

# Staff Summary Report

Historic Preservation Commission Date: 04/12/12

**SUBJECT:** Hold a public hearing for Historic Designation of WEXLER (DESKIN/WAGNER) HOUSE

**DOCUMENT NAME:** SSR-HPC-WexlerHouse.doc

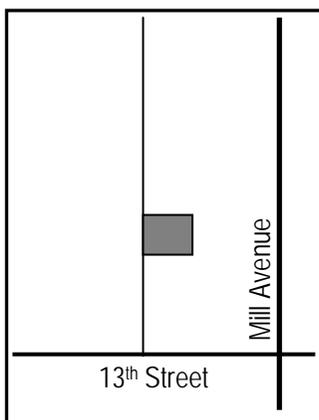
**COMMENTS:** Hold a public hearing for the Historic Designation and listing in the Tempe Historic Property Register of the Wexler (Deskin / Wagner) House consisting of one (1) lot on approximately 0.21 acres, located at 1215 South Maple Avenue, Tempe, in the R-2: Multi-Family Residential district.

**RECOMMENDATION:** HPO Staff - Approval

**PROCESS:** On January 23, 2012, property owners Mike Deskin and Janet Wagner delivered a nomination for their property at 1215 S. Maple Avenue to HPO for historic designation and listing on the Tempe Historic Property register, in recognition of the historical, cultural, and community significance of the property. HPO prepared a preliminary determination of eligibility, which was reviewed and accepted by the Tempe Historic Preservation Commission on March 8, 2012. The following actions have been scheduled.

- Public Hearing @ Development Review Commission 04/24/2012
- Intro + 1st Public Hearing @ City Council 05/10/2012
- 2nd Public Hearing + Action @ City Council 05/31/2012

**PUBLIC INPUT:** On March 08, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to notify residents, owners of property situated within 300 feet, and neighborhood association representatives of the process for historic designation and listing in the Tempe Historic Property Register. At that Tempe Historic Preservation Commission reached consensus to hold a public hearing, take additional input from interested persons and to make a recommendation regarding the proposed designation and listing.



**BACKGROUND** – The 1940 Wexler (Deskin / Wagner) House is significant for its association with Tempe's 1924 Park Tract addition and for its association with Charles Wexler, a longtime mathematics instructor at Arizona State University. The house is also significant as a rare local variant of Transitional/Early Ranch style residential architecture, the obscure French Provincial form.

**AGE** – Constructed in 1940, Wexler House is in the upper 99<sup>th</sup> percentile (99.53%) of all Tempe properties in terms of age (n=252/53665). HPO records indicate 84 extant properties date to 1940, including the subject property. Significantly, 1940 also marked the end of the established prewar delivery system of residential development by small builders and local developers. From 1940 to 1950, Tempe's population increased 235%--from 2,906 to 7,686—and by the end of the decade the community was thoroughly engaged in a sustained post-war population expansion. Based on data from HPO files and Maricopa County Assessor's Office records, 254 standing Tempe properties predate the historic 1940 Wexler (Deskin/Wagner) House, having year-built dates of 1939 or earlier. Statistically, this property is therefore in the top 99.5% of all Tempe properties in terms of age and survives as a rare example of pre-World War II residential construction in Tempe.

**SIGNIFICANCE** – The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Section 14A-4(a)(1): Designation of landmarks, historic properties and historic districts. Like many properties in Tempe's oldest intact residential neighborhood, Wexler House achieves historic significance under multiple criteria. The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office under National Park Service Criteria A, B, and C. Under Criterion A, Wexler House is significant for its association with Park Tract subdivision; Tempe had been experiencing a housing shortage for some time and development of Park Tract beginning in 1926 was intended to provide comfortable and modern family housing to meet this pent-up demand. The property is also significant under Criterion B; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades, and his wife Helen Wexler, who was very involved in community activism and philanthropy. Wexler House also retains a direct link with the early development of Arizona State University inasmuch as the original owner of the house, Charles Wexler, served as the longest-tenured faculty member in the university's history. Wexler was both a founding member of the university's Department of Mathematics, as well as the department chair for 28 years. His academic legacy is now immortalized through the annual issuance of two Charles Wexler Awards for excellence in mathematics at ASU. Finally, under Criterion C, the property provides an early example of a rare local variant of Ranch style residential architecture in the obscure French Provincial Ranch form.

