# **Staff Summary Report**



Historic Preservation Commission Date: 02/10/2011 Agenda Item Number: 3

**SUBJECT:** Hold a public hearing for a Historic Overlay for LAIRD – SIMPSON HOUSE.

DOCUMENT NAME: HPCr\_LairdSimpsonHouse\_02102011.doc PLANNED DEVELOPMENT (0406)

COMMENTS: Request for LAIRD – SIMPSON HOUSE (PL100423) (Elna Rae Zeilinger, property owner;

Tempe Historic Preservation Office, applicant) consisting of Historic designation and listing in the Tempe Historic Property Register for the Laird - Simpson House, consisting of one (1) lot on approximately 0.25 acres, located at 1204 South Mill Avenue, in the R-2, Multi-Family Residential

District. The request includes the following:

HPO (Ordinance No. 2011.00) - Historic Designation consisting of one (1) lot.

PREPARED BY: HPO Staff (Hallam/Nucci) 480-350-8870

**REVIEWED BY:** Mark Vinson, City Architect (480-350-8367)

LEGAL REVIEW BY: N/A

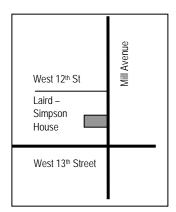
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval

Historic Preservation Commission – (02/10/2011)

**ADDITIONAL INFO:** Net site area 0.25 acres

Total Lots



A neighborhood meeting was held on January 13, 2011 for this application.

PAGES: 1. List of Attachments

2-3. Comments

3. Reason for Approval / Conditions of Approval

4. History & Facts / Zoning & Development Code Reference

ATTACHMENTS: 1. Ordinance No. 2011.

2-3 Memorandum of Understanding

4. Location Map

5. Aerial

6-8. Photos

#### COMMENTS:

The 1940 Laird - Simpson House is significant for its association with Hugh E. Laird and his wife Edna Hackett Laird; with their daughter and son-in-law Ruby and Clayborn Edward "Ed" Simpson; and with local architect Kemper Goodwin. Statistically, the 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. The property has been damaged by fire however the property's extraordinary association with persons significant in our community history remains intact. The owners have requested historic designation based on a memorandum of understanding with the city that stipulates conditions for rehabilitation whereby the property can continue to convey its historic significance. HPO research developing the significance of the property in the context of our community history including multiple biographical associations is available online at: <a href="http://www.tempe.gov/historicpres/LairdZeilingerHouse.html">http://www.tempe.gov/historicpres/LairdZeilingerHouse.html</a>

The historic 1940 Laird - Simpson House is located on Lot 9 of Block 3 in 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 with the majority of historic properties standing and maintaining their historic land use.

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 the plan states that it is desirable to maintain the character of these areas. General Plan 2030 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 General Plan 2030 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.

#### PUBLIC INPUT:

On January 13, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to notify property owners, residents, and neighborhood/homeowner association representatives of the process and request for historic designation. At that meeting 11 neighbors indicated support of the nomination, and a letter of support for the nomination signed by 23 members of nearby Tempe Women's Club was acknowledged. Also at that meeting, Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation. To date, staff is not aware of any opposition to the proposed individual property designation.

## PROJECT ANALYSIS:

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 historically significant and is considered to be 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. and Edna V. (Hackett) Laird, their daughter Ruby (Laird) Simpson and her husband Clayborn Edward "Ed" Simpson; and with local architect Kemper Goodwin. Statistically, the 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.

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. 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.

Ed and Ruby Simpson acquired Park Tract's vacant Lot 9 of Block 3 in June 1938. In the fall of 1940 Ruby's father, Hugh Laird, built the home at 1204 South Mill Avenue for his daughter, son-in-law, and the couple's two young children, Elna Rae and Laird. In November 1940, Ed and Ruby mortgaged the property to repay Hugh, who lived at the residence for a time 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 66 years as owner of Laird & Dines Drug Store, 60 years as a registered pharmacist, 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 consecutive years of service on the Tempe City Council, 14 of those as Mayor. During his period of service, from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the city expanded far beyond its anticipated boundaries, especially after 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.

