Roosevelt Addition Historic District
DESIGN GUIDELINES

Prepared for:
Roosevelt Addition Neighborhood

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SPECIAL THANKS

A special thank you is extended to all the historic district property owners, tenants and interested persons who participated in the workshops and public meetings during the preparation of these historic preservation guidelines.

We are grateful to our colleagues at Archaeological Consulting Services, Inc. who prepared the National Register nomination of the Roosevelt Addition Historic District and who generously contributed information to these historic preservation guidelines.
Victoria Vargas
Scott Soliday
Thomas Jones

A Letter to Our Neighbors in the Roosevelt Addition Historic District

Most of you know that our neighborhood was designated as an "Historic District" by Tempe City Council on August 17, 2006. While we all feel that our homes are special and important to us, some may wonder why the City and the Tempe Historic Preservation Commission believed our homes were special enough to merit this distinction.

Our "collection" of homes is one of the earliest and best preserved post-war neighborhoods in the city. Ours is the first cul-de-sac in Tempe, and our neighborhood was the city's first subdivision built to Federal Housing Administration Design Standards.

We've seen the development around us - some good and some not. Like us, the City and the Commission felt that our street is an oasis in a landscape of constant change, and they believe our neighborhood contributes to Tempe's heritage and is worth protecting.

So how does this affect us?

In addition to the rights we already have as property owners, this designation brings us further benefits and privileges, including enhanced protection of our residential zoning and an increase in property values. Furthermore, our District has been listed in the *National Register of Historic Places*. Properties with this distinction can see a further increase in property value in addition to having our property tax rate assessed valuation locked in for 15 years.

As part of the original evaluation to determine if our neighborhood was indeed worthy of designation, the City had to assess the historic integrity of our homes both individually and as a collection. In any evaluation process certain criteria must be considered. It was determined that enough of the homes on our street have retained enough of the original character to be considered a "contributing" property in securing our District's designation. Currently 17 of the 22 properties in our neighborhood are considered to be "contributing" properties –many of those that are not can be easily modified to be considered a "contributing" property.

Similar standards should be met to assure we can keep our historic designation by preserving the character and qualities that have distinguished our neighborhood as special in the first place. To assist us in our stewardship, the City, in our behalf, sought the advice of architectural consultants with experience in historic properties. Their mission was to help us create guidelines to give us direction in maintaining the special qualities that define our District's significance.

These guidelines are just that – "guidelines". They were not developed to dictate what we can or cannot do to our property. They are an attempt to provide us with a better understanding of the notable significance of our neighborhood. They give us the ability to make informed decisions regarding maintenance and construction to our homes in keeping within the spirit of the historic character that was recognized.

These guidelines do not impact any of the rights that we have as home-owners, we can choose to modify our properties as we see fit, providing we observe municipal requirements already in place. The guidelines merely offer recommendations that can help all of us protect the investment in our homes, the integrity of our neighborhood, and help us preserve our designation as an "Historic District".

We want to thank all of our neighbors who help make our little cul-de-sac a special place to live. Please take some time to read these guidelines, we think you'll get a new appreciation for the unique character of the place we've chosen to make our home.

Sincerely,
Your Neighbors

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INTRODUCTION

With the end of World War II, Arizona in general, and Tempe in particular, experienced unprecedented population growth and economic expansion. From 1945 to 1960, Tempe opened more than one hundred new subdivisions for development and frequent annexations saw the city's boundaries expand eight-fold. Residential development trends begun in the post-war period are reflected in thousands of Tempe houses and structures that were built during this time. Many of these post-war Tempe neighborhoods continue to contribute to the unique character of our community today.

Roosevelt Addition Historic District is one of the earliest and best preserved post-war neighborhoods in Tempe. The district is historically significant as the first Tempe subdivision built to Federal Housing Administration (FHA) design standards.

Roosevelt Addition Historic District has been designated historic and listed in the Tempe Historic Property Register. This is the official list of historically, culturally, and visually significant buildings, structures, landmarks, districts, and archaeological sites in Tempe that have undergone the process of historic designation provided by city code.

The intent of historic designation is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage, to enhance the character of the community by taking such properties and sites into account during development; and, to assist owners in the preservation and restoration of their properties.

DESIGN GUIDELINES

Roosevelt Addition Historic District Design Guidelines assist in managing change in the district. Guidelines seek to identify that range of solutions that allow a property to be adapted to a modern use while still maintaining its historic integrity, or its status as a contributing property to the historic district. Guidelines do this by providing an understanding of the historic significance of the neighborhood and by calling attention to the character defining features of buildings and properties. This understanding informs decision-making with regard to maintenance, repair, rehabilitation, and new construction, and can help identify alternatives that conserve and enhance the historic character of the district.

Property Owners use the guidelines for planning exterior alterations or additions to properties in the district and for design of new and relocated buildings in the district.

Tempe Historic Preservation Commission and City Staff use the guidelines to approve requests for alterations to properties in the district and to evaluate the appropriateness of the City's own projects in and adjacent to the district.

1 ROOSEVELT ADDITION HISTORIC CHARACTER

Information is based on a nomination for listing the district in the National Register of Historic Places prepared by Archaeological Consulting Services, Inc. and on data used to designate and list the district in the Tempe Historic Property Register.

NEIGHBORHOOD DESCRIPTION

Roosevelt Addition Historic District is a 6-1/2 acre residential subdivision located several blocks west of downtown Tempe. The 22 lots in the district are arranged around a block-long street ending in a cul-de-sac accessible from Roosevelt Street. Comprising the 600 block of West 3rd Street, the district is zoned R1-6 and is identified as a Cultural Resource Area in Tempe General Plan 2030.

In part because the cul-de-sac discourages casual automobile traffic, the neighborhood retains a secluded, quiet atmosphere, and a strong sense of place. Most properties have uninterrupted, continuous open front yards. Original sidewalks, curbs and gutters from 1957 remain intact, although many dirt or gravel driveways have since been replaced with concrete. The district was designated historic by the City Council action on August 17, 2006.

The neighborhood presents a generally uniform streetscape of small, one-story houses on large lots with flood irrigated landscapes. Mature shade trees, large shrubs, and lush lawns resulting from years of flood irrigation, along with the visible elements of irrigation are significant character-defining features of the district.

Nineteen houses in the district were built during the five year period after World War II, including one National Folk style stucco house built in 1946. Sixteen Early/Transitional Ranch style houses built by the Loftin Construction Company in 1947, and two Ranch style houses built in 1949 and 1950, exemplify rapid evolution of residential design and construction methods in Tempe in the early post-war period.

Several houses have sensitive additions that do not adversely affect the character of the individual property or the streetscape overall. The oldest house and the newest house in the neighborhood do not contribute generally to the distinctive character of the district. These properties do not date from the period of significance, 1946-1950, and are of unrelated architectural character.

A character-defining feature is a prominent or distinctive aspect or quality of an historic property that contributes significantly to its physical character.

CHARACTER-DEFINING FEATURES OF THE DISTRICT

- Asphalt paved cul-de-sac street
- Continuous concrete sidewalks with rolled curbs along both sides of street
- Straight walkways to the front entries of each house
- Consistent lot width, depth and shapes (rectangular or wedge at cul-de-sac)
- Consistent spacing between houses
- Flood-irrigated yards and lush, mature landscaping
- Small, one-story houses on large lots
- Lush irrigated front lawns continuous from lot to lot
- Front yard dramatically punctuated by mature shade tree or trees

ARCHITECTURAL STYLES

Contributing properties in the Roosevelt Addition Historic District exemplify the Early/Transitional Ranch and Simple Ranch styles popular immediately after WWII.

Few houses were constructed in Tempe during the war due to rationing of building materials, lack of skilled construction workers, and insufficient financing for homeownership. Houses in the district were among the first constructed in Tempe immediately after the war. These houses were built speculatively by local, small-scale, independent builders, to Federal Housing Administration (FHA) design standards.

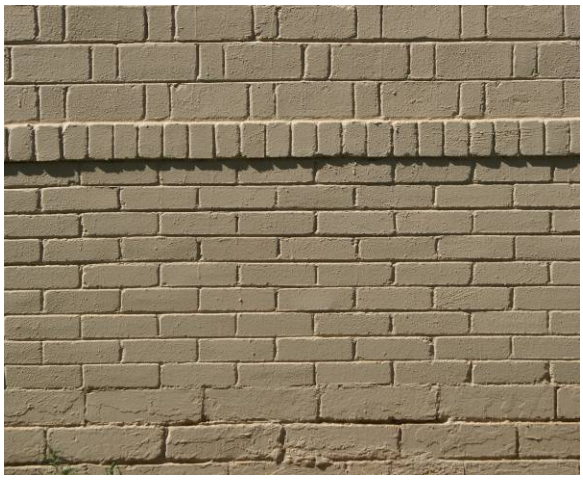
Typical Early/Transitional Ranch style house with gable roof found in the Roosevelt Addition Historic District.

EARLY /TRANSITIONAL RANCH STYLE

In Tempe, Early/Transitional Ranch style houses constructed between 1935 and 1945 differ subtly from those constructed after 1945, primarily in materials and floor construction methods. Earlier houses are identifiable primarily because they were built with raised wooden floors and crawlspaces. Following the war, local houses tended to be constructed using the more efficient and cost-effective concrete slab-on-grade technique. Both periods made use of steel casement windows. The few Ranch style houses built during the war most often used wood windows because of the scarcity of steel.

CHARACTER DEFINING FEATURES EARLY/TRANSITIONAL RANCH

- One story, less than 1,100 sf area
- Low horizontal form
- Rectangular or "L" plan
- Raised wooden floor with crawlspace
- Low-pitch gable, or hip roof
- Earliest examples had no carport
- Usually has a small, covered front porch or stoop
- Exterior walls of painted block or brick
- Roofs are sheathed predominantly with asphalt or asbestos shingles
- Rectangular or square window and door openings
- Steel casement windows (or wooden windows during WWII rationing)
- Variation in use and type of exterior materials, such as clay brick, glass block accent windows, and wood siding at the gables
- Variation in ornamental details (fascia board trim, shutters, porch posts)
- Stylistic treatment of materials and details is used evenly on all sides of the building. The front façade may be enhanced with minor ornamentation



Flemish bond brick pattern above the rowlock belt course with running bond (common bond) brick pattern below is characteristic of the Early/Transitional Ranch style.

