May 23, 2019

John Southard
City of Tempe
Historic Preservation Office
P.O. Box 5002
Tempe, AZ 85280

RE: National Register of Historic Places Nomination

University Park Historic District (Additional Documentation)
Mill to College Aves., 13th to 15th Sts., Tempe, Maricopa County

Dear Mr. Southard:

It is my pleasure to inform you that the above referenced property in Tempe will be considered for nomination to the National Register of Historic Places and the Arizona Register of Historic Places by the Historic Sites Review Committee (HSRC) at its next meeting on July 26, 2019. The meeting will be held at 9:30 a.m. at 1110 W. Washington St., Phoenix, Suite 250 (see attached draft agenda).

This amendment to the University Park Historic District proposes to reclassify six properties from noncontributing to contributing and five properties to noncontributing based on a reevaluation conducted by staff of the State Historic Preservation Office in May 2019. The draft National Register of Historic Places registration form is attached and a pdf version has been sent by email as well. Please return any comments on the draft that you and the Tempe Historic Preservation Commission may have on this nomination by July 19, 2019 so I can distribute them to the HSRC members.

You are welcome to attend this open public meeting and may speak to the committee if you wish. If you have any questions or requests, you may contact me by email at wcollins@azstateparks.gov.

Sincerely,

William S. Collins, Ph.D.
National Register of Historic Places Program Coordinator
State Historic Preservation Office
Arizona State Parks & Trails

encl.
NOTICE OF PUBLIC MEETING
HISTORIC SITES REVIEW COMMITTEE (HSRC)
STATE HISTORIC PRESERVATION OFFICE
ARIZONA STATE PARKS

Notice is hereby given to members of the Historic Sites Review Committee (HSRC) and the general public that the Committee and SHPO Staff will meet Friday, July 26, 2019 beginning at 9:30 a.m. at 1110 West Washington Street – Suite 250 - Phoenix AZ. The meeting will follow the agenda items detailed below, pursuant to A.R.S. §38-431.02 and A.R.S. § 41-511.01. The Committee may request reports on, discuss, and may take action on the following matters:

AGENDA

A. CALL TO ORDER PUBLIC SESSION/AND ROLL CALL
   1. Chair Majewski will call the meeting to order

B. INTRODUCTION OF MEMBERS AND STAFF

C. NEW BUSINESS
   1. NATIONAL REGISTER NOMINATIONS
      a. Tucson Mountain Park Historic District  
         8451 West McCain Loop, Tucson vic., Pima County
      b. Avery, Frank and Emma, House  
         4203 North 44th Street, Phoenix, Maricopa County
      c. University Park Historic District (Amendment)  
         Mill to College Aves., 13th to 15th Streets, Tempe, Maricopa County
   2. RETURNING NATIONAL REGISTER NOMINATION
      a. Jefferson Hotel  
         101 South Central Avenue, Phoenix, Maricopa County

D. OLD BUSINESS
   1. APPROVAL OF MINUTES FROM THE MARCH 22, 2019 HSRC MEETING.

E. STAFF REPORTS
   1. SHPO REPORT
      Committee and staff reports may be written or verbal followed by discussion.
      a. National Register update, listings, property status, workflow
      b. SHPO staffing and program news
      c. Review and compliance
      d. Survey and inventory
      e. Grants
      f. Legislative issues
      g. HP 2019 Conference update
F. PUBLIC COMMENT
The Committee will hear consideration and discussion of comments and complaints from the public. Those wishing to address the Committee must register at the door and be recognized by the Chair. Time permitting, each presentation will be given approximately three minutes. It is probable that each presentation will be limited to one person per organization. Action taken as a result of public comment will be limited to directing staff to study or re-schedule the matter for further consideration at a later time.

G. CALL FOR AGENDA ITEMS FOR NEXT COMMITTEE MEETING
The Committee may make comments, requests, and provide items for future agendas. The Committee may discuss matters of procedure relative to its meetings. Committee members may also direct staff to study areas of concern or to place such items on future Committee agendas.

