

Tempe Historic Preservation Office Research Report

LAIRD - SIMPSON HOUSE

Tempe Historic Property Register #40

Tempe Historic Preservation Commission

6-402 HPC Neighborhood Meeting 01/13/2011

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photo: Tempe HPO 2009

The historic 1940 Laird - Simpson House located at 1204 South Mill Avenue in the Park Tract subdivision is nominated for designation and listing in the Tempe Historic Property Register at the request of the property owners, Elna Rae and Phil Zeilinger. The property is considered potentially eligible for this action by the Historic Preservation Office.

The Laird - Simpson House is significant for its association with the 1924 Park Tract subdivision, one of Tempe's oldest intact subdivisions; with Hugh E. Laird and his wife Edna Hackett Laird; with their daughter and son-in-law Ruby and Clayborn Edward "Ed" Simpson; with local architect Kemper Goodwin; and as an excellent example of the Ranch style house form. This property has been damaged by fire but survives as an excellent example of the ranch style house. The owners have requested historic designation based on a memorandum of understanding stipulating conditions for restoration whereby the property can continue to convey its historic significance. This research report develops the significance of the property broadly in the context of our community history including multiple biographical contexts.

RESEARCH

In accordance with the Tempe Historic Preservation Ordinance, when a nomination for historic designation and listing is complete, staff compiles a report and recommends an action. That report will be provided to the commission for use at future public hearings to inform discussion and enable consideration of historic designation and listing in the Tempe Historic Property Register.

This research report provides a preliminary determination of eligibility for use by the commission at a neighborhood meeting to assist in determining if the nomination is sufficient for the commission to hold a public hearing. The neighborhood meeting also provides an opportunity for neighbors, registered neighborhood and homeowner's association representatives, and other stakeholders to make input and exchange information about the proposed designation. Finally, this research informs the subsequent public hearing report with respect to initial neighborhood and commission concerns and may expedite the public hearing process by providing information necessary for thorough consideration of the nomination.¹

LOCATION

Located at the south-eastern extent of the original Tempe townsite, Park Tract is an early "suburban" residential subdivision platted by Hugh Laird, E. W. Hudson, and Fred J. Joyce on April 10, 1924, on behalf of the Park Tract Trust in response to a housing shortage in Tempe. 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. Similarly, the Ranch style house was designed to help fulfill requirements for affordable and efficient modern housing. Development of the subdivision began on 100 lots in the area roughly bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks.

Park Tract Subdivision is identified as a Cultural Resource Area in Tempe's land use plan: General Plan 2030. Cultural Resource Areas are considered significant to the character of Tempe, and GP2030 states that it is desirable to maintain the character of these areas. GP2030 further states that the underlying zoning in place at the time Plan was adopted should remain as the highest appropriate density for Cultural Resource Areas. Accordingly, Cultural Resource Areas are indicated on the GP2030 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003. The subdivision of Park Tract predated adoption of a zoning ordinance by the Tempe Town Council. The subject property is zoned R-2: Multi-Family Residential.^{2 3}

The historic 1940 Laird - Simpson House is located on Lot 9 of Block 3 of the Park Tract subdivision. Block 3 forms the southeastern corner of the subdivision and of the original Tempe townsite from 1894. Located on Mill Avenue, the fragile eastern edge of Park Tract consists of large lots, many of which have been redeveloped for non-residential use resulting in sporadic loss of integrity at the historic neighborhood perimeter. Block 3 at the southern edge of Park Tract, however, retains substantial integrity of historic properties and types of land use and includes two other properties listed in the Tempe Historic Property Register.^{4 5}

CONDITION

The historic 1940 Laird - Simpson House has been damaged by fire. The historic structure is a clay brick masonry single family home built in 1940 and converted to a duplex in 1957, when a wood frame addition was added to the rear providing a second kitchen, bath, and an Arizona room. Today the property includes both the duplex with addresses 1204 and 1206, and a separate apartment to the rear with alley access and an address of 1204 ½ S. Mill Ave. The owner plans to repair the historic 1940 Laird - Simpson House to its original use as a single family house, remove the frame addition at the rear, and continue use of the historic 1204 South Mill Avenue address.

On July 24, 2010, at 22:48 hours, Tempe Fire Department Battalion 271 responded to a house fire confined to the duplex at 1204/1206 South Mill Avenue. The front (east) façade experienced the most damage due to an explosion, reported as a smoke event, which blew two large steel casement windows at the northeast corner of the house out of the wall, displacing bricks and steel lintels. Additional damage was done to portions of the roof and areas of the floor. In addition, all of the historic steel casement windows were subsequently removed and disposed of as a lead-based paint mitigation strategy.

On December 9, 2010, the commission discussed historic designation and determined that in its present condition the property would not be eligible for designation and listing in the Tempe Historic Property Register. The commission recognized the significance of the property for its association with the historic Park Tract subdivision; with the Laird and Simpson families; and, if properly repaired, as an excellent example of the Ranch style house form. The commission also discussed conditions whereby HPO could support and HPC could recommend that the property be designated historic and listed in the Tempe Historic Property Register. Accordingly, on December 14, 2010, the Owner nominated the property for historic designation.

