree from UA in 1922 and received an honorary Doctor of Laws from the University of Arizona in 1926. He became Professor of Education at Northern Arizona State Teachers College (NAU) in 1925 and was President of Northern Arizona State Teachers College, 1926-1933. He was appointed to the State Board of Education in 1925. He came to Tempe as President of Arizona State Teachers College in 1933 still in 1936 Proposed \$400,000 capital improvements program at ASTC. By 1940, he had completed \$1.75 million in capital improvements, mostly financed through the Public Works Administration (PWA), the Works Progress Administration (WPA), and other federal agencies. He received an Ed.D in Education from New York University in 1940. He also received a Doctor of Letters degree from Southwestern Christian Seminary in Phoenix. He guided the development of the school into a four-year liberal arts college, and successfully promoted progressive changes in the school's status and name, to Arizona State College in 1945, and to Arizona State University in 1958. He wrote two full-length works, "Rural Education in Arizona," and "A Survey of Arizona State Teachers Colleges." He was a member of the Arizona United War Fund and the National War Fund. He was Director of United China Relief, and received a citation from General Chiang Kai-Shek and a medal from the Danish government for this work. In November 1956 he was awarded a citation by the Jewish Chautauqua Society for encouraging the establishment of a JCS resident lectureship on Judaism at ASU and for other contributions to interfaith understanding. He raised \$500,000 in Arizona for the USO. In 1957, he was recognized by the National Conference of Christians and Jews for outstanding leadership. He was a member of the Sons of the American Revolution, the Masons, and several fraternities. He was also a member of the Chambers of Commerce of Phoenix and Tempe, and the Arizona Club of Phoenix. Grady Gammage Auditorium at Arizona State University was named in his honor. Lived in the President's House owned by the college. BIO-Gammage BIO-Matthews Hopkins and Thomas, The ASU Story, pp. 222-223, 226-238, 254, 291-292 Tempe Telephone Directory, 1940 HPS-171 Tempe CD 1936, '38, '41-'42]

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- ⁶⁰ Tempe Historical Museum, 2005; Governor Benjamin Baker Moeur <http://www.tempe.gov/museum/ind0004.htm> [B. B. Moeur was always involved in politics. He was a representative for Maricopa County at the Arizona Constitution Convention in 1910. He also served 8 years on the Tempe School Board and 12 years as a member of the Board of Education of the Tempe Normal School (predecessor of Arizona State University). Dr. Moeur was elected Governor of Arizona in 1932, during height of the Great Depression, and took office on January 3, 1933. He immediately set out to accomplish the things he had promised to do, including submitting a budget to the Legislature with a \$4.5 million cut in expenditures. He started the state personal income tax, but reduced property taxes by 40%, while providing relief programs for the growing number of unemployed residents in the state. Governor Moeur served two terms, 1933-1937 (at that time the Governor was elected for a two-year term). He died at his home in Tempe, just two months after leaving the Governor's office.]
- ⁶¹ Collins, William S., 1999; The New Deal in Arizona, Arizona State Parks Board [HAYDEN AZ DOCUMENTS PK 1.2:N 38](#) [This state study of the New Deal examines the implementation of the programs and policies of the Roosevelt Administration in Arizona. Arizona provided a unique set of characteristics that made the New Deal experience in Arizona Unique. The implementation of New Deal programs depended greatly on state and local administration. Decentralization meant that local administrative agencies had wide latitude to determine the kind of work projects undertaken. The New Deal significantly influenced state government as national administrators pressured state authorities to enact laws and create agencies to efficiently administer national programs. By 1937, incentives in New Deal programs caused Arizona to create a modern welfare bureaucracy. The New Deal altered the relationship between citizens and their government.]
- ⁶² Tempe Historic Preservation Commission, 1999; Moeur Park WPA Structures <http://www.tempe.gov/historicpres/WPAstructures.html> [This park is significant for its association with Work Progress Administration construction projects and dates to 1936. At the stone and concrete bridge located within the portion of the park north of Curry Road is a WPA stamp "WPA Project 652, 1936." Related features include raised planters, stairs, planter borders, stone benches and tables, automobile bridge, retaining walls, and irrigation boxes.]
- ⁶³ Arizona State University, 2001; The New ASU Story: Academic Programs <http://www.asu.edu/lib/archives/asustory/acpro.htm> [The New ASU Story” was organized using primary and secondary sources from the University Archives and Arizona Collections]
- ⁶⁴ Thomas, Alfred, 1940; Arthur John Matthews; educator and administrator [HAYDEN LD 179.15 1940 .T46](#) [Thesis (M.A. Ed.) Arizona State University History]
- ⁶⁵ Scheatzle, David with Emily Kimling and Mookesh Patel, 2000; ASU from the air: yesterday today and tomorrow ASU Libraries Call No. [LD179.33 .S34 2000](#) [This publication presents a view of the growth of ASU from above, using both maps and photographs, and shows the result of a search for aerial photographs and plans of the campus and its surrounding areas. The first known aerials were taken from Tempe Butte circa 1900. The first known aerials from an aircraft are from 1919. Until the end of World War II, very few aerials were available. Color photography for aerials begins to appear in the 1960s. Also presented are the visions of the campus planners, showing master planning efforts beginning in 1907.]
