

Historic Preservation Office

LUCIER / O'NEILL RESIDENCE

Tempe Historic Property Register #41

Historic Preservation Commission

HPC Neighborhood Meeting 03/10/2011

14A-4 HPC Public Hearing 04/14/2011

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photo: Tempe HPO 2010

The 1933 Lucier / O'Neill Residence, located at 1114 South Maple Avenue in the historic 1924 Park Tract Subdivision, has been nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, Jenny Lucier and Dan O'Neill. Built in 1933, this house is in the ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age. The property is also significant as an excellent surviving example of the Classical Bungalow style masonry house as it both embodies the distinctive characteristics of the type and survives with a high degree of architectural integrity.

RESEARCH

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

LOCATION

The 1933 Lucier / O'Neill Residence is located on Lot 11 of Block 5 of the historic 1924 Park Tract subdivision, which is on the west side of Maple Avenue midway between 11th and 12th Streets. Located just west of the Arizona State University campus, Park Tract subdivision forms the middle portion of Tempe's historic Maple-Ash neighborhood; it is bounded by 10th Street, Mill Avenue, 13th Street, and the Union-Pacific Railroad tracks. Platted in 1924, Park Tract contains homes built primarily during the first half of the twentieth century, and recently qualified as an historic district. For some time Tempe had experienced a housing shortage and Park Tract Subdivision was designed to provide relief in the form of comfortable and modern family housing to meet that demand. The Bungalow style was similarly designed to satisfy widespread demand for housing that was economical and efficient.

Subdivision of Park Tract predated adoption of a zoning ordinance by the Tempe Town Council and today this property is zoned R-2: Multi-Family Residential. Park Tract subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. Cultural Resource Areas are considered culturally significant to the character of Tempe and GP2030 states it is desirable to maintain the character of these areas. General Plan 2030 recommends the underlying zoning in place at the time the plan was adopted should remain the highest appropriate density for Cultural Resource Areas. Accordingly, Cultural Resource Areas are indicated on the GP2030 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003.^{2 3}

CONDITION

The 1933 Lucier / O'Neill Residence is significant as one of the best remaining examples of Classical Bungalow style masonry houses in Tempe. The single-story clay brick masonry house is one of many Bungalows sprinkled throughout the neighborhood, but is one of few exposed brick houses. The house has been meticulously maintained. The historic front façade has been carefully preserved and remains intact. In addition, the historic flood irrigated landscape is thoughtfully tended and the property makes a positive contribution to the historic streetscape of the Park Tract subdivision. Changes made to the property that are visible on the exterior have been sensitively designed and skillfully executed in order to achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the historic Classical Bungalow style house. The 1946 addition on the north was sensitively constructed and is a character defining feature of the property. Characteristic of the Classical Bungalow style, this house emphasizes economy and efficiency. Like the earlier American Foursquare house form, the Classical Bungalow style of the 1930s was a reaction to the ornate and mass produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century.^{4 5}

AGE

The Lucier / O'Neill Residence is one of only two Tempe properties believed by Tempe HPO to survive from 1933. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 153 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1933. The house is in the ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age.

Tempe HPO is conducting field survey work that has revised construction dates for many properties in Park Tract. Particularly suspect are properties indicated as built in decade or mid-decade years (1910, 1915, 1920, etc.), as this appears to be a rounding device in many cases. This property is an example. Listed in the 1983 Survey as "year built 1920", the subsequent 1997 Update carried forward 1920 as the year built. An aerial photo from a flight on January 28, 1930 shows the 1924 Park Tract subdivision with streets and alleys in place and the 1928 Hiatt-Barnes House at 1104 S. Ash surrounded by fields that look mostly uncultivated and undeveloped six years after the subdivision opened.⁶

Maricopa County Assessor's Office data indicates Fred W. Hiatt acquired several undeveloped lots in Block 5 of Park Tract in 1928, and in March 1930, he sold lots 4 and 11 to Susan E. Guthrie (the widow of S. L. Guthrie) and Ada Maskrey, a teacher at Tempe Union High School. In June 1932 Guthrie and Maskrey mortgaged Lot 11 to Tempe National Bank for \$1500, presumably to pay for the construction of 1114 South Maple Avenue. Tempe City Directories indicate Guthrie lived at this address by late 1933. In February 1934 Guthrie and Maskrey again mortgaged the property, now improved, to Tempe National Bank, this time for \$1200, a sum which may have paid for construction of the house at 1111 South Ash Avenue, where Guthrie lived by late 1936. The properties at 1114 Maple and 1111 Ash share a common rear property boundary. In 1949 Guthrie and Maskrey attained a joint tenancy deed over 1114 Maple, and lived together there through 1952 before relocating to University Park in the mid-1950s.^{7 8}