As an aid to the commission in making a recommendation for designation and listing, and to assist the owner in making repairs, HPO has prepared a Memorandum of Understanding between the property owner and the HPO identifying the stipulations to be implemented in order to rehabilitate the property in such manner as to make it eligible for the requested historic designation and listing in the Tempe Historic Property Register. As memorialized in the agreement, those stipulations are:

- I. The OWNER shall ensure that the roof shall remain a full-hip roof faithful to historic form and proportions, and;
- II. The OWNER shall ensure that the exterior walls shall remain the original clay brick masonry faithful to historic form and proportions but no longer used in a load-bearing capacity in damaged areas, and;
- III. The OWNER shall ensure that the windows shall remain steel casement windows faithful to historic form and proportions and in existing masonry openings made neither smaller or larger except in locations where fire safety egress is required.

AGE

The historic 1940 Laird - Simpson House was built in a year of peak residential construction in Park Tract and throughout Tempe. The residence falls in the upper ninety-ninth percentile ($n = 181/53,665 = 99.56$) of Tempe properties in terms of age. HPO records indicate 84 extant properties dating to 1940, fifty percent more than the number of properties built in any single prior year of the 70 years for which records exist. Significantly, 1940 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 explosion. Based on data from HPO files corroborated by Maricopa County Assessor's Office records, 181 standing properties are believed to predate the historic 1940 Laird - Simpson House, having year-built dates of 1939 or earlier. Statistically, this property is in the top 99.5% of all Tempe properties in terms of age and therefore survives as a rare example of pre-World War II residential construction in Tempe.⁶

SIGNIFICANCE

The Laird - Simpson House is significant for its association with the 1924 Park Tract subdivision, one of Tempe's oldest intact subdivisions; with Edna V. and Hugh E. Laird, and their daughter Ruby and her husband Clayborn Edward "Ed" Simpson; and with local architect Kemper Goodwin. The 1940 Laird - Simpson House is also an excellent example of the Ranch style house form.

The Laird - Simpson House is located in the Park Tract subdivision in Tempe. Park Tract was an earlier "suburban" subdivision that was platted in August of 1924 by local entrepreneurs Hugh Edward Laird (1882-1970), E. W. Hudson (1881-1972), and Fred J. Joyce (1881-1967), who filed organization papers on March 24, 1920 with the County Recorder for the Park Tract Trust, a business organized for the acquisition, subdivision, and development of real property. From the onset, the vision of Park Tract was to provide comfortable and modern family houses to meet demand for a growing population. Tempe had been experiencing a housing shortage for many years, and Park Tract was designed to provide comfortable and modern family type housing.

Ed and Ruby Simpson acquired Park Tract's vacant Lot 9 Block 3 in June 1938. In the fall of 1940 Ruby's father, Hugh Laird, built the home at 1204 South Mill Avenue for the couple and their two young children, Elna Rae and Laird. In November 1940 Ed and Ruby mortgaged the property to repay Hugh, who for a time lived on the property after his wife, Edna, died in 1943.

Hugh Laird came to Tempe with his family in 1888 at the age of five and resided here 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 & Dines Drug Store, 12 years as Tempe postmaster, and two terms as a representative in the state legislature. Perhaps most outstanding among his contributions to local politics was his 32-year consecutive seat on the Tempe City Council, 14 of those years as Mayor. During his service from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the saw 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 character of modern Tempe.

Hugh and Edna (Hackett) Laird's daughter, Ruby Laird, was born in Tempe in 1910 and raised at 821 South Farmer Avenue. She attended local schools and studied education at Arizona State Teachers College. In 1931-32 Ruby taught grammar school at Rural School in Tempe and in 1932-33 she taught at Prescott High School. In the summer of 1933 Ruby married Ed Simpson and suspended her teaching career. Ed was born in 1901 in Bell County, Texas and raised in Plainview, where he worked at his father's grocery store. He arrived in Tempe in 1928 and began working as a salesman at Baber's Mercantile on Mill Ave. He met Ruby Laird, a customer at Baber's, in 1930. With the encouragement of his mother-in-law, Edna, Ed established Simpson's Market at 524 Mill Avenue in 1933. That same year Ruby went to work for the WPA as a social worker, but soon left this position to work in the store with her husband. In 1937 the couple welcomed a daughter, Elna Rae, and built a house at 13 W. 12th St. across the street from Hugh and Edna Hackett Laird's house at 1190 S. Mill Ave. In 1940 the couple welcomed a son, Laird, and moved into the subject property at 1204 South Mill Avenue. Ed and Ruby joined the Shriners and Daughters of the Nile, respectively. Ed was a member of the Tempe Masonic Lodge and served a term as Master in 1948. Ruby belonged to the Order of the Eastern Star and to the Tempe Women's Club. The family operated Simpson's market through the mid 1950s. Ed passed away in 1956. Upon her husband's illness, Ruby resumed her teaching career and in 1957 married John Hughes, a fellow Mill Avenue business owner.⁷

The Laird-Simpson House is an excellent example of the Ranch house style popular along Mill Avenue. The low-pitched hip roof emphasizes the broad front façade. It is one of only several houses in Park Tract attributable to prominent Tempe architect Kemper Goodwin (1906-1997). Goodwin was born in Tempe in 1906 and trained at the University of Southern California. Licensed to practice architecture in Arizona in 1931, he established his own practice in Tempe in 1945 after several years working for Phoenix firms. Over the next thirty years his architectural firm became one of the most successful in the state. Although Goodwin's firm specialized in designing educational facilities – including several prominent buildings at Arizona State University's Tempe campus – Kemper also design a significant number of residential structures. Although the Laird - Simpson House has been damaged, much of the historic fabric remains intact and it could be repaired to help preserve the historic character of Mill Avenue.⁸