**CHARACTER DEFINING FEATURES** – According to the National Park Service, a character-defining feature is a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Simply put, character-defining features are those things that make a property special, make it worthy of designation, and distinguish it from the crowd. Everything from farm buildings to bridges, factories to formal gardens has its own character defining features. Any time that one of those features is removed or hidden, it diminishes the character of the property and makes it less special. Character-defining features are specific to each architectural style. A French Provincial Ranch and a Craftsman Bungalow both have significant features but the details are different.

Wexler House has many characteristics of the French Provincial Ranch form, including; the one-story, wood frame, irregular in plan house on a concrete foundation with stucco walls topped by a medium-pitched, hipped roof with overhanging eaves. Also consistent with the type is the small front porch enhanced with more elaborate detailing in the wood columns and pilasters. A covered corner single-leaf entryway supported by wood posts, with rectangular window openings and steel casement windows, decorative shutters, and awnings on the primary or west elevation, help distinguish the French Provincial form from the typical Ranch style by borrowing these details from French domestic architecture.

**ASPECTS OF INTEGRITY** – Related to the idea of character-defining features is the concept of integrity. Integrity is the ability of a property to convey its significance. To be designated historic, a property must first have historic significance, and then it must also maintain sufficient integrity to communicate that significance to persons unfamiliar with the property or with the community in general. Wexler House is significant as a property type under NPS Criterion based on its association with the community's cultural and social developmental history (A), associations with prominent persons in community and state history (B), and its architectural significance vis-à-vis as an early example of a relatively obscure form of the Ranch style, the French Provincial Ranch (C).

Situated in the 1200 block of South Maple Avenue, the Wexler House occupies land that was included in the boundaries of the original 1894 Tempe Townsite and, later, the Park Tract Subdivision. The interior section of Block Three of Park Tract and the adjacent Block 6 to the west is arguably among the most intact loci of the modern Maple-Ash Neighborhood. At Wexler House, original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways and sidewalks; and the features of flood irrigation and other infrastructure exist with their integrity intact.

Wexler House expresses an aesthetic sense of its prewar period of significance through the physical features of the property which, when, taken collectively, 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 and good maintenance of original design, materials, workmanship, and setting is sufficient to create a discernible sense of place or feeling at the historic property.

**CHANGES OVER TIME** – Tempe Preservation assists owners with managing change to their historic properties in ways that balance preservation objectives with continued viability and enhancement of value. Wexler House has been well maintained. The historic front façade has been carefully preserved and remains intact. Changes to Wexler House have been made sensitively and the historic wall materials, details, massing and door and window openings remain intact and visible.

A large addition was made to the rear of the house circa 1990, at which time the detached garage at the rear of the property was converted to a rental dwelling. Although this addition is outside the property's period of significance, the addition meets the Secretary's Standards and changes were made sensitively so as not to destroy the historic integrity of the property. In addition, the historic flood-irrigated landscape is properly tended and the property makes a positive contribution to the Park Tract streetscape.

**HISTORIC CONTEXTS CONSIDERED** – To evaluate the historic significance of cultural resources and their eligibility for inclusion in historic property registers, a site or property must be understood within its interpretive contexts. Research for historic property designation uses historic contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of the resources. Research is designed to help explain the cultural and historical development of the property, document its historic significance, and substantiate a recommendation for designation. Tempe HPO research prepared for the HPC Neighborhood Meeting on March 8, 2012, considered the following historic contexts in detail to arrive at a preliminary determination of eligibility under multiple criteria for historic designation and listing Wexler House in the Tempe Historic Property Register. The following summary statements are included to provide a basis for designation and listing the building under National Park Service Criteria A, B, and C.<sup>1</sup>

### Community Planning & Development in Tempe (Park Tract) 1924-1958

The Park Tract subdivision is a collection of cultural resources that are directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 139 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 the infrastructure that supports those properties. This setting exists today in the Park Tract Subdivision as a manifestation of the Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.

Today all properties in Park Tract are zoned multi-family and many of the owners are interested in redeveloping their properties. Without some kind of control, local preservation advocates see the historic character of the neighborhood eroding and the potential for listing Tempe's oldest remaining residential neighborhood in National Register of Historic Places increasingly jeopardized. After an attempt at creating an historic district failed in 2006, in 2007 the Arizona Preservation Foundation placed Tempe's Maple Ash Neighborhood on Arizona's Most Endangered Historic Places List. Subsequently, many property owners have acted to list their properties individually on the Tempe and National historic registers as have Wexler House property owners Mike Deskin and Janet Wagner.

