

Tempe Historic Preservation Office

Research Report

WILKIE (BRAUN/GUTIERRES) HOUSE

Tempe Historic Property Register #35 HPO 08003

Tempe Historic Preservation Commission

6-402 Neighborhood Meeting 11/13/2008

14A-4 HPC Public Hearing 12/11/2008

The 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House HPS-249 at 1290 South Maple Avenue may have been built for a Mrs. Wilkie by Tempe contractor Leonard Carr, who built the Tempe Beach complex and stadium in the 1930s. Little historic information is available at this time. This house represents one of a handful of Pueblo Revival style buildings in Tempe. Character-defining details include the box-like massing, stucco finish, and wood vigas. The house is also unusual in that it provides living space on three levels; the main floor is surmounted by a small sleeping room above and a partial basement which may have been the source for the adobe construction is also present.

On May 12, 2008, the Tempe Historic Preservation Office received a letter from the homeowners Sara Gutierrez and Jay Braun requesting this property be designated historic and listed in the Tempe Historic Property Register. At a public hearing on October 12, 2006, Tempe HPC identified the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue as a property contributing to the historic eligible 1926 Park Tract Subdivision and recommended this property be designated historic and listed in the Tempe Historic Property Register on that basis. The nomination for historic district designation for the 1926 Park Tract Subdivision was subsequently withdrawn by the applicant leaving the Tempe HPC determination intact but terminating the designation process. No additional historic information has been forthcoming and the following research presents the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House in the context of the historic eligible 1926 Park Tract Subdivision.

As specified in the Tempe Historic Preservation Ordinance, upon receipt of an application for historic designation the Historic Preservation Office shall compile and transmit to the commission a complete report on the subject property or district. This is the research that will be condensed to produce the required report for the commission public hearing. As required, the report will address the location, condition, age, significance and integrity of historic features and other relevant information, together with a recommendation to grant the application for reasons stated herein.¹

LOCATION –

Located west of Mill Avenue and prominently on the northwest corner of Thirteenth Street and Maple Avenue, the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue survives in its original location along the southern edge of the historic eligible 1926 Park Tract Subdivision.

CONDITION –

The Park Tract Subdivision is 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 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House is among the majority of properties that are well maintained with historic landscapes intact and character-defining features present.

Today the 1924 Park Tract subdivision includes 4 properties listed in the Tempe Historic Property Register and the National Register of Historic Places, 1 property listed in the Tempe Historic Property Register and 92 additional properties that are considered to be contributing to an historic district. Park Tract includes 3 vacant lots totaling approximately 1.2 acres. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of contributing properties. The 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House is among 96% (n=97) of the 101 built or buildable parcels in the Park Tract subdivision that are considered to be contributing to the historic district.²
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AGE –

Constructed in 1937, the Pueblo Revival Style Wilkie (Braun/Gutierrez) House is one of the older homes within the eligible district, which was platted in 1926 and built out over a 60 year period.

Park Tract Subdivision represents a wave of residential development begun in response to both local and national economic and political trends. 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).

HISTORY AND FACTS –

- 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.^{4 5 6}
- 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.
- 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.⁷
- 05/06/1936 – Construction contract let to Leonard Carr for construction of "an adobe clubhouse" at 1290 South Mill Avenue for Tempe Woman's Club.⁸
- 1937 - Tempe contractor Leonard Carr, who built the Tempe Beach complex and stadium in the 1930s, constructs the Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue.
- 1938 - New Deal Works Progress Administration constructs sidewalks, pavement, curb & gutter throughout much of Park Tract.
- 01/11/1940 – E B Tucker, City Engineer, implements Improvement District Number 31 to extend sidewalks, pavement, curb & gutter within Park Tract.
- 04/17/1970 – Laird, Hugh E., age 87, dies in Phoenix. - Arizona Republic 17 Apr 1970, 28:1
- 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.⁹
- 11/04/1999 – The 1936 Tempe Woman's Club Building at 1290 S Mill Avenue designated and listed in the Tempe Historic Property Register.¹⁰
- 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.¹¹

- 12/14/2001 – Tempe Historic Preservation Commission produced a Post World War II Subdivisions 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 General Plan Advisory Team and 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.¹²
- 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.¹³
- 06/10/2004 – The 1939 Butler [Gray] House at 1220 S. Mill Avenue designated and listed in the Tempe Historic Property Register.¹⁴
- 08/06/2004 – The 1940 Selleh House at 1104 S. Mill Avenue designated and listed in the Tempe Historic Property Register.¹⁵
- 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.¹⁶
- 06/05/2005 – Maple Ash Neighborhood Association Neighborhood Meeting with the Tempe Historic Preservation Commission to discuss district designation (nomination forms distributed).¹⁷
- 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.¹⁸
- 10/12/2006 – Tempe HPC holds Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions finding Gage Addition and Park Tract eligible for designation and listing.
- 09/06/2007 – Maple Ash Neighborhood Applicants withdraw request for historic district designation and listing in the Tempe Historic Property Register at City Council public hearing.
- 05/12/2008 – Property owners Sara Gutierrez and Jay Braun submit letter to Tempe HPO requesting historic designation for the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue.

