

Tempe Historic Preservation Office Research Report

WEXLER (DESKIN/WAGNER) HOUSE

Tempe Historic Property Register #48 HPO 2012.01

Tempe Historic Preservation Commission

6-402 HPC Neighborhood Meeting 03/08/2012

14A-4 HPC Public Hearing 04/12/2012

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photo: Tempe HPO 2011

The historic 1940 Wexler (Deskin/Wagner) House, located at 1215 South Maple Avenue in the 1924 Park Tract subdivision, is nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, Michael Deskin and Janet Wagner. The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office.

The historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; his wife Helen Wexler, community activist and philanthropist; and as a rare local example of the Ranch style variant, the French Provincial Ranch form.

RESEARCH

In accordance with the Tempe Historic Preservation Ordinance, upon receipt of a nomination for historic designation the Historic Preservation Office compiles and transmits a preliminary determination of eligibility for the subject property to the Tempe Historic Preservation Commission. Research in this report develops the significance of the property in the community context of pre-war development of the Park Tract subdivision, the biographical context of the Wexlers' lives and involvement in the community and at Arizona State University, and in the architectural context of pre-war residential construction in Tempe, Arizona. The report addresses property location, condition, age, significance and the integrity of historic features and other relevant information and provides the staff analysis with respect to recommending approval of the nomination.¹

LOCATION

The historic Wexler (Deskin/Wagner) House was built in 1940 in the core of the Park Tract subdivision. Located at the southern extent of the original Townsite, Park Tract was subdivided in 1924 in response to a housing shortage in Tempe. The subdivision was intended to provide comfortable and modern family housing to meet a continually increasing community-wide demand. Similarly, the Ranch style homes that came to define the Park Tract subdivision were designed to help fulfill requirements for affordable and efficient housing.²

Park Tract Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. These areas are considered culturally significant to the character of Tempe and General Plan 2030 states that it is desirable to maintain the character of these areas. General Plan 2030 further states that the underlying zoning in place at the time the plan was adopted should remain as the highest appropriate density for Cultural Resource Areas. Accordingly, Cultural Resource Areas are indicated on the GP2030 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003. The 1940 Wexler (Deskin/Wagner) House is located on Lot 4 of Block 3 of the Park Tract Subdivision and Tempe General Plan 2030 projects the existing residential density categorized as Low to Moderate Density (4 to 6 dwelling units per acre) forward. Subdivision of Park Tract predated adoption of a zoning ordinance by the Common Council of the Town of Tempe. This property is zoned R-2: Multi-Family Residential in the Tempe Zoning and Development Code as amended.^{3 4}

Laying between Maple and Mill Avenues the interior of Park Tract consists of large lots. Two of these adjacent to the south of the subject property have been consolidated for redevelopment and replatted as a separate subdivision. One of the historic homes has been demolished and the other was sent on fire by transients. The property is now vacant resulting in loss of integrity and an on-going source of nuisance at the core of the historic neighborhood.^{5 6}

CONDITION

The 1940 Wexler (Deskin/Wagner) House has been generally well maintained. The historic front façade has been carefully preserved and remains intact. A large addition was made to the rear of the house circa 1990 at which time the detached garage at the rear of the property was converted to a rental dwelling. These changes were made sensitively and do not destroy the historic integrity of the property. In addition, the historic flood-irrigated landscape is properly tended and the property makes a positive contribution to the Park Tract streetscape.

AGE

HPO records indicate 84 extant properties date to 1940, including the subject property. Significantly, 1940 also marked the end of the established prewar delivery system of residential development by small builders and local developers. From 1940 to 1950, Tempe's population increased 235%--from 2,906 to 7,686—and by the end of the decade the community was thoroughly engaged in a sustained post-war population expansion. Based on data from HPO files and Maricopa County Assessor's Office records, 254 standing properties predate the historic 1940 Wexler (Deskin/Wagner) House, having year-built dates of 1939 or earlier. Statistically, this property is therefore in the top 99.5% of all Tempe properties in terms of age and survives as a rare example of pre-World War II residential construction in Tempe.

SIGNIFICANCE

The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Section 14A-4(a)(1): Designation of landmarks, historic properties and historic districts. The following criteria are established for designation of an individual property, building, structure, or archeological site: *it meets the criteria for listing on the Arizona or national register of historic places.*⁷

Like many properties in Tempe's oldest intact residential neighborhood, the 1940 Wexler (Deskin/Wagner) House achieves significance under multiple National Park Service Criteria. The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office under National Park Service Criteria A, B, and C. Under Criterion A, the historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision. The property is also significant under Criterion B; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades, and for association with his wife Helen Wexler, who was very involved in community activism and philanthropy. Finally, under Criterion C, the property provides an early example of a rare local variant of Ranch style residential architecture in the somewhat obscure French Provincial Ranch form.