### Charles Wexler, Arizona State University Department of Mathematics, 1930-1977

Charles Wexler was born in Fall River, Massachusetts in July 1906. He was the founding chairman of the school's Department of Mathematics and, for the first eleven years of his career (1930-1941) was the department's only tenured faculty member. Wexler served as department chair for twenty-eight years, from 1930 until 1958, and ultimately retired in 1977 after an astounding forty-seven years of service (the longest tenure of any ASU faculty member to date). In 1977, the A-Wing of the Physical Sciences Complex was named after Dr. Wexler in appreciation of his outstanding service to the university. Today, ASU offers the annual Charles Wexler Awards to "outstanding faculty and students in the School of Mathematical & Statistical Sciences." The first awards were given by the Department of Mathematics in 1978.

### Evolution of the Ranch Style House in the American Southwest, 1932-1945

The Early Ranch style emerged among the prototypical Southwestern architectural forms during late Depression years and its successor, the Ranch style house, eventually reigned as the region's dominant postwar style. Accounting for nine out of every ten new houses throughout the American Southwest, the Ranch style eventually spread nationwide as an authentic artifact of postwar American culture. The Early Ranch style is not the Ranch House of postwar America but rather a nascent form coming into existence with as many references to historical antecedents as it had elements of the ultimate pure form. Like other Ranch styles, the French Provincial variant has the same elongated floor plan and horizontal form as the California Ranch, and distinguishes itself from the typical stylistic expression primarily by the use of detailing from French domestic architecture. For example, the Wexler House has the characteristic full hip roofs and the long horizontal front façade of the typically L shaped plan is punctuated frequently by small, shuttered, multi-paned windows, while at the entry, a small front porch is emphasized by decorative wood posts and pilasters. As the earliest known example of the French Provincial Ranch style in Tempe, Wexler House is considered eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance.<sup>2</sup>

**CONCLUSION** – Over the past 140 years, Tempe has retained 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 cultural architecture and infrastructure. These qualities exist today in the Wexler (Deskin/Wagner) House located at 1215 South Maple Avenue in the core of Tempe's historic, but yet undesignated, Maple Ash Neighborhood.

**REASONS FOR APPROVAL** – Wexler House is eligible for historic designation and listing in the Tempe Historic Property register under Tempe City Code Section 14A-4. Designation of landmarks, historic properties and historic districts –

- (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
- (1) It meets the criteria for listing on the Arizona or national register of historic places;
  - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
    - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
    - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
  - (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

**RECOMMENDATION** – The Historic Preservation Office recommends that the Historic Preservation Commission –

***– MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION APPROVE THE NOMINATION AND RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION THAT THE WEXLER (DESKIN/WAGNER) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER.***

**CONDITIONS OF APPROVAL:**

None

**CODE REFERENCE:**

City Code Chapter 14A, Historic Preservation  
Zoning and Development Code, Section 6-304, Zoning Amendment