SIMPLE RANCH STYLE

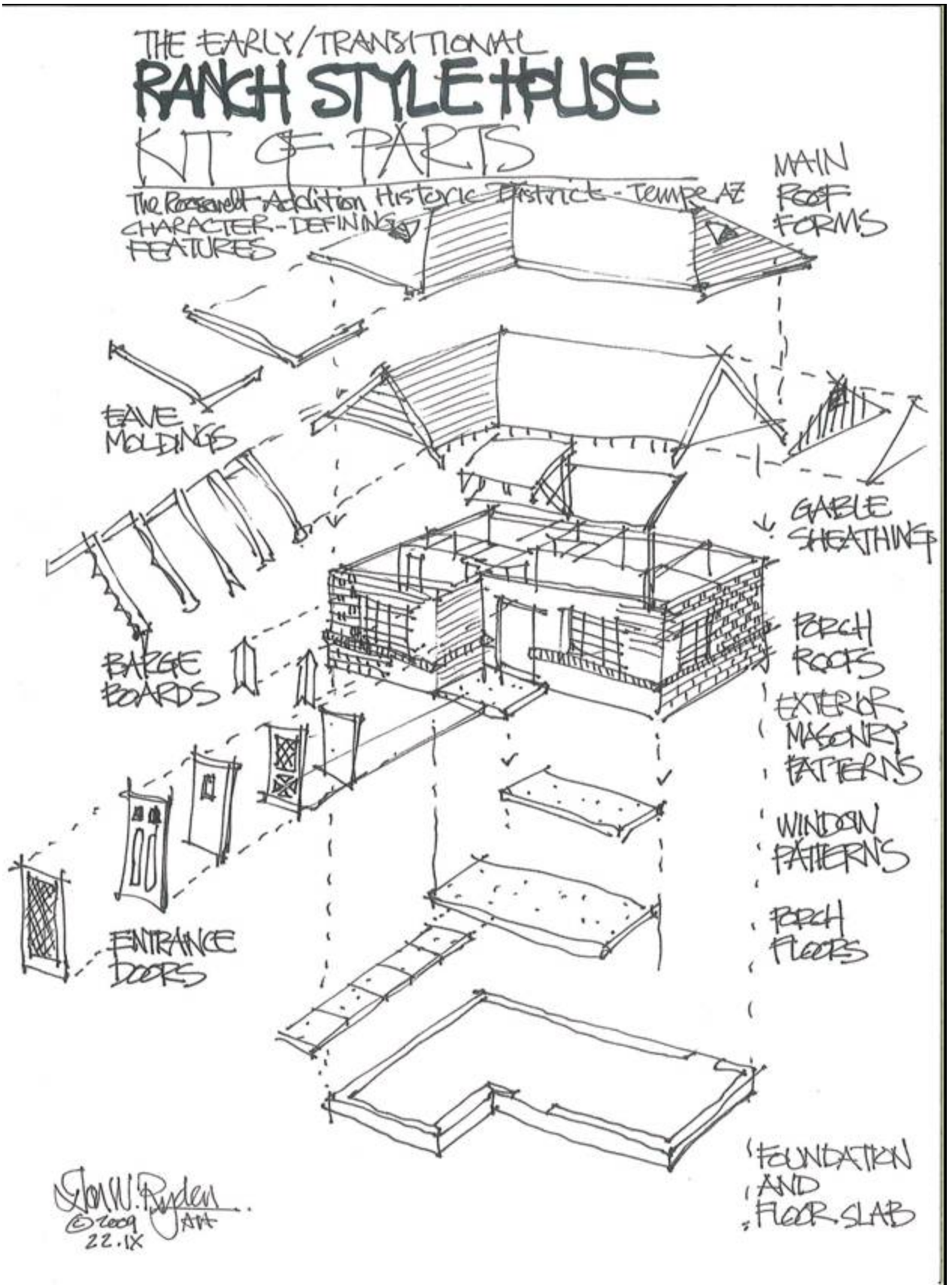
By the 1950s natural and painted clay brick masonry was largely replaced throughout Valley residential construction by the 8-4-16 concrete masonry units (CMU). At this time, block houses were usually painted and very rarely was stucco applied. Simple Ranch style houses were built with steel casement windows prior to about 1959 when aluminum sliding sash windows became available locally. Simple Ranch style is also distinguished from the Early/Transitional style by the slab-on-grade floor construction method.

Typical Simple Ranch style house with gable roof found in the Roosevelt Addition Historic District.

CHARACTER DEFINING FEATURES SIMPLE RANCH STYLE

- One story, less than 1,200 sf area
- Low horizontal form
- Rectangular or "L" plan
- Concrete slab on grade floor
- Low-pitch gable, or hip roof
- Small, covered front porch or stoop
- Exterior walls are constructed with painted block
- Roofs are sheathed predominantly with asphalt shingles
- Rectangular window openings
- Steel casement windows
- Variation in use and type of exterior materials, such as clay brick, glass block accent windows, and wood siding at gable ends
- Variation in ornamental details (fascia board trim, shutters, porch posts)
- Stylistic treatment of materials and details is used evenly on all sides of the building. The front façade may be enhanced with minor ornamentation

Running bond pattern using concrete masonry units is characteristic of the later Simple Ranch style.


THE EARLY/TRANSITIONAL
RANCH STYLE HOUSE
KIT OF PARTS
The Roosevelt Addition Historic District - Tempe AZ
CHARACTER-DEFINING FEATURES
MAIN ROOF FORMS
EAVE MOLDINGS
GABLE SHEATHING
BARGE BOARDS
PORCH ROOFS
EXTERIOR MASONRY PATTERNS
WINDOW PATTERNS
PORCH FLOORS
ENTRANCE DOORS
FOUNDATION AND FLOOR SLAB
John W. Ryden
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2: PRESERVATION REVIEW PROCESS

POLICY BASIS FOR DESIGN GUIDELINES

Roosevelt Addition Historic District Design Guidelines are authorized by Tempe City Code Chapter 14A - Historic Preservation in keeping with community policies regarding alterations of and additions to properties, new buildings, and site work located in the Roosevelt Addition Historic District.

City of Tempe General Plan 2030 lists as a major community objective the preservation of historic resources. It also notes that it is desirable to maintain the existing residential density of locally designated neighborhoods.

Guidelines provide a basis for managing change that affects the appearance of individual buildings or the general character of the district. Guidelines do not dictate design solutions, but identify a range of responses to specific design issues effecting historic resources. This document provides guidance in sensitively changing the single-family historic residential properties by complying with ***The Secretary of the Interior's Standards for Rehabilitation***. In so doing a homeowner will have better assurance in qualifying for property tax reclassification programs and historic preservation grants.

HISTORIC PRESERVATION REVIEW PROCESS

When a building permit or other permit or approval is sought from the City to alter, remodel, build or otherwise develop or landscape property located in the Roosevelt Addition Historic District, issuance of the permit or approval shall be deferred until approval has been obtained from the Tempe Historic Preservation Commission.

When the work is obviously minor in nature the Tempe Historic Preservation Office may provide administrative-level approval. Issuance of historic preservation approval indicates conformance with the provisions and intent of these guidelines only and does not imply approval by other City or regulatory agencies.

Historic Preservation review requires the submittal of applications and drawings of proposed work specified in the historic preservation ordinance. Commission or administrative-level approval or denial will be based on how well proposed changes meet the intent or objectives stated in these guidelines.

Guidelines in this document provide direction for specific changes and follow basic principles specified by ***The Secretary of the Interior's Standards for Rehabilitation*** (see page 12). Design and construction proposals that can be demonstrated to comply with the Secretary's Standards will be accepted as meeting the intent of these guidelines.

Standards and Guidelines emphasize retention and repair of historic materials and provide latitude for replacement. Standards and Guidelines focus on preservation of the character-defining features of a property; those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION †

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction, will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

† Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

3: EXTERIOR BUILDING FEATURES

Architectural details help define the character of historic buildings. They add visual interest, distinguish building styles and types, and often reflect expert craftsmanship. Features such as windows, doors, porch posts, and roof eaves display materials, finishes, and designs that are associated with specific architectural styles.

Perhaps the greatest advantage the Ranch style had in the early post-war period was its simplicity of design and construction, which allowed fast and efficient production to meet the growing demand for affordable housing. Early/Transitional Ranch and Simple Ranch style houses are devoid of elaborate detailing. Their most significant character-defining features are the porch, windows, and doors. Based on their historical importance and stylistic prominence, preservation of these basic features is important for appropriately managing change in the district. These basic features provide a sense of scale and aesthetic quality to the facade of the house and should receive sensitive treatment during exterior rehabilitation and restoration work.

Painted concrete block and wood siding, steel windows, and asphalt shingles are the primary materials used on the exteriors of Ranch style houses in the Roosevelt Addition Historic District.

Although stucco was only used once in the original material palette of the subdivision, it has been used in several remodel projects. The later use of stucco has a negative effect on the character of the historic Ranch style house and should be avoided.

Preserve Features

The best way to preserve historic building materials is through timely maintenance.

Repair Features

Preserving original architectural features is critical to maintaining the integrity of any historic building. When historic building materials are deteriorated, repairing them rather than replacing materials is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

Replace Features

When materials or features are beyond repair, replacement is necessary. However, it is important to minimize the extent of replacement because the original materials contribute to the authenticity of the property as a historic resource. New material should match the original appearance. However, even when replacement materials exactly match originals, the integrity of a historic building is to some extent compromised by replacement. This is because the original material contains a record of the labor and craftsmanship of an earlier time. Integrity can not be reproduced or recreated. The physical record of history is lost when materials are replaced, thus, conservation of original materials and features is strongly recommended.

