Historic Preservation Office

WINDES - BELL HOUSE

Tempe Historic Property Register #42

Historic Preservation Commission HPC Neighborhood Meeting 03/10/2011 14A-4 HPC Public Hearing 04/14/2011

Printed 03/14/2011 3:25:00 PM



photo: Tempe HPO 2010

The historic 1920 Windes - Bell House, located at 24 West 9th Street in the 1909 Gage Addition Subdivision, has been nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, Jenny Lucier and Dan O'Neill. The historic 1920 Windes - Bell House is significant as an excellent surviving example of the California Bungalow style frame house in Tempe. The property embodies the distinctive characteristics of a type of construction (California Bungalow style frame house) and survives with a high degree of architectural integrity. This report develops the significance of the Bungalow house form in the context of Residential Architecture in Tempe, Arizona from 1909 to 1945.

RESEARCH

Upon receipt of a nomination for historic property designation, staff shall compile and transmit to the commission a complete report on the subject property. This research will be condensed to produce summary reports for subsequent public hearings. Research prepared for the neighborhood meeting addresses location, condition, age, significance and integrity of historic features and other relevant information and provides a staff recommendation with respect to action on the nomination.¹

LOCATION

The 1920 Windes - Bell House is located on the western half of lots 3 and 4 of Block 21 of the historic 1909 Gage Addition subdivision. As originally platted, Block 21 was laid out with an east-west service alley dividing it roughly in half. The north half was the original location of the subdivider's residence. The George N. Gage House is now located at 115 W. University, but it was originally located on Block 21, at the southwest corner of Mill Avenue and University Drive. The remainder of the north half of Block 21 may have been anticipated for commercial development as this was not further subdivided but instead shown as a single large lot.

The plat divided the south half of the block into 8 residential lots of roughly 1/6 acre each. These lots were oriented east-west with lots 1 through 4 fronting on Maple Avenue and lots 5 through 8 fronting on Mill Avenue. In its original 1909 configuration, Gage Addition was platted on both sides of Mill Avenue, reaching from the railroad right-of-way at the west to Willow (College) Avenue at the east, and from 8th Street (University Drive) at the north to 10th Street at the south, with blocks 22 and 27, just west of Mill Avenue, shown as "School Property" and the site of the 1909 High School. As Block 21 developed, however, residences were built oriented south to front on 9th Street instead of Maple Avenue.

Today all of block 21 along University Drive and Mill Avenue has been redeveloped for use as commercial property, with only the properties at 24 and 22 West 9th Street and 821 and 1114 South Maple Avenue retaining their historic residential use. Situated at the northeast corner of 9th Street and Maple Avenue, this 1920s California Bungalow style home takes on the character of a landmark – and survives as a rare example of residential development from Tempe's early growth period from 1909 to 1930 which coincided with the completion of Roosevelt Dam, Arizona statehood, tremendous expansion of the agricultural economy, increased development of subdivisions, of city services, of the Normal School, and of transportation systems linking Tempe to the rest of the Valley and throughout the region.

The Windes - Bell House in the Gage Addition subdivision was built as part of the first wave of expansion of the small, mostly agricultural Tempe community. Gage, with other capitalists from Tombstone and California, formed the Tempe Land and Improvement Company to take advantage of new real estate opportunities resulting from railroad access and to initiate the purchase and formal development of the settlement as a townsite. The Company, under the local supervision of Gage, promoted the sale of lots, helped build commercial buildings to form the nucleus of the business center, helped organize the bank of Tempe, and provided construction materials through a local lumber yard.

Tempe's growth fluctuated but steadily increased for the two decades at the turn of the century, and in 1909, Gage opened 80 acres for development as the Gage Addition. This was the first major residential expansion in the original townsite.

The Gage Addition Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. Cultural Resource Areas are considered culturally significant to the character of Tempe and GP2030 states it is desirable to maintain the character of these areas. General Plan 2030 recommends the underlying zoning in place at the time the plan was adopted should remain 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, 2003.²

CONDITION

The Windes - Bell House is significant as one of the best remaining examples of California Bungalow style frame houses in Tempe. A single-story frame house covered with clapboard siding, the house is organized around a central porch with a gable porch perpendicular to the low-pitched house roof and projecting beyond the roof overhangs. Overhangs on the main facade and the porch roof are supported by square wood posts set on square concrete and stucco piers. Exemplary stylistic features include open eaves, brackets under the porch gable, symmetrical pergolas at either side of the porch roof, and vertical ventilator louvers on the porch and gable ends. Characteristic of California Bungalow style, windows on the side facades are paired and double hung, while the central window grouping of the main façade consists of a single double-hung window with double-hung sidelights. All windows are wood-framed. The house was converted to a duplex early on. The wide, low concrete porch has a single step up which leads to offset single-door entrances. Other than the addition of a second entry door, the house has changed little from the original configuration when this classic bungalow design marked an important addition to the new neighborhood. The historic 1920 Windes - Bell House continues to convey its architectural qualities of design, workmanship, materials, and feeling.³

AGE

The Windes - Bell House is one of only 12 Tempe properties believed by the Tempe Historic Preservation Office to survive from 1920. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 67 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1920. This 1920 house is in the ninety-ninth percentile (n = 67/53,665 = 99.9) of all Tempe properties in terms of age.