## HISTORY & FACTS:

- c. 1903 Helen (Wexler) is born in Poland.
- 07/1906 Charles Wexler (1906 - 1977) is born in Fall River, Massachusetts, USA to Samuel Wexler and Mamie Balotz Hornstein.
- 1913 Helen Wexler immigrates to the United States at the age of ten.
- 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.
- 05/06/1920 Tempe Land and Improvement Company deeds land south of 10<sup>th</sup> Street to Park Tract Trustees.
- 04/10/1924 E W Hudson, Hugh E Laird and Fred J Joyce file a plat for the PARK TRACT subdivision on behalf of the Park Tract Trust.
- 1928 Helen marries Charles Wexler in 1928 in Massachusetts.
- 01/20/1928 Park Tract Trustees mortgage property to Tempe National Bank – HUDSON E W & JOYCE FRED & LAIRD HUGH E to TEMPE NATIONAL BANK by WAR DEED19280002413
- 09/13/1928 S. M. Morse, Town Engineer, implements Improvement District Number 28 to extend City sewer service to Park Tract.
- 1930 Charles Wexler is hired at ASU
- 1930s – Development of the Park Tract subdivision began in earnest in the 1930s on 100 lots in the area roughly bound by 10<sup>th</sup> Street, Mill Avenue, 13<sup>th</sup> Street, and Southern Pacific Railroad tracks.
- 02/06/1935 First Tempe Planning & Zoning Board appointed in connection with Federal Relief Program by Council meeting in special session at the Tempe National Bank (Hugh Laird, Chair).
- 04/03/1936 JOYCE BLANCHE M and JOYCE FRED J to BAKER KATHLYN and BAKER W F via Q/CL DEED Recording Number 19360001844
- 10/1936 In October 1936, Tempe boasted a population of 2,600 when Mrs. R. J. Hight and Mrs. George Gibson invited 30 interested friends to join together to form the Tempe Garden Club. Helen Wexler served as first President.  
[http://www.tempegardenclub.com/home/our\\_story](http://www.tempegardenclub.com/home/our_story)
- 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.
- 10/24/1939 BAKER KATHLYN and BAKER W F to WEXLER CHARLES and WEXLER HELEN via WAR DEED Recording Number 19390007122
- 02/08/1940 WEXLER CHARLES and WEXLER HELEN to FIRST NATIONAL BANK OF ARIZONA via MORTGAGE Recording Number 19400008893

- 1973 Wexler receives ASU's Distinguished Teacher Award in 1973.
- 08/30/1977 Charles WEXLER, age 71 dies in Tempe, Arizona  
[http://records.ancestry.com/Charles\\_Wexler\\_records.ashx?pid=147693599](http://records.ancestry.com/Charles_Wexler_records.ashx?pid=147693599)
- 1977 Charles Wexler Memorial Endowment is established in memory of Dr. Charles Wexler, with a gift from his wife, Helen Wexler, in honor of his accomplishments in the field of mathematics and his contributions to the Arizona State University School of Mathematical & Statistical Sciences (then the Department of Mathematics).
- 1977 Wexler Hall, the A Wing of the Physical Sciences Center, is home to the Department of Mathematical and Statistical Sciences, and consists of a three-story classroom structure and an eight-story office structure. Dedicated in 1977, the building was named in honor of Charles Wexler, the founding chairman of the Department of Mathematical and Statistical Sciences, in appreciation of his outstanding service to the university from 1930 until 1977.
- 02/23/1978 WEXLER HELEN for WEXLER CHARLES DECD ETAL to WEXLER HELEN ETAL and WEXLER HELEN REP ETAL and WEXLER JONATHAN D ETAL via AF DISCLS  
Recording Number 19780058921
- 05/13/1981 WEXLER HELEN to MCCOLGAN STEVEMARLENE UX via DEED Recording Number 19810156612
- 11/30/1987 MCCOLGAN MARLENE ETAL and MCCOLGAN STEVE ETAL to COLLOPY DINAH M via WAR DEED Recording Number 19870714925
- 11/30/1987 COLLOPY BERNARD J to COLLOPY DINAH M via DISCLAIMR Recording Number 19870714926
- 01/29/1990 COLLOPY DINAH M to SUNBELT NATIONAL MORTGAGE CORPORATION via DEED TRST Recording Number 19900041225
- 01/29/1999 Helen WEXLER, age 96 dies; Tempe AZ; AZ Republic
- 03/09/2001 COLLOPY DINAH M to DESKIN MICHAEL H ETAL & WAGNER JANET F ETAL via WAR DEED Recording Number 20010186398
- 01/23/2012 Property Owners Mike Deskin and Janet Wagner deliver nomination to Tempe Historic Preservation Office for designation and listing the 1940 Wexler (Deskin / Wagner) House in the Tempe Historic Property Register.
- 03/08/2012 Neighborhood Meeting at Historic Preservation Commission
- 04/12/2012 Public Hearing at Historic Preservation Commission
- 04/20/2012 The School of Mathematical & Statistical Sciences at Arizona State University continues a proud tradition with the presentation of the thirty-fifth annual CHARLES WEXLER AWARDS. Outstanding faculty and students in the School of Mathematical & Statistical Sciences will be presented with the Charles Wexler Teaching Award and Charles Wexler Mathematics Prize.<sup>3</sup>
- 04/24/2012 Public Hearing at Development Review Commission

05/10/2012 Introduction and First Public Hearing at City Council  
05/31/2012 Second Public Hearing at City Council