Historic Homeowner's

REHAB REFERENCE

Roosevelt Addition Historic District
2010

Typical Home Improvement Projects

Design Guideliens Page Numbers

	Air conditioners and coolers	Carport and garage additions*	Carport enclosures*	Driveways and walkways	Fences and courtyards*	Front porches and rear patios*	Guest house additions*	Landscaping and irrigation	Patio and porch enclosures*	Roofing	Room additions*	Security grills and screen doors	Skylights and dormers	Solar collectors rooftop equipment	Stucco veneer	Two-story additions*	Window replacement or alteration
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FOUNDATIONS

Early/Transitional Ranch style houses constructed between 1935 and 1945 differ subtly from the Early Ranch style houses predominating after 1945, primarily in masonry materials and floor construction methods. Earlier houses in the district are identifiable primarily because they were built with clay masonry with raised wooden floors and crawlspaces. Later houses are constructed of block and use the more cost-effective concrete slab-on-grade technique.

Maintain foundation in good condition by keeping moisture away. Make sure the soil or pavement next to the foundation wall slopes away to keep water from soaking down into the wall and surrounding soil. Provide rain gutters, downspouts and concrete splash blocks to direct water away from foundation walls.

Repair cracks in concrete foundations with compatible patching material. If cracking is caused by differential settlement which may, in turn, cause cracking of masonry walls, professional consultation by a historical architect or structural engineer is recommended. Stabilize settling foundations using low-impact techniques. It is sometimes advisable to stop further settlement of a foundation rather than to raise it back into place.

Replace or rebuild a new foundation only as a last resort.

EXTERIOR WALLS

An important character-defining feature of the Early/Transitional Ranch style houses in the district is the masonry belt course with Flemish bond above and running (or common) bond below. Mortar joint characteristics and bond patterns contribute to the architectural character of these houses and should be preserved.

The 16 Early/Transitional Ranch style houses in the district built by Loftin Construction exhibit the builder's signature style in their distinctive masonry walls. Brick walls are laid up on a base of two courses of concrete block. Brick wainscot is laid in common bond to a height of 3 feet, and topped with a raised brick belt course, separating the wainscoting from the upper walls, which are of Flemish bond row-lock masonry. This produced walls with special visual interest.

Masonry is character-defining architectural detail and should be preserved. The mortar joints of this brick wall have become deteriorated and are in need of re-pointing.

Brick masonry construction is very rare in post-war Tempe subdivisions. Other than the houses in the district, only the earliest houses built in the Borden Homes subdivision in 1947 are brick masonry. By 1948 virtually all new tract houses in Tempe were of concrete block construction. Preserve brick masonry in its original condition. Avoid concealing original building materials with veneer materials.

Faux Brick, and picture windows have totally obscured and transformed the character of the original Ranch style house.

Although it has not been determined conclusively that the brick walls were painted at the time of construction, this remains the most reasonable assumption, because the brick is Grade B which lacks good natural finish. Many houses are painted in light pastel colors typical of the period of significance and many feature contrasting trim colors. Use of original color schemes is encouraged. As an alternative, use a historic color scheme typical of the subdivisions of the Ranch style era.

ROOFS

The cohesive visual character of the district results, in part, from consistent use of low-pitched cross-gable and hip roofs with asphalt shingles on most houses. This roof form is a character-defining feature of the Ranch style house.

The district was one of the first subdivisions in Tempe where the builder utilized the tract house approach to rapidly construct many houses using standardized designs, methods, and materials. Loftin Construction began building nearly identical houses using a standard L-shaped plan reversed on opposite sides of Third Street so that the front facing wing, usually the front gable, was on the west side of the house. Every house was not identical, however. Most were of cross-gable construction, but a few had hip roofs. Variations were created through treatment of the gable ends or by using a different configuration for the extended eave porch.

The Ranch style drew its inspiration from various sources including early Prairie style houses designed by Frank Lloyd Wright. The simple and sparsely adorned house form reflected romantic imagery of the past and new social trends toward informality and casual home life embodied in post-war suburbia. In keeping with Ranch styling, the Early/Transitional Ranch style houses in the district feature low-pitched roofs and a few traditional elements such as clapboard, false shutters, and a small entry porch.

Preserve the original form, materials, eaves, details, and other character-defining features of an historic roof. Preserve the original overhang depth of the eaves.

Examples of different rafter-tail styles. Most homes in the neighborhood each have a uniquely styled rafter-tail design.

Minimize the visual impact of new skylights and other rooftop devices by installing them behind the ridgeline of the roof and away from view from the street.

If new mechanical equipment such as air conditioning or solar equipment is installed on the roof, place it to be inconspicuous from the street and do not damage or obscure character defining features.

WINDOWS

Windows are an important character-defining feature of the historic Ranch style house. Along with the front door, windows give scale to the building and provide visual interest to the composition of the facades.

Distinct window designs help define the historic Ranch style. The depth of their position set into the thickness of the wall casts shadows that also contribute to the character of the facade. Proportions, orientation, divisions, and materials of a historic window are among its essential elements of design. Arrangement and number of panes or "lights" is also an important compositional element of windows.

Virtually all original windows in the Roosevelt Addition Historic District were the steel casement type. Casement windows have an operable sash that swings open, typically to the outside. Nearly square or rectangular, these windows were typically divided into horizontal rectangular lights. The original steel casement windows have provided excellent service for decades, unfortunately, almost all the houses in the district have had the windows replaced through the Phoenix Sky Harbor Airport Community Noise Reduction Program.

Most historic windows were replaced with sound insulating glass windows. In nearly every case, the new window does not reflect the historic character of the house. However, in many instances, the historic character can be emulated by adding mutins to reflect the proportions of the historic windows.

Replacing windows for greater energy efficiency may have unintended consequences. The window area is a relatively small portion of the total exterior surface of a house. Repairing and resetting historic windows combined with adding insulation in the attic can provide more effective energy performance without compromising the historic integrity of the house. In addition, removing and discarding serviceable building components such as windows and doors wastes their embodied energy and adds to landfills unnecessarily.

Where historic windows still exist, they should be repaired rather than replaced. The original windows significantly contribute to the historic character of the Ranch style house. Even when replaced with an exact duplicate window, a portion of the historic building fabric is lost.

Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. This is one of the few surviving examples of the original steel casement windows in the Roosevelt Addition subdivision.

PORCHES

Early/Transitional Ranch style homes in the district were constructed with no true porch, but with broad overhanging eaves at the juncture of the intersecting wings, supported by porch posts. Design variations were created through the treatment of the gable end or by using different configurations for the extended eave porch. Some overhanging eaves extend along more than half of the primary facade and provide a distinct covered entry supported by two or three posts. Some houses have small porches only at the entry and supported by brackets.

A wall-hung wooden bracket supports the porch roof on the left; a simple 4" by 4" wood post holds up the porch on the right.

These original features may require preservation because of deterioration or inappropriate alterations. Some may have had minor changes while others may have been altered to the point of losing their original character. Original wood posts may have been replaced with uncharacteristic materials or covered with stucco.

Porches may have been in-filled to create an entry or to increase living space. These treatments may compromise the proportions and integrity of the house.

Extensive replacement of historic fabric should be avoided. Although replacement of an entire porch is discouraged, such extreme measures may, in rare occasions, become necessary. Preferably, the design of the replacement porch should be a reconstruction of the original. Short of that approach, reconstruction should be based on examples of another house of the same period and style. Maintain the porch and its character-defining features.

Decorative porch post

If an historic porch must be enlarged or a carport is added, the new porch posts should be in scale and proportion to those used historically.

Avoid changing the character of the historic porch by adding details and features such as porch railings or trellises

AWNINGS, SHADES AND SHUTTERS

Energy studies show that significant cost savings can be achieved by shading window openings. Awnings were commonly used to shade window openings on houses during the post-war period and can effectively block sunlight from striking the window without obscuring historic glazing patterns or details. Several houses in the district demonstrate that awnings have been used historically.

In addition to awnings a variety of shade screen products were historically available to protect windows. Typically, these screens were designed as removable panels that were mounted at the onset of warm weather and taken down seasonally. The number of shade screen panels used to cover any given window was typically less than the number of panes in the sash resulting in these exterior mounted screens completely changing observable window proportions and obscuring historic glazing patterns.

Decorative shutters are character-defining elements of the Ranch style. However the replacement window light proportions are not divided correctly to fit the historic character.

One of very few embellishments found on Early/Transitional Ranch style houses in the district are the nonfunctional wood shutters on the windows in primary façades. These original shutters remain important character defining features of an architectural style that used only minimal ornamentation.

Commonly used in the past as a passive design feature to keep buildings cool, awnings provide important effective energy conservation and should be preserved.

Maintain existing awnings in good repair. Modern materials such as acrylic fibers have significantly extended life expectancies compared to traditional canvas fabrics and can reduce long-term maintenance needs. Select fabric consistent in appearance with period colors and textures.

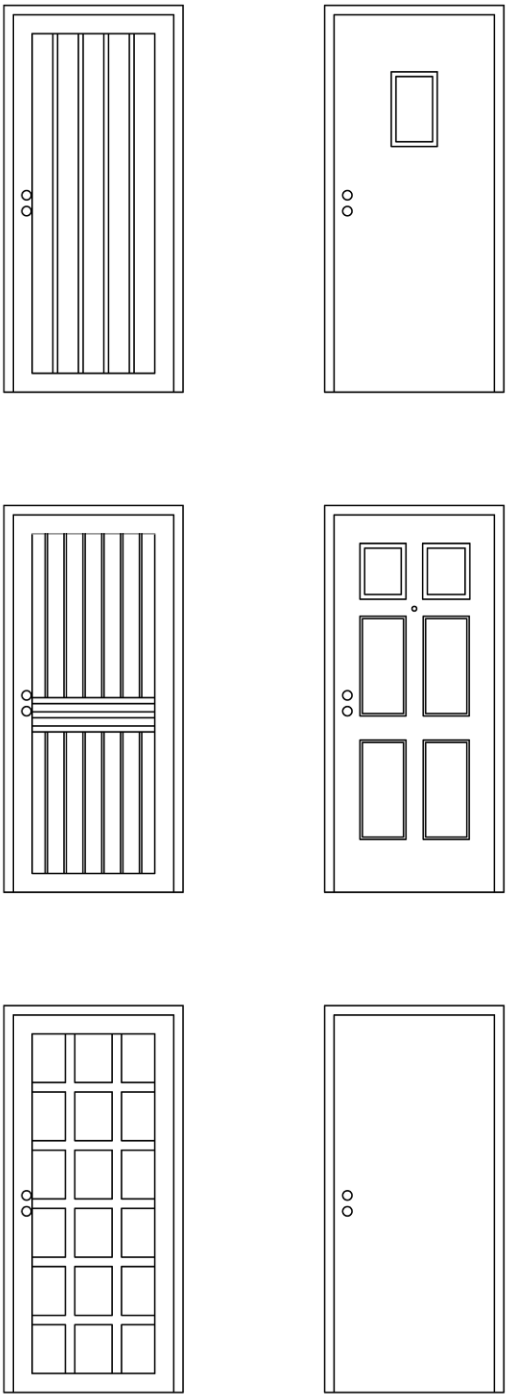
If it is necessary to reduce sun exposure on windows, awnings can be an effective means of reducing heat gain. New installations should follow recommendations for reversibility and minimize damage to existing historic fabric.