Tempe HPO is conducting field survey work that has revised construction dates for many properties in Gage Addition. Particularly suspect are properties indicated as built in decade or mid-decade years (1900, 1905, 1910, etc.) as this appears to be a rounding device in many cases. This property is an example. Listed in the 1983 Survey as "Built c1919", the subsequent 1997 Update indicates 1900 as the year built. Maricopa County Assessor's Office data indicates Dudley W. Windes purchased the lot from the Tempe Land and Improvement Company on September 18, 1919. Windes, whose previous address was listed on 6th Street in Tempe, appears at this location in the 1920 City Directory, making 1919 or 1920 credible as the year built.⁴

SIGNIFICANCE

The Windes - Bell House is significant for its association with Tempe's 1909 Gage Addition. The Gage Addition, just west of the ASU campus, forms the northernmost part of Tempe's Maple-Ash neighborhood. Platted in 1909, the Gage Addition contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

The Windes - Bell House is significant as an excellent example of the California Bungalow style frame house and survives with a high degree of architectural integrity. Character-defining features of the type include the one-story, wood frame, with square floor plan. The house sits on a crawlspace foundation. The clap board siding is milled for the typical territorial 4-inch exposure with a generous horizontal radius and the once familiar Dolly Varden rabbet profile. The walls are topped by a low pitched, side-gabled roof with brackets under the overhangs and distinctive vertical louvered ventilators at gable ends. A front porch shades the house's dual entryways with side overhangs and a front-gable roof supported by stucco piers and square wood columns. The roof is flanked symmetrically on each side with an open pergola whose lattice work filters sunlight at the south exposure. The porch roof also features the distinctive vertical Windows are double-hung with those on the east and west louvered ventilator. elevations paired traditionally. The property embodies many characteristics of the California Bungalow style frame house construction widely popular from about 1895 until about 1940 and constructed in Tempe from 1909 to 1945.5

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 must also possess adequate integrity to communicate this 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 criteria from which historic significance is derived.

Like many historic properties, the 1920 Windes - Bell House derives significance from several important associations with community history. Through "association with events that have made a significant contribution to the broad patterns of community history," this property survives as an example of early residential development in the historic 1909 Gage Addition subdivision. A building eligible for listing under this criterion must possess integrity of Location, Materials, Feeling, and Association.

As an example that "embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master" this property distinguishes itself on two counts; first it is significant for its historicity simply because it exists in the upper ninety-ninth percentile (n = 67/53,665 = 99.9) of all Tempe properties in terms of age. Consequently, the property is considered to be a rare surviving example of early residential architecture in Tempe. Second, due to its high level of architectural integrity, the Windes - Bell House is significant as one of the best remaining examples of California Bungalow style frame houses in Tempe. A building eligible for listing under this criterion must possess integrity of Design, Workmanship, Materials, and Feeling.⁶

Location – This property exists in its originally developed location. The Gage Addition 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 during the settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure. These exist today in the Gage Addition 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.

Sited prominently at the southeast corner of 9th Street and South Maple Avenue, the Windes - Bell House occupies land that was originally included within the boundaries of the 1894 Tempe Townsite. Although not subdivided until fifteen years later, Gage Addition 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 Gage Addition subdivision is a busy and vibrant residential neighborhood. The clear and present landmark character of the Maple Ash Neighborhood retains popular historic identity throughout the community and beyond.⁷

Design – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Because properties change through time, changes may acquire significance in their own right and changes do not necessarily constitute a loss of design integrity. Although an addition was made to the rear of the Windes – Bell House, the house continues to maintain original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as they were originally constructed and developed. Design aspects typify the California Bungalow style and continue to maintain this aspect of integrity.

Setting – Setting is the physical environment of a 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, walks; and the features of flood irrigation and other infrastructure remain largely intact.

Materials – 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. 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 Windes – Bell House retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the California Bungalow style house form. Significant material features include clapboard siding with distinctive vertical vents in the gable peaks, square wood posts set on square concrete and stucco piers, and symmetrical pergolas at either side of the porch roof.⁸

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. The Windes – Bell House conveys physical evidence of the crafts attendant upon California Bungalow style wood frame residential construction in Tempe during the 1920s.

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

Association – Association is the direct link between an important historic event or person and an historic property. A property retains association if it is the place where the event or activity occurred and it 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. This property maintains direct links between important events in community history and is emblematic of the consecutive waves of suburbanization pushing outward from the original settlement along the Salt River. Today, the Windes – Bell House provides an excellent example of the first wave of residential development that radiated in bands within the core of the original townsite.

HISTORIC CONTEXTS

The significance of community cultural resources is related to historic contexts. This research report for historic property designation looks at various contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of the historic resources. Cultural and environmental contexts enhance awareness of the property and aid in the analysis and understanding of the resource. The following contexts help explain the cultural development and historic significance of the location and substantiate a recommendation for historic designation and listing in the Tempe Historic Property Register.