SIGNIFICANCE

The Lucier / O'Neill Residence is significant for its association with Tempe's 1924 Park Tract subdivision. West of the ASU campus, today Park Tract subdivision forms the middle section of Tempe's historic Maple-Ash neighborhood, and contains homes built primarily during the first half of the twentieth century. Park Tract recently qualified as an historic district but the nomination was withdrawn.⁹

The Lucier / O'Neill Residence is significant simply because it exists in the upper ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age. Consequently, the 1933 house is considered to be a rare surviving example of early residential architecture in Tempe and is an excellent example of the Classical Bungalow style masonry house, surviving with a high degree of architectural integrity and the preponderance of character-defining features of the type intact.¹⁰

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and must also possess adequate integrity to communicate this significance to persons familiar with the property and to the community at large. The integrity of a property is evaluated according to aspects which must be present in different combinations depending on the criteria from which historic significance is derived.

Like many historic properties, the Lucier / O'Neill Residence derives significance from several important associations with community history. Through "association with events that have made a significant contribution to the broad patterns of community history," this property survives as an example of early residential development in the historic 1924 Park Tract subdivision. A building eligible for listing under this criterion must possess integrity of Location, Materials, Feeling, and Association.

Finally, as an example that "embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master" this property distinguishes itself on two counts; first it is significant for its historicity simply because it exists in the upper ninety-ninth percentile of all Tempe properties in terms of age. Consequently, the property is considered to be a rare surviving example of early residential architecture in Tempe. Second, due to its high level of architectural integrity, the Lucier / O'Neill Residence is significant as one of the best remaining examples of Classical Bungalow style masonry houses in Tempe. A building eligible for listing under this criterion must possess integrity of Design, Workmanship, Materials, and Feeling.

The Lucier / O'Neill Residence is considered eligible for historic designation and listing in the Tempe Historic Property Register under National Park Service Criteria A, B, and C, at the local level of significance based on the continued integrity of Location, Design, Materials, Workmanship, Feeling, and Association.¹¹

Location – This property exists in its originally developed location. 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 140 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure. These exist today in Park Tract subdivision as manifestations of those Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona. Sited on the west side of Maple Avenue mid-block between 11th and 12th Streets, the Lucier / O'Neill Residence is located at the heart of Park Tract on land that was originally included within the boundaries of the 1894 Tempe Townsite. Although not subdivided until thirty years later, Park Tract was never annexed into the corporate limits of Tempe – rather uniquely, it was an integral part of the community from the onset. Today, the historic Park Tract subdivision is a busy and vibrant residential neighborhood. The clear and present landmark character of the Maple Ash Neighborhood retains popular historic identity recognized throughout the community and beyond.¹²

Design – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Because properties change through time, changes may acquire significance in their own right and changes do not necessarily constitute a loss of design integrity. Although additions were made to the Lucier / O'Neill Residence as early as 1946, the house continues to maintain original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as they were originally constructed and developed. Design aspects typify the Classic Bungalow style and continue to maintain this aspect of integrity.

Setting – Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting is not a condition precedent to designation in this case; however, the property retains connections to the physical environment of its surroundings. Many original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways, walks; and the features of flood irrigation and other infrastructure remain intact.

Materials – Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain key exterior materials dating from the period of its historic significance. Integrity of materials determines whether or not an authentic historic resource still exists. The Lucier / O'Neill Residence retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the Classical Bungalow style house form. An interesting comparison can be seen in the juxtaposition of materials in the original 1933 building and the 1946 addition at the north. The original building used the conventional Standard Brick, while the addition, although not even 15 years newer, used the contemporary Modular Brick masonry that was fired at a higher temperature as evidenced by hard and impervious surfaces. A similar evolution in materials can be discerned in the wood windows. Although both use pairs of wood casements; the proportions of the 1933 sash are drawn directly from the stylistic antecedent of the Classical Bungalow style whereas later fenestration, while compatible with the original, shows influence of more contemporary geometry.^{13 14}

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of an historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. The Lucier / O'Neill Residence conveys physical evidence of the crafts attendant upon Classical Bungalow style masonry residential construction in Tempe during the 1920s.