ENTRANCE DOORS AND SCREEN DOORS

An entry that is appropriate to the style and period of significance greatly helps to maintain the historic character of the district. The sixteen houses that were built by Loftin Construction have straight, narrow, concrete walks leading to the front entrance doors.

Entrance doors provide scale and visual interest to the primary façade. Historically, front entrance doors would almost always have a screen door for ventilation. This was typically a single-panel, insect-screened opening reinforced at hardware height by some unobtrusive decorative grille installed on the inside of the door.

Entrance doors on Ranch style houses have traditionally encompassed a wide range of design variations indicative of their historic antecedents. From the familiar frame-and-panel type, through the nine-lights-over-cross-bucks, to the modern flush or slab construction, the Ranch house has drawn on a diverse variety of door styles.



Historic doors characteristic of the ranch style

Many houses in the district have had historic front entrance doors replaced for acoustic concerns as previously discussed. For the most part new doors of compatible character have been installed in the original masonry openings. Other houses have had security doors installed that are not characteristic of the Ranch style and that visually obscure the historic front doors.

Preserve decorative features of historic entrances and doors. Repair is a better approach than replacement if a door possesses significance through visual prominence on the façade or due to its stylistic characteristics.

4 ADDITIONS AND ALTERATIONS

COMPATIBLE DESIGN OF NEW ADDITIONS

Roosevelt Addition Historic District is typical of many Federal Housing Administration (FHA) subdivisions in that it communicates the rich story of the American Dream expressed essentially with very ordinary details. It is hard to capture the significance of the subdivision simply by physical description. Instead, it is in the larger community setting that the district develops significance as a representation of fulfillment of deeply held values about home in American society.

Respect the design character of nearby historic properties. Protection of the collection of properties as a whole is essential to maintaining district character. These humble houses develop significance through the integrity of their setting. Appropriate site design and in-fill projects will not destroy historic materials, features, and spatial relationships that characterize these properties. Appropriate site design and in-fill projects will not be made to look older than they are.

New work will balance appropriate differentiation and compatibility with the character of the nearby historic properties. Appropriate site design and in-fill projects will differentiate style, design, and details subtly from the historic buildings through contemporary interpretation of the historic style.

Maintain setbacks and alignments of the buildings in the surrounding context. Federal Housing Administration regulations had substantial impact on neighborhood design because the agency only insured loans on residential developments that met FHA standards.

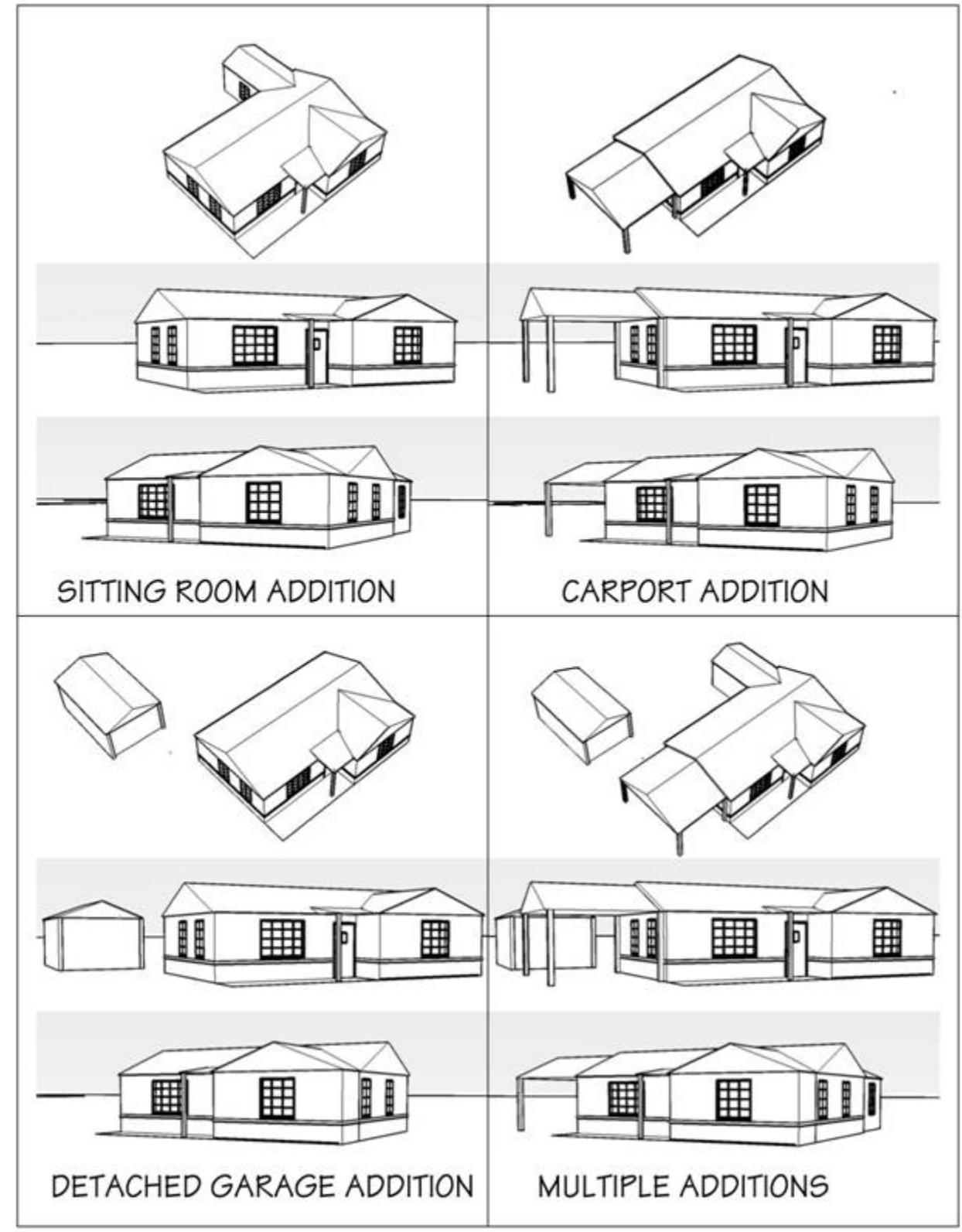
Taking the place of today's zoning development standards, the FHA specified minimum lot size requirements, setbacks from streets and adjacent structures, and use of the cul-de-sac street pattern. The FHA also recommended use of subdivision regulations and restrictive covenants for neighborhood stability.

Appropriate site design and in-fill projects will be set back from the street at a distance similar to that of nearby historic buildings and provide landscaped areas compatible with the historic setting. Maintaining alignments of horizontal features on new roof ridges, eaves, porches, windows, and doors, with those of adjacent buildings will help ensure compatibility with the overall patterns of streetscape facades.

Relate to the scale of nearby historic buildings. Appropriate site design and in-fill projects will relate to the general size, shape, and proportions of nearby historic buildings and utilize primary building materials similar, at least in appearance, to historic materials.

Relate to the size of the lot. Appropriate site design and in-fill projects will be in proportion to the overall size of the lot. Appropriate site design and in-fill projects will not appear to be too big for the lot when compared with nearby historic buildings and will maintain the established scale of the neighborhood's houses and lots.

APPROPRIATE ADDITIONS AND ALTERATIONS



HPC STANDARDS FOR EVALUATING CHANGES IN ROOSEVELT ADDITION _

1. An addition should fall within the period of significance, and, in some cases, its date of construction may be used as the closing date of an extended period of significance.

2. New additions, exterior alterations, or related new construction should be sympathetic to the original design (i.e. stylistically appropriate, sensitively rendered, compatible in size and scale, with similar or compatible materials).

3. New additions, exterior alterations, or related new construction should consider the cumulative effect of the change along with other changes that have been made or proposed (window replacement, siding, etc.).

4. New additions, exterior alterations, or related new construction that is not sympathetic in design must not substantially damage the historic property unless it has historic importance in its own right.

5. New additions, exterior alterations, or related new construction should not mimic the historic design to the extent that it becomes indistinguishable from the original building and thereby conveys a false sense of history.

6. New additions, exterior alterations, or related new construction should not overwhelm or dominate the historic character of the property as a whole or alter the property's character-defining features, including significant open space.

7. New additions, exterior alterations, or related new construction should not be out-of-scale; rooftop additions and additions that obscure principal elevations are particularly problematic unless they are stepped back and appear small in scale.

8. New additions, exterior alterations, or related new construction should not hide a building's principal façade from the public right of way and other significant viewpoints, or change the perceived orientation or number of entrances.

9. New additions, exterior alterations, or related new construction should not impair significant or character-defining features of the historic resource.

10. New additions, exterior alterations, or related new construction should not impact the front-yard setback to protect the historic integrity of the property and its environment.

These standards for evaluating additions proposed for historic properties or for determining the effect of existing additions on historic integrity are adopted by the Tempe Historic Preservation Commission. These standards are based on the work of Linda McClelland, 2008 *"Evaluating the Significance of Additions and Accretions: A National Register White Paper"* available online at: http://www.nps.gov/history/nR/publications/guidance/NR_workshop_3-11-09/White_paper_on_additions_4-09.doc

Many houses in the Roosevelt Addition Historic District have experienced additions over the years as more space was needed by the homeowner. In some cases, owners added a wing onto a secondary facade of the main structure or in-filled an original carport. Typically, these additions were subordinate in scale and character to the main building. The addition was often constructed of materials that were similar to those used on the original structure. These traditional ways of adding to historic buildings are preferred solutions for new additions.