Community Planning & Development in Tempe 1909~1959 (Gage Addition)

The Windes - Bell House is significant for its association with the Gage Addition subdivision. Tempe's growth since its beginning circa 1870 is most conveniently viewed as a series of developmental periods corresponding to both local and national economic and political trends. In the Settlement Period (c.1870~1887) Tempe evolved from a small river crossing site into a recognizable town with distinct residential, commercial, and farming areas. The Development Period (1888~1909) was a time of organization, land speculation, and major growth stimulated by the Tempe Land and Improvement Company, by arrival of the railroad, and by establishment of the Territorial Normal School. The Growth Period (1909~1930) saw the completion of Roosevelt Dam, Arizona statehood, tremendous expansion of the agricultural economy, increased

development of subdivisions, of city services, of the Normal School, and of transportation systems. The Post-Automobile Period (1931~1945), was marked by increasing automobile ownership and the introduction of air conditioning. These conveniences changed the form of residential development accompanied by slow but steady growth and set the stage for the rapid expansion of the community following World War II. Broad patterns of development established during each of these historic periods remain visible today amidst the contemporary suburban fabric of Tempe.⁹

George N. Gage (1842-1913) was one of the most important figures associated with development of Tempe during the twenty years between 1888 and 1909. Tempe emerged from its settlement period in the summer of 1887 when the Tempe Land and Improvement Company purchased most of Charles Trumbull Hayden's lands as well as those of the Mormon colonists in West Tempe. These purchases were brought about primarily by completion of the Maricopa and Phoenix Railroad which passed through the Tempe agricultural district on its way north to the Salt River, where it crossed just west of Hayden's Ferry. The railroad established Tempe as the major east valley shipping point and the economic potential of the community was significantly broadened.¹⁰

Tempe's location on the Maricopa and Phoenix Railroad in 1887 opened new possibilities for development of the small agricultural community. Gage, along with capitalists from Tombstone and California, formed the Tempe Land and Improvement Company in order to take advantage of new railroad-related real estate opportunities and to initiate the purchase and formal development of the settlement as a townsite. The Tempe Land and Improvement Company was formed for promotion and development of the Tempe townsite and, through sale of lots, to precipitate another railroad boomtown. The Company, under the local supervision of Gage, assembled land, laid out the streets, subdivided blocks, and promoted sales. The company also helped build commercial buildings to form the nucleus of the downtown business center, helped organize the Bank of Tempe, and provided construction materials through a local lumber yard. As Secretary of the Tempe Land and Improvement Company, Gage was the man most directly responsible for implementing the promotion and development of the Tempe townsite for the community's first period of substantial growth.

The company surveyed and laid out the townsite in blocks and lots for sale. A real estate firm was engaged to promote the sale of land. Advertising pamphlets and a colorful panoramic map by C. J. Dyer were prepared to enhance the prospects of settlers and investors. Growth of the Tempe townsite fluctuated but steadily increased for two decades at the turn of the century due in part to the promotional efforts of Gage and the Tempe Land and Improvement Company. 11 12

In 1909, Gage opened 80 acres south of University Drive, west of the Tempe Normal School (now Arizona State University) for development as the Gage Addition ushering in a twenty year period of growth (1909~1930). Promotional efforts of the Tempe Land and Improvement Company for the Gage Addition shifted away from providing lots for rental housing to the deliberate creation of Tempe's first upper-class neighborhood. When Gage Addition opened for development, deed restrictions defining building setbacks, architectural criteria, and minimum costs for construction were included as conditions of the sale of lots for the first time in Tempe's history. Although zoning would not be adopted for another 25 years, these early covenants served to establish a

distinct character for the subdivision and prominent citizens initially constructed several large houses for their families there. Only over time did the area evolve to support a more balanced mix of working-, middle-, and upper-class residences.

The Gage Addition was the first major urban expansion of the original Tempe townsite and one of the last works of Gage's professional career. This epoch saw the expansion of subdivisions, city services, the Normal School, and transportation systems. Plans by the Tempe Land and Improvement Company anticipated residential development extending south to 13th Street, but decades later, less than half of the land within the town limits had been developed for anything other than farming. A boom at the turn of the century spurred the first growth of early neighborhoods such as Gage Addition, but the economic hardships of the 1920s and 30s slowed construction to just a few new homes each year. For a brief period, more people left Tempe than came. ¹³ ¹⁴

George N. Gage was 67 in 1909, when he recorded the subdivision plat for Gage Addition. This was to be the last substantial undertaking of the Tempe Land and Improvement Company and of Gage's real estate development career. Failing health caused him to relocate with his family to Los Angeles, California that same year where, in 1913, George N. Gage passed away at the age of 71. With Gage gone, development of the original Tempe Land and Improvement Company holdings south of the Gage Addition would eventually become the venture of one of Tempe's most productive pioneer businessmen and politicians, Hugh E. Laird (1882-1970). 15 16

Dudley Warner Windes (1889-1972) Tempe Attorney from 1915 to 1923

The Windes - Bell House is significant for its association with Dudley Warner Windes, a Tempe attorney who built and lived in the house briefly before becoming a Judge on the Maricopa County Superior Court. Windes was born in 1889 and began practicing law in Tempe in 1915, at the age of 26. During World War I, he took a break from his law career to serve as American vice consul in Madrid, Spain. Afterwards Windes returned to Tempe and resumed his law practice, which he maintained until 1923, when he became a judge on the Maricopa County Superior Court. Windes is listed in the 1918 Tempe City Directory with a residence at 113 E. 6th Street. With his wife Hope, Windes built the home at 26 West 9th Street in 1920.