Edna and Hugh Laird's daughter, Ruby Laird, was born in Tempe in 1910 and raised at the family home 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 before teaching at Prescott High School the following year. Ed Simpson was born in 1901 in Bell County, Texas and raised in Plainview, where he worked at his father's A&P grocery store. He arrived in Tempe in 1928 and began working as a salesman at Baber-Jones Mercantile on Mill Ave. He met Ruby Laird, a customer at Baber-Jones, in 1930. The couple wed in summer of 1933 and Ruby suspended her teaching career. With the encouragement of his mother-in-law, 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 West 12th Street, across the street from the Laird's house at 1190 South Mill Avenue. In 1940 Ed and Ruby welcomed a son, Laird, and moved into the subject property at 1204 South Mill Avenue. Ed and Ruby Simpson 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; he also associated with the Tempe Chamber of Commerce and served as a deputy sheriff of Tempe. Ruby belonged to the Order of the Eastern Star and the Tempe Women's Club. The couple operated Simpson's Market through the mid 1950s. In 1954 Ed sustained serious injuries in a car accident and died in 1956 of a heart condition. Ruby resumed her teaching career after her husband's accident. In 1957 she married John Hughes, a fellow Mill Avenue business owner.

The Laird-Simpson House is an excellent example of the Ranch style house form popular in Tempe as early as 1935, and is one of only several houses in Park Tract believed to have been designed by an architect. The house is attributed to prominent local 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 after several years working for Phoenix firms. Over the next thirty years his Tempe firm became one of the most successful architectural firms in Arizona. Although Goodwin specialized in designing educational facilities, including several prominent buildings at Arizona State University's Tempe campus, Kemper also designed a number of homes. Although the Laird - Simpson House has been damaged, much of the historic fabric remains intact and it could be rehabilitated to help preserve the historic character of this reach of Mill Avenue.<sup>2</sup>

#### 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. <sup>3</sup>

#### CONDITION:

The historic 1940 Laird - Simpson House has been damaged by fire. The historic structure is clay brick masonry house built in 1940 and converted to a duplex in 1957, when a wood frame addition was added to the rear to provide a second kitchen and bath, along with 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 rehabilitate the historic 1940 Laird - Simpson House to its original use as a single family house, remove the frame addition at the rear, and resume use of the historic 1204 South Mill Avenue address. A July 24, 2010 fire compromised the structural integrity of the historic house. The front (east) façade experienced the most damage due to an explosion, reported as a smoke event, which blew two large steel casement windows 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 Historic Preservation Commission held a neighborhood meeting and recognized the significance of the property for its association with the historic Park Tract subdivision; with the Laird and Simpson families; with Kemper Goodwin, 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 prepared a memorandum of understanding between the property owners and the city stipulating how to rehabilitate the property to leave it eligible for the requested historic designation and listing in the Tempe Historic Property Register. As memorialized in that agreement, those stipulations are: ensure that the roof shall remain a full-hip roof faithful to historic form and proportions, and; 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; 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 egress is required.

#### 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 and 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 basis for historic significance. The subject property has significance under several criteria, however, because of issues of material integrity, its' 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 by the National Park Service. Methods prescribed to apply National Register criteria for evaluation allow that the older or more rare a property has become, the less integrity must be present for it to remain eligible for listing in the National Register of Historic Places. 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.<sup>4</sup>

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** 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.<sup>5</sup>

Materials – To qualify for historic designation 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. 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. At the Laird - Simpson House, 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 found 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 the simplest of the basic bond patterns, running bond stretchers, are embellished by weeping mortar whereas joints in the upper walls are struck, effectively creating the appearance of two different wall materials while using only one type of brick.<sup>6 7</sup>

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 authentic 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 of original design, materials, workmanship, and setting as described above create a discernable sense of place and a feeling of history about the property.<sup>8</sup>

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; to accommodate Hugh the family added a breakfast room to the house 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 townsite.9

#### CONCLUSION:

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. Using treatments specified in the Secretary of the Interiors Standards and Guidelines for Rehabilitation, the owners and the city have executed a memorandum of understanding stipulating how the fire damage to the property is to be repaired allowing the property to be made eligible for the requested historic designation and listing in the Tempe Historic Property Register.<sup>10</sup>

The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Sec. 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.