It is important that a new addition be designed in a manner that preserves the historic character of the original building and the neighborhood streetscape. Thus, a second story addition on the house is strongly discouraged.

Several of the houses within the Roosevelt Addition have had room additions made to them in a compatible manner that would meet the test of appropriateness in keeping with The Secretary of the Interior's Standards for Rehabilitation. A few have sustained non-compatible additions which detract from the stylistic characteristics of the houses to such a degree as to prevent their listing on the National Register.

An appropriate new addition will be compatible with the character of the historic building and with its neighbors on the street.

An appropriate new addition will be differentiated from historic building materials and details so it is recognizable as an addition.

An appropriate new addition will be subordinate to the historic building in size, scale, and massing to protect the integrity of the property and its environment.

An appropriate new addition will be designed not to obscure or damage character-defining features of the historic house. Additions at the sides, front, or as a second story, should be avoided.

An appropriate new addition will be similar to the proportions and massing of the historic house.

An appropriate new addition will be constructed using materials similar to those of the historic house.

The roof of an appropriate new addition will be similar in form and pitch to that of the historic house.

Windows in an addition that are visible from the street should be similar in size and proportion to those of the historic house.

An in-filled carport addition keeps newly enclosed space at a distance from the front of the house and uses compatible yet distinct materials that were available during the period of significance.

SIGNIFICANT HISTORIC-ERA ADDITIONS

Changes to a property may have acquired historic significance in their own right. Additions may have been constructed during the period of significance or at an early date when period materials and methods were used to make the change. An older room addition or attached carport that has achieved historic significance in its own right could be justifiably preserved while a more recent addition could be removed or altered to be more compatible with the historic character of the original building.

Preserve an older addition that has achieved historic significance in its own right.

The early addition of the open carport was a typical detail of Ranch style home. This historic-era addition is significant for demonstrating how the "starter" houses allowed appropriate expansion. In this specific case, the design and construction skillfully matched the style and materials of the historic building. But, by projecting the lower pitch of the porch roof for the carport, the addition is differentiated from the main house.

NON-CONTRIBUTING BUILDING ALTERATIONS

Design of alterations and additions to non-contributing buildings should address the characteristics of both the non-contributing building and the contributing neighbor buildings.

For historic-era buildings that have lost integrity, a rehabilitation project may be the ideal way to reverse their incompatible alterations, allowing them to regain their original character and perhaps become eligible for listing on the National Register of Historic Places.

CARPORTS AND GARAGES

In the Roosevelt Addition virtually all the original Early/Transitional Ranch style houses were built without a garage, carport or even a driveway. These modest post-war houses were intended to be affordable starter houses; as such they lacked amenities such as carports. However, the houses were placed on the lots in a manner that anticipated, even welcomed, additions of an attached carport on the side or a detached garage in the backyard. A side-attached garage would have been a possible, but not a likely, design solution for this type of house.

A single-bay carport with a wooden storage room at the rear would have been the most likely and appropriate addition to the core house.

Most of the historic houses are so small and narrow that a new two-car carport addition would result in an off-balanced façade. The proportion of open carport to solid walls would approach two-to-one – a visually uncomfortable ratio for a Ranch style house. The width of a single-car bay should be about the dimension of the gable-front bedroom at the opposite end of the front façade in order to achieve an aesthetic balance.

Construct a new attached carport so that there is the least possible loss of historic materials and so that character-defining features of the historic building and site are not obscured, damaged, or destroyed.

Locate the attached carport at the inconspicuous side of the historic house; and limit its size and scale in relationship to the historic house.

DETACHED BUILDINGS

The post-World War II "starter" houses of the Roosevelt Addition were small buildings on spacious lots. They were intended to be improved and enlarged as families grew and new needs developed. During the early decades of the neighborhood, homeowners constructed detached garages in the backyard in alignment with the wider side yard setback left clear for a driveway. The building of a detached one- or two-car garage was in keeping with the patterns of residential development of the early twentieth century when Victorian Era stables were replaced by small Bungalow Era garages.

Roosevelt Addition straddles that point in American history when the automobile began to influence the architectural character of residential facades. During the period of significance, the homes in the District could have added a new carport attached to the side of the house or a detached garage added in the backyard. These additions usually matched the house.

It was not uncommon for homeowners to construct their own tool sheds and workshops in the backyard in a manner that complemented the style of the house but did not necessarily copy the house. Prefabricated steel tool sheds were not commonly available locally until the late 1960s. Because of the modest means of the early homeowners in this neighborhood, guest houses or mother-in-law cottages were not commonly found.

New detached buildings should be compatible in design with the historic character of the house and site and should preserve the historic relationship between the house and the landscape.

Construct a new detached building so that character-defining features of the historic building and site are not obscured, damaged, or destroyed.

Locate new detached buildings at the rear or on an inconspicuous side of the historic house. Limit size and scale in relationship to the historic house.

Design new detached buildings in a manner that makes clear what is historic and what is new. Consider the detached building both in terms of the new use and the appearance of other buildings in the historic district. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

ENERGY CONSERVATION

Historic preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the character of neighborhoods and the community. The energy embodied in an historic building can exceed 40 percent of the embedded maintenance and operations energy over the useful life of the building. Historic preservation is the ultimate sustainability strategy.

Because most historic-era buildings were constructed prior to the introduction of affordable air conditioning systems, they tend to have been designed with greater consideration for passive techniques for energy efficiency. Even the latest evaporative coolers available in post-World War II Arizona were far more energy efficient (although less comfortable in humid seasons) than later air conditioners.

The flood irrigated environment of the Roosevelt Addition is as great a blessing in energy efficiency as it is in aesthetics. The irrigation system of the neighborhood and of each house should be maintained for the sake of energy as well as historic character.

Retain plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.

Retain the flood irrigation system to help maintain the lush landscaping and cooler microclimate of the neighborhood.

Improve energy efficiency of existing mechanical systems by installing insulation in attics. Install insulating material on the inside of masonry walls to increase energy efficiency.

Install solar collector roof panels on non-character-defining roofs, or on the rear slope of the roof to minimize the visual impact on the historic streetscape. Install free standing solar collector panels in the rear of the property away from street view or on roofs of non-historic adjacent, detached buildings.

HEALTH, SAFETY AND ACCESSIBILITY

For decades the residents of the Roosevelt Addition endured the discomfort of aircraft noise due to the air traffic patterns of nearby Sky Harbor International Airport. Many property owners recently participated in a City of Phoenix program to mitigate the effects of aircraft noise. Almost all owners agreed to window and door replacements that adversely affected the character of the houses by changing the window patterns and proportions.

The Early/Transitional Ranch and Simple Ranch style houses have very little ornamentation and few character-defining features. Thus, the loss of their original steel casement windows, while successful in improving the residents' comfort, made a great impact on the architectural integrity of the houses.

Patterns created by the vertical casement sashes and the horizontal muntins were important, not only to each house, but also to the continuity of horizontal lines that carried through the facades collectively as an element of streetscape design. The horizontal line is one of the important characteristics of the Ranch style created by uniform elevations of roof ridges, eaves, window openings, window panes, and masonry bonding patterns.

The key visual pattern to be retained is the twelve-inch vertical dimension of the original window panes. Even casual observation of this historic window type will reveal several window pane widths but the heights are all twelve inches.

Homeowners may restore the original horizontal character of twelve-inch-high panes by modifying the existing aluminum windows or by installing new noise reduction window assemblies with the appropriate muntin patterns and glass proportions.

It is often necessary to make modification to a historic property so that it can comply with current accessibility code requirements or, in the case of a private home, simply to make use of the building more convenient.

Although federal, state or local laws do not require the accessibility of existing private residences, standards exist that can be used as a guide for homeowners who desire to improve accessibility to their own dwelling and property. The work must be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

Provide barrier-free access in such a manner that character-defining spaces, features, and finishes are preserved.

5: IN-FILL BUILDINGS

There are three major reasons why properties have been determined as non-contributing in the Roosevelt Addition Historic District. Two deal with in-fill buildings on vacant land or the replacement of a historic building.

First, and most commonly, historic-era buildings have lost original integrity or authenticity through inappropriate alterations or additions. In the Roosevelt Addition several houses have been modified to such a degree that they no longer convey the significance of Early/Transitional Ranch style or fit the characteristic patterns of local streetscape development.

Second, a building moved into the district from another neighborhood is of an era and style which are not associated with the host neighborhood, and thus, does not contribute to the historic district. The 1888 "Centennial House" (601 West Third Street) was relocated into the Roosevelt Addition Historic District in 1988. This house is individually listed in the Tempe Historic Property Register.

Third, a building has been constructed long after the neighborhood's period of significance as an in-fill structure. The large-scale house at 610 West Third Street, built in 2007, is not eligible as a contributor to the historic district because of its age. This "Neo-Tuscan Eclectic style" house is a reflection solely of its own time without consideration or deference to the character of the historic district.

NEW IN-FILL BUILDINGS

The Secretary of the Interior's Standards for Rehabilitation and these Guidelines acknowledge that in-fill buildings should be reflections of their own time, but they must also defer to the character of their host historic district.

New in-fill buildings constructed in the Roosevelt Addition Historic District must be visually compatible with contributing buildings and should be differentiated from the historic buildings.

A new building should not be mistaken for a historic building. Its design must take into consideration the scale, size, massing, silhouette, materials, patterns of openings and structure, color, and texture of the earlier buildings. New construction must also be placed appropriately on its property to maintain setbacks, spacing and setting of historic structures. New landscaping should blend with the general character of the streetscape. For example, a gravel yard with desert landscaping would not be appropriate in the context of the character-defining lush, mature vegetation and lawns of this irrigated subdivision.

STREETSCAPE PATTERN

Should an historic house be lost to disaster or demolition, an existing building may be moved into the district if it maintains a sense of architectural unity with existing buildings in the district. Likewise, a new building of contemporary design may be constructed in compliance with these same standards of appropriateness, especially in terms of massing, size, scale and placement.

New buildings and additions should be placed within the historic-era setbacks. A building should fit within the range of yard dimensions seen in the block and maintain the existing spacing of side yards. Orient the front of a house to the street and clearly identify the front door. Provide a side yard driveway that is in keeping with the traditional layout of the streetscape.