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. This property expresses the aesthetic sense of its interwar period of significance. The physical features of the Lucier / O'Neill Residence, taken together, are sufficiently intact to convey their significance to someone familiar with the original property as well as to persons throughout the community to whom the property distinguishes itself as historic. Retention and good

maintenance of original design, materials, workmanship, and setting as described above is sufficient to create a discernable sense of place at the historic property.

Association – Association is the direct link between an important historic event or person and an historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. This property maintains direct links between important events in community history and is emblematic of the consecutive waves of suburbanization pushing outward from the original settlement along the Salt River. Today, the Lucier / O'Neill Residence provides an excellent example of that early wave of residential development that radiated in bands within the core of the original townsite.

HISTORIC CONTEXTS

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

Community Planning & Development in Tempe 1924~1945 (Park Track)

The Lucier / O'Neill Residence is significant for its association with the Park Track subdivision. Tempe's growth since its beginning circa 1870 is most conveniently viewed as a series of developmental periods corresponding to both local and national economic and political trends. In the Settlement Period (c.1870~1887) Tempe evolved from a small river crossing site into a recognizable town with distinct residential, commercial, and farming areas. The Development Period (1888~1909) was a time of organization, land speculation, and major growth stimulated by the Tempe Land and Improvement Company, by arrival of the railroad, and by establishment of the Territorial Normal School. The Growth Period (1909~1930) saw the completion of Roosevelt Dam, Arizona statehood, tremendous expansion of the agricultural economy, increased development of subdivisions, of city services, of the Normal School, and of transportation systems. The Post-Automobile Period (1931~1945), was marked by increasing automobile ownership and the introduction of air conditioning. These conveniences changed the form of residential development accompanied by slow but steady growth and set the stage for the rapid expansion of the community following World War II. Broad patterns of development established during each of these historic periods remain visible today amidst the contemporary suburban fabric of Tempe.¹⁵

The 1920s opened with great economic promise in Tempe. To help meet rubber tire demands associated with the nation's thriving automobile industry, the Tempe Cotton Exchange ginned thousands of bales of long-staple Pima cotton, a high-quality strand developed by agricultural scientist E. W. Hudson at Sacaton, Arizona during the 1910s. Demand for cotton skyrocketed during World War I and Tempe's economy expanded rapidly. Construction was booming and the town's population neared 2,000 when a collapse of the cotton market in late 1920 spawned a Valley-wide economic downturn.

Compounding the economic downturn, Tempe's agricultural lands began to show signs of high soil salinity, as over-irrigation caused the water table to rise and spoil surrounding fields. In 1923 Tempe irrigators joined the Salt River Project, which built pumps to deepen the encroaching water table. As productivity resumed, and as agriculture slowly diversified in response to cotton prices, the Tempe economy began a recovery that accelerated through the 1920s.

Park Tract may best be understood in the context of Tempe's development during the interwar period (1918-1939). Establishment of the Park Tract neighborhood was a strategy to accommodate growth in a manner and in a location which suited the evolving expectations of mid-twentieth-century Southwestern homebuyers. Just as flood irrigation allowed for landscaping characteristic of neighborhoods back home, the eclectic range of architectural styles in Park Tract chronicle the signs of the times for the small agricultural community on its way to becoming a new suburban center.

Park Tract must also be comprehended in relationship to Hugh E. Laird, the mid-twentieth-century Tempe civic and business leader who coordinated the subdivision of Park Tract with fellow trustees E. H. Hudson and Fred J. Joyce. The improvement of roads and the construction of a new concrete bridge spanning the Salt River in 1930 characterized this period of economic expansion. Amid general prosperity, on September 21, 1929 Tempe voters opted to retire the town charter and reorganize as the City of Tempe, electing Hugh Laird as the first mayor.¹⁶

Hugh E. Laird came to Tempe with his family in 1888 at the age of five. 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, 12 years as Tempe postmaster, and two terms as representative in the state legislature. In 1928, when he was chosen to serve as mayor, his role as postmaster and co-owner of the Laird and Dines Drug Store allowed him to associate with Tempe's residents on a daily basis and may have helped ensure his political success. Perhaps his most outstanding contribution to the community was his 32 years of service on the Tempe City Council, including 14 of those years as mayor. During that period, from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town experienced 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.¹⁷

The development of Park Tract subdivision paralleled the economic fortunes of the town. First envisioned at the height of Tempe's cotton boom, Park Tract was an early "suburban" residential subdivision platted on April 10, 1924 by the Park Tract Trust in response to a housing shortage made acute during the town's mid-1920s economic upswing. The subdivision was designed to provide comfortable and modern family housing, 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 bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks.