Residency of the Windes family at their home on 9th Street proved to be short-lived as the position he accepted on the Maricopa County Superior Court obligated him to relocate his primary residence within the Phoenix city limits. The local newspaper reported that, "In compliance with the statutes requiring Superior Judges to live at the county seat, Judge Dudley W. Windes and family have moved to Phoenix."¹⁷

In 1931, Windes left the court and by 1935 he had become Special Assistant Attorney General. Ultimately he went on to serve six years on the Arizona Supreme Court, beginning on January 13, 1953 when he replaced Judge Evo Anton DeConcini. Windes served in the capacity of a Supreme Court justice until January 5, 1959 when he was replaced by Charles C. Bernstein. By the time he retired, Windes had practiced law in Arizona for almost fifty years, beginning with his own practice in Tempe prior to World War I and culminating in his service on the state's highest court four decades later. Dudley W. Windes died in 1972 at the age of 83, survived by his wife Hope who passed away five years later, in 1977.

Ellen Mary Sears Harris Bell (1869-1951) Resident from 1927 to 1951

The Windes family retained ownership of the 9th Street home as a rental property for four years, eventually selling the property to Ellen Mary Sears Harris Bell as reported in the May 14, 1927, edition of the Tempe Daily News.

Ellen Bell was a pioneer Tempe resident who settled in the Valley in 1883. Born in either 1869 or 1870, she counted herself among the thirty-three individuals in Arizona State University's (then Tempe Normal School) first graduating class in 1886. She married John Henry Harris, a rancher and cattle man, although the date of the marriage is not known. The couple had eight children: Dewey; Gussie; Nellie; Alma; Fenn John; Ben; Eldon; and Jack Sydney.

Ellen Bell lived on the property with her family for many years, and after the death of her husband, she supported her eight children through the successful management of a local dairy operation. She also rented numerous Tempe properties to students and others as a means of augmenting her income. Ellen Bell's 9th Street home bears a close association with the property two doors down, at 823 South Maple Avenue which was built by her son Fenn John and wife Mildred in 1931. Ms. Bell secured mortgages on several vacant lots on Block 21 in Maple-Ash, allowing her son to develop the property. Ellen Bell, the second resident of 24 W. 9th Street, died in Tempe on January 3, 1951.¹⁸

Born in 1896, Fenn John Harris graduated from Tempe Grammar School and entered the Normal School in 1913 at the age of seventeen. After graduating four years later, he served one year as a first lieutenant in the U.S. Marines before marrying Mildred Coweesta Masterson in 1919. Fenn was a carpenter and worked as "head of buildings and grounds" at Arizona State University for 32 years. He built the house at 823 South Maple himself, along with the neighboring home at 821 S. Maple. Fenn lived at 823 South Maple until his passing in 1973 and his widow, Mildred, continued living there until her death in 1998. Their daughter, Mildred Harris Hall ("Midge"), was born about 1920 and married in 1942. Midge owned the property at 823 S. Maple until 1998, when she sold it to Dan O'Neill and Jeannette Lucier.

Residential Architecture in Tempe, Arizona from 1909 to 1930

The Windes - Bell House is significant as an excellent surviving example of early residential architecture in Tempe and survives as a rare example of this once common type. The architectural complexion of Tempe during each early development period changed noticeably. From the utilitarian Sonoran style appearance of early settlement, to the dominant Neo-Classical style of the early development period, on to the copybook styles of the growth period before WWII, the look of the town continued to change. With the upscale image promoted by the Tempe Land and Improvement Company, and the influx of businessmen and professionals seeking to establish themselves in attractive homes and business blocks, a demand was created for well-built "modern" buildings. Access to a range of building materials by rail, and the opening of local lumber yards and a brick kiln provided construction materials options which were more expedient and familiar to the residents from Eastern and Mid-Western locations.

