Tempe Historic Preservation Commission (Tempe HPC)

Tempe Historic Preservation Office

Monday, November 23, 2009

HISTORIC PRESERVATION COMMISSION

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HISTORIC PRESERVATION OFFICE

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

Tempe Historic Preservation Office
Community Development Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280
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Philip Douglass & Karyn Gitlis
1206 South Ash Avenue
Tempe AZ 85281

Thank you for nominating the 1935 Douglass/Gitlis Residence at 1206 South Ash Avenue for Historic property designation and listing in the Tempe Historic Property Register. The nomination received November 23, 2009 will suffice to initiate this application with the exception that the Waiver Form will need to be notarized in order for us to apply for Zoning and Development processing on your behalf.

The 1935 Larkin [Douglass/Gitlis] House is in the ninety-ninth percentile (n = 149/53,665 = 99.9972) of Tempe properties in terms of age. Accordingly, your property is believed to survive as a significant representative – or a "rare example" of a once common type – the Early Ranch style frame house type. A careful evaluation of integrity will need to be made to inform a staff opinion and recommendation of eligibility and this will rely heavily on National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". Bulletin 15 indicates that the older or rarer the property the less integrity is required for eligibility.

The Secretary of the Interior's Standards for Rehabilitation provide a philosophical framework for the evaluation process. We are fortunate to also have policy available from the Arizona State Historic Preservation Office that addresses continued eligibility in consideration of changes in integrity over time. SHPO staff is expert at applying these types of criteria considerations and we encourage you to consult with that office as well.

Staff will arrange notice for a Neighborhood Meeting in accordance with Section 6-402 of the Tempe Zoning & Development Code. We anticipate this meeting will as part of the Historic Preservation Commission meeting on December 10, 2009. We look forward to the research and evaluation of the 1935 Larkin [Douglass/Gitlis] House as this may establish important precedent for other properties in the historic 1924 Park Tract subdivision. Thank you again for your nomination.

Yours Very Truly,

Joseph G. Nucci

Joseph G. Nucci, Historic Preservation Officer
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