Like the vast majority of American communities, Tempe experienced an astonishing economic downturn during the early 1930s, as the Great Depression initiated a malaise not fully lifted until the wartime boom of the early 1940s. With the collapse of the banking system, credit dried up, home loans became rare, and home ownership rates decreased. New Deal programs such as the 1934 Federal Housing Administration helped restore confidence in the system by regulating interest rates, established mortgage terms, and insuring loans; these measures increased the number of potential homebuyers who could afford down payments and monthly debt service payments on a mortgage credit, but recovery remained painfully slow. In 1937 the FHA arrived in Tempe with Transamerica's takeover of Phoenix National Bank, the parent company of Tempe's lone surviving bank, Tempe National. With partial alleviation of the credit crunch that characterized the onset of the Great Depression, many Tempe families resumed homebuilding activities during the mid to late 1930s, and Park Tract emerged as a principal destination of the town's more affluent residents.¹⁸

Selected Biographical Contexts in Tempe 1928 - 1976

In 1928 Fred W. Hiatt bought several undeveloped lots in Block 5 of the Park Tract. He sold lots 4 and 11 to Susan Guthrie in 1930, along with K. Ada Maskrey, a teacher of English, Latin and drama at Tempe Union High School from 1929 to 1943. Susan E. Guthrie was a music teacher and the widow of S. L. Guthrie (who died after only four years of marriage). Maskrey graduated from Monmouth College in Illinois and received a Master's degree from Knox College in Galesburg, Illinois in 1915. Maskrey and Guthrie used the home at 1114 S. Maple to teach music and elocution to private students. Guthrie founded the Guthrie Studios of Music and Expression in Tempe. Maskrey served as a librarian in Tempe for many years. Together the two women helped establish the first Republican Club in Arizona. Their home at 1114 S. Maple was known as "MacGuffy Corners," a contraction of the two womens' nicknames: "Mackey" and "Guffy." Both women are buried at Tempe Double Butte Cemetery.^{19 20}

Guthrie and Maskrey mortgaged lot 11 in 1932 to Tempe National Bank for \$1500, using the money to pay for construction of the house at 1114 S. Maple. Guthrie lived in this house by late 1933. In 1934 they mortgaged the property again. She moved into the house at 1111 S. Maple in 1936 and, beginning in 1940, the 1114 address was rented by Nelson E. Funk, a consulting engineer, with Guthrie continuing to live at 1111. The Funk family relocated by 1946, and Guthrie moved back into 1114. By about 1946, an addition had been built on to 1114 and had been rented out to Wallace and Billie F. Glotfelter. The garage was also converted into an apartment just after World War II. Guthrie lived there until 1952. By 1960, the property appears to have been entirely rented, typically with four occupants, two occupants in each portion of the duplex.²¹

From 1966 to 1970, Thomas W. Shaffer rented the house and lived there for a time with his sister while she attended ASU. Shaffer himself received his degree from ASU and served for thirty years with the Arizona Education Association. Shaffer relocated to 1108 S. Maple from 1970-1976 before moving to Phoenix to be closer to his office. In his early career, Shaffer was awarded Science Teacher of the Year at Round Valley High School in Springerville, Arizona. He resigned that position when he moved to Tempe in 1966.²²

Residential Architecture in Tempe, Arizona 1933

The Lucier / O'Neill Residence is significant as an excellent surviving example of early residential architecture in Tempe and survives as a rare example of this once common type. This property is part of a unique cohort, properties in Tempe constructed prior to 1941, of which less than 250 are believed to be still standing today. In fact, of the 150 most significant historic properties identified in the 1983 Tempe Historic Property Survey, only 60% are still standing today. This property is statistically significant as representative of the upper ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all surviving Tempe properties in terms of age.

The architectural complexion of Tempe during each early development period changed noticeably. From the utilitarian Sonoran style appearance of early settlement, to the dominant Neo-Classical style of the early development period, on to the copy-book styles of the growth period before WWII, the look of the town continued to change. With the upscale image promoted by Park Tract subdivision, and the influx of businessmen and professionals seeking to establish themselves in attractive homes, a demand was created for well-built "modern" housing. Access to an ever expanding range of building materials and architectural styles provided construction options which were more expedient and familiar to residents from Eastern and Mid-Western locations.