### **REASONS FOR APPROVAL:**

- 1. The Laird Simpson House is significant for its association with the 1924 Park Tract subdivision, one of Tempe's oldest intact subdivisions.
- The Laird Simpson House is significant for its association with Edna V. and Hugh E. Laird, and their daughter Ruby and her husband Clayborn Edward "Ed" Simpson; and with local architect Kemper Goodwin.
- 3. The Laird Simpson House is significant as a rare surviving example of a once common type, the pre 1941 property falls in the upper ninety-ninth percentile (n = 181/53,665 = 99.56) of Tempe properties in terms of age.

#### CONDITIONS OF APPROVAL:

The Laird - Simpson House will be rehabilitated subject to the stipulations of a Memorandum of Understanding between the City
and the property owners prepared to ensure the property will remain eligible for historic designation and listing after rehabilitation
is complete.

#### SUGGESTED MOTION:

"MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION THAT LAIRD – SIMPSON HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER"

## **HISTORY & FACTS:**

c. 1897	Clara Laird purchases the dry goods store on the corner of Fifth and Mill and takes Dr. James Dines as a partner to teach Clara's boys, Hugh, Bill and Claude to be pharmacists; the building becomes known as the Laird & Dines drug store – Tempe Historical Society.
01/18/1901	Clayborn E. "Ed" Simpson born in Bell County, Texas, the third child of James and Salitha Simpson.
05/16/1910	Ruby Laird born in Tempe, the second child of Hugh E. and Edna V. (Hackett) Laird.
05/12/1916	Hugh Laird is appointed by Congressman Carl Hayden as postmaster to fill a vacancy created by the resignation of J. W. Woolf – <i>Tempe News</i> .
03/24/1920	Hugh E. Laird (1882-1970), E. W. Hudson (1881-1972), and Fred J. Joyce (1881-1967) file organization papers with the County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property – Janus Assoc 1983. Tempe has a population of 1,900.
04/10/1924	The Park Tract residential subdivision is platted by Hugh Laird, E. W. Hudson, and Fred J. Joyce on behalf of the Park Tract Trust in response to a housing shortage in Tempe – MCR Book 13 of Maps, page 27.
07/01/1926	Hugh Laird takes office on the Tempe Town Council, beginning 34 consecutive years of service including 14 years of service as Mayor in two terms 1928-1930 and 1948-1960 – Tempe History Museum <a href="http://www.tempe.gov/museum/Tempe_history/h-mayors.htm">http://www.tempe.gov/museum/Tempe_history/h-mayors.htm</a>
1928	Ed Simpson arrives in Tempe after working for two years at a trading post at Rice, Arizona on the San Carlos Indian Reservation; Simpson works at Baber Mercantile Co. store at 230 Mill Avenue.
09/21/1929	Tempe is reorganized as City of Tempe with a charter election; Hugh Laird is selected by Council as Tempe's first mayor - Smith 1990 Tempe Arizona Crossroads, page 72.
c. 1933	Hugh Laird serves as a member of the Arizona State Legislature (1933-1934).
08/14/1933	Ed Simpson and Ruby Laird wed in Tempe.
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c. 1933	Ed Simpson establishes Simpson's Market at 524 Mill Avenue; he and Ruby operate the business for twenty-three years.
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04/17/1970	Hugh E. Laird, age 87, dies in Phoenix. – Arizona Republic, 17 April 1970, 28:1
12/03/2003	Voters approve Tempe General Plan 2030 recognizing Park Tract Subdivision as a Cultural Resource Area – <i>Arizona Republic</i> , 5 December 2004.
07/24/2010	At 22:48 hours Tempe Fire Department Battalion 271 responds to a house fire at 1204/1206 South Mill Avenue; the front façade experienced the most damage – M. Reichling, Tempe Fire Department Senior Fire Inspector/Investigator, PIO.
11/09/2010	Tempe HPC discusses historic designation, recognizes the property's significance, and identifies conditions whereby HPO could support and HPC could recommend that the historic 1940 Laird - Simpson House be designated historic.
12/14/2010	Owner nominates the historic 1940 Laird - Simpson House for historic designation and listing in the Tempe Historic Property Register.
12/16/2010	HPO prepares a Memorandum of Agreement for City Attorney review to initiate the 100 day designation process to run concurrent with building permit processing to get repairs underway more quickly.
01/13/2011	A neighborhood meeting is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Laird – Simpson House.
02/10/2011	A public hearing is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Laird – Simpson House.