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility Criteria A, which states:

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: A. That are associated with events that have made a significant contribution to the broad patterns of our history"

The historic 1940 Wexler (Deskin/Wagner) House is located at the southern extent of the original Townsite, in the 1924 Park Tract subdivision. Tempe had been experiencing a housing shortage for some time and development of Park Tract was intended to provide comfortable and modern family housing to meet this pent-up demand. Similarly, the Early Ranch style house was designed to help fulfill requirements for affordable and efficient housing.

Park Tract today is part of Tempe's Maple Ash Neighborhood, which consists of three subdivisions: Gage Addition (1909), Park Tract (1924), and College View (1945). This area contains the largest concentration of historic resources in the city. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the historic integrity of the neighborhood at various times in the past. Today these properties are zoned multi-family and many of the owners are interested in redeveloping their properties. Without some kind of control, local preservation advocates see the historic character of the neighborhood eroding and the potential for listing Tempe's oldest remaining residential neighborhood in National Register of Historic Places in jeopardy. After an attempt at creating an historic district failed in 2006, in 2007 the Arizona Preservation Foundation placed Tempe's Maple Ash Neighborhood on Arizona's Most Endangered Historic Places List. Subsequently, many property owners have acted to list their properties individually on the Tempe and National historic registers.^{8 9}

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility Criteria B, which states:

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: B. That are associated with the lives of significant persons in or past"

Dr. Charles Wexler was the founding member of the Department of Mathematics at ASU. For eleven years from 1930, he was the only member of the Department, and as such he did it all: teaching, mentoring, tutoring, and above all always planning for the future of the department. He conducted his tutoring sessions every afternoon on the second floor of the Old Main building where students crowded the place working on the blackboards battling mathematics under his astute eye. Wexler would observe and from time to time offer someone a piece of advice, correct an error, or give a helpful hint. Problems ranged from simple algebra to graduate level mathematics, yet he could jump from one topic to another with ease; instantly understanding student's difficulties and seamlessly leading them to find their own answers. Wexler began to offer graduate classes in 1940. He was Chair of the Department until 1958, and retired in 1977.¹⁰

Helen Wexler was born in Poland in 1903 and immigrated to the United States in 1913, at the age of ten. She married Charles in 1928 in Massachusetts prior to their move to Arizona. After establishing their residence in Tempe, Helen became an active member of the local community, taking a strong interest in gardening and the natural environment. In October 1936, the Tempe Garden Club was founded by approximately 30 local residents, led by Mrs. R. J. Hight and Mrs. George Gibson. After its initial founding, Helen Wexler served as the Club's first president. The Tempe Gardening

Club has continued in its role of community activism ever since. In the 1930s, with Helen Wexler at the helm, club members helped to construct a park at the corner of Curry and Mill, only the second roadside park in America at that time. Later, in the 1960s, the Club once again rose to the occasion and pressured civic leaders to develop the Birchett Park at the Apache Boulevard curve. Helen Wexler died on January 26, 1999 at the age of 96, having outlived her husband Charles by 22 years.^{11 12 13}

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility criteria C, which states:

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction”¹⁴

Built in 1940, near the beginning of the Ranch Style stylistic period, the house exemplifies characteristic features of the mainstream architectural style while, rather uniquely, adding elements of the somewhat obscure French Provincial form. The Wexler (Deskin/Wagner) House is one-story, wood frame, and irregular in plan, sitting on a concrete foundation with stucco walls topped by a medium-pitched, hipped roof with overhanging eaves. The house boasts a covered corner single-leaf entryway supported by wood posts, with rectangular window openings and steel casement windows, decorative shutters, and awnings on the west elevation. The primary elevation has changed little from its original configuration, when this Ranch Style house first made an important addition to the neighborhood. The historic 1940 Wexler (Deskin/Wagner) House continues to convey the architectural qualities of design, workmanship, materials, and feeling that are necessary for historic designation.¹⁵

The historic 1940 Wexler (Deskin/Wagner) House is significant as one of the earliest examples of French Provincial Ranch style houses in Tempe. The property embodies the distinctive characteristics of the historically significant Ranch style of residential construction that would go on to become widely popular five to ten years after this house was built and remain so for decades thereafter. Like other Ranch styles, the French Provincial variant has the same elongated floor plan and horizontal form as the California Ranch, and distinguishes itself from the typical stylistic expression primarily by the use of detailing from French domestic architecture. For example, the Wexler House has the characteristic full hip roofs and the long horizontal front façade of the typically L shaped plan is punctuated frequently by small, shuttered, multi-paned windows, while at the entry, a small front porch is emphasized by decorative wood posts and pilasters. As the earliest known example of the French Provincial Ranch style in Tempe, Wexler House is considered eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance.¹⁶

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and it must also possess sufficient integrity to communicate its significance to persons unfamiliar with either the property or the community. A property is evaluated according to those aspects of integrity which must be present in different combinations based on the criteria under which historic significance is being tested. Like many properties in Tempe's older residential neighborhoods, Wexler House achieves significance under multiple Criteria. As we will see, each applicable Criterion requires different aspects of integrity to persist in order to convey the property's historic significance.