During the early growth period from 1909 until 1930, dominance of the Neo-Classical and Victorian styles gave way to waves of revivalism. By the time Park Tract was being developed in earnest in the 1930s, house styles in Tempe were beginning to show influences from the popular building styles of the Trans-Mississippi West. Styles represented in Park Tract feature Bungalow, Southwest, and Ranch prominently in the mix. Examples of copy book variations on the Western Colonial style also appear and are distinguished by their unique combination of Neo-Classical massing, Classical detailing, and asymmetrical hipped and gable roof forms.²³

Although very few Tempe houses date to 1933, this falls near the end of a period of substantial design influence from Southern California in general, and Los Angeles in particular, that had proliferated Valley-wide for several decades.

Bungalow House Architecture in Tempe 1889-1945

The Lucier / O'Neill Residence is significant as an excellent surviving example of the Classical Bungalow style masonry house and survives with a high degree of architectural integrity. The first American house to be called a bungalow was designed in 1879 by William Gibbons Preston. Built at Monument Beach on Cape Cod, Massachusetts, the two-story house had the informal air of resort architecture. This house was much larger and more elaborate than the homes we have come to think of when we use the term Bungalow today. Over time the bungalow type became ubiquitous and widely adapted stylistically so that many architectural historians consider bungalow to be the building type with some stylistic elements derived from the origin in the Prairie style or Craftsman Movement or from some other regional, vernacular, or revival interpretation. Bungalow houses may reflect many different architectural styles, and the word *Bungalow* is often used for any small 20th century home that uses space efficiently.

From the turn of the century and for period lasting roughly 30 years, the California architects, Charles Sumner Greene and Henry Mather Greene, are often credited with inspiring America to build Bungalows. Their most famous project was the huge Craftsman style Gamble house (1909) in Pasadena, California. But such magnificent examples seem inappropriate representatives for the form, which by the end of the 1930s, evidenced simplicity. The Bungalow was meant to counter the excess of the Victorian period by returning to a past when craft displayed the artisan's personal involvement with the work. It is easy to see how the Bungalow fit beautifully into the philosophies of the Arts and Crafts movement and exemplified the concept of a home for Everyman. The Bungalow would bring style to all people whatever their economic or social status.^{24 25 26 27}

In the Southwest, the California Bungalow and the Craftsman Bungalow were common stylistic renditions of the affordable house type that swept across America from 1900 until roughly 1930. Architectural trends in Phoenix generally reflect development patterns throughout the Valley as market-based determinants apply with reasonable consistency across the urbanized area. In their temporal organization of area architectural trends, local authors have identified such a proliferation of Bungalow type homes that it defines its own epoch in local development. Dating from 1905 until 1925, the "Bungalow Era" occurs between the "Victorian Era" (1885-1905) and the "Period Revival Era" (1915-1940) of Valley stylistic trends. In a very fine-grained morphological analysis, the publication identifies three styles of the Bungalow form as significant local derivative types; Classical Bungalow, Craftsman Bungalow, and California Bungalow.²⁸

The Lucier / O'Neill Residence was constructed slightly after the height of stylistic influence and demonstrates the durability of the Classical Bungalow style, which would survive in this essential form for roughly another fifteen years. Borrowing heavily from the American Foursquare house form, the Classical Bungalow style house incorporates handcrafted elements similar to what is typical of the Prairie School and the Craftsman styles. The hallmarks of the Classical Bungalow style are a basically square, boxy design, one story high, usually with four large, boxy rooms, a center dormer, and a prominent front entry. The boxy shape provides a maximum amount of interior room space and uses a small city lot to best advantage.²⁹

The Lucier / O'Neill Residence has many character-defining features of the Classical Bungalow style continue to exhibit a high degree of architectural integrity. Aside from the square plan, the most prominent character-defining features of the style in the example here are the exposed clay brick masonry walls and a medium-pitched roof with open end gables and an intersecting perpendicular low-pitched wood entry dormer. The overhang of the entry dormer is supported by modest brackets returning at 45 degrees to stretchers projecting from the dormer above. Characteristic windows on the primary façade are symmetrical about the centrally located entry. They are wood sash and are each two paired casements with roughly the upper third of the total window height divided into four lites strongly emphasizing verticality. The original front door is also reminiscent of the honest woodwork found throughout. Other than the addition of a second sleeping room at the north circa 1946, the house has changed little from the original configuration when this Classical Bungalow marked an important addition to the new neighborhood. The historic 1933 Lucier / O'Neill Residence continues to convey its architectural qualities of design, workmanship, materials, and feeling.^{30 31}