During the early growth period from 1909 until 1930, dominance of the Neo-Classical and Victorian styles gave way to waves of revivalism. The architectural appearance of Gage Addition can be characterized as an eclectic combination of homes built over an extended period of development with influences from the popular building styles of the first three decades of the twentieth century. Styles represented in Gage Addition include: Bungalow, Colonial Revival, Georgian Revival, Gothic Revival, Neo-Classical, Neo-Classical Revival, and Spanish Colonial Revival. Examples of copy book variations on the Western Colonial style also appear and are distinguished by their unique combination of Neo-Classical massing, Classical detailing, and asymmetrical hipped and gable roof forms reminiscent of the late Victorian style.¹⁹

Gage Addition itself enjoys the distinction of being the oldest residential neighborhood still standing in Tempe. With all contemporaneous neighborhoods replaced by redevelopment, the subdivision itself can now be distinguished as a rare surviving example of a once common type – the early residential subdivision in Tempe. Residential and nonresidential structures in Gage Addition were built between 1888 and 1954, with 1932 being the median year-built value (79 years old) and 1929 the most frequently occurring construction date (4 occurrences). The Solliday Survey (2001) identified 63 lots in the Gage Addition and added 6 properties built between 1950 and 1954, to the 44 properties previously identified as potentially contributing properties in the Tempe MRA (1997). Solliday indicated 6 properties were not listed due to integrity. He identified the average square footage of homes to be 1,500.²⁰

Bungalow House Architecture in Tempe 1889-1945

The Windes - Bell House is significant as an excellent surviving example of the California Bungalow style frame house and survives with a high degree of architectural integrity. The first American house to be called a bungalow was designed in 1879 by William Gibbons Preston. Built at Monument Beach on Cape Cod, Massachusetts, the two-story house had the informal air of resort architecture. This house was much larger and more elaborate than the homes we have come to think of when we use the term Bungalow today. Over time the bungalow type became ubiquitous and widely adapted stylistically so that many architectural historians consider bungalow to be the building type with some stylistic elements derived from the origin in the Craftsman Movement or from some other regional, vernacular, or revival interpretation. Bungalow houses may reflect many different architectural styles, and the word *Bungalow* is often used for any small 20th century home that uses space efficiently. From the turn of the century and for period lasting roughly 30 years, the California architects, Charles Sumner Greene and Henry Mather Greene, are often credited with inspiring America to build Bungalows. Their most famous project was the huge Craftsman style Gamble house (1909) in Pasadena, California.^{21 22}

Architecture is much more than style, and an important factor in the sustained popularity of bungalows was their ability to meet owners' functional requirements while giving them something previously limited to the wealthy few – the latest in design. Throughout the Bungalow period the form was adapted to a range of architectural styles or movements. From the first Queen Anne Style Bungalows constructed as early as 1895 to the ultimate expression in Arts and Crafts and even Moderne Styles still being built at the end of the 1930s, Bungalows share a conscious search for the supposed simplicity of preindustrial times.²³

Fundamentally, the Bungalow was meant to counter the excess of the Victorian period by returning to a past when craft displayed the artisan's personal involvement with the work. It is easy to see how the bungalow, whose existence was celebrated for its ability to restore family values, fit beautifully into the philosophies of the Arts and Crafts movement and exemplified the concept of a home for Everyman. The Bungalow would bring style to all people whatever their economic or social status.²⁴

In the Southwest, the California Bungalow and the Craftsman Bungalow were common stylistic renditions of the affordable house type that swept across America from 1900 until roughly 1930. Constructed at the height of the Bungalow period, the Windes - Bell House provides an excellent example of the California Bungalow style frame house and possesses many character-defining features of California Bungalow style which remain in excellent condition today and maintain with a high degree of architectural integrity. Built in 1920, the house is illustrative of a period in Tempe history when we were importing more than just building materials from California. The California style became very popular, as building plans for these small and affordable houses were readily available from pattern books and as Los Angeles-based architects began practicing with greater frequency in Tempe and throughout the Valley. The landscaping associated with this style home included lawns and trees next to the street, further enhancing their attractiveness in the residential flood-irrigated setting of Gage Addition. 25 26

Bungalows portend a conscious search for the supposed simplicity of preindustrial times. The most prominent character-defining features of the California Bungalow style frame house in the example here are the low-pitched central and porch roofs with side gables and an intersecting perpendicular low-pitched roof fronting the entry porch. Other significant character-defining features of the house include bracketed open gable eaves with distinctive vertical vents in the peaks. Overhangs on the entry porch roof are supported by square wood posts set on square concrete and stucco piers. Another exemplary stylistic feature is symmetrical pergolas at either side of the porch roof, further shading the south-facing entry facade. In characteristic California Bungalow style, windows on the side facades are paired and double hung, while the central window grouping of the entry facade consists of a single double-hung window with double-hung sidelights. All windows are wood-framed. The wide, low concrete porch has a single step up which leads to offset single-door entrances. Other than the addition of a second entry door, the house has changed little from the original configuration when this classic bungalow design marked an important addition to the new neighborhood. The historic 1920 Windes - Bell House continues to convey its architectural qualities of design, workmanship, materials, and feeling.

Residential Flood Irrigation in Tempe 1909~1958

During the initial period of Tempe's residential development it appeared that flood irrigation would continue to be regarded as an essential city service. Irrigation had been a part of Tempe's culture and landscape since the town's founding. When the first subdivisions were carved out of farms, developers simply dug more ditches to bring irrigation water to individual lots. The open ditches were gradually replaced by buried pipes beginning in the 1930s, but otherwise, the practice of irrigating residential lots continued virtually unchanged.