Under Criterion A, a building significant for its association with Park Tract subdivision must possess integrity of Location, Materials, Feeling, and Association. Under Criterion B, a building significant as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; and his wife Helen Wexler, who was very active in community activism and philanthropy; must possess integrity of Materials, Feeling, and Association. And, under Criterion C, a building significant as an early and rare French Provincial form of Ranch style residential architecture, the property must possess integrity of Design, Workmanship, Materials, and Feeling. Accordingly, of the seven possible aspects of integrity, eligibility under Criterion A, B, and C, will require a building to maintain integrity of all but one, Setting, in order to convey its significance. As the following discussions indicate, the property meets this minimum requirement and retains more than adequate integrity to qualify for designation and listing.¹⁷

Location – This property exists in its original location. The Park Tract Subdivision encompasses a collection of historic resources directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 139 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in transportation networks during settlement of the territory, and for its associations with important local figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure, which are exemplified in the subject property and throughout the Park Tract Subdivision.¹⁸

Situated in the 1200 block of South Maple Avenue, the historic 1940 Wexler (Deskin/Wagner) House occupies land that was included in the boundaries of the original 1894 Tempe Townsite. Although not subdivided until thirty years later, the Park Tract Subdivision was never annexed into the corporate limits of Tempe but was instead an integral part of the community from the onset. Located near the southern portion of the original Townsite, the historic Park Tract Subdivision survives today as a busy and vibrant residential neighborhood. Wexler House on its original lot of approximately 0.21 acres would typify the small house on the large lot ubiquitous throughout Tempe's Cultural Resource Areas but for the significant additions made to the rear of the property in the 1990s. Today, with over 2100 square feet of livable space under the main roof, the property provides a case-study of how an historic home can be adapted to support a modern lifestyle while continuing to convey its historic significance.^{19 20}

Design – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. As an upscale version of the typical Ranch style house, the French Provincial form may offer more expensive window styles including bay, corner, or large picture designs, or as is the case here, simply more as windows occur with great frequency in the principle façade and are embellished with both shutters and awnings. At Wexler House a small front porch is enhanced with more elaborate detailing in the wood columns and pilasters. Because properties change through time, changes may acquire significance in their own right and therefore do not necessarily constitute a loss of design integrity. Here changes have occurred in the modern period after the Wexler family sold the property. Fortunately, these changes maintain the original spatial relationships between major features; reinforce visual rhythms; layout and materials; and respect the relationships of other features as originally constructed and developed. Design aspects typifying the original building are present in abundance and continue to distinguish the French Provincial variant from the more typical Ranch style and thereby portraying the design aspect of integrity.²¹

Setting – Setting is the physical environment of an historic property that illustrates the character of the place. Although integrity of setting is not a condition precedent to designation in this case, the property nevertheless retains connections to the physical environment of its surroundings. The interior section of Block Three of Park Tract and the adjacent Block 6 to the west is arguably among the most intact loci of the modern Maple-Ash Neighborhood. One exception was noted above, where two lots adjacent to the south of the subject property have been consolidated for redevelopment and replatted as a separate subdivision. One of the historic homes was demolished and the other was sent on fire by transients. At the subject Wexler (Deskin/Wagner) House, however, original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways and sidewalks; and the features of flood irrigation and other infrastructure exist with their integrity intact.²²

Materials – A property must retain key exterior materials dating from the period of its historic significance. Integrity of materials determines whether or not an authentic historic resource still exists. Wexler House retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify building strategies and technologies characteristic of the period. The one-story, wood frame, irregular in plan house sits on a concrete foundation with stucco walls topped by a medium-pitched, hipped roof with overhanging eaves. While all that is typical of the Ranch style, Wexler House additionally boasts a covered corner single-leaf entryway supported by wood posts, with rectangular window openings and steel casement windows, decorative shutters, and awnings on the primary or west elevation, which exemplifies the materials palate of the French country home and which has changed little from its original configuration, when the house first made an important addition to the neighborhood.²³

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during a period in history and is important because it evinces the technology of the craft, illustrates the aesthetic principles of an historic period, and reveals local, regional, or national applications of both technological practices and aesthetic principles. Built in 1940, Wexler House helped mark the end of the established prewar delivery system of residential development by small builders and local developers. From 1940 to 1950, Tempe’s population would increase 235%--from 2,906 to 7,686—and by the end of the decade the community was thoroughly engaged in a sustained post-war population expansion. But from a more gentle time before mass-production turned housing into a commodity and divorced craftsmanship from the jobsite, Wexler House continues to convey physical evidence of the crafts attendant upon residential construction in the 1940s American Southwest.²⁴

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This property expresses an aesthetic sense of its prewar period of significance. Taken collectively, the physical features of the property are sufficiently intact to convey their significance to someone familiar with the original property, as well as to persons throughout the community to whom the property distinguishes itself as historic. Retention and good maintenance of original design, materials, workmanship, and setting as described above is sufficient to create a discernable sense of place or feeling at the historic property.²⁵

Association – Association is the direct link between an important historic event or person and a historic property. Although under Criterion C this property is not required to maintain integrity of association, it nevertheless retains a direct link with the early development of Arizona State University inasmuch as the original owner of the house, Charles Wexler, served as the longest-tenured faculty member in the university’s history. Wexler was both a founding member of the university’s Department of Mathematics, as well as the department chair for 28 years. His academic legacy is now immortalized through the annual issuance of two Charles Wexler Awards for excellence in mathematics at ASU.