Residential Flood Irrigation in Tempe 1924~1958

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

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver irrigation water but only within the original incorporated area. Outside the one square mile area, which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.³²

Eventually, Project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system. On November 8, 1948, College View property owners formed Improvement District Number 36 to extend city residential flood irrigation service to the subdivision.^{33 34}

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

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

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

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic elimination or preservation of historic landscape elements and features will only become more apparent over time.³⁵

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed instead of being pulled from the ground by the desert sun. The City of Phoenix has recognized the unique character and richness of associated historic landscapes and exempts historic districts and individual properties from its landscape ordinance, which requires all new development to establish a xeriscape design to better manage water use.³⁶

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.³⁷

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

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

ENDNOTES

¹ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 03/14/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

² City of Tempe, Zoning and Development Code, amended: October 2, 2008, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 03/14/2011 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.

³ City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 03/14/2011 at: <http://www.tempe.gov/generalplan/FinalDocument/chapter3.pdf> Cultural Resource Area (existing density allowed by zoning) Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas. The underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

⁴ Thornton, Rosemary 2011, American Foursquare, 1890-1930 The Old House Web accessed Monday, February 28, 2011 <http://www.oldhouseweb.com/architecture-and-design/american-foursquare-1890-1930.shtml> “The hallmarks of the style include a basically square, boxy design, two-and-one-half stories high, usually with four large, boxy rooms to a floor, a center [dormer](#), and a large front [porch](#) with wide stairs. The boxy shape provides a maximum amount of interior room space, to use a small city lot to best advantage. Other common features included a hipped roof, arched entries between common rooms, built-in cabinetry, and Craftsman-style woodwork.”

⁵ City of Tempe, Tempe History Museum, accessed February 28, 2011 Tempe Historic Property Survey: Survey Number HPS-386 (Funk/Guthrie House) http://www.tempe.gov/museum/tempe_history/properties/hps386.htm [site includes link to Tempe Historic Property Survey]. http://www.tempe.gov/museum/tempe_history/properties/ahpsfile.htm “The survey was a collaborative project produced by Janus Associates, Inc, and the Tempe Historical Society, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-1983) involved research and documentation of the 150 most significant resources. 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.

⁶ Maricopa County Flood Control District Historic Aerial Photos, accessed February 28, 2011 on line at <http://www.fcd.maricopa.gov/Maps/gismaps/apps/AerialsOrder/application/index.cfm>



Aerial photo from a flight on January 28, 1930 shows the 1924 Park Tract subdivision with streets and alleys in place and the 1928 Haitt-Barnes House at 1104 S Ash surrounded by fields that look mostly uncultivated and undeveloped six years after the subdivision opened.

⁷ Ryden Architects, 1997 Tempe Multiple Resource Area Update, Tempe Historic Preservation Office

⁸ Tempe HPO, research into Tempe City Directories and Property Records on file at the Maricopa County Recorder's Office.

⁹ Tempe Historic Preservation Office, Historic District Designation Process: Gage Addition, Park Tract, College View Subdivisions (HP #34 WITHDRAWN) accessed February 28, 2011 online at <http://www.tempe.gov/historicpres/mapleash.htm>

¹⁰ Tempe Historic Preservation Commission Neighborhood Meeting 03/10/2011, The Tempe HPO preliminary determination of eligibility additionally considered the Lucier / O'Neill Residence to be significant for its association with early Tempe residents: Fred W. Hiatt, Susan E. Guthrie (widow of S. L. Guthrie) and Ada Maskrey (a teacher at Tempe Union High School), the family of Nelson E. Funk (a consulting engineer), Wallace and Billie F. Glotfelter, and Thomas W. Shaffer (Arizona Education Association). Significance under NPS Criterion B was not well developed in the preliminary report and has been dropped from further consideration at the direction of the commission.

¹¹ 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 indicate aspects of integrity that must be present for different property types to remain eligible.

J. Garrison 1989

Aspects of Integrity: Generalized Application

Criteria	Property Types				
	Building	District	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 Yield/ Has Yielded	Workmanship Materials	Location Materials	Archaeological Location Materials	Workmanship Materials	Workmanship Materials

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

For example, to identify aspects necessary for a Building to maintain eligibility under Criterion C, enter the Criteria row at “C – Design/Construction” and move across to the property type column for “Building”, to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Design, Workmanship, Materials, and Feeling.