H. HISTORIC SITES REVIEW COMMITTEE (HSRC) 2019 MEETING DATES
March 22, 2019     July 26, 2019     November 15, 2019

I. ADJOURN
A copy of the agenda background material provided to the Committee is available for public inspection at Arizona State Parks, State Historic Preservation Office, 1100 W. Washington, Phoenix, Arizona. Additional information may be obtained by contacting William Collins, National Register Coordinator, at 602.542.7159.

Pursuant to Title II of the Americans with Disabilities Act (ADA), Arizona State Parks does not discriminate on the basis of a disability regarding admission to public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter. Requests should be made as early as possible to allow time to arrange the accommodation. For ADA assistance, contact Joe Roth at 602.542.4009. This agenda will be posted at 1100 W. Washington by Kathryn Leonard, State Historic Preservation Officer (SHPO) by July 24, 2019.

Kathryn Leonard
State Historic Preservation Officer
Arizona State Parks - 1100 West Washington Street, Phoenix AZ 85007
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable."

1. Name of Property
   Historic name: University Park Historic District (Additional Documentation)
   Other names/site number: ____________________________
   Name of related multiple property listing: ___ N/A ___
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: Bounded by 13th St., Forest Ave., and the alley between Apache Blvd. and 14th St.
   (north); McAllister Ave. (east); the Union Pacific Railroad (south); and Mill Ave. (west)
   City or town: Tempe State: AZ County: Maricopa
   Not for Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this ___ X ___ nomination ___ request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property ___ X ___ meets ___ does not meet the National Register Criteria. I
   recommend that this property be considered significant at the following
   level(s) of significance:

   ___ national ___ statewide ___ X local

   Applicable National Register Criteria:
   ___ X A ___ B ___ X C ___ D

   ____________________________ Date ________________
   Signature of certifying official/Title: State Historic Preservation Office, Arizona State Parks and Trails
   State or Federal agency/bureau or Tribal Government

   ____________________________ Date ________________
   Signature of commenting official: State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   ____________________________ Date ________________
   Title: State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

Signature of the Keeper ____________________________ Date of Action ____________________________

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local ☐

Public – State ☐

Public – Federal ☒

Note: The federally owned property within this district is the George Ditch, an irrigation lateral owned by the U.S. Bureau of Reclamation and managed by the Salt River Project. That contributing property is not affected by this amendment.
University Park Historic District (Additional Documentation)  
Name of Property  
County and State  

### Category of Property  
(Check only one box.)  

<table>
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<tr>
<th>Category</th>
<th>Option</th>
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<td>☐</td>
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<td>Object</td>
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### Number of Resources within Property  
(Do not include previously listed resources in the count)  

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<td></td>
<td>objects</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register  

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The University Park Historic District was listed in the National Register of Historic Places on March 17, 2008. The district is composed primarily of single-family residences built in the Minimal Traditional and Ranch styles. The district’s period of significance is 1945 to 1957. The district’s areas of significance are Community Planning and Development (Criterion A) and Architecture (Criterion C).

Subsequent to the demolition in early 2019 of a contributing property (25 E. 13th St.), the Arizona State Historic Preservation Office (SHPO) conducted a survey of the neighborhood to determine the district’s overall integrity. All properties in the district were reexamined to determine whether any other properties had suffered alterations to their integrity and should be reclassified as noncontributing. Three additional properties found to have been severely altered and one post-historic infill house are recommended for reclassification to noncontributing status. Also, properties currently classified as noncontributing were reexamined and SHPO staff determined that pursuant to its 2011 policy on evaluating integrity within historic districts six properties should be reclassified as contributing.

Reclassification of Properties from Noncontributing to Contributing

8 East 14th Street

This single-family residence was classified as a noncontributor because of a “sun deck built above new carport in front of what appears to be converted garage.” This property is now recommended as contributing because the house itself retains a high level of integrity, while the altered garage is both a secondary site feature and one that is relatively inconspicuous to the streetscape because of being recessed behind the house.