HISTORIC CONTEXTS

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

Community Planning & Development in Tempe 1924-1958 (Park Tract)

The Park Tract subdivision is a collection of cultural resources that are directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 139 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and the infrastructure that supports those properties. This setting exists today in the Park Tract Subdivision as a manifestation of the Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.²⁶

Park Tract is an early "suburban" residential subdivision that was platted by Hugh Laird and Fred J Joyce, April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. The subdivision was designed to provide comfortable and modern family houses, influencing some of Tempe's prominent citizens to purchase lots and have their homes built here. Development of the subdivision began on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Union Pacific Railroad tracks. The subdivision experienced peak construction years in 1925 when 13 homes were built, in 1935 with 15 homes constructed including the subject property, and 1940 with 20 homes built. Curiously, intervening years saw no more than five and as few as zero homes completed in Park Tract.²⁷

Hugh Laird came to Tempe with his family in 1888 at the age of 5 years. His residency in Tempe continued until his death in 1970. During that time his business and public service career included 60 years as a registered pharmacist, 66 years as owner of Laird and Dines Drug Store, twelve years as Tempe postmaster and two terms as a representative in the state legislature. Perhaps his most outstanding contribution to local politics was his 32 years of service on the Tempe City Council, including 14 years as Mayor. During the period from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town saw substantial growth far beyond its anticipated boundaries, especially after the close of World War II. Policies generated during Laird's lengthy tenure on the City Council did much to shape the present environment and image of modern Tempe. Park Tract platted in 1924 has a very high degree of overall integrity and represents an early "suburban" residential subdivision platted in response to a shortage of housing in Tempe.²⁸

Charles Wexler, Arizona State University Department of Mathematics, 1930-1977

Charles Wexler was born in Fall River, Massachusetts in July 1906 to Samuel Wexler and Mamie Balotz Hornstein. In 1930, at the age of twenty-four, Wexler became a professor of mathematics at what was then called Tempe State Teachers College. He was the founding chairman of the school's Department of Mathematics and, for the first eleven years of his career (1930-1941) was the department's only tenured faculty member. Wexler served as department chair for twenty-eight years, from 1930 until 1958, and ultimately retired in 1977 after an astounding forty-seven years of service (the longest tenure of any ASU faculty member to date).

One of Wexler's former students, Ben Picone, nostalgically recalled many years after graduating from ASU that, "I was the kind of student who did not realize at that time what a great teacher he was. He did it all: teaching; mentoring; tutoring. Dr. Wexler conducted his tutoring sessions every afternoon on the second floor of the Old Main building. I can still see him sitting in the student's chair with his feet propped up on the chair in front of him. He was facing the blackboards, windows on his right hand [side], playing with the rubber bands he seemed to always carry around his left wrist. Students crowded the place working on the blackboards battling their mathematical demons. He observed and from time to time offered someone a piece of advice, corrected an error, [or] gave a helpful hint. We all worked on problems ranging from simple algebra to graduate level mathematics. He could jump from one topic to another with ease; he instantly understood our difficulties and seamlessly led us to find our own answers."²⁹

In 1977, the A-Wing of the Physical Sciences Complex was named after Dr. Wexler in appreciation of his outstanding service to the university. Today, ASU offers the annual Charles Wexler Awards to "outstanding faculty and students in the School of Mathematical & Statistical Sciences." The awards are funded by the Charles Wexler Memorial Endowment, which was established in 1977 through a gift from his widowed wife. This fund is used to recognize and reward two persons annually: one outstanding teacher of undergraduate mathematics classes (the Charles Wexler Teaching Award), and one exceptional undergraduate student (the Charles Wexler Mathematics Prize). The first awards were given by the Department of Mathematics in 1978.^{30 31}

Charles and Helen Wexler acquired Lot 4, Block 3 of Park Tract in October 1939. The couple mortgaged the property in January 1940 and built the house at 1215 South Maple Avenue soon thereafter.³²

Evolution of the Ranch Style House in the American Southwest, 1932-1945

The Early Ranch style emerged among the prototypical Southwestern architectural forms during late Depression years and its successor, the Ranch style house, eventually reigned as the region's dominant postwar style. Accounting for nine out of every ten new houses throughout the American Southwest; the Ranch style eventually spread nationwide as an authentic artifact of postwar American culture. The Early Ranch style is not the Ranch House of postwar America but rather a nascent form coming into existence with as many references to historical antecedents as it had elements of the ultimate pure form. Early Ranch style is obscured in the literature, as it is largely overwhelmed by the ubiquitous final form.