¹² As evidenced by the abandoned effort to designate the Maple Ash area historic whereby over 100 letters in support of the designation and listing were received by the city from concerned citizens throughout the community.

¹³ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 03/14/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm

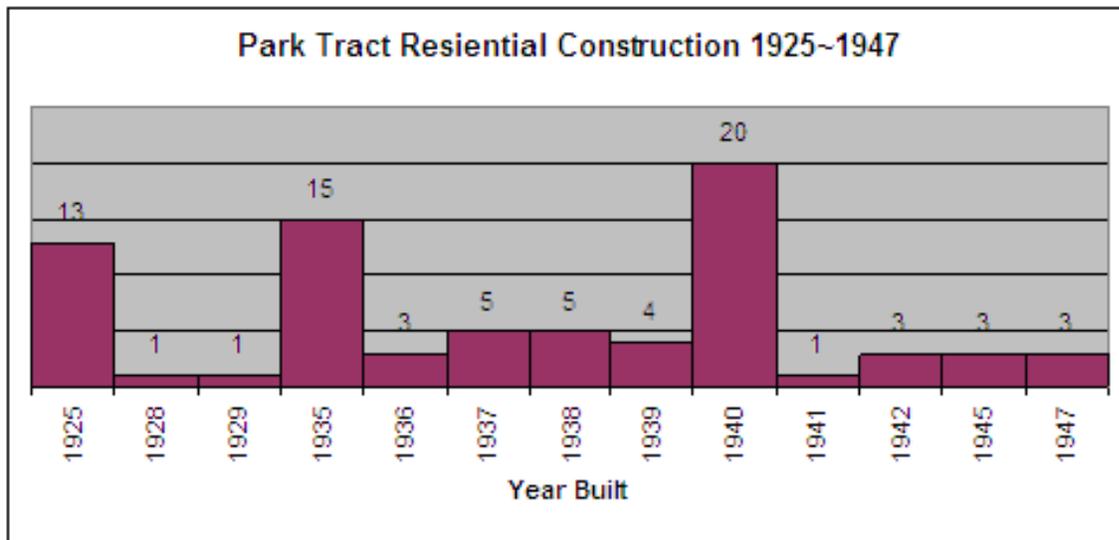
¹⁴ ASTM Standards for Brick Masonry, accessed March 14, 2011, online at <http://www.astm.org/Standards/C216.htm> “Standard Brick. 3 5/8”. 2 1/4”. 8” – Modular Brick. 3 5/8”. 2 1/2”. 7 5/8”.

¹⁵ Janus Associates, 1983; Tempe Historic Property Survey and Multiple Resource Area Nomination to the National Register of Historic Places, Tempe Historical Society, ASU GOV DOCS CALL NO [I 29.76/3-2:Ar 4i/T 4](#) [The Tempe Historic Property Survey was a collaborative project produced by Janus Associates, Inc., and the Tempe Historical Society, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-1983) involved research and documentation of the 150 most significant resources. As a result of this effort, 30 Tempe historic properties were listed on the National Register of Historic Places.] 1999.0000.404

¹⁶ Solliday, Scott 2000, "E. W. HUDSON: The Man Who Leveled the Salt River Valley" a paper presented at the 41st Annual Arizona Historical Convention by Scott Solliday, manuscript on file at Tempe HPO. "Hudson with the advent of Pima cotton became an advocate of cotton culture in the Valley. Need for precise quality control changed irrigation practices and leveled 230,000 acres from 1912 to 1920 when cotton crash had profound effect on Valley economy."

¹⁷ Tempe History Museum, Historic Property Survey Number: HPS-222 Hugh Laird House accessed online 11/25/2009 12:32 PM at: http://www.tempe.gov/museum/tempe_history/properties/hps222.htm "Hugh laird appointed by Congressman Carl Hayden for postmaster to fill vacancy carried by resignation of J. W. Woolf. - Tempe News, 12 May 1916, 4:1 Laird, Hugh E., age 87, died in Phoenix. - Arizona Republic 17 Apr 1970, 28:1"

¹⁸ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



¹⁹ Maskrey Obituary, Undated. See also "Retired Tempe Educator Is On 'Field of Letters' Honors List," Tempe Daily News, October 7, 1970.

²⁰ "Over 200-Year Old Violin is Gift of Tempean to Alma Mater Know College," Tempe Daily News, Undated.