BUILDING HEIGHT

The height of a building should be similar to that of houses found traditionally on the block and in the neighborhood. New buildings should be the same one-story height as found traditionally in the subdivision or provide wall heights of one story (8 or 9 feet) at façades visible from the street.

BUILDING FORM

Simple building plans in the form of a rectangle or L-shape are preferred to complement the traditional layouts of the Early/Transitional Ranch style houses. Low-pitched (approximately 4:12) roofs such as gable and hipped roofs are appropriate for primary roof forms. Dormers and cupolas are not appropriate for complementing the simple roof massing of the Early/Transitional Ranch style houses.

BUILDING MATERIALS

Use building materials that contribute to the traditional sense of scale and that reinforce the sense of visual continuity in the neighborhood.

The most appropriate wall material in the Ranch style is painted masonry. Use block or brick that is similar in texture, size and proportions to those used historically. Natural-finished used bricks and false bricks or stone should be avoided. Wood siding, as found in the gables of the historic houses, may also be used. Stucco was not characteristically used in this neighborhood, and thus should be avoided. New materials that are similar to traditional materials may be used as accent materials.

Roof materials should be composite shingles and should convey a scale and texture similar to those used traditionally on Early/Transitional Ranch and Simple Ranch style houses. Wood shakes appropriate for the later up-scaled California Ranch style houses are not appropriate here.

BUILDING FEATURES

Building features for in-fill houses and accessory buildings should complement the historic character of the contributing houses of the district. The porches should be compatible with the size, scale, materials and colors of the neighborhood's prevalent historic architectural style.

Eaves of the roof overhangs should be modeled after the visual characteristics of the molding trim type and exposed rafter tail type found in the neighborhood. Decorative profiles at the ends of barge boards or rafter tails should differ in design from the historic examples in order to differentiate old from new.

6: SITE FEATURES AND SETTING

In recent years community awareness of water conservation issues has dramatically affected the character of many historic districts. Traditionally, neighborhoods were characterized be well-watered lawns shrubs and shade trees. Homeowners are now converting to low-water (xeriscape) landscaping and abandoning lawns for gravel. The loss of traditional green lawns in Ranch House neighborhoods adversely affects the character of the streetscape as well as the setting of the individual house. Lush lawns and mature trees are character defining features of the district and contribute to energy conservation in their own ways. These guidelines focus on preserving this aspect of neighborhood character through continuation of Tempe's Residential Flood Irrigation Program and the landscapes that program supports.

Updating this traditional landscape form considers non-invasive species and allergy or air-quality concerns as factors limiting the recommendations from the historically correct plant lists provided. The best of both, or an enlightened blending of the new with the old, make these guidelines uniquely germane to the Roosevelt Addition Historic District.

ENTRANCE COURTYARDS

The Early/Transitional Ranch style houses of the Roosevelt Addition Historic District minimized the front porch and front entrance as an area for social interaction. Following World War II the backyard became a retreat for the family and its invited guests. No longer did houses have broad, raised verandahs that overlooked the street. Homeowners trying to create a friendly front porch setting for Ranch style house must work within the minimalist character of the original small entrance porch or stoop.

By creating entrance courtyards with paving surrounded by a low fence or planter, the historic facades of Ranch style houses may be respected while creating a neighbor-friendly semi-public space for the family.
Create a small-scaled expansion of the existing porch floor or stoop in a manner that retains the materials, features and character of the original porch.

Define the semi-public zone of the entrance courtyard with a low fence, hedge or raised planter. The height should be no greater than the sill of the front windows or belt course of the brick wall.

Avoid overemphasizing the entrance to the courtyard by using large piers or light fixtures. Instead, provide shade for the new courtyard by introducing an appropriate tree rather than constructing a new or larger porch roof. Avoid extension of an existing porch forward toward the street or adding a trellis or pergola to the primary façade of the Ranch style house.

SIDEWALKS AND WALKWAYS

The original concrete sidewalks and rolled concrete curbs of the Roosevelt Addition reflect the post-World War II development of the subdivision. This design allows placement of driveways anywhere along the frontage of each lot. Parkways buffering the street from the sidewalk do not exist as they had in earlier pedestrian-oriented neighborhoods. Instead, the front entrance door and porch of the district's house was reached directly by a straight and narrow, concrete walkway.

The curb and sidewalk line the edge of the entire cul-de-sac.

Preserve significant sidewalk and driveway features retaining their original materials, finishes and colors.

Embedded stamp in sidewalk displays the paving contractor and date the sidewalk was installed. Such marks are very important features that provide a connection to a real person and event that is associated with the neighborhood.

Encourage the City to repair damaged portions of the concrete curbs and public sidewalk by replacing them in kind, matching color, texture and scoring patterns. Preserve historic contractors' marks stamped into the concrete of sidewalks. Do not remove them.

Where concrete sidewalks are too damaged to repair, encourage the City to replace damaged portions of the concrete curbs and public sidewalk in kind matching color, texture and scoring patterns.

Design for new walkways should take into consideration the materials, design, patterns, scale, size and color of historic examples. New walkways should complement historic features without copying them directly and should not be more ornate than the original sidewalks in finish or detailing.

DRIVEWAYS AND PARKING

The original homes of the historic district were not provided with garages, carports or driveways. Homeowners installed gravel as their first type of driveways and parked their cars at the side of the house or in the backyard. As the homes were improved and parking was formalized, single-width concrete driveways in the form of slabs or paired ribbons were introduced and detached garages and attached carports were added. When families acquired more than one automobile, they often doubled the width of the driveway. The space between the ribbon driveways was often in-filled with concrete. The increased area of concrete driveway tended to detract from the landscaped lawn area.

The use of just a dirt driveway and parking area does not fit visually within the setting of lawns and concrete driveways.

Preserve a historic garage where it exists. If a historic garage is beyond repair, then replacing it in-kind is encouraged. A new garage should not appear to dominate from the street. A replacement garage door, on an historic garage, should be similar to those seen traditionally.

When a garage or carport must be attached to the house, it should be on the side elevation or the percentage of building front allocated to it should be minimized.

Use paving materials that will minimize the impact a driveway will have on a streetscape.

When parking is not located in a carport or garage at the side of the house, screen it from view from the public right-of-way if at all possible.

The addition of an extended driveway adjacent to the original driveway is a common change seen in early Ranch style neighborhoods where a single parking bay is no longer sufficient.

When new sidewalks and driveways are to be installed, they should be compatible with the historic character of the streetscape.

Maintain the established progression of public-to-private spaces, that is, the use of the driveway for pedestrians to reach the lateral walkway to the front porch and entrance.

Do not construct new parking areas, turning bays, or semi-circular driveways in the front yard. Such features are not in keeping with the scale or setting of the front yards of this neighborhood. If necessary, construct an additional parking bay and driveway adjacent to the existing carport and driveway. Take care to match the color, texture, and joint pattern of the original concrete slab as closely as is possible. If possible, avoid constructing a double-width driveway at the lot frontage, but rather make use of the existing single driveway by flaring an angled slab to the new adjacent parking bay.

FENCES

The continuous expanse of adjacent front yard lawns is an important part of the original character of the Roosevelt Addition Historic District. Individual front yards were only defined by the berms confining the flood irrigation. It is likely that perimeter fences and hedges were seldom seen in the neighborhood during its period of significance. The wooden picket fences and chain link fences seen in the front yards today were probably introduced later.

Back yards, when enclosed at all, were ringed by wooden plank or cedar stake fences popular in the early post-war period. These fences were primarily intended to prevent pets and children from wandering. In recent decades, when security and privacy became a concern, the backyards were then enclosed by stronger and higher fences of chain link or concrete block.

Where no perimeter fence or hedge exists, keeping the front yard open is encouraged. Where a new decorative fence is desired, it should be similar in design, materials, and colors with those seen in Ranch style neighborhoods. Front yard fences of low scale, open railings, and rustic materials (e.g., cedar rails) are appropriate for the period if not for the neighborhood. New fences must not obscure the primary façade of a building.

The railing addition to the front porch is not typical of the Early/Traditional Ranch style houses of the Roosevelt Addition, but is in keeping with the broader Ranch style vocabulary of design. Decorative railings, like non-operable window shutters, are symbolic features often used in later Ranch style designs.

When installing a six-foot-high fence or wall at a side yard, keep the front corners of the house visible from the street. If possible, connect the side yard fence to the house behind the side window of the front room.

LANDSCAPE AND IRRIGATION

The first impression of the historic character of the district landscape is a continuous plane of lush grass punctuated by mature shade trees. This impressive landscape has been made possible by the historic flood irrigation system. Deep watering provided by flood irrigation promotes species and growth rates that modern sprinklers and drippers simply can not sustain.

The irrigation standpipe should be maintained as it is a character defining feature of the streetscape.

The components of this infrastructure (e.g., standpipes, alfalfa valves, culverts, berms) are the tangible elements that convey the significant technical design aspects of the irrigation system. The mature landscape materials are the direct result of the system. Berms, basins, and raised building pads, were designed to protect the foundations and slab floors of the houses from water damage. Maintaining flood irrigation is imperative to preserving the character of the landscape in the Roosevelt Addition Historic District. Maintaining the clearances between irrigation water and foundations is crucial to preserving each house.

Property owners should preserve the component features of the flood irrigation system on their residential lots and preserve historic landscape features whenever possible. Front yard lawns and mature landscaping should be retained to preserve the character of the flood-irrigated historic subdivision. New landscape designs should use materials that are compatible with the historic property and neighborhood. Retain as much of the original design as possible, including landscape materials and irrigation infrastructure.

A typical plan for this subdivision would consist of a Bermuda grass lawn and a large shade tree in the front yard. Smaller plantings would have been placed to screen objectionable views or to frame the house.

Today many historic neighborhoods are in a transition from traditional well-watered lawns to low-water desert landscapes. These changes are dramatically affecting the character of the streetscapes.

When considering redesign, special attention should be paid to the choice and location of a shade tree. The tree should be placed so that it shades the house as much as possible.