Architect Cliff May is credited with building the first Ranch Style house in San Diego, California in 1932. May had little architectural training and minimal building experience, but he succeeded in bringing his vision to life throughout the 1930s, 1940s, and 1950s. Considered by many to be the father of the California Ranch style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. “The ability,” wrote May, “to move in and out of your house freely, without the hindrance of steps, is one of the things that makes living in the [Ranch style] house pleasant and informal.”

In the Southwest, California and Craftsman Bungalow styles were common and affordable house types that preceded introduction of the Early Ranch style. The modest forms of the National Folk styles—often referred to simply as “the Economical Small House” or the “Basically FHA House”—sought similar markets. Many of the cost-saving materials and methods that would become hallmarks of post-war Ranch style houses would not appear until after World War II. In this regard, the Early Ranch style continued building traditions from earlier styles, but adapted new and distinctive configurations. Rooted in the Spanish colonial architecture of the 17th to 19th century North America, the Early Ranch style used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. These low slung, thick walled, rustic working ranches were common in the Southwestern states.³³

CULTURAL CHARACTERISTICS OF THE RANCH STYLE HOUSE

The preceding discussion of significance identified architectural and construction features typical of the Ranch style house. The historic 1940 Wexler (Deskin/Wagner) House exemplifies these characteristic features of design, materials and workmanship while simultaneously illustrating more abstract cultural characteristics of that architectural style, including livability, flexibility, and character.

Livability is manifested in the openness of the floor plan of the Ranch style home. Instead of the smaller divided rooms of previous styles, major rooms flow together while large windows bring in natural sunlight and provide a feeling of connection with the outdoor environment. Doors open to patios in the back of the home in a direct fusion of the Spanish Colonial Ranchería and the Modernist house. When land was less expensive, ranch houses abandoned the compact plan and were allowed to stretch out across large lots. Spatial connection between the house and the lot—the essence of livability—is clearly evidenced in the subject property, where views of the surroundings are prominent throughout the interior of the household.

Flexibility is addressed in the Ranch style home by open floor plans that allow rooms to be rearranged to serve multiple purposes. Ranch houses often include separate living and family rooms and formal dining rooms, all of which could be reworked as needed to serve a variety of purposes. In addition, the simple trim and style could be made to work with a range of interior decorating schemes, including American Colonial, ultramodern, and contemporary casual. Integrated patios serve as extended living space, allowing a contiguous functional relationship with the outdoors.

Finally, unpretentious character was addressed in the Ranch style house by the simple, lean lines of the houses themselves. With its low roof lines and simple rustic trim, the typical Ranch style house maintained a casual feel and did not dominate its neighborhoods. Interiors designed for ease of movement provided an enhanced feeling of "home." The historic 1940 Wexler (Deskin/Wagner) House exemplifies all of the prominent character defining features of Ranch style design: materials and workmanship, as well as more abstract cultural characteristics of livability, flexibility, and character that define the essence of the style.

Residential Architecture in Tempe, 1940

Residential and nonresidential structures within the area of the Park Tract subdivision were built primarily between 1900 and 1960, with 1940 being the median year-built value (70 years old) and 1940 the most frequently occurring construction date (20 occurrences). Solliday (2001) identified 100 lots in the Park Tract subdivision, adding 17 properties built between 1948 and 1960 to the 80 properties previously identified in the Tempe MRA (1997) as potentially contributing to an historic district. The historic 1940 Wexler (Deskin/Wagner) House is one of 20 properties constructed in Park Tract during what proved to be an unprecedented year of construction in the subdivision and throughout Tempe. In the ten-year period beginning in 1924, Park Tract added an average of two residences per year, compared to an annual average of seven residences constructed city-wide during the same period. Within ten years of the opening of the subdivision, Park Tract saw 15 residences constructed, the same number built there in 1935 alone.

Architectural styles varied city-wide during the ten-year period ending in 1940, with the Ranch style (n=41) being the most popular. The Bungalow or Bungalow-influence style (n=16) and the National Folk style (n=14), followed closely by the Southwest style (n=12), represented the most popular house types in the ten-year period preceding total dominance of the Ranch style in Tempe. Park Tract followed the city-wide trend closely with Bungalow style, Southwest style, and National Folk style representing the most popular alternatives to the Ranch style in the decade ending in 1940. Other residential styles constructed in Park Tract during this period included the Spanish Colonial Revival and the Transitional Ranch styles.

Residential Flood Irrigation: Tempe 1924-1958

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

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver irrigation water but only within the original incorporated area. Outside the one square mile area which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.³⁴

Eventually, project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system.^{35 36}

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

In 1958, after learning that the deficit was now \$11,000.00, the city council tried to increase the irrigation fee, which was then \$15 per year. This produced uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. Explaining their refusal to raise rates, several council members argued that residential flood irrigation contributed enough to the charm of the neighborhoods and to the character of Tempe to justify using money from the general fund to help pay for this beautification service. In the end, the city halted expansion of its residential flood irrigation service simply because it was a messy chore for homeowners and an expensive program for the city to operate.