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and it must also possess sufficient integrity to communicate its significance to persons familiar with the property or to the community at large. The integrity of a property is evaluated according to aspects which must be present in different combinations depending on the criteria from which historic significance is derived. The subject property has significance under several criteria, however, because of issues of material integrity, it's association with the lives of persons important to community history provides the best interpretive opportunity. Even so, careful evaluation of integrity must be made to inform an opinion of eligibility based on guidance provided in National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". Bulletin 15 states that the older or more rare a property has become, the less integrity must be present for eligibility. As noted, this property is in the upper 99th percentile of all Tempe properties in terms of age and therefore survives as a rare example of early residential construction in Tempe.⁹

For the Laird - Simpson House to be designated historic on the basis of its association with the lives of significant persons in our past (NPS Criterion B), the property must maintain integrity of **materials, feeling, and association** in order to convey significance. As seen in the following discussion, the property in its current condition could most easily meet the minimum requirements under Criterion B, and planning and implementation of repairs will anticipate this as the basis for designation and listing.¹⁰

Location – This property exists in its original location. The Park Tract subdivision encompasses a collection of historic resources directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 140 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 established during 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 at the subject property and throughout 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.¹¹

Sited prominently in the 1200 block of South Mill Avenue, the historic 1940 Laird - Simpson House occupies land that was included in the boundaries of the original Tempe townsite of 1894. Although not subdivided until thirty years later, the Park Tract subdivision was never annexed into the corporate limits of Tempe – rather uniquely, it was an integral part of the community from the onset. Today, the south portion of the original townsite, the historic Park Tract Subdivision is a busy and vibrant residential neighborhood. The City is currently experimenting with various traffic-calming features in the right-of-way; however, the clear and present landmark status of Tempe’s oldest surviving residential neighborhood, the Maple Ash Neighborhood, retains its historic identity and is recognized throughout the community and beyond.^{12 13}

Setting – Setting is the physical environment of an historic property that illustrates the character of the place. Although integrity of setting is not a condition precedent to designation in this case, the property nevertheless retains connections to the physical environment of its surroundings. Original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways and walks; and the features of flood irrigation and other infrastructure exist with their integrity intact. The great sweeping curve made by Mill Avenue as it veers east to meet Apache Boulevard looks much as it did when this house was built in 1940, although a much newer landmark, the Grady Gammage Memorial Auditorium, now provides a spectacular backdrop for the historic homes along this stretch of South Mill Avenue.¹⁴

Materials – For eligibility under Criterion B, a property must retain key exterior materials dating from the period of its historic significance. Integrity of materials determines whether or not an authentic historic resource still exists. To qualify for historic designation the Laird - Simpson House must retain key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, to exemplify technologies, and to reflect contemporary determinants of demand including consumer tastes and preferences, market size, income, prices of

related goods, and consumer expectations. In a materials palate as abbreviated as that of the Ranch style house, every element takes on heightened significance and diagnostic value. Here the architect focused primarily on exploiting the clay masonry brick work in a masterful rendition that exceeds the form of most contemporaneous examples. Divided vertically in classical proportions, a projecting belt course separates a base laid in Running bond from upper walls laid up in Common or American bond. Here is a variation of running bond with a course of full length headers at regular intervals providing structural bonding as well as pattern and texture. Header courses occur every sixth course and the fenestration is highlighted further by a singular rowlock course. At the base, where we have the simplest of the basic bond patterns, running bond stretchers are embellished by weeping mortar where as joints in the upper walls are struck, effectively creating the appearance of two different wall materials while using only one type of brick.^{15 16}

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of an historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Although integrity of workmanship is not a condition precedent to designation in this case, the property nevertheless conveys physical evidence of the crafts attendant upon Ranch style masonry house construction in the 1940s American Southwest.¹⁷

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. For eligibility under Criterion B, a property must retain an aesthetic sense of period of significance. The physical features of the Laird - Simpson House, taken together, are sufficiently intact to convey their prewar period of 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 as described above create a discernable sense of place and a feeling of history about the property.¹⁸

Association – Association is the direct link between an important historic event or person and an historic property. For eligibility under Criterion B, a property must retain integrity of association as a condition precedent to designation. The Laird - Simpson House maintains direct and uninterrupted links to the Laird - Simpson family who have owned the property continuously since 1940 when Hugh Laird built the home for his daughter Ruby (Laird) Simpson, her husband Ed Simpson, and grandchildren Elna Rae and Laird. Hugh Laird lived with his daughter and son-in-law on the property for several years after his wife, Edna Hackett Laird, died in 1943. In 1955, Elna Rae Simpson married E.C. Pohlman and the house was converted into a duplex with E.C. and Elna Rae on one side and Ruby and Ed on the other. The house has remained a duplex until the present time and is still owned by Elna Rae (Simpson) Zeilinger, granddaughter of the original builder, Tempe Mayor Hugh E. Laird. The house is emblematic of important events in community history and illustrative of consecutive waves of suburbanization outward from the original settlement along the Salt River. Now at the edge of the Park Tract subdivision, the property continues to mark the last wave of pre-war development that radiated in temporal bands within the core of the original Tempe townsite.¹⁹