## ENDNOTES

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<sup>1</sup> Tempe Historic Preservation Office Research Report, *WEXLER (DESKIN/WAGNER) HOUSE: Tempe Historic Property Register #48 HPO 2012.01*, Tempe Historic Preservation Commission, 6-402 HPC Neighborhood Meeting 03/08/2012 accessed Thursday, March 22, 2012 at <http://www.tempe.gov/historicpres/Designations/WexlerHouse/PDE-Wexler.pdf>

<sup>2</sup> Tempe Historic Preservation Office – HPO Staff Opinion – preliminary determination of eligibility provided in accordance with [Tempe City Code Chapter 14A – Historic Preservation](#) Sect. 4A-4(c)(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.”

<sup>3</sup> Charles Wexler Memorial Endowment - This fund was established in 1977, in memory of Dr. Charles Wexler, with a gift from his wife, Helen Wexler, in honor of his accomplishments in the field of mathematics and his contributions to the School of Mathematical & Statistical Sciences (then the Department of Mathematics). Dr. Charles Wexler was the founding chairman of the Department of Mathematics. At the time of his retirement, he had accumulated 47 years of service, the longest period of faculty service in the university’s history. In 1977, the A-Wing of the Physical Sciences Complex was named after Dr. Wexler in appreciation of his outstanding service to the University from 1930 - 1977. This fund is used to recognize and reward outstanding teaching of undergraduate mathematics classes by faculty of the School of Mathematical & Statistical Sciences with the Charles Wexler Teaching Award, and to recognize and reward outstanding undergraduate students majoring in mathematics with the Charles Wexler Mathematics Prize. The first awards were given by the Department of Mathematics in 1978. In 2000, Dr. Charles and Helen Wexler’s son, Dr. Jonathan Wexler, donated a Helena Butterfly display in honor of his parents. The display resides in the main lobby of the School of Mathematical & Statistical Sciences. Memorial gifts are also received from Dr. Jonathan Wexler, friends, family and colleagues. The Wexler Awards Ceremony is held annually at Arizona State University School of Mathematical & Statistical Sciences Charles Wexler Hall Physical Sciences A-Wing, Room 206 Tempe, AZ 85287-1804  
<http://math.asu.edu/WexlerAwards>

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# NOMINATION FORM

## TEMPE HISTORIC PROPERTY REGISTER

### Property Location (Address or Boundaries)

1215 S MAPLE AVE  
TEMPE, AZ 85281

### Legal Description (Subdivision Name, Lot and Block)

PAK TRACT  
22 IN 4E  
LOT 4 BLOCK 3

### Date of Construction / source of date

1940 - MARICOPA COUNTY

### Existing Historic Designation or Identification (check if any)

National Register \_\_\_\_\_  
(Date Listed)

State Register \_\_\_\_\_  
(Date Listed)

Tempe Survey # \_\_\_\_\_

### Summary of Historic Function or Use

### Present, Common, or Proposed Name

### Present Function or Use

### Classification (check one)

Property (Building or Structure)

Archaeological Site

District

Landmark

### Ownership Information:

MICHAEL DESKIN / JAMES WAGNER  
Owner Name  
1215 S MAPLE AVE  
Address  
TEMPE AZ 85281  
City State Zip  
PHO 730 9522  
Phone  
Signature (if required) Date 12/3/11

### Applicant Information (if different from ownership)

Name  
Address  
City State Zip  
( )  
Phone  
Signature Date

### For Staff Use Only

Received: \_\_\_\_\_  
DSD#: \_\_\_\_\_  
Hearings/Approvals\*:  
HPC: \_\_\_\_\_  
P & Z: \_\_\_\_\_  
Council: \_\_\_\_\_

\*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc.) should be scheduled prior to initial public hearing

### Assessor's Tax Parcel Number(s)

132-45-034

### Historic Name

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.

**WHEN RECORDED RETURN TO:**

City of Tempe  
Historic Preservation Office  
21 E. 6<sup>th</sup> Street, #208  
Post Office Box 5002  
Tempe, AZ. 85280

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by MICHAEL DESKIN  
AND JANIS WAGNER  
\_\_\_\_\_  
(Owner/s)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. \_\_\_\_\_ to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 132-45-034

1215 S MAPLE AVE, TEMPE, AZ 85281

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 21<sup>st</sup> day of November, 2011.