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

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic elimination or preservation of historic landscape elements and features will only become more apparent over time.³⁷

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed and of being pulled from the ground by the desert sun.³⁸

The City of Phoenix has recognized the unique character and richness of associated historic landscapes and exempts historic districts and individual properties from its landscape ordinance, which requires all new development to establish a xeriscape design to better manage water use. The term 'xeriscape' originated in the early 80s and refers to the regulation and use of water on site. Over the past decade, xeriscape landscapes have increased in number and popularity as they help to inform the public about how designed and built landscapes can be made more sustainable.

While this conservation and education effort is appropriate to desert living, xeriscape landscapes are not associatively or historically appropriate in the setting of historically flood irrigated districts. Although neighbors will spend considerable time and resources on the betterment of their community through various efforts to conserve and enhance neighborhood quality of life, they often fail to understand that protection and preservation of the rich historic character of special neighborhoods that are candidate historic districts is integrally linked to continued maintenance of the integrity of historically accurate landscapes and landscape elements contained therein.³⁹

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

CONCLUSION

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for or against historic designation. This research relies heavily on information in previous survey and inventory studies; Janus 1983, Ryden 1997, and Solliday 2001, along with additional field recognizance and verification necessary to achieve a reasonable degree of certainty regarding property status.

The historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; his wife Helen Wexler, community activist and philanthropist; and as a relatively rare local example of the Ranch style variant, the French Provincial Ranch form.

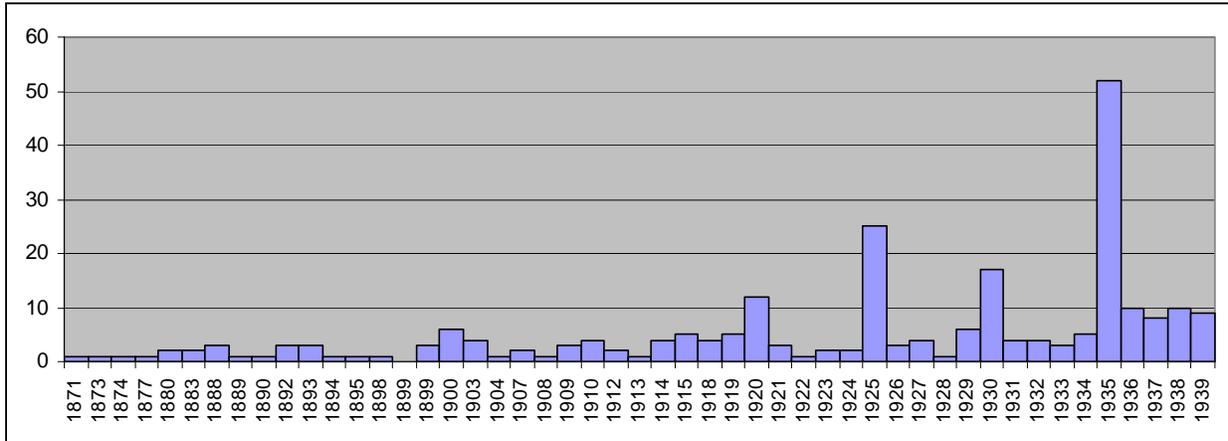
The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office and staff recommends –

– THAT THE COMMISSION REACH CONSENSUS TO HOLD A PUBLIC HEARING TO DISCUSS AND CONSIDER HISTORIC DESIGNATION AND LISTING OF THE WEXLER (DESKIN/WAGNER) HOUSE ON THE TEMPE HISTORIC PROPERTY REGISTER ON THURSDAY, APRIL 12, 2012

ENDNOTES

¹ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 02/24/2012 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

² City of Tempe, Tempe Historic Preservation Office data accessed 02/24/2012 5:49:30 PM.



³ City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 02/24/2012 at: <http://www.tempe.gov/generalplan/FinalDocument/chapter3.pdf> Cultural Resource Area (existing density allowed by zoning) Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas. The underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

⁴ City of Tempe, Zoning and Development Code, amended: August 18, 2011, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 02/24/2012 at: <http://www.tempe.gov/zoning/ZDCCode/ZDCpart2.pdf> The Common Council of the Town of Tempe adopted its first Zoning Ordinance, Ordinance Number 177 on April 14, 1938.

⁵ City of Tempe, Tempe Historic Preservation Office Gage Addition, Park Tract, College View Subdivisions Historic Property Nomination Information accessed 11/25/2009 10:49 AM online at: <http://www.tempe.gov/historicpres/mapleash.htm> “The 1995 Maple Ash Neighborhood Plan recognized the unique shape of the neighborhood, roughly a 3:1 ratio of length to width. Because of the long and narrow configuration, over 40% of the parcels occur at the perimeter of the neighborhood. As these edges have developed as part of the neighborhood over time, perimeter parcels are integral to the historic core. A significant number of these edge parcels have taken on non-residential uses and zoning over time, their continued integration with the neighborhood is compromised by intensification through redevelopment. The Plan recognized the vulnerability of perimeter parcels and the importance of maintaining neighborhood scale and character at these fragile edges. The Plan emphasizes preservation of the borders for both historic and contemporary properties as a key to maintaining a buffer or transition zone to the historic neighborhood core.”