The Secretary of the Interior's Standards for Rehabilitation provide a framework for evaluating the effects of changes on the integrity of a property. The standards define rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."²⁰

We are fortunate to also have policy from the Arizona State Historic Preservation Office that addresses continued eligibility of a property in consideration of changes in integrity over time. As directed by the commission, staff is prepared to develop detailed evaluations of property integrity using criteria provided in each of these instruments so as to establish a finding of integrity in greater detail.²¹

HISTORIC CONTEXTS

The significance of community cultural resources is related to historic contexts. Cultural and environmental contexts provide an awareness of the property and aid in analysis and understanding of the resource. This research report looks at various contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of historic resources. The Laird - Simpson House is best understood in the context of Tempe's development during the interwar period (1918-1939), particularly the establishment of the Park Tract neighborhood as a strategy to accommodate growth; its architectural style, Early Ranch, which suited the evolving expectations of mid-twentieth-century Southwestern homebuyers; its flood irrigation system, which allowed for a mature landscaping characteristic of the neighborhood; and of Hugh E. Laird, the mid-twentieth-century Tempe civic and business leader who coordinated the subdivision of Park Tract with fellow trustees E. H. Hudson and Fred J. Joyce, and who built the home at 1204 South Mill Avenue as a residence for his daughter Ruby Simpson, son-in-law Ed Simpson, and their two children, Elna Rae and Laird Simpson.

Tempe Through the 1920s and '30s

The 1920s opened with great economic promise in Tempe. To help meet rubber tire demands associated with the nation's thriving automobile industry, the Tempe Cotton Exchange ginned thousands of bales of long-staple Pima cotton, a high-quality strand developed by agricultural scientist E. W. Hudson at Sacaton, Arizona during the 1910s. Demand for cotton skyrocketed during World War I and Tempe's economy expanded rapidly. Construction was booming and town's population neared 2,000 when a collapse of the cotton market in late 1920 spawned a Valley-wide economic downturn. Compounding the economic downturn, Tempe's agricultural lands began to show signs of high soil salinity, as over-irrigation caused the water table to rise and spoil surrounding fields. In 1923 Tempe irrigators joined the Salt River Project, which built pumps to deepen the encroaching water table. As productivity resumed, and as agriculture slowly diversified in response to cotton prices, the Tempe economy began a recovery that accelerated through the 1920s. The improvement of roads and the construction of a new concrete bridge spanning the Salt River in 1930 characterized this period of economic expansion. Amidst general prosperity, on September 21, 1929 Tempe voters opted to retire the town charter and reorganize as the City of Tempe, electing Hugh Laird as the first mayor.²²

Like the vast majority of American communities, Tempe experienced an astonishing economic downturn during the early 1930s, as the Great Depression initiated a malaise not fully lifted until the wartime boom of the early 1940s. With the collapse of the banking system, credit dried up, home loans became rare, and home ownership rates decreased. New Deal programs such as the 1934 Federal Housing Administration helped restore confidence in the system by regulating interest rates, established mortgage terms, and insuring loans; these measures increased the number of potential homebuyers who could afford down payments and monthly debt service payments on a mortgage credit, but recovery remained painfully slow. In 1937 the FHA arrived in Tempe with Transamerica's takeover of Phoenix National Bank, the parent company of Tempe's lone surviving bank, Tempe National.

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

The development of Tempe's Park Tract subdivision paralleled the economic fortunes of the town. First envisioned at the height of Tempe's cotton boom, Park Tract was an early "suburban" residential subdivision platted on April 10, 1924 by trustees Hugh Laird, E. W. Hudson, and Fred J. Joyce on behalf of the Park Tract Trust in response to a housing shortage made acute during the town's mid-1920s economic upswing. The subdivision was designed to provide comfortable and modern family housing, influencing some of Tempe's prominent citizens to purchase lots and have their homes built here. Development of the subdivision began on 100 lots in the area roughly bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks. With partial alleviation of the credit crunch that characterized the onset of the Great Depression, many Tempe families resumed homebuilding activities during the mid-late 1930s, and Park Tract emerged as a principal destination of the town's more affluent residents.²³

Early Ranch House Style Architecture in Tempe 1935-1947

The "discovery" of Park Tract by Tempe's affluent residents corresponded with a shift in expectations of Southwestern homeowners fully evident during the postwar decade: a desire for indoor-outdoor living that maximized pleasant climates and newfound leisure time. 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. Early Ranch style is obscured in the literature as it is largely overwhelmed by the ubiquitous final form. Contemporaneous amalgamations of house-types featuring the ranch style observed in the Tempe Historic Preservation Office data include Late Bungalow/Early Ranch style, Transitional Ranch style, Ranch with Spanish Colonial influence style, and Spanish Colonial Ranch style.²⁴

Architect Cliff May is credited with building the first Ranch Style house in San Diego, California in 1932. May had little architectural training and little building experience, but he succeeded in bringing his vision to life and to national acclaim throughout the 1930s, 1940s, and 1950s.²⁵

Considered by many to be the father of the California Ranch style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. A uniquely American invention, May's Ranch Style houses built out instead of up, with his continual goal to bring the outdoors in.²⁶