A complete list of historically appropriate trees, shrubs and annuals is available in the appendix. The varieties that are most significant in the Roosevelt district include:

Morus alba – Mulberry
Fraxinus velutina – Arizona Ash
Pinus Halepensis – Aleppo Pine
Bauhinia purpurea – Orchid Tree

Several varieties are recommended more than others including:

Morus alba 'Kingan' – Fruitless Mulberry
Fraxinus velutina – Arizona Ash
Pinus Halepensis – Aleppo Pine
Platanus wrightii - Cottonwood

Several historic varieties are strongly discouraged because they are considered highly allergenic or invasive species. Check the appendix for a full list.

LIGHTING

Original lighting fixtures of the house or site should be preserved, when feasible. New exterior lights should be simple in character and low in intensity. Light sources should be shielded to prevent excessive glare.

Minimize the visual impacts of site and architectural lighting. Prevent shining light into adjacent properties by using shielded and focused light sources that direct light onto the ground. Select lighting fixtures that maintain the "dark sky" by avoiding directing light upward.

ACCESSORY STRUCTURES AND FEATURES

Locate a new permanent accessory structure toward the rear of a lot whenever possible, respecting the building setback requirements of the zoning ordinance.

Construct a permanent accessory structure that is not only subordinate in size and design to the primary structure, but also similar in character. Maintain the traditional range of building materials on accessory structures and the simple detailing historically found on accessory structures. Keep accessory buildings low in scale, small, and hidden from view from the street.

EQUIPMENT AND UTILITIES PLACEMENT

Minimize the visual impacts of utilities and service equipment. Avoid placing mechanical equipment (e.g., air conditioner, attic turbine ventilators) on a roof where it is visible from the public right-of-way. Solar devices should not block views or be placed where they are visible from the public right-of-way. Place a satellite dish out of view from the public right-of-way.

APPENDIX A

TEMPE HISTORIC-ERA PLANT MATERIALS LIST – TREES

1940 Valley Nurseries *Justine Yates*		**1950 Valley Garden Center** *Valley Garden Center*	
Albizia julibrissin	Mimosa	Acacia farnesiana	Sweet Acacia
Brachychiton populeneus	Bottle Tree	*Arbutus unedo*	Strawberry Tree
Callistemon viminalis	Weeping Bottlebrush	*Callistemon viminalis*	Weeping Bottlebrush
Carya illinoinensis	Pecan	*Carya illinoinensis*	Pecan
Ceratonia siliqua	Carob	*Ceratonia siliqua*	Carob
Citrus spp.	Citrus	*Citrus aurantium*	Orange - Seville or Sour
Citrus aurantium	Sour Orange	*Eriobotrya japonica*	Loquat - Japanese
Cupressus arizonica	Arizona Cypress -NATIVE	*Eucalyptus camaldulensis*	Red Gum Eucalyptus
Cupressus sempervirens	Italian Cypress	*Eucalyptus eudesmoides*	Desert Gum Eucalyptus
Eucalyptus camaldulensis	River Red Gum Eucalyptus	*Fraxinus velutina*	Arizona Ash -NATIVE
Eucalyptus polyanthemos	Silver Dollar Gum Eucalyptus	*Grevillea robusta*	Silk Oak
Ficus carica	Fig	*Morus alba* 'Kingan'	Mulberry - Kingan, Fruitless
Fraxinus velutina	Arizona Ash - NATIVE	*Olea europea*	Olive - Common
Grevillea robusta	Silk Oak	*Phoenix canariensis*	Canary Palm
Lysiloma thornberi	Fern Of The Desert-NATIVE	*Pinus canariensis*	Canary Island Pine
Melia azedarach	Chinaberry	*Pinus halepensis*	Aleppo Pine
Morus alba 'Kingan'	Mulberry - Kingan, Fruitless	*Ulmus parvifolia*	Chinese Elm
Morus alba	Mulberry - Maple Leaf	*Vitex agnus*	Chaste Tree
Olea europea	Common Olive	*Washingtonia filifera*	California Fan Palm
Parkinsonia aculeata	Palo Verde - Mexican		
Phoenix canariensis	Canary Palm		
Pinus halepensis	Aleppo Pine		
Pistacia chinensis	Chinese Pistachio		
Populus fremontii	Arizona Cottonwood -NATIVE		
Prunus spp.	Peach - Flowering		
Punica granatum	Pomegranate		
Rhus lancea	African Sumac		
Salix babylonica	Weeping Willow		
Tamarix spp.	Tamarisk - Salt Cedar		
Ulmus parvifolia	Chinese Elm		
Vitex agnus	Chaste Tree		
Washingtonia filifera	California Fan Palm		
Washingtonia robusta	Mexican Fan Palm		

KEY

	Not recommended; allergen or invasive species

APPENDIX A

TEMPE HISTORIC-ERA PLANT MATERIALS LIST – SHRUBS AND GROUNDCOVER

1937 Riverside Nurseries	
D. A. Wheat	
Buddleia marrubifolia	Wolly Butterfly Bush
Callistemon viminalis	Weeping Bottle Brush
Cottoneaster sp.	Cottoneaster
Euonymus japonica	Euonymus
Jasminium mesnyi	Primrose Jasmine
Lagerstromia indica	Crape Myrtle
Leucophyllum fructescens	Texas Sage
Myrtus communis compacta	Dwarf Myrtle
Myrtus communis 'Variagata'	Variagated Dwarf Myrtle
Nandina domestica	Heavanly Bamboo
Nerum oleander	Oleander
Photinia fraseri	Photinia
Photinia fraseri	Photinia
Pittosporum tobira	Mock Orange
Pyracantha formosiana	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Senna artemisioides	Silver Senna

1940 Valley Nurseries	
Justine Yates	
Asparagus fern	Asparagus
Bougainvillea spp.	Bougainvillea
Buxux japonica	Boxwood
Citrus aurantium	Sour Orange
Cocculus laurafolia	Cocculus
Cortedaria selloana	Pampas grass
Euonymus japonica	Euonymus
Hibiscus syriacus	Rose of Sharon
Jasminium mesnyi	Primrose Jasmine
Juniperus deppeana 'Chinese'	Juniper
Juniperus deppeana 'Tamerix'	Juniper
Lagerstromia indica	Crape myrtle
Lantana camera	Lantana
Leucophyllum fruitescens	Texas Sage
Liguistrum japonicum	Japanese Privet
Liguistrum lucidum	Wax Leaf Privet
Myrtus communis compacta	Dwarf Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Photinia fraseri	Photinia
Pittsoporum tobira	Japanese Pittsoporum
Pyracantha spp.	Pyracantha
Rosa spp.	Roses
Rosemarinus officinalis prostrate	Rosemary
Senna artemisoides	Feathery Cassia
Thuja orientalis	arborvitae
Virburnum xbodnantense	Viburnum
Xylosma congestum	Xylosma
Yucca aloifolia	Spanish Dagger
Yucca recurvifolia	Curveleaf Yucca

APPENDIX A

TEMPE HISTORIC-ERA PLANT MATERIALS LIST – VINES AND ANNUALS

1940 Valley Nurseries *Justine Yates*		**1950 Valley Garden Center** *Valley Garden Center*	
Annuals		**Annuals**	
Amaryllis sp.	Amaryllis	*Antirrhinum spp.*	Snapdragons
Canna sp.	Cannas	*Bellis perennis*	Daisies
Iris germanica	Bearded Iris	*Calendula*	Pot Marigold
		Camellia spp.	Camellia
		Chrysanthemum spp.	Chrysanthemum
Vines		*Delphinium spp.*	Larkspur
Antigonon leptopus	Queen's Wreath	*Dianthus caryophyllus*	Carnations
Ficus repens	Fig Vine	Gardenia spp.	Gardenia
Hedera capensis	Algerian Ivy	*Geranium spp.*	Geranium
Hedera helix	English Ivy	*Hemerocallis spp.*	Daylily
Macfadyana unguis cati	Cat's Claw	*Iris spp.*	Iris
Trachelospermum jasminoides	Star Jasmine	*Lobularia maritima*	Sweet Assylum
		Petunia spp.	Petunias
		Tagetes spp.	Marigolds
		Verbena spp.	Verbena
		Viola spp.	Pansies
		Viola spp.	Violets
		Zinnias spp.	Zinnia
		Vines	
		Antigonon leptopus	Queen's Wreath
		Campsis radicans	Trumpet Vine
		Dipogon lignosus	Australian Pea Vine
		Hedera helix	English Ivy
		Ipomoea alba	Moonflower
		Ipomoea sp.	Morning Glory
		Lablab purpureus	Hyacinth Bean
		Lagenaria spp.	Gourds
		Lathyrus odoratus	Sweet Pea
		Marah gilensis	Wild Cucumber
		Tropaeolum spp.	Nasturtiums
		Wisteria frutescens	Wisteria

KEY

	Not recommended; allergen or invasive species

APPENDIX B

NATIONAL PARK SERVICE PRESERVATION BRIEFS

These Preservation Briefs are applicable to the Roosevelt Addition Historic District. They provide homeowners with appropriate means and methods of repairing and replacing historic features, finishes, and materials. The full, illustrated narratives are available on the internet from the following: http://www.nps.gov/history/Nr/publications/bulletins/suburbs/Ames.pdf

Brief 1
Assessing Cleaning & Water-Repellant Treatments for Masonry

Brief 2
Repointing Mortar Joints

Brief 3
Conserving Energy in Historic Homes

Brief 4
Roofing for Historic Homes

Brief 10
Exterior Paint Problems on Historic Woodwork

Brief 13
Repair and Thermal Upgrading of Historic Steel Windows

Brief 14
New Exterior Additions to Historic Buildings

Brief 15
Preservation of Historic Concrete

Brief 16
The Use of Substitute Materials on Historic Building Exteriors

Brief 22
The Preservation and Repair of Historic Stucco

Brief 32
Making Historic Properties Accessible

Brief 39
Controlling Unwanted Moisture in Historic Buildings

Brief 45
Preserving Historic Wooden Porches

Brief 47
Maintaining the Exterior of Small and Medium Size Historic Buildings

APPENDIX C

DEFINITIONS OF PRESERVATION TREATMENTS
from The Secretary of the Interior's Standards for Rehabilitation

Maintenance
Work on a building that keeps the property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features.