- 11/13/2008 – Tempe HPC holds Neighborhood Meeting for historic designation and listing of the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue
- 12/11/2008 – Tempe HPC holds Public Hearing for historic designation and listing of the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue
- 12/23/2008 – Tempe Development Review Commission holds Public Hearing for historic designation and listing of the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue
- 01/08/2009 – Tempe City Council holds Public Hearing (introduction) for historic designation and listing of the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue
- 01/22/2009 – Tempe City Council holds Public Hearing (action) for historic designation and listing of the 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue

SIGNIFICANCE –

The 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue represents one of a handful of Pueblo Revival style buildings in Tempe. The house is unusual in that it provides living space on three levels; the main floor is surmounted by a small sleeping room above and a partial basement which may have been the source for the adobe construction is also present.

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, for the subject property, that embody the distinctive characteristics of a type, period, or method of construction and represent a significant and distinguishable entity whose components may lack individual distinction.¹⁹

INTEGRITY OF HISTORIC FEATURES –

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.²⁰

Location – This property exists in its originally developed location. The Park Tract Subdivision encompasses 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 137 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 Park Tract Subdivision 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.

Design – This property maintains 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 – This property retains connections to the physical environment of its surroundings. Original relationships of buildings and structures to landscapes and surroundings such as campus, downtown, Mill Avenue, and the railroad remain intact.

Materials – This property retains 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 – This property conveys physical evidence of the crafts attendant upon their original historic period. Character-defining details include the box-like massing, stucco finish, and wood vigas.

Feeling – This property expresses the aesthetic sense of the particular period of significance. The physical features of the property, taken together, are sufficiently intact to convey their significance to someone familiar with the original property as well as to persons throughout the community to whom the property distinguishes itself as historic. Retention of original design, materials, workmanship, and setting as described above is sufficient to create a discernable sense of place.

Association – This property maintains 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 early subdivisions including the 1924 Park Tract subdivision, which radiated out in bands from the original townsite core.

OTHER RELEVANT INFORMATION –

The 1937 Pueblo Revival Style Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue lies within the Park Tract Subdivision, 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 the

local politics was his 32 years of service on the Tempe City Council, including 14 of those 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.²¹

HISTORIC CONTEXTS

The significance of community cultural resources is related to historic contexts. This research report 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. Cultural and environmental contexts provide a cultural awareness of the property and aid in the analysis and understanding of the resource. The following contexts help explain the cultural development and historic significance of the location and substantiate a recommendation for designation. Tempe Preservation uses two primary sources for historic contexts; Ryden 1997, and Solliday 2001.

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. Moeur (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.^{22 23 24}

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 Seventh and Eighth Streets, tiling all the irrigation 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.²⁵

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.²⁶

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.

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.²⁷

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.^{28 29}

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.³⁰

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 and of being pulled from the ground by the desert sun.³¹

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.³²

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.

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

In contrast to the initial socially superior self image of the Gage Addition immediately to the north, Park Tract from its inception in 1924 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 the regular orthogonal grid of the original townsite was 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.^{33 34 35}

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 Park Tract got underway 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).^{36 37}

For a decade after initial construction 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.^{38 39 40}

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.⁴¹

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.^{42 43 44}

Pueblo Revival Style Architecture in Tempe 1937

The Pueblo Revival Style is a regional architectural style of the Southwestern United States which draws its inspiration from the Pueblos and the Spanish missions in New Mexico. This type of home, still immensely popular in the Southwest, has deeper roots than almost any other type of American residential architecture. Borrowing from the simple, sleek multi-family structures erected by the Pueblo Indians starting in 750 A.D., most modern versions of the Pueblo Revival style have added a heavy Spanish influence. The early style that developed at the turn of the 20th century reached its greatest popularity in the 1920s and 1930s, though it is still commonly used for new buildings. The 1937 Wilkie (Braun/Gutierrez) House at 1290 South Maple Avenue is an excellent example of the early, more purely vernacular, expression of the style. Typical of a multistory building is the stepped massing recalling the forms seen at Taos Pueblo. Typical too are the always flat roofs and the use of projecting wooden roof beams (vigas), which as is here the case, often serve no structural purpose.⁴⁵

