Tempe Historic Preservation Commission (Tempe HPC)

Tempe Historic Preservation Office

Friday, February 04, 2011

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

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Jenny Lucier & Dan O'Neill
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Thank you for nominating the 1900 Windes-Bell House at 24 West 9th Street for Historic property designation and listing in the Tempe Historic Property Register. The nomination received February 4, 2011 will help to initiate this application and the notarized Waiver Form will allow us to apply for Zoning and Development processing on your behalf. A project schedule will be identified once we have all nomination materials assembled. Please help us by sharing any historic photos, documents, or other research that you may have available or know of. All research leads are helpful in bringing a preliminary determination of eligibility and we would appreciate your collaboration in this regard.

The 1900 Windes-Bell House is in the ninety-ninth percentile (n = 26/53,665 = 99.9997) of Tempe properties in terms of age. Accordingly, your property is believed to survive as a significant representative – or a "rare example" of a once common type – the Bungalow style frame house type. A careful evaluation of integrity will need to be made to inform a staff opinion and recommendation of eligibility and this will rely heavily on National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". Bulletin 15 indicates that the older or rarer the property the less integrity is required for eligibility.

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

Yours Very Truly,

Joseph G. Nucci

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