- ⁶⁶ Smith, Dean, 1989; Grady Gammage, ASU's man of vision ASU Libraries Call No. [LA2317.G3 S57x 1989](#) [Like his predecessor, Dr. Gammage oversaw the construction of a number of buildings. His greatest dream, that of a great auditorium, came to fruition after his death. He laid the groundwork for it with Frank Lloyd Wright, who designed what is now the university’s hallmark building, Gammage Auditorium, built in 1964.]
- ⁶⁷ Arizona Board of Regents, 2006; Enrollment History http://www.abor.asu.edu/1_the_regents/reports_factbook/fb_files/enroll-table.html [ASU @ Tempe ASU @ West ASU @ Polytechnic NAU UA UA South AZ UNIVERSITY SYSTEM TOTAL]
- ⁶⁸ Pry, Mark E. 2003 – Oasis in the Valley; the story of water in Tempe, Tempe Historical Museum & Tempe Water Utilities Department, 2003 KARL: 2004.0000.0040
- ⁶⁹ Tempe Public Works, 1948; Improvement District Map Collection [KARL 2005.0000.0045](#) College View & University Park Irrigation System Additions, Improvement District Number 36, 11/08/1948 [Tempe Public Works Engineering map collection]
- ⁷⁰ Solliday, Scott, 2001

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- 71 Hansen, Eric M., 1999; F. Q. Story Neighborhood: an historic landscape threatened, Arizona State University, College of Planning and Landscape Architecture, 1999. [KARL: 2004.0000.0206](#) [Tempe Redevelopment]
- 72 Davis, Robinson, 2005; The Urban Forest; a study of the value and application of trees in an urban environment, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA).
- 73 Hansen, Eric M., 1999
- 74 Gart, Jason H., 2000
- 75 Maricopa County Recorder, Book 3 of Maps, Page 58
- 76 Tempe News, 16 May 1913; Excerpts from Newspaper Articles and Documents about HPS-203 - George N. Gage House, Tempe Historical Museum <http://www.tempe.gov/museum/cite203.htm> [Theo Dickinson this morning received a telegram announcing the death of George N. Gage at Los Angeles, last night. No particulars of any kind were given. Mr. Gage was for many years a leading citizen of this place, coming here from Tombstone in 1888, he was manager of the L. W. Blinn Lumber Co, and Secretary of the Tempe L&I until a few years ago, when failing health caused him to retire from active business. He was a quiet and unassuming gentleman, holding the respect and goodwill of all who knew him. He is survived by a devoted wife and two daughters, Mrs. Burmister, and Mrs. Dennett.- Tempe News, 16 May 1913]
- 77 Maricopa County Recorder, Book 8 of Maps, Pages 40, 41.
- 78 Maricopa County Recorder, Book 8 of Maps, Pages 40, 41.
- 79 Tempe City Clerk, 2004; Past Tempe Mayors And Councils <http://www.tempe.gov/clerk/PastMayorCouncil.htm> [Tempe voters did not directly elect their Mayor until 1966. Before that, the voters elected the members of the City Council, and then the members of the Council selected the Mayor from amongst themselves.]
- 80 Tempe Historical Society, 2006; Best Remembered Store <http://tempehistoricalsociety.org/page10.html> [Laird & Dines was the gathering place and social center of Tempe. It was a magical place for kids, a governmental forum for adults and a meeting place for all.]
- 81 Tempe Historical Museum, 2005; Mayors of Tempe <http://www.tempe.gov/museum/h-mayors.htm> [Photographs and links of Mayors 1894 – 2004]
- 82 Wyllys, Rufus Kay, 1950; Arizona: the history of a frontier state Hobson & Herr, Phoenix, AZ [ASU LIBRARIES CALL NO. F811 .W9](#) [The history of Arizona, complete and authentic, is here given in one medium-length volume, as entertaining as it is informative.]
- 83 Tempe City Clerk, 1935; City Council Meeting Minutes - Special Session P & Z Board Confirmed 02/06/1935 [KARL 1999.0000.547](#) [Mayor Anderson stated (special) meeting called for confirming appointment of a Planning & Zoning Board for Tempe in connection with Federal Relief Program and for submitting proposals to said board. Projects - Grammar School, Union H S, Tempe St College]
- 84 Tempe Common Council, 1944; Annexation Ordinance Number 184 - COLLEGE VIEW SUBDIVISION 12/14/1944 [KARL 1999.0000.415](#) [The original townsite was platted in 1894 well after the founding of the community. The filing of the map for the original townsite curtailed subdivision activity. The boundaries of the original townsite were the north line of Section 15, Township 1 north, Range 4 east (effectively the Salt River), the east line of Section 15 (today's Rural Road), the east-west centerline of Section 22 (today's Apache Boulevard and 13th Street), and the north-south quarter section line of Sections 16 and 21 (today's Union Pacific Railroad right-of-way). Gage Addition and Park Tract occur within the area platted as the original townsite of Tempe in 1894.]