Living areas in the Early Ranch style house began to diversify, multi-task, and become flexible spaces geared to casual entertaining at home. This complimented the indoor/outdoor living promised by the one-story layout which more and more came to feature both visual and circulatory connections to designed outdoor spaces. "The ability," wrote May, "to move in and out of your house freely, without the hindrance of steps, is one of the things that makes living in the house pleasant and informal."^{27 28}

In the Southwest, California and Craftsman Bungalow styles were common affordable house types that preceded introduction of the Early Ranch style. The modest forms of the National Folk styles often referred to simply as "the Economical Small House" or the "Basically FHA House" sought similar markets. Many of the cost-saving materials and methods that would become hallmarks of post-war Ranch style houses would not appear until after World War II. In this regard, the Early Ranch style continued building traditions from earlier styles, but adapted new and distinctive configurations. Rooted in the Spanish colonial architecture of the 17th to 19th century North America, the Early Ranch style used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. These low slung, thick walled, rustic working ranches were common in the Southwestern states. The California bungalow of the early 20th century also served as a precedent with its simple one story outline, ample porch, and garden orientation.²⁹

Constructed at near the beginning of the stylistic period, the historic 1940 Laird - Simpson House possesses many character-defining features of the Early Ranch style house-type which remain in excellent condition today. The roofline of the rectangular plan is elongated and lowered and uses large overhanging eaves to further emphasize the horizontal form and its connection to the site. The typical brick exterior is shown here in less common detailing of an experienced architectural designer but with the characteristic simple trim. Throwbacks to earlier styles include the stem wall footing with crawlspace under hardwood floors, the absence of a garage or carport attached to the house, and the beautiful veneer plaster finishes on gypsum lath.

Residential Flood Irrigation: Tempe 1924-1958

A key component to "indoor-outdoor living" was mature landscaping, and mature landscaping in Tempe required water. During the initial period of Tempe's residential development it appeared that flood irrigation would always 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.³⁰

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.³¹

As a strategy for beautifying the city, the residential irrigation network was a success, because 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 self-supporting potable water service, 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 had reached \$11,000, the city council tried to increase the irrigation fee, which was then \$15 per year. This created an 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 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 conjured up when reflecting on Tempe's historic neighborhoods includes recollections of lush, flood irrigated landscapes. Although there is a variety of flora that has 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.³²

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 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 instead of being pulled from the ground by the desert sun.³³

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 1980s 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.³⁴

Tempe Preservation is working with the 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.

Residential Architecture in Tempe, Arizona, 1940

Residential and nonresidential structures within the area of the Park Tract subdivision were built primarily between 1900 and 1960, with 1940 being the median year-built value (70 years old) and 1940 the most frequently occurring construction date (20 occurrences). Solliday (2001) identified 100 lots in the Park Tract subdivision, adding 17 properties built between 1948 and 1960 to the 80 properties previously identified in the Tempe MRA (1997) as potentially contributing to an historic district. The historic 1940 Laird - Simpson House is one of 20 properties constructed in Park Tract during what would be an unprecedented year for construction in the subdivision and throughout Tempe. In the ten-year period beginning with subdivision in 1924, Park Tract added an average of two residences per year, compared to an annual average of seven residences constructed city-wide during the same period. Within ten years of the opening of the subdivision, Park Tract saw 15 residences constructed, the same number built there in 1935 alone. Based on data from the Maricopa County Assessor's

Office and Tempe HPO files, 181 standing properties are thought to predate the historic 1940 Laird - Simpson House having year-built dates of 1939 or earlier. Statistically, this property is in the top 99.5% of all Tempe properties in terms of age and can be considered to survive as a rare example of early residential construction in Tempe.^{35 36}

Architectural styles varied city-wide during the ten-year period ending in 1940, with the Ranch style (n=41) being the most popular by far. The Bungalow or Bungalow-influence style (n=16) and the National Folk style (n=14), followed closely by the Southwest style (n=12), represented the most popular house-types in the ten year period preceding total dominance of the Ranch style in Tempe after 1940. Park Tract followed the city-wide trend closely with Bungalow style, Southwest style, and National Folk style representing the most popular alternatives to the Ranch style in the decade ending in 1940. Other residential styles constructed in Park Tract during this period include the Spanish Colonial Revival and the Transitional Ranch styles.³⁷

The ancient Roman architect Vitruvius famously wrote that a building should have "firmness, commodity, and delight." Architecture is much more than just style, and an important factor in the sustained popularity of these houses was their ability to meet owners' functional requirements while giving them an enhanced connection to the outdoor lifestyle, delivered in a form that was new and authentically American. So there it was, "firmness, commodity, and delight," available for a low down payment and with convenient monthly terms – the Ranch style house. Except that in Tempe, as in communities across America before the end of WWII, the typical home mortgage required a down payment of 50% of the total property value and was offered for a ten-year term.³⁸

Hugh E. Laird, Businessman, Mayor and Community Leader, Tempe, AZ 1910-1970

Depression-era homebuilding in Park Tract remained the privilege of Tempe's affluent residents and the Laird - Simpson House was built by one of the city's most accomplished civic and leaders and successful businessmen, Hugh E. Laird. Laird came to Tempe with his family in 1888 at the age of five. 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 (HPS-196), 12 years as Tempe postmaster, and two terms as a representative in the state legislature.