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver irrigation water but only within the original incorporated area. Outside the one square mile area, which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.²⁷

Eventually, Project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system. On November 8, 1948, College View property owners formed Improvement District Number 36 to extend city residential flood irrigation service to the subdivision.²⁸

As a strategy for beautifying the city, the residential irrigation network was a success, as it allowed Tempe's new neighborhoods to quickly acquire lawns and much needed shade trees. However, as a self-supporting utility service, it was a failure. Irrigation customers paid very nominal fees—only \$6 per year in 1946—yet the service was expensive to operate. Unlike the potable water service which was self-supporting, the irrigation service operated with deficits that had to be covered by the city's general fund. As the size of the irrigation system continued to expand, so did the deficits.

In 1958, after learning that the deficit was now \$11,000.00, the city council tried to increase the irrigation fee, which was then \$15 per year. This incited uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. Explaining their refusal to raise rates, several council members argued that residential flood irrigation contributed enough to the charm of the neighborhoods and to the character of Tempe to justify using money from the general fund to help pay for this beautification service. In the end, the city halted expansion of its residential flood irrigation service simply because it was a messy chore for homeowners and an expensive program for the city to operate. The last subdivisions to be served with city irrigation were those built in the late 1950s: Broadmor Estates (1956) and Tempe Estates (1958) located along College Avenue south of Broadway Road.

The Tempe historic context "Residential Flood Irrigation: Tempe 1909-1958" begins with the premise that historic sites include historic landscape features as integral parts of their identity. This context recognizes that preservation of the perceived and actual integrity of flood irrigated neighborhoods requires protection of historically accurate landscapes and landscape elements contained therein. The study of these historic landscapes and their elements provides an understanding of the cultural and social significance of other common visible features in these neighborhoods. Historic landscapes also reveal much about our evolving relationship with the natural world.

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic elimination or preservation of historic landscape elements and features will only become more apparent over time.³⁰

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed instead of being pulled from the ground by the desert sun. 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.³¹

The term 'xeriscape' originated in the early 80s and refers to the regulation and use of water on site. Over the past decade, xeriscape landscapes have increased in number and popularity as they help to inform the public about how designed and built landscapes can be made more sustainable. While this conservation and education effort is appropriate to desert living, xeriscape landscapes are not associatively or historically appropriate in the setting of historically flood irrigated districts. Although neighbors will spend considerable time and resources on the betterment of their community through various efforts to conserve and enhance neighborhood quality of life, they often fail to understand that protection and preservation of the rich historic character of special neighborhoods that are candidate historic districts is integrally linked to continued maintenance of the integrity of historically accurate landscapes and landscape elements contained therein.³²

Tempe Preservation is working with Tempe Water Utility Department to implement incentives for water conservation strategies appropriate to historic preservation objectives in Cultural Resource Areas. The goal of this process is to address conservation principals common to overall neighborhood enhancement and environmental quality.

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for historic designation. In preparing this preliminary determination of eligibility for consideration by the Commission, HPO finds this nomination to be complete and considers this property eligible for historic designation and listing in the Tempe Historic Property Register. Staff recommends that the Tempe Historic Preservation Commission reach consensus to hold a public hearing on April 14, 2011, to approve, deny, conditionally approve or continue this nomination.

ENDNOTES

¹ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Presvation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 03/14/2011 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 03/14/2011 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 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, Tempe History Museum, accessed Friday, February 13, 2009 2:58:24 PM; Tempe Historic Property Survey: Survey Number HPS-163 (Elliott House) http://www.tempe.gov/museum/Tempe_history/properties/hps163.htm [site includes link to Tempe Historic Property Survey].

⁴ NATIONAL REGISTER INFORMATION SYSTEM http://www.nr.nps.gov/ Database refreshed on April 24, 2008

Tempe Historic Preservation Commission 03/14/2011 Neighborhood Meeting – the preliminary determination of eligibility reported to HPC at the Neighborhood Meeting also found the property to be significant for its association with Tempe attorney Dudley Windes, and with Tempe pioneer Ellen Bell. HPC felt associations under Criterion B were insufficient and HPO revised the statement of significance by eliminating the following text – "The Windes - Bell House is significant for its association with Dudley Windes who practiced law in Tempe from 1915 to 1923, and served briefly as an American Vice Consul in Madrid during World War I. Windes was a Superior Court Judge of Maricopa County from 1923 to 1931, and Special Assistant Attorney General from 1935 to 1937. Windes built the house at 24 West 9th Street in 1920 and lived there until 1923 with his wife, Hope. As Superior Court Judge, Windes was required to establish his primary residence in Phoenix. After four years as a rental property, Ellen Bell purchased the house from Windes in 1927 and lived in it for many years. Bell was an early Tempe settler, having arrived in 1883. As a widow she supported her eight children by managing a large dairy farm and keeping boarders."

