Tempe Historic Preservation Commission (Tempe HPC)

Tempe Historic Preservation Office

Monday, August 15, 2011

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HISTORIC PRESERVATION OFFICE

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

Tempe Historic Preservation Office
Community Development Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280
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Jenny Lucier & Dan O'Neill
1114 South Maple Avenue
Tempe AZ 85281

Thank you for nominating the 1928 McGinnis House at 915 South Maple Avenue for Historic property designation and listing in the Tempe Historic Property Register. The nomination will help to initiate this application and the notarized Waiver Form will allow us to apply for Zoning and Development processing on your behalf. A project schedule will be identified once we have all nomination materials assembled. Please help us by sharing any historic photos, documents, or other research that you may have available or know of. All research leads are helpful in bringing a preliminary determination of eligibility and we would appreciate your collaboration in this regard.

The 1928 McGinnis House is in the upper ninety-ninth percentile (99.7%) of all Tempe properties in terms of age. The McGinnis House is also significant for its association with the 1908 Gage Addition, Tempe's oldest surviving residential subdivision; and for its association with the family of Nannie Clara and Charles Burton McGinnis. Surviving with its architectural integrity substantially intact, the McGinnis House provides an excellent example of the reductive Bungalow style house. A careful evaluation of integrity will need to be made to inform a staff opinion and recommendation of eligibility and this will rely heavily on National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". Bulletin 15 indicates that the older or rarer the property the less integrity is required for eligibility.

The Secretary of the Interior's Standards for Rehabilitation provide a philosophical framework for the evaluation process. We are fortunate to also have policy available from the Arizona State Historic Preservation Office that addresses continued eligibility in consideration of changes in integrity over time. We look forward to the research and evaluation of the Lucier / O'Neill Residence and request your assistance in this regard to further establish important precedent for other properties in the historic Park Tract subdivision. Thank you again for the nomination.

Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer
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