Hugh Laird was appointed on May 12, 1916 by Congressman Carl Hayden as postmaster to fill a vacancy created by the resignation of the previous postmaster, J.W. Woolf. He continued to act as Tempe's postmaster for over a decade, until 1928, when he was chosen to serve as mayor. His role as postmaster and co-owner of the Laird and Dines Drug Store allowed him to associate with Tempe's residents on a daily basis and helped ensure his political success. Perhaps his most outstanding contribution to the community was his 32 years of service on the Tempe City Council, including 14 of those years as mayor. During that period, from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town experienced 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.³⁹

Laird established Park Tract with fellow trustees E. W. Hudson and Fred J. Joyce. Unlike Hudson and Joyce, Laird made his home in the neighborhood, building an early ranch house for him and his wife, Edna, at 1190 South Mill Avenue in 1937. Like his father-in-law, Ed Simpson acquired Park Tract property, purchasing vacant Lot 9 of Block 3 in June 1938. In the fall of 1940 Laird contracted architect Kemper Goodwin to build a home on the property for Ed, Ruby, and the couple's two young children, Elna Rae and Laird. Upon completion, in November 1940, Ed and Ruby mortgaged the house at 1204 South Mill Avenue to First National Bank of Arizona to repay Hugh. After his wife, Edna, died in 1943, Hugh lived on the property for a time.⁴⁰

Hugh Laird was active in local and statewide politics for a period of over thirty years, making him a highly influential resident of Tempe and allowing him to mold the development of the city over three decades. As a business owner, real estate developer, and legislator, Laird might arguably have had the most profound impact on the development of Tempe during the period 1930-1960 as any other city resident.

Laird served 32 consecutive years on the city council, beginning July 1, 1926 and lasting until 1960. He was mayor twice, from 1928 to 1930, and again from 1948 to 1960. Laird served as the first mayor of Tempe after it was reorganized the "City of Tempe" rather than the "Town of Tempe" through a charter election in 1929. He also served two terms as a representative in the Arizona Legislature, beginning in 1933. It is interesting to note that 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. Laird, therefore, was selected to serve as mayor by his fellow city council members.

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 recognizance and verification necessary to achieve a reasonable degree of certainty regarding property status.

ENDNOTES

¹ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 01/14/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

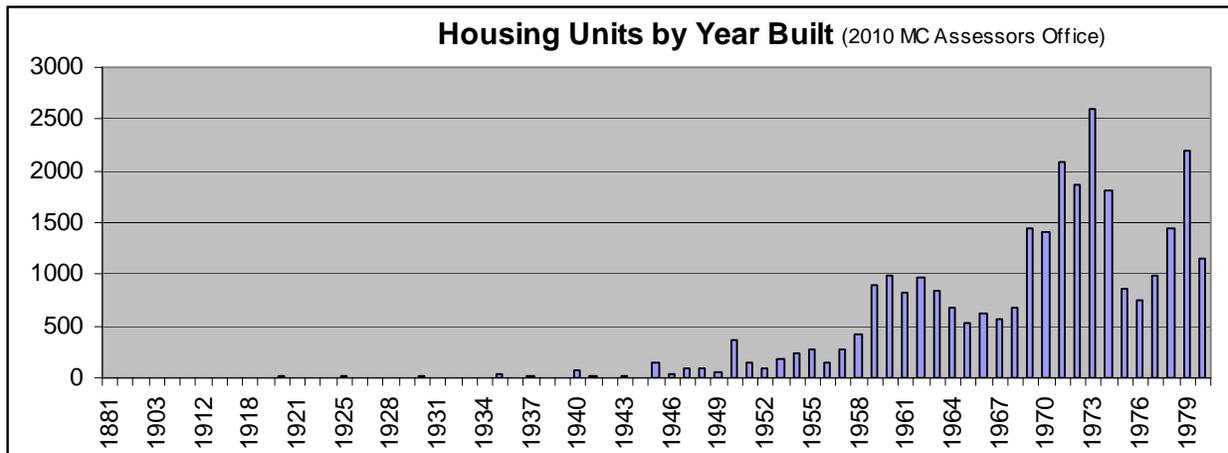
² City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 01/14/2011 at: <http://www.tempe.gov/generalplan/FinalDocument/chapter3.pdf> Cultural Resource Area (existing density allowed by zoning) Areas identified on 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. 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 this plan is adopted.

³ City of Tempe, Zoning and Development Code, amended: October 2, 2008, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 01/14/2011 at: <http://www.tempe.gov/zoning/ZDCcode/ZDCpart2.pdf> The Common Council of the Town of Tempe adopted its first Zoning Ordinance, Ordinance Number 177 on April 14, 1938.

⁴ City of Tempe, Tempe Historic Preservation Office Gage Addition, Park Tract, College View Subdivisions Historic Property Nomination Information accessed 11/25/2009 10:49 AM online at: <http://www.tempe.gov/historicpres/mapleash.htm> “The 1995 Maple Ash Neighborhood Plan recognized the unique shape of the neighborhood, roughly a 3:1 ratio of length to width. Because of the long and narrow configuration, over 40% of the parcels occur at the perimeter of the neighborhood. As these edges have developed as part of the neighborhood over time, perimeter parcels are integral to the historic core. A significant number of these edge parcels have taken on non-residential uses and zoning over time, their continued integration with the neighborhood is compromised by intensification through redevelopment. The Plan recognized the vulnerability of perimeter parcels and the importance of maintaining neighborhood scale and character at these fragile edges. The Plan emphasizes preservation of the borders for both historic and contemporary properties as a key to maintaining a buffer or transition zone to the historic neighborhood core.”