Preservation
Preservation is the treatment for keeping a building in its current good state by a careful program of maintenance and repair. This work may often include repair and stabilization.

Rehabilitation
Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving its significant character-defining features. This work may include provision for an adaptive use and the construction of a new addition. Adaptive use converts a building to a new use that is different from its original purpose. Adaptive use is accomplished through the rehabilitation treatment.

Restoration
Restoration reproduces the appearance of a building *exactly* as it looked, inside and outside, at a particular moment in time.

APPENDIX D

GLOSSARY OF TERMS

Alterations – Any physical changes to an existing structure or building; generally excludes maintenance work such as painting and repairs.

Aluminum horizontal sliding windows - An aluminum frame window consisting of two individual panes of glass where one slides horizontally on tracks across the other to open.

Barge board – one of a pair of sloped boards at the end of a projecting eave at a gable end.

Bond – anything that holds two or more objects together, including (1) the pattern of interlocking units and joints in a masonry structure; (2) the connection between masonry units or the unit and the mortar bed.

Brick banding – placement of one or more course(s) or row(s) of brick or block so that it extends beyond the façade to create a horizontal pattern. This feature may also be referred to as corbelling.

Built-up roofing – a water resistant coating on a low slope roof composed of asphalt mopped on a flexible material; several overlapping layers of roofing felt sealed with a heated asphalt compound and usually protected by spreading gravel on the top surface.

Casement windows – a window with one or more casement sashes; may also have fixed lights; the most common type of window in North America until the early 18c.

Character defining feature – a prominent or distinctive aspect or quality of an historic property that contributes significantly to its physical character

Commission – the Tempe Historic Preservation Commission (Tempe HPC) established by city code HPC reviews and makes decisions on applications for proposed alterations, new construction, demolition or removal affecting landmarks, historic properties or properties in historic districts.

Concrete masonry unit “CMU” (concrete block) – a molded uniform block of concrete with vertical hollow core hole; made with water, cement, aggregate, and, sometimes, coloring. One surface also can be shaped, ornamented, textured, or colorized for a decorative effect. In postwar construction exterior block walls were often painted.

Details - The architectural elements excluding the building envelope (roof and walls) that contribute to the external appearance of the house such as windows and doors, chimneys, porches, and decorative pieces such as trim.

Eave – The projection of a roof beyond the wall below; most often used to refer to the edge or underside of a roof.

Façade – the front wall of a building, or wall in which the principal building entrance is located.

Fascia – 1. A flat, wide, horizontal band on a wall surface, 2. A projecting, horizontal molding above a window, 3. A projecting brick course in an exterior wall anywhere below top story.

Flemish bond pattern – a brick wall bond with courses of alternating headers and stretchers.

Gable - The triangular section of an exterior wall just under the eaves of a double-sloped roof.

Gable Roof – A pitched roof with two inclined planes having equal angles that meet at a peak in the center and terminate at a vertical gable.

Glass block – a hollow, nonstructural glass masonry unit installed with mortar joints; typically used in exterior walls to transmit light while ensuring visual privacy.

Hip roof – A roof that slopes inward from all exterior walls.

In-fill design/construction - A completely new building or plan for a new building placed in a historic district. Such construction, even if the lot is vacant, is subject to review by the City of Tempe Historic Preservation Commission.

Massing – the overall composition of the exterior of the major volumes of a building, especially the structure has major and minor elements.

Mullion – a vertical element between two window or door frames; typically not a structural support for the building. See also muntin.

Muntin – a small molding or bar that separates the individual panes of a multi-paned window sash.

New construction – any new addition to a historic home that extends beyond the original building envelope (walls and roof), including porch roofs and patios.

Ordinance – Tempe Historic Preservation Ordinance: Tempe City Code Chapter 14A established to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties http://www.tempe.gov/citycode/14aHistoricPreservation.htm

Period of significance – the span of time when a property attained its significance that meets the National Register criteria

Rafter tail – the portion of a rafter that projects beyond the exterior wall to support the eaves; may also be a separate piece of lumber sistered to the actual rafter

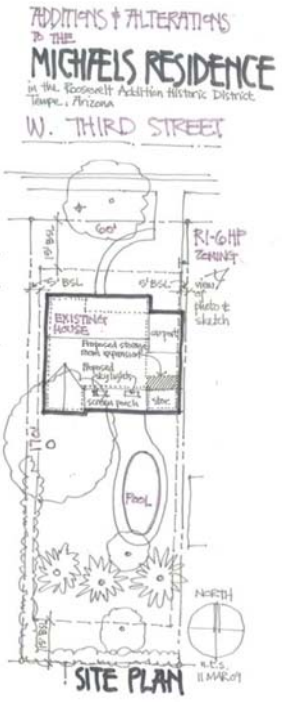
Running bond pattern (common bond) – a masonry bond with continuous courses of stretchers with each head joint centered in the stretcher above and below.

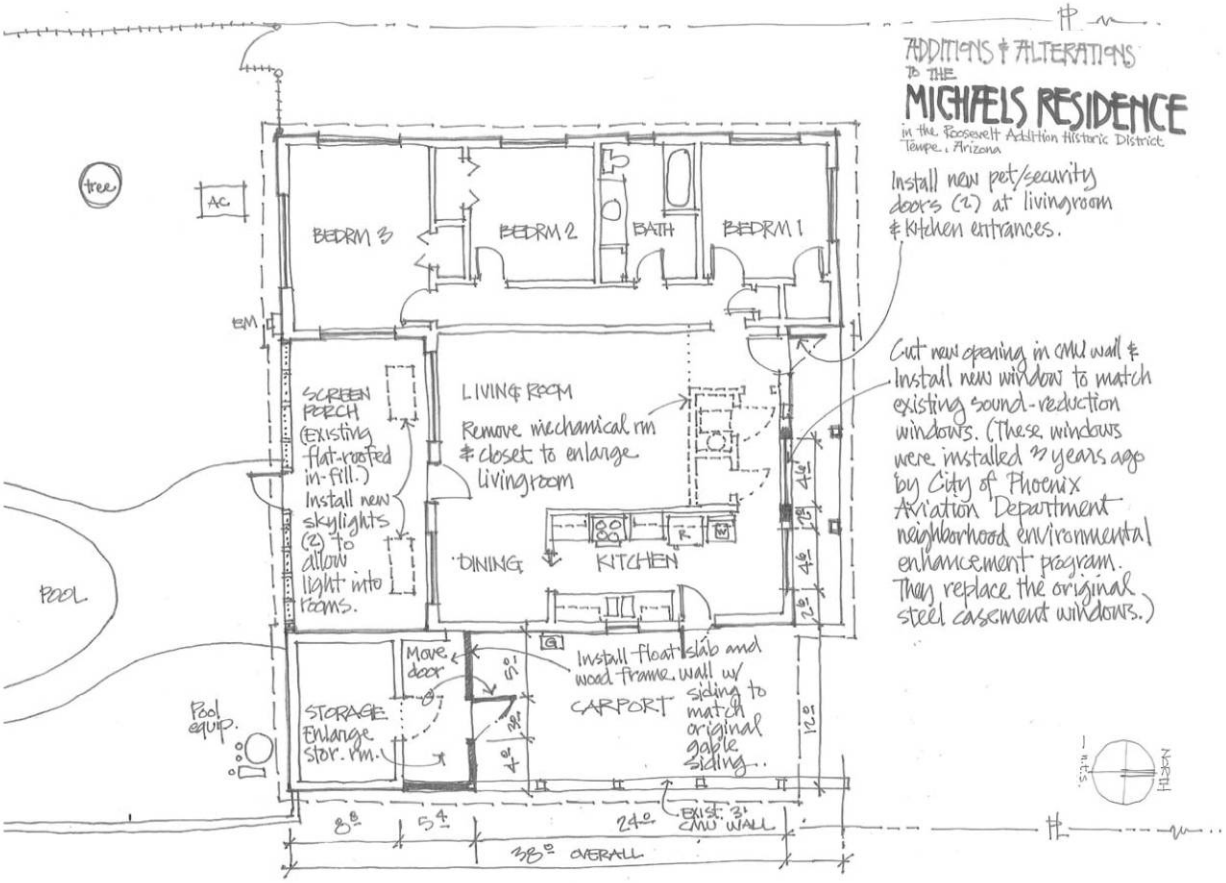
Sash – The part of a window frame that holds the glazing, especially when movable.

Set-backs – The legally required distance from property lines, easements, and utilities a building must be placed. Residents of historic districts may be required to observe historic setbacks.

APPENDIX E

CASE STUDY





EPILOG

On August 17, 2006, the historic 1946 Roosevelt Addition Subdivision was designated and listed as property number 32 in the Tempe Historic Property Register. Although this was not the first district in Tempe to be designated historic and locally listed, Roosevelt Addition Historic District was the first to participate in the process of preparing design guidelines provided for in the Tempe Historic Preservation Ordinance.

Property Owners and Stakeholders demonstrated extraordinary patience and commitment to a process that unfolded over an extended period. Their graciousness has bourn prodigious fruit. It has allowed Tempe's preservation community to learn volumes. It has brought neighbors together in the spirit of community activism. And ultimately, it has had results both tangible and intangible.

In addition to producing Tempe's first historic district design guidelines, these Roosevelt Addition Historic District Design Guidelines; on December 2, 2009, the Keeper of the National Register of Historic Places in Washington D.C. listed Roosevelt Addition Historic District in that auspicious volume. With this the stage has been set for Tempe's second National Register district to welcome in a new epoch of preservation and community. Tempe Preservation Commission members and staff thank the members of a tremendous team by whose combined talents and commitment this has come to pass. In the great tradition of Tempe community development begun decades past, with humility and highest regards, we now challenge the district to ***"go forth and do great things"***.

Roosevelt Addition Historic District

http://www.tempe.gov/historicpres/RooseveltAddition.htm

This program receives Federal financial assistance for identification and protection of historic properties. The National Historic Preservation Act of 1966 authorizes a program of Federal matching grants known as the Historic Preservation Fund to assist the various States in carrying out historic preservation activities. This program is sponsored by the United States Department of the Interior, National Park Service and is administered through the Arizona State Parks Department Historic Preservation Office, however, the contents and opinions presented herein do not necessarily reflect the policies of the Department of the Interior.