⁶ Garrison, James, 1999; Aspects of Integrity: Generalized Application 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 indicate aspects of integrity that must be present for different property types to remain eligible.

J. Garrison 1989

Aspects of Integrity: Generalized Application

Property Types

	1 operty 1 pes				
Criteria	Building	Distirct	Site	Structure	Object
A. Event/ History	Location Materials Feeling Association	Location Setting 50 Feeling H Association	Location Setting Feeling Association	Location Materials Feeling Association	M aterials Feeling A ssociation
B . Person	M aterials Feeling Association	Location .i.u.s Setting type Materials H	Location Setting Association	M aterials Feeling A ssociation	M aterials Feeling A ssociation
C. Design/ Construction	Design Workmanship Materials Feeling	Setting Design Feeling Materials	Setting Design Feeling	Design Workmanship Materials Feeling	Design Workmanship Materials Feeling
D . Likely to Yeild/ Has Yeilded	W orkm anship M aterials	Location Location Materials	Location M aterials	W ork m anship M aterials	W orkmanship M aterials

Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Assocation

For example, to identify aspects necessary for a Building to maintain eligibility under Criterion C, enter the Criteria row at "C – Design/Construction" and move across to the property type column for "Building", 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; Design, Workmanship, Materials, and Feeling.

- 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.
- ⁸ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 03/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15 8.htm

⁹ Janus Associates, 1983; Tempe Historic Property Survey and Multiple Resource Area Nomination to the National Register of Historic Places, Tempe Historical Society, ASU GOV DOCS CALL NO <u>I 29.76/3-2:Ar 4i/T 4</u> [The Tempe Historic Property Survey was a collaborative project produced by Janus Associates, Inc., and the Tempe Historical Society, 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. As a result of this effort, 30 Tempe historic properties were listed on the National Register of Historic Places.]

¹⁰ Gart, Jason H., 2000; ASU LIBRARIES HAYDEN ARIZONA CALL NO <u>F819 .T44 G37 2000</u> Historical Context Study of Sixth Street to Seventh Street, Mill Avenue to Myrtle Avenue, Block 10, Tempe (West), Maricopa County, AZ, Archaeological Research Services Inc, Tempe, AZ

- ¹³ Solliday, Scott, 2003; North, South, East, and West: The Sudden Rise of Suburban Tempe in the Mid-20 Century KARL 2003.0000.0030 [A paper presented at the 44 Annual Arizona History Convention in Tempe, Arizona, April 25, 2003.]
- ¹⁴ City of Tempe, Tempe History Museum, 2006; Tempe Historic Property Survey: Survey Number HPS-203 (George N. Gage House) http://www.tempe.gov/museum/hps203.htm [Site includes link to Excerpts from Newspaper Articles and Documents about George N. Gage]
- ¹⁵ Goff, John S., 1996; Arizona Territorial Officials, Volume 4 [Lewis Winship "LW" Blinn, born Dresden Maine, December 28, 1842, resident of San Francisco then Sacramento, established the Blinn Lumber Company at Tombstone and eventually had branches throughout Arizona. Became associated with lumber companies in California and eventually sold out his Arizona interests, had interests in savings banks and associations in southern California, at his death was president of the Provident Mutual Building and Loan Association, Los Angeles. Mason. Died Los Angeles, California, November 12, 1928 Los Angeles Times 11/18/1928]
- 16 City of Tempe, Tempe History Museum, 2005; eMuseum (people-Laird): http://artweb.tempe.gov/code/emuseum.asp [Hugh Edward Laird, 21 Sep 1882 15 Apr 1970, Pharmacist, came to Tempe in 1888. In 1898, he acquired a drugstore from J. J. Hudson. He studied pharmacy science under Dr. J. A. Dines and received his license in 1903. For sixty years, he was a registered pharmacist. Along with his brothers, Claude and William, owned and operated the Laird and Dines Drugstore for 66 years. He served twelve years as Tempe's postmaster [in 1921 -24], and was one of the community's most productive pioneer businessmen and politicians. He was a Representative to the State Legislature, 1933-1934, and served 32 years on the Tempe City Council, including Councilman, 1926-1936, and 1938-1964, and Mayor of Tempe, June 14, 1928 June 12, 1930 and July 8, 1948 June 16, 1960.
- ¹⁷ City of Tempe, Tempe History Museum, accessed Tuesday, February 22, 2011, Tempe Historic Property Survey Number: HPS-164 Windes/Bell House Newspaper Citations (PDF file) http://www.tempe.gov/museum/tempe_history/properties/HPS164Citations.pdf
- ¹⁸ Arizona State University Libraries, Archives & Special Collections: "FIRSTS" and SPECIAL EVENTS in ASU HISTORY (1885 to 1989) accessed Tuesday, February 22, 2011 online at: http://www.asu.edu/lib/archives/asufirsts.htm
- ¹⁹ City of Tempe, Historic Preservation Office, 2006, Gage Addition Park Tract College View Historic Property Designation Attachment to SSR 10/12/2006, accessed online Tuesday, February 22, 2011, at http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf

¹¹ Vinson, Mark C.; 2002 - A Brief History of Historic Preservation in Tempe, Ms on file, Tempe Historic Preservation Office KARL 2004.2742.0001 [The arrival in the 1880s of the railroad and the subsequent influx of settlers building methods and materials from the Midwestern and Eastern areas of the United States, began to change the appearance of the local built environment.]