⁵ Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at: http://www.azpreservation.org/c_endangered.php “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition, Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties.”

⁶ City of Tempe, Tempe Historic Preservation Office data accessed 01/14/2011 4:36:18 PM:



⁷ Email interview with Elna Rae Zeilinger, December 30, 2010.

⁸ Tempe Historical Museum, accessed Monday, November 23, 2009; Tempe Historic Property Survey: Survey Number HPS-429 Simpson House accessed 01/14/2011 online at: http://www.tempe.gov/museum/tempe_history/properties/hps429.htm [site includes link to Tempe Historic Property Survey]

⁹ National Park Service Bulletin 15: How to Apply the National Register Criteria for Evaluation <http://www.nps.gov/history/nr/publications/bulletins/nrb15/> "Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource."

¹⁰ 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)]

J. Garrison 1989

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

¹¹ Janus Associates, Inc., and the Tempe Historical Society, 1983 Tempe Historic Property Survey Tempe History Museum http://www.tempe.gov/museum/Tempe_history/properties/ahpsfile.htm "The survey was a collaborative project produced by, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-1983) involved research and documentation of the 150 most significant resources. More than a dozen volunteers completed most of the research under the direction of Museum Director Susan Wilcox and Cindy Myers of Janus Associates. The research collection that was compiled as a result of this project includes individual files on 158 historic properties. Of those most important buildings and structures that were studied in 1983, only 60% are still standing today."

¹² As evidenced by the abandoned effort to designate the Maple Ash area historic whereby over 100 letters in support of the designation and listing were received by the city from concerned citizens throughout the community.

¹³ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm "Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons." Integrity of location need not be present for the nomination as proposed.

¹⁴ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm

“Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.” Integrity of setting need not be present for the nomination as proposed.

¹⁵ Brick Industry Association Technical Notes on Brick Construction Number 30 - Bonds and Patterns in Brickwork [March 1999] accessed 01/14/2011 online at <http://www.gobrick.com/bia/technotes/t30.htm> “The word bond, when used in reference to masonry, may have three meanings: Structural Bond: the method by which individual masonry units are interlocked or tied together to cause the entire assembly to act as a single structural unit. Pattern Bond: the pattern formed by the masonry units and the mortar joints on the face of a wall. The pattern may result from the type of structural bond used or may be purely a decorative one unrelated to the structural bonding. Mortar Bond: the adhesion of mortar to the masonry units or to reinforcing steel.” In the unreinforced masonry of the 1940’s, structural bonding of masonry walls was typically accomplished as it is in the subject property, by the overlapping (interlocking) of the masonry units.

¹⁶ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.” Integrity of materials is a condition precedent to the nomination as proposed.

¹⁷ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or in innovative period techniques.” Integrity of workmanship is a condition precedent to the nomination as proposed.

¹⁸ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.” For example, an early ranch-style house retaining original design, workmanship, and materials will relate the feeling of hand craftsmanship and onsite construction methods in residential construction before World War II. Integrity of feeling is a condition precedent to the nomination as proposed.

¹⁹ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.” For example, an early ranch-style house on a property whose natural and manmade elements have remained intact since the 1930s will retain its quality of association with the initial development of the subdivision and early suburban expansion within the original townsite. Integrity of association need not be present for the nomination as proposed.

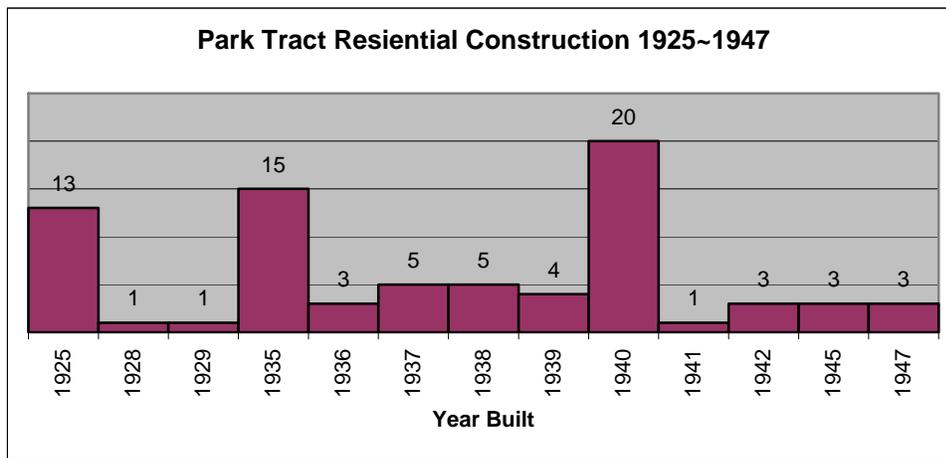
²⁰ Secretary of the Interior Standards for Rehabilitation accessed online 11/25/2009 12:32 PM at: <http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm> “The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of

the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.”