Figure 1. House at 8 E. 14th St. Source: Google, 2018.
32 East 14th Street

This house is classified in the district's NRHP documentation as a noncontributor because of "integrity." However, the original neighborhood historic building survey information noted that the building's integrity was "good," though noting some window replacements, and recommended it as contributing. The Arizona SHPO's reevaluation also recommends the building should be a contributor because it retains a relatively high level of integrity.

Figure 2. House at 32 E. 14th St. Source: Google, 2018.

126 East 14th Street

This house is classified in the district's NRHP documentation as a noncontributor because of "integrity." The original neighborhood historic building survey information elaborated that it had been altered by the additional/remodeling of the carport. The SHPO recommends the building should be a contributor because the main body of the house retains a high level of integrity and though the garage was not optimally designed it retains its historic openness and is a secondary feature of the property.

Figure 3. House at 32 E. 14th St. Source: Google, 2018.
130 East 14th Street

The front façade of this house faces south towards 14th Street (Figure 4). It is classified as a noncontributor because a room and carport were added to the northeast corner of the house, which is visible from College Avenue because it is a corner lot (Figure 5). The SHPO recommends that the property should be a contributor because this addition is recessed and little affects the appearance of its primary façade as seen from the primary public right of way (14th Street).

Figure 4. House at 130 E. 14th St. Source: Google, 2018.

Figure 5. House at 130 E. 14th St. Source: Google, 2018.

1415 South Oakley Place

This house is classified as a noncontributor because of a garage addition on its north side. Also, there is a low perimeter wall at the front of the property constructed in 1989 (Figure 6). Because the garage addition is recessed behind the front façade and small in scale, the SHPO recommends that it has little impact on the property’s overall integrity. The SHPO's 2011 integrity policy for the evaluation of properties within

Figure 6. House at 1415 S. Oakley Pl. Source: Google, 2018.
University Park Historic District (Additional Documentation) Maricopa, AZ
Name of Property County and State

Historic districts specifies that front walls are not considered disqualifying unless they are four feet or higher and of solid construction that obstructs the public view of the property. This low wall does not obscure the public view of the property’s character-defining features.

1416 South College Avenue

This house was classified as a noncontributor because of a "large addition on north side w/carport." The SHPO’s reevaluation of this property determined that the addition was not large and little affects the ability of the property to convey its character-defining features. Also, the space for vehicles is not a true carport integrated into the design of the house, but only a relatively unobtrusive shade structure with little effect on the building’s primary façade (Figure 7).

Figure 7. House at 1416 S. College Ave. Source: Google, 2018.
Reclassification of Properties to Noncontributing

25 East 13th Street

This house was demolished in 2019. A new house has been permitted for construction, which will be noncontributing because it is outside the district’s period of significance.

1422 South Grandview Drive

This house was constructed in 2007, which is after the end of the district’s period of significance (Figure 8).

Figure 8. House at 312 E. 14th St. Source: Google, 2018.

312 East 14th Street

This house has had significant alterations, including exterior stuccoing, window replacement, new porch, and projecting garage (Figure 9).

Figure 9. House at 312 E. 14th St. Source: Google, 2018.
341 East 14th Street

This house has been almost entirely demolished apart from a portion of the brick front façade. At the time of this amendment a new wood-frame house was under construction behind the remnant wall.

Figure 10. House at 341 E. 14th St. Source: Arizona SHPO, 2019.

39 East 15th Street

This house has had significant alterations of the street front façade so that its historic character-defining features are no longer conveyed to the streetscape (Figure 11).

Figure 11. House at 39 E. 15th St. Source: Arizona SHPO, 2019.
10. Form Prepared By
name/title: William S. Collins
organization: Arizona State Historic Preservation Office
street & number: 1100 W. Washington St.
city or town: Phoenix state: AZ(zip code: 85007
e-mail: weollins@azstateparks.gov
telephone: (602) 542-7159
date: May 15, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15-minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)