⁶ Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at: http://www.azpreservation.org/c_endangered.php “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition,

Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties.”

⁷ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Privation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 02/24/2012 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

Sec. 14A-4. Designation of landmarks, historic properties and historic districts.

(a) The following criteria are established for designation of an individual property, building, structure or archeological site:

- (1) It meets the criteria for listing on the Arizona or national register of historic places;
- (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
- (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

⁸ Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at: http://www.azpreservation.org/c_endangered.php “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition, Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties.”

⁹ Tempe Historic Preservation Office 2012, “Tempe Historic Property Survey and Inventory, Gage Addition and Park Tract (pre-1941) Historic Contexts and Property Forms” by Nathan Hallam, M.A. accessed 02/24/2012 online at <http://www.tempe.gov/historicpres/GageAdditionParkTractContexts.pdf> “Situated between West University Drive, South Mill Avenue, West 13th Street, and the Union Pacific Railroad tracks, and divided by West 10th Street, Gage Addition (platted in 1909) and Park Tract (platted in 1924) constitute Tempe’s sole remaining pre-World War II residential subdivisions. The purpose of the survey was to compile preliminary historical and architectural data to expedite the production of Tempe Historic Property Register nominations for individual Gage Addition and Park Tract properties. Tempe Historic Preservation Office (HPO) identified seventy-six pre-1941 properties in the surveyed area: twenty-six in Gage Addition and fifty in Park Tract.”

¹⁰ Picone, Ben in Math Minutes2001-02, accessed February 17, 2012 on line at <http://stat.asu.edu/files/MathMinutes/docs/MathMinutes2001-02.pdf> “Ben Picone completed a two year pre-engineering program at ASU in 1950 and graduated with a BS in Engineering from the University of Arizona in 1954.”

¹¹ http://www.tempegardenclub.com/home/our_story

¹² 1930 United States Census, accessed February 21, 2012 at: <http://search.ancestry.com/cgi-bin/sse.dll?db=1930usfedcen&indiv=try&h=15503921>

¹³ *Arizona Republic*, Obituary, January 29, 1999.

¹⁴ U.S. Department of the Interior, National Park Service, 2002; Listing a Property in the National Register of Historic Places, How to Apply Criteria for Evaluation <http://www.cr.nps.gov/nr/listing.htm> “The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.”

¹⁵ Tempe Historical Museum, accessed Monday, November 23, 2009; Tempe Historic Property Survey: Survey Number HPS-345 Douglas/Gitlis Residence http://www.tempe.gov/museum/Tempe_history/properties/hps345.htm [site includes link to Tempe Historic Property Survey].

¹⁶ Tempe Historic Preservation Office – HPO Staff Opinion – preliminary determination of eligibility provided in accordance with [Tempe City Code Chapter 14A – Historic Preservation](#) Sect. 4A-4(c)(4) “Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation.”

¹⁷ Garrison, James, 1999; Aspects of Integrity: Generalized Application [http://www.tempe.gov/historicpres/Centennial\[SampsonTupper\]House.html](http://www.tempe.gov/historicpres/Centennial[SampsonTupper]House.html) [State Historic Preservation Officer Jim Garrison created a matrix titled “Aspects of Integrity: Generalized Application” to illustrate how to evaluate the integrity of a property. This chart indicates those aspects of integrity that must be present for different property types to remain eligible. For example, to identify aspects necessary for a District to maintain eligibility under criteria C (Design/Construction) enter the chart criteria column at “C – Design/Construction” and move across to the property type column for “District”, to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Setting, Design, Feeling, and Materials. (see chart below)]

J. Garrison 1989

Aspects of Integrity: Generalized Application

Criteria	Property Types					
	Building	Distirct	Site	Structure	Object	
A. Event/ History	Location Materials Feeling Association	Location Setting Feeling Association	Historic	Location Setting Feeling Association	Location Materials Feeling Association	Materials Feeling Association
B. Person	Materials Feeling Association	Location Setting Materials	Historic	Location Setting Association	Materials Feeling Association	Materials Feeling Association
C. Design/ Construction	Design Workmanship Materials Feeling	Setting Design Feeling Materials	Architectural	Setting Design Feeling	Design Workmanship Materials Feeling	Design Workmanship Materials Feeling
D. Likely to Yeild/ Has Yeilded	Workmanship Materials	Location Materials	Archaeological	Location Materials	Workmanship Materials	Workmanship Materials

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

¹⁸ Janus Associates, Inc., and the Tempe Historical Society, 1983 Tempe Historic Property Survey Tempe History Museum http://www.tempe.gov/museum/Tempe_history/properties/ahpsfile.htm “The survey was a collaborative project produced by, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-1983) involved research and documentation of the 150 most significant resources. More than a dozen volunteers completed most of the research under the direction of Museum Director Susan Wilcox and Cindy Myers of Janus Associates. The research collection that was compiled as a result of this project includes individual files on 158 historic properties. Of those most important buildings and structures that were studied in 1983, only 60% are still standing today.”