- 85 Levesque, Ryan, 2002; [Rezoning of Downtown area to C-3 Central Commercial District under ordinance 405, which includes frontage along Mill Avenue from Eleventh Street to University Drive and University from Mill to Ash Avenue. Rezoned properties include districts C-1 and C-2. C-3 Regulations include: Height: 8 stories Setbacks: none]
- 86 Levesque, Ryan, 2002; [First, Tempe General Plan 1985 adopted May 25, 1967. Preceded state mandate for municipal planning. Projected Land Use for Maple-Ash area calls for General Commercial from Mill to Maple

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- and University to 13th Street. Projected General Commercial from Maple to Ash and University to Tenth. Property along the east side of the railroad tracks to Ash Avenue projected Light Industrial]
- 87 Levesque, Ryan, 2002; [Tempe General Plan 1998: Projected Land Use for Maple-Ash area changes direction. Projected circulation realignment, "Ash Avenue Loop" to Mill and Eleventh Street. Properties north of Ninth Street projected Commercial use. The rest of Maple-Ash area projected Residential use with a maximum of 15 d.u. per acre. Small portion of projected Residential use with maximum of 10 d.u. per acre.
- 88 National Park Service, 2006; National Register of Historic Places Information System <http://www.nr.nps.gov/nrloc1.htm> [Elliott House, 1010 Maple Ave; Hiatt House, 1104 Ash Ave; Moeur, W. A., House, 850 Ash Ave; Mullen, C. P., House, 918 Mill Ave; Redden, Byron, House, 948 Ash Ave; Scudder, B. H., Rental House, 919 S. Maple Ave]
- 89 Tempe City Council, 1995; Tempe Historic Preservation Ordinance (amended 01/20/2005) <http://www.tempe.gov/citycode/14aHistoricPreservation.htm> [The intent of this chapter is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties. Reasonable and fair regulations are included in this chapter as a means of balancing the rights of property owners and the value to the community of these significant properties and sites. The designation of any property or district shall not inhibit uses as permitted by the Zoning and Development Code, as adopted and amended by the city council. (Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2001.17, 7-26-01; Ord. No. 2005.18, 4-7-05)]
- 90 Tempe Historic Property Register, Tempe Woman's Club <http://www.tempe.gov/historicpres/womansclub.html>
- 91 Tempe Historic Property Register, W. A. Moeur House <http://www.tempe.gov/historicpres/W.A.MoeurHouse.html>
- 92 Tempe Historic Property Register, Haitt-Barnes House <http://www.tempe.gov/historicpres/Haitt-BarnesHouse.html>
- 93 Tempe General Plan Advisory Team, 2003; <http://www.tempe.gov/tdsi/gp2030/FinalDocument/chapter3.pdf> [In each of the seven first-tier candidate subdivisions, changing development standards precipitate trends toward development intensification of potential historic neighborhoods initiated under GP2020 and perpetuated in the land use planning of GP2030. Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. Tempe's built environment tells the story of Tempe's growth through a blend of the past with the present, thus enriching our city, residents and visitors. The intent of the Cultural Resource Area designation in GP2030 is to balance the rights of property owners with the value to the community derived from the conservation and enhancement of culturally significant properties and to maintain the character of these areas.]
- 94 Tempe City Council, 2003; General Plan 2030 <http://www.tempe.gov/tdsi/gp2030/Directory.htm> [Cultural Resource Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas, therefore the underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time Tempe General Plan 2030 is adopted (12/04/2003 Zoning Ordinance 808.)]
- 95 Tempe Historic Property Register, Butler [Gray] House [http://www.tempe.gov/historicpres/Butler\[Gray\]House.html](http://www.tempe.gov/historicpres/Butler[Gray]House.html)
- 96 Tempe Historic Property Register, Selleh House <http://www.tempe.gov/historicpres/SellehHouse.html>
- 97 Tempe City Council, 2005; Tempe Zoning and Development Code <http://www.tempe.gov/zoning/zdc.htm>
- 98 Tempe Historic Preservation Commission (Tempe HPC) [KARL.2005.2742.0037](http://www.tempe.gov/historicpres/KARL.2005.2742.0037) Tempe Zoning and Development Code Neighborhood Meeting – Historic Property Designation Process – Historic District Boundaries.
- 99 Tempe Historic Property Register, Governor Howard J. Pyle House <http://www.tempe.gov/historicpres/GovernorHowardPyleHouse.html>