²¹ Lucier, Jenny, bulk dates, historic property information compiled http://www.tempe.gov/museum/Tempe_history/properties/hps386.htm

²² Ellwod City, PA newspaper article, 1965.

²³ City of Tempe, Historic Preservation Office, 2006, Gage Addition Park Tract College View Historic Property Designation Attachment to SSR 10/12/2006, accessed online Tuesday, February 22, 2011, at <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

²⁴ Craven, Jackie (About.com) Picture Dictionary of House Styles in North America and Beyond: Bungalow Styles <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Bungalow-Styles.htm> The Bungalow is an all American housing type, but it has its roots in India. In the province of Bengal, single-family homes were called bangla or bangala. British colonists adapted these one-story thatch-roofed huts to use as summer homes. The space-efficient floor plan of bungalow houses may have also been inspired by army tents and rural English cottages. The idea was to cluster the kitchen, dining area, bedrooms, and bathroom around a central living area.

²⁵ Ibid - The Green brothers also published more modest Bungalow plans in many magazines and pattern books.

²⁶ Winter, Robert and Alexander Vertikoff , 1996 “American Bungalow Style” Simon and Schuster in cooperation with American Bungalow magazine. Adaptation online at: <http://www.ambungalow.com/AmBungalow/whatStyle.htm> Bungalow stylistic chronology - Queen Anne Style (1885-1905), Mission Style (1890-1915), Tudor Style (1890-1930), Prairie Style (1900-1920), California Style (1900-1930), Craftsman Style (1900-1930), Foursquare Style (1900-1930), Period Revivals (1915-1930) Colonial, Log Cabin, Pueblo, Spanish Colonial, Chicago Style (1920-1930), Cape Cod (1930-1940), Moderne (1930-1940).

²⁷ Library of Congress (accessed Monday, March 14, 2011) “Bungalows in the Historic American Buildings Survey: A Select List” online at http://www.loc.gov/rr/print/list/226_bung.html “The bungalow was one of the most popular styles of housing in the twentieth century before World War II. Typically the features consist of:

- a low profile of one or one-and-a-half stories
- a low-pitched roof which has widely overhanging gables or eaves with decorative braces
- the gables often form a porch with square columns or heavy battered piers, so the porch is included under the same low, overhanging roof as the main house
- the presence of built-in cabinets, shelves, and seating
- the emphasis on the natural quality of materials such as wood

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

²⁸ City of Phoenix Historic Preservation Office, 1992 “Historic Home of Phoenix: an Architectural & Preservation Guide” <http://phoenix.gov/historic/histpubs.html> “Published in 1992, Historic Homes of Phoenix remains the definitive guide to historic residential architecture in Phoenix. The book provides an overview of the diverse styles of architecture in Phoenix and includes design guidelines for homeowners planning rehabilitation or restoration of a historic home in Phoenix.”

²⁹ City of Tempe Historic Preservation Office, Tempe Historic Property Register <http://www.tempe.gov/historicpres/register.html> “Historic designation and listing the Lucier / O’Neill Residence in the Tempe Historic Property Register will result in representation of each of the three significant local derivative types of the Bungalow form; Classical Bungalow (Lucier / O’Neill Residence), Craftsman Bungalow (Elliott (Garbinski) House), and California Bungalow (Windes – Bell House).

³⁰ Janus Associates, Inc. (1980), Tempe Historical Museum: Tempe Historic Property Survey HPS-163 http://www.tempe.gov/museum/Tempe_history/properties/hps163.htm The Elliot House is the best remaining example of frame bungalow styling in Tempe. Built in 1929, the house exemplifies characteristic bungalow features, such as intersecting gables, tapered and squared porch columns, and entry sidelights. The clapboard exterior is in excellent condition, and the house has changed little from its original configuration. The house was built during the height of construction in the Park Tract, between 1928 and 1930. Tempe had been experiencing a housing shortage for many years, and the Park Tract was designed to provide comfortable and modern family type housing. The popular bungalow style fulfilled these requirements. This house, with its classic bungalow design, was an important addition to the new neighborhood and continues to convey its architectural qualities of design, workmanship and setting.

³¹ VanderMeer, Philip 2010, "Desert Visions and the Making of Phoenix, 1860-2009", University of New Mexico Press, Albuquerque. "Popularity of Bungalows connected the city to Los Angeles, which also began supplying architects to the desert city."

³² 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

³³ 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]

³⁴ City of Tempe (Scott Soliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

³⁵ 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]

³⁶ 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).

³⁷ Hansen, Eric M., 1999