Michael H. Deskin

[Handwritten Signature]

(Signature of Owner)

(Printed Name)

Janet Wagner

[Handwritten Signature]

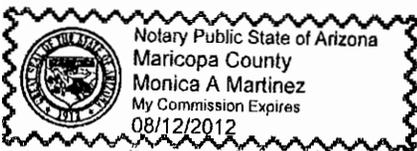
(Signature of Owner)

(Printed Name)

State of Arizona )  
County of Maricopa ) ss

SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of November 2011, by

Michael H. Deskin and Janet Wagner



(Notary Stamp)

[Handwritten Signature]  
(Signature of Notary)

HISTORIC TEMPE WOMEN'S CLUB

Club House: 1290 South Mill Avenue  
Tempe, AZ 85281-5648

P.O. Box 1085  
Tempe, AZ  
85280-1085

To: City of Tempe Historic Preservation Commission  
From: The Tempe Woman's Club

We support the historic designation and listing in the Tempe Historic Property Register of the 1940 Wexler (Deskin/Wagner) House at 1215 S. Maple Avenue.

Some of our members remember Dr. Wexler and his family and believe it would be a good addition to the Register.

Kate Leach  
Anna Schwaier  
K. or M. Ryan, Washburn  
Nancy Leach - go, home  
Mary Sump  
Elizabeth E. Smith  
Marilynn Benning  
Mary Abraham  
Katherine Ramirez  
Betty Patton  
Shirley Laguinto  
Linda Cole

Marsha Patton  
Pam J. Munster  
Diane Callahan  
Patricia Allred  
Maggie McClure

**ORDINANCE NO. 2012.05**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE,**  
**ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP,**  
**PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT**  
**CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING**  
**TO THE LOCATION AND BOUNDARIES OF DISTRICTS**

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding an Historic Overlay to the existing R-2: Multi-Family Residential zoning district with an Historic Overlay on 0.21 acres at the landmark Wexler (Deskin / Wagner) House.

LEGAL DESCRIPTION: LOT FOUR (4), BLOCK THREE (3) OF PARK TRACT, BOOK 13 OF MAPS, PAGE 27, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

TOTAL AREA IS 0.21 ACRES

**Section 2.** Further, those conditions of approval, if any, imposed by the Tempe City Council as part of Case # PL120017 are hereby incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this THIRTY-FIRST day of MAY, 2012

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# Arizona Historic Property Inventory Form

Tempe Historic Preservation Office  
21 East 6th Street, Suite 208  
P.O. Box 5002  
Tempe, Arizona 85280

Survey Site No.: T-399  
Property Name: Wexler House  
Survey Area: Tempe Pre-1941 Survey & Inventory

132 45 034

## PROPERTY IDENTIFICATION

ADDRESS: 1215 South Maple Avenue CITY: Tempe

COUNTY: Maricopa Tax Parcel No.: 13245034

LOT: 2-3 BLOCK: 3 PLAT: Park Tract Year of Plat: 1924

TOWNSHIP: 1N RANGE: 4E SECTION: 22 Quarter Section: NW Acreage: <1

UTM Reference Zone: 12 Easting: 412580 Northing: 3697560 USGS Quad: Tempe 1982

Architect:  not determined  known source: \_\_\_\_\_

Builder:  not determined  known source: \_\_\_\_\_

Construction Date: 1940  estimated  known source: See continuation sheet

## STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: \_\_\_\_\_

POOR (Major problems; imminent threat)

Describe: \_\_\_\_\_

RUIN / UNINHABITABLE

## USES/FUNCTIONS

Historic Property Use:

Residential

Present Use:

Residential

Sources:

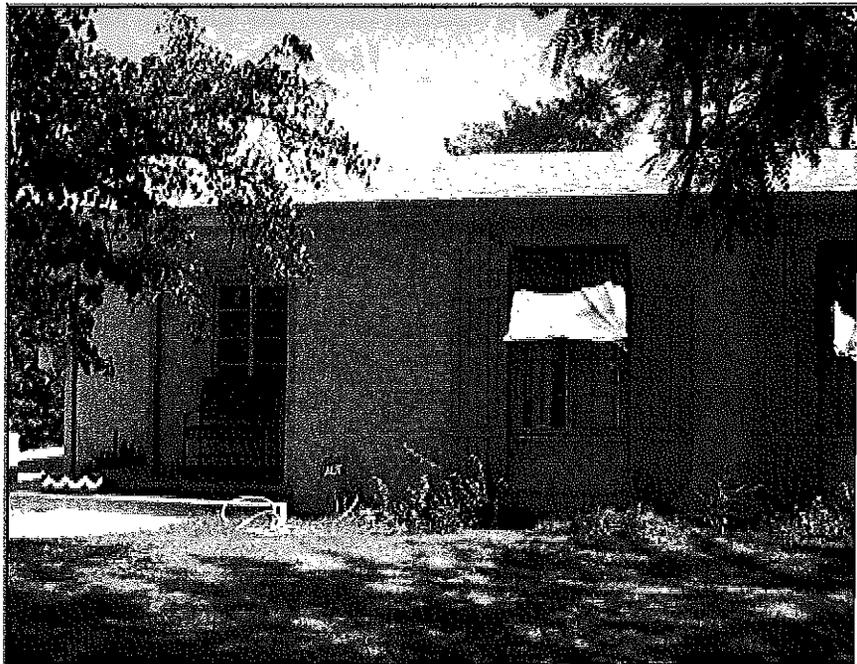
See continuation sheet

## PHOTO INFORMATION

Date of photo: 08/16/2010

View Direction: E

Negative No.: \_\_\_\_\_



**SIGNIFICANCE**

Survey Site No.: T-399

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.)

Outbuildings:

None visible

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION  Original Site  Moved date: \_\_\_\_\_ Original Site: \_\_\_\_\_

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Awning added to windows; carport addition

3. SETTING (Describe the natural and/or built environment around the property)

Pre-1945 residential neighborhood with mature, flood-irrigated landscaping

Describe how the setting has changed since the property's period of significance:

No substantial changes

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Unknown Foundation: Not visible Roof: Asphalt shingle

Windows: Steel If altered, original windows: \_\_\_\_\_

Sheathing: Stucco If altered, original sheathing: \_\_\_\_\_

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Wood shutters flanking windows; awnings at windows

**NATIONAL REGISTER STATUS**

Individually Listed  Contributor  Non-contributor to: \_\_\_\_\_ Historic District

Date Listed: \_\_\_\_\_  Determined eligible by keeper of the National Register date: \_\_\_\_\_

**RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)**

Property  is  is not eligible individually.

Property  is  is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: \_\_\_\_\_

**FORM COMPLETED BY**

Name and Affiliation: Nathan Hallam, Tempe HPO Form Date: 09/30/2011

Mailing Address: PO Box 5002, Tempe, Arizona 85280 Phone: (480) 350-8870

# ARIZONA HISTORIC PROPERTY INVENTORY FORM

## CONTINUATION SHEET

Property Address: 1215 South Maple Avenue

T-399

Sheet No. 1

### SIGNIFICANCE

The 1940 Wexler House is significant for its association with Tempe's 1924 Park Tract addition. It is also significant as a local variant of Transitional/Early French Provincial Ranch-style residential architecture, and for its association with Charles Wexler, a longtime mathematics instructor at Arizona State University.

### A. EVENT/HISTORY

Park Tract, just west of the ASU campus, forms the middle section of Tempe's Maple-Ash neighborhood, bounded by 10th Street, Mill Avenue, 13th Street, and the Union-Pacific Railroad tracks. Platted in 1924, Park Tract contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

### B. PERSON

Charles and Helen Wexler acquired Lot 4, Block 3 of Park Tract in October 1939. The couple mortgaged the property in January 1940 and built the house at 1215 South Maple Avenue soon thereafter. Charles Wexler taught mathematics at Arizona State Teachers College (renamed Arizona State University during his tenure) and chaired the Department of Mathematics. Wexler accumulated 47 years of service, an institutional record. Charles Wexler Hall is named for him.

### C. DESIGN/CONSTRUCTION

The Wexler House is a one-story, wood frame, Transitional/Early French Provincial Ranch-style house. Irregular in plan, the house sits on a crawlspace foundation with stuccoed walls topped by a medium-pitched, hipped roof with overhanging eaves. A corner entry porch supported by wood posts shades the house's single-leaf entryway. Windows are steel casement with decorative shutters and awnings on the house's west elevation.

### SOURCES

Tempe city directories and telephone directories  
Property records on file at the Maricopa County Recorder's Office  
<<http://math.asu.edu/WexlerAwards>>