Pueblo Revival style homes borrow ideas and details from the ancient earthen homes of Native Americans to provide what is one of very few vernacular American building forms. This property has many of the character defining features of the style. For example, the subject property has the characteristic massive, round-edged walls made with sand-clay adobe and straw binder covered by lime-based plaster stucco and painted a soft warm-white. This property has the characteristic flat roofs without overhangs but with rounded parapet profiles that are modulated to address the sky as decorative, free-form lines. This property has the characteristic stepped levels with the second-floor sleeping room being significantly smaller than the main floor. This property has the characteristic canales (spouts) in the parapet to direct rainwater. This property has the characteristic vigas (heavy timbers) extending through walls, although these do not support the roof but rather simulate the authentic construction method which is actually conventional wood-frame construction. This property has the characteristic latillas (saguaro-rib poles) placed above vigas in angled pattern where visible on the exterior covered dining area at the north. This property has the characteristic deep window and door openings set into massive earth adobe walls complete with the characteristic simple window forms here fitted out in the ubiquitous steel casements of the 1930s. This property provides the characteristic functional fireplace as a major design element of the large living room however it is not the characteristic beehive corner fireplace but rather a river-run cobble form placed symmetrically between the windows at the center of the longest living room wall at the south. This property has the characteristic bancos (benches) that protrude from walls and nichos (niches) carved out of walls for display of religious icons. This property has the characteristic brick, wood, and tile floors. This property is emblematic of the Pueblo Revival style of indigenous American architecture and survives as a rare example of the type from the 1930s.

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for or against historic designation. This research relies heavily on 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.⁴⁶

ENDNOTES –

- ¹ Tempe, City 2008 “*Tempe City Code*” in Chapter 14A – Historic Preservation Ordinance <http://www.tempe.gov/citycode/14aHistoricPreservation.htm> Sec. 14A-4. Designation of landmarks, historic properties and historic districts § (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; § (5) At a public hearing, the commission shall review the application based on the applicable criteria in subsections (a) and (b) of this section, together with the HPO report, and make a recommendation to the development review commission. Any recommendation for approval may be subject to such conditions as the historic preservation commission deems applicable in order to fully carry out the provisions and intent of this chapter.
- ² Ryden Architects, 1997
- ³ Solliday, Scott, 2001
- ⁴ 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.]
- ⁵ 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.]
- ⁶ Tempe Historical Museum, 2005; Mayors of Tempe <http://www.tempe.gov/museum/h-mayors.htm> [Photographs and links of Mayors 1894 – 2004]
- ⁷ 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]
- ⁸ Tempe Preservation online Tempe Historic Property Register TEMPE WOMAN'S CLUB 1290 S. MILL AVENUE HP #7 <http://www.tempe.gov/HISTORICPREs/womansclub.html>
- ⁹ 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)]
- ¹⁰ Tempe Historic Property Register, Tempe Woman’s Club <http://www.tempe.gov/historicpres/womansclub.html>
- ¹¹ Tempe Historic Property Register, Haitt-Barnes House <http://www.tempe.gov/historicpres/Hiatt-BarnesHouse.html>

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- ¹² 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.]
- ¹³ 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.).]
- ¹⁴ 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)
- ¹⁵ Tempe Historic Property Register, Selleh House <http://www.tempe.gov/historicpres/SellehHouse.html>
- ¹⁶ Tempe City Council, 2005; Tempe Zoning and Development Code <http://www.tempe.gov/zoning/zdc.htm>
- ¹⁷ Tempe Historic Preservation Commission (Tempe HPC) [KARL 2005.2742.0037](#) Tempe Zoning and Development Code Neighborhood Meeting – Historic Property Designation Process – Historic District Boundaries.
- ¹⁸ Tempe Historic Property Register, Governor Howard J. Pyle House
<http://www.tempe.gov/historicpres/GovernorHowardPyleHouse.html>
- ¹⁹ 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.]
- ²⁰ 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

²¹ 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]

²² 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.]

²³ Tempe 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]

²⁴ 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.]

²⁵ 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.]

²⁶ 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.]

²⁷ 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

²⁸ 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]

²⁹ Solliday, Scott, 2001

³⁰ 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]

³¹ 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).

³² Hansen, Eric M., 1999

³³ 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]

³⁴ 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]

³⁵ 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]

³⁶ 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]

³⁷ 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]



³⁸ Tempe Historic Preservation Commission, 1999; Moeur Park W.P.A. Structures
<http://www.tempe.gov/historicpres/WPAstructures.html>

³⁹ 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.]

⁴⁰ 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]

⁴¹ 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.]

⁴² 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]

⁴³ Janus Associates, 1983

⁴⁴ 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.]

⁴⁵ Whiffen (1969), pp. 229-233

⁴⁶ U.S. Department of the Interior, National Park Service, 2002; How to Evaluate the Integrity of a Property