¹⁹ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.” Integrity of location need not be present for the nomination as proposed.

²⁰ Tempe Historic Preservation Office, 2010 “Supplemental Research Report - Change at the historic DOUGLASS/GITLIS RESIDENCE Tempe Historic Property Register #38 Tempe Historic Preservation Commission 1/12/2010 accessed online at <http://www.tempe.gov/historicpres/Designations/DouglassGitlisResidence/SRR-DGR->

[PublicHearingHPC.pdf](#) “Tempe Preservation assists owners with managing change to their historic properties in ways that balance preservation objectives with continued viability and enhancement of value. The Douglass/Gitlis Residence is a case study of this balanced change. The property provides a model for determining impact of proposed additions to historic buildings and establishes important precedent for evaluating effects of change on properties nominated for historic designation and listing in the Tempe Historic Property Register”

²¹ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.” Integrity of design is a condition precedent to the nomination as proposed.

²² U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.” Integrity of setting need not be present for the nomination as proposed.

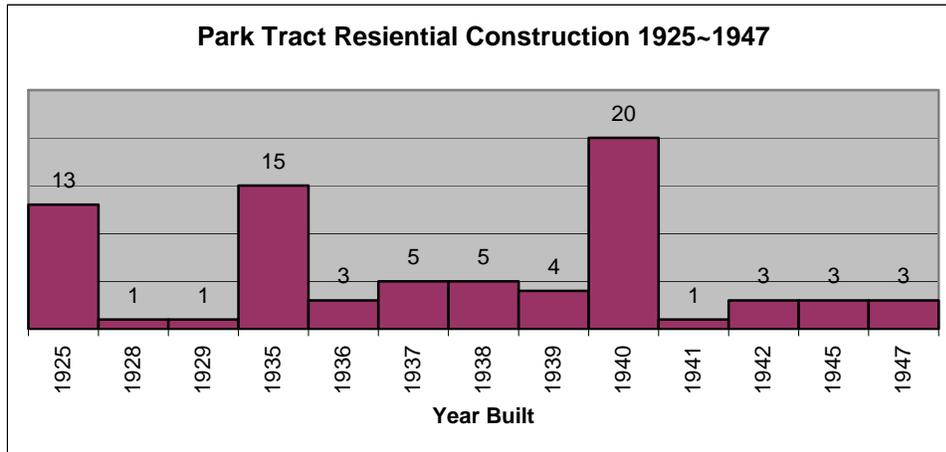
²³ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.” Integrity of materials is a condition precedent to the nomination as proposed.

²⁴ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.” Integrity of workmanship is a condition precedent to the nomination as proposed.

²⁵ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.” For example, an early ranch-style house retaining original design, workmanship, and materials will relate the feeling of hand craftsmanship and onsite construction methods in residential construction before World War II. Integrity of feeling is a condition precedent to the nomination as proposed.

²⁶ Tempe Historic Preservation Office 2006, "Preliminary Determination of Eligibility Attachment to Staff Summary Report Thursday, Oct. 12, 2006 Gage Addition Park Tract College View Subdivisions" <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

²⁷ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



²⁸ Tempe Historical Museum, accessed Friday, February 13, 2009 2:58:24 PM; Tempe Historic Property Survey: Survey Number HPS-222 (Hugh Laird House) <http://www.tempe.gov/museum/hps222.htm> [Site includes link to Excerpts from Newspaper Articles and Documents about Hugh Laird]

²⁹ "Math Minutes" Newsletter, 2001-2002," page 1, accessed at <http://stat.asu.edu/files/MathMinutes/docs/MathMinutes2001-02.pdf>

³⁰ <http://math.asu.edu/WexlerAwardsn>

³¹ Ibid.

³² Tempe Historic Preservation Office 2012, Pre-1941 Survey and Inventory of Tempe Historic Properties, #T-399, Compiled by Nathan Hallam

³³ Wilson, Liz 2002, Introduction to Postwar Modern Housing Architectural Styles, from "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions" accessed February 17, 2012 online at <http://www.scottsdaleaz.gov/Assets/Public+Website/historiczoning/IntroPostwarHousingStyle.pdf>

³⁴ Pry, Mark E. 2003 – Oasis in the Valley; the story of water in Tempe, Tempe Historical Museum & Tempe Water Utilities Department, 2003 KARL: 2004.0000.0040

³⁵ Tempe Public Works, 1948; Improvement District Map Collection KARL 2005.0000.0045 College View & University Park Irrigation System Additions, Improvement District Number 36, 11/08/1948 [Tempe Public Works Engineering map collection]

³⁶ City of Tempe (Scott Solliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

³⁷ Hansen, Eric M., 1999; F. Q. Story Neighborhood: an historic landscape threatened, Arizona State University, College of Planning and Landscape Architecture, 1999. KARL: 2004.0000.0206 [Tempe Redevelopment]

³⁸ Davis, Robinson, 2005; The Urban Forest; a study of the value and application of trees in an urban environment, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA).

³⁹ Hansen, Eric M., 1999