²¹ Arizona State Historic Preservation Office - Policy Statement For Recommendations Of Eligibility May, L992 http://www.tempe.gov/historicpres/Designations/SHPO_Policy_Eligibility_Integrity.pdf “Because the AFIF initiative allows funds to be awarded to properties listed or determined eligible, the question arises as to how and by whom can these determinations be made, and under what conditions can these determinations be applied to properties with questionable integrity: but demonstrable restorability? This question becomes more complex as one evaluates the wide range of integrity of listed properties, the evolution of the sheathing issue, and variations in viewpoint between National Register policy, Tax Act review. policy, and Certified Local Government (CLG) Design Review Ordinance policy.”

²² Solliday, Scott 2000, “E. W. HUDSON: The Man Who Leveled the Salt River Valley” a paper presented at the 41st Annual Arizona Historical Convention by Scott Solliday, manuscript on file at Tempe HPO. “Hudson with the advent of Pima cotton became an advocate of cotton culture in the Valley. Need for precise quality control changed irrigation practices and leveled 230,000 acres from 1912 to 1920 when cotton crash had profound effect on Valley economy.”

²³ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



²⁴ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 5:05 PM.

²⁵ Craven, Jackie - About.com Guide, Picture Dictionary of House Styles in North America and Beyond: Ranch Style accessed 11/24/2009 2:58 PM, <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Ranch-Style.htm> “Known as American Ranch, Western Ranch, or California Rambler, Ranch Style houses can be found in nearly every part of the United States. California real estate developer Joseph Eichler popularized his own version of the Ranch Style, and Eichler Ranches were imitated across the USA. After World War II, simple, economical Ranch houses were mass-produced to meet the housing needs of returning soldiers and their families. Because so many Ranch Style homes were quickly built according to a cookie-cutter formula, the Ranch Style is often dismissed as ordinary or slipshod. Nevertheless, many homes built today have characteristics of the elegantly informal Ranch houses that Cliff May originated.”

²⁶ Cliff May Library accessed 11/24/2009 2:58 PM, at <http://www.ranchostyle.com/cliffnotes.html> “May loved wide open spaces. No wonder. A descendant of an early California Spanish family, he was raised on a San Diego ranch. Considered by many to be the father of the California ranch-style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. His approach called for houses to be built out instead of up, with the continual goal of bringing the outdoors in.”

²⁷ Carley, Rachel 1994, Visual Dictionary of American Architecture, Roundtable Press.

²⁸ May, Cliff 1947 quoted in *Sunset Western Ranch Houses*, Lane Publishing, San Francisco, CA.

²⁹ Wikipedia, the free encyclopedia text of this article is licensed under the GFDL accessed 12/01/2009 1:17:00 PM online at: http://www.absoluteastronomy.com/topics/Ranch-style_house "Walls were often built of adobe brick and covered with plaster, or more simply used board and batten wood siding as in the case at hand. Roofs were low and simple and usually had wide eaves to help shade the windows from the Southwestern heat. Houses often had interior courtyards which were surrounded by an L or U shaped floor plan. Large front porches were also common."

³⁰ 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

³¹ 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]; City of Tempe (Scott Solliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

³² 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]

³³ 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).

³⁴ Hansen, Eric M., 1999

³⁵ Solliday, Scott, 2001 - City of Tempe, Tempe Historic Preservation Office, 2001 - Post World War II Subdivisions Tempe, <http://www.tempe.gov/historicpres/PostWWII/PostWWIISubdivisionsBrochure.pdf> "The Tempe Post-World War II Context Study builds on previous key studies of the history of the built environment in Tempe. The field survey examined approximately 4,500 Tempe properties built between 1945 and 1960. From this survey, inventory forms were completed for 62 subdivisions containing nearly 1,800 individual properties. Only those houses that conveyed a high level of architectural integrity (i.e., that still possess all elements of their original design) were inventoried in detail."

³⁶ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 12:14 PM "Similarly, in ten years prior to 1935, 74 properties were developed city-wide, only 22 more properties than were constructed city-wide in 1935."

³⁷ Ibid.

³⁸ University of Hawai'i at Manoa School of Architecture, Cultural Force, accessed online at http://www.arch.hawaii.edu/site/fileadmin/user_upload/Files/arch518/2_Cultural_Force.pdf 11/24/2009 3:31 PM "Architecture and Culture • How does Architecture reflect or inflect Culture?—Provide a defined context for Cultural Practices.—Express the History and Mythology of the Culture—Represent and Present the embodiment of Cultural values in Built form: Spatial Definition, Spatial Arrangement, Relation Built to Natural, Material Choices (historical lineage, "nature" of place, symbolic), Building forms and typologies."

³⁹ Tempe History Museum, Historic Property Survey Number: HPS-222 Hugh Laird House accessed online 11/25/2009 12:32 PM at: http://www.tempe.gov/museum/tempe_history/properties/hps222.htm "Hugh laird appointed by Congressman Carl Hayden for postmaster to fill vacancy carried by resignation of J. W. Woolf. - Tempe News, 12 May 1916, 4:1 Laird, Hugh E., age 87, died in Phoenix. - Arizona Republic 17 Apr 1970, 28:1"

⁴⁰ Hallam, Nathan, Tempe HPO: personal interview – Elna Rae (Simpson) Zeilinger, January 4, 2011