 $^{^{12}}$ Resident Electors of the Village of Tempe, 1894; A Petition of the Resident Electors of the Village of Tempe Asking That Said Village Be Incorporated <u>KARL 1999.0000.417</u> [establishing the original townsite date cited on Annexation Map for establishment of original townsite S15 + E1/4 S16 x S15 + N1/4 S22 = 1.875 sq mi]

²⁰ National Register Information System http://www.nr.nps.gov/ Database refreshed on April 24, 2008

- ²¹ Craven, Jackie (About.com) Picture Dictionary of House Styles in North America and Beyond: Bungalow Styles http://architecture.about.com/od/periodsstyles/ig/House-Styles/Bungalow-Styles.htm The Bungalow is an all American housing type, but it has its roots in India. In the province of Bengal, single-family homes were called bangla or bangala. British colonists adapted these one-story thatchroofed huts to use as summer homes. The space-efficient floor plan of bungalow houses may have also been inspired by army tents and rural English cottages. The idea was to cluster the kitchen, dining area, bedrooms, and bathroom around a central living area.
- ²² Ibid The Green brothers also published more modest Bungalow plans in many magazines and pattern books.
- Winter, Robert and Alexander Vertikoff, 1996 "American Bungalow Style" Simon and Schuster in cooperation with American Bungalow magazine. Adaptation online at: http://www.ambungalow.com/AmBungalow/whatStyle.htm Bungalow stylistic chronology Queen Anne Style (1885-1905), Mission Style (1890-1915), Tudor Style (1890-1930), Prairie Style (1900-1920), California Style (1900-1930), Craftsman Style (1900-1930), Foursquare Style (1900-1930), Period Revivals (1915-1930) Colonial, Log Cabin, Pueblo, Spanish Colonial, Chicago Style (1920-1930), Cape Cod (1930-1940), Moderne (1930-1940).
- ²⁴ Library of Congress (accessed Monday, March 14, 2011) "Bungalows in the Historic American Buildings Survey: A Select List" online at http://www.loc.gov/rr/print/list/226_bung.html "The bungalow was one of the most popular styles of housing in the twentieth century before World War II. Typically the features consist of:
- a low profile of one or one-and-a-half stories
- a low-pitched roof which has widely overhanging gables or eaves with decorative braces
- the gables often form a porch with square columns or heavy battered piers, so the porch is included under the same low, overhanging roof as the main house
- the presence of built-in cabinets, shelves, and seating
- the emphasis on the natural quality of materials such as wood

Its practical layout--with living space all on one floor around one central room--and its affordability, combined with artistic touches, appealed to a wide audience. As the style gained in popularity, designs proliferated across the country through pattern books and mail order catalogs by companies such as Sears, Roebuck & Co. and Montgomery Ward."

- Janus Associates, Inc. (1980), Tempe Historical Museum: Tempe Historic Property Survey HPS-163 http://www.tempe.gov/museum/Tempe_history/properties/hps163.htm The Elliot House is the best remaining example of frame bungalow styling in Tempe. Built in 1929, the house exemplifies characteristic bungalow features, such as intersecting gables, tapered and squared porch columns, and entry sidelights. The clapboard exterior is in excellent condition, and the house has changed little from its original configuration. The house was built during the height of construction in the Park Tract, between 1928 and 1930. Tempe had been experiencing a housing shortage for many years, and the Park Tract was designed to provide comfortable and modern family type housing. The popular bungalow style fulfilled these requirements. This house, with its classic bungalow design, was an important addition to the new neighborhood and continues to convey its architectural qualities of design, workmanship and setting.
- ²⁶ VanderMeer, Philip 2010, "Desert Visions and the Making of Phoenix, 1860-2009", University of New Mexico Press, Albuquerque. "Popularity of Bungalows connected the city to Los Angeles, which also began supplying architects to the desert city."

 $^{^{27}\,}$ Pry, Mark E. 2003 – Oasis in the Valley; the story of water in Tempe, Tempe Historical Museum & Tempe Water Utilities Department, 2003 KARL: 2004.0000.0040

Tempe Public Works, 1948; Improvement District Map Collection KARL 2005.0000.0045 College View & University Park Irrigation System Additions, Improvement District Number 36, 11/08/1948 [Tempe Public Works Engineering map collection]

²⁹ City of Tempe (Scott Soliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

³⁰ Hansen, Eric M., 1999; F. Q. Story Neighborhood: an historic landscape threatened, Arizona State University, College of Planning and Landscape Architecture, 1999. <u>KARL: 2004.0000.0206</u> [Tempe Redevelopment]

³¹ Davis, Robinson, 2005; The Urban Forest; a study of the value and application of trees in an urban environment, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA).

³² Hansen, Eric M., 1999