February 22, 2011 Development Review Commission scheduled hearing for this request.

March 10, 2011 Tempe City Council scheduled hearing for this request.

March 24, 2011 Tempe City Council scheduled hearing for historic designation and listing on the Tempe Historic Property

Register for the Laird – Simpson House.

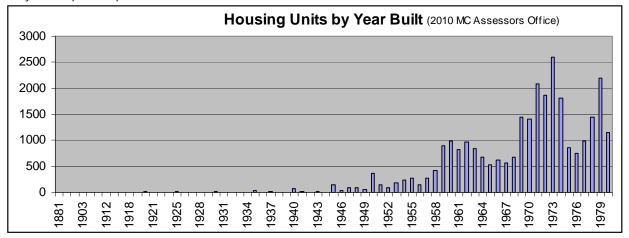
## **CODE REFERENCES:**

Zoning and Development Code, Section 6-304, Zoning Amendment

City Code, Chapter 14a, Historic Preservation

#### **ENDNOTES:**

<sup>3</sup> City of Tempe, Tempe Historic Preservation Office data accessed 01/24/2011 11:23:49 AM:



<sup>&</sup>lt;sup>4</sup> National Park Service Bulletin 15: How to Apply the National Register Criteria for Evaluation <a href="http://www.nps.gov/history/nr/publications/bulletins/nrb15/">http://www.nps.gov/history/nr/publications/bulletins/nrb15/</a> "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."

<sup>6</sup> Brick Industry Association Technical Notes on Brick Construction Number 30 - Bonds and Patterns in Brickwork [March 1999] accessed 01/24/2011 online at <a href="http://www.gobrick.com/bia/technotes/t30.htm">http://www.gobrick.com/bia/technotes/t30.htm</a> "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.

<sup>7</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/24/2011 online at <a href="http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15">http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15</a> 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.

<sup>&</sup>lt;sup>1</sup> Email interview with Elna Rae Zeilinger, December 30, 2010.

<sup>&</sup>lt;sup>2</sup> Tempe Historical Museum, accessed Monday, November 23, 2009; Tempe Historic Property Survey: Survey Number HPS-429 Simpson House accessed 01/24/2011 online at: <a href="http://www.tempe.gov/museum/tempe">http://www.tempe.gov/museum/tempe</a> history/properties/hps429.htm [site includes link to Tempe Historic Property Survey]

- <sup>8</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/24/2011 online at <a href="http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\_8.htm">http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\_8.htm</a>
- "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.
- <sup>9</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/24/2011 online at <a href="http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15">http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15</a> 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.
- <sup>10</sup> Secretary of the Interior Standards for Rehabilitation accessed online 11/25/2009 12:32 PM at: <a href="http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm">http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm</a> "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."