

Tempe Historic Preservation Office

McGinnis House

Research Report

Tempe Historic Property Register #43 HPO 2011.18

Tempe Historic Preservation Commission

HPC Neighborhood Meeting 07/14/2011

14A-4 HPC Public Hearing 08/11/2011

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photo: Jay Mark 2011

The McGinnis House located at 915 South Maple Avenue has been nominated for historic designation and listing in the Tempe Historic Property Register at the request of property owners, Jenny Lucier and Dan O'Neill. Built in 1928, the house is in the upper ninety-ninth percentile (99.7%) of all Tempe properties in terms of age. The 1928, McGinnis House is also significant for its association with the 1908 Gage Addition, Tempe's oldest surviving residential subdivision; and for its association with the family of Nannie Clara and Charles Burton McGinnis. Surviving with its architectural integrity substantially intact, the McGinnis House provides an excellent example of the reductive Bungalow style house.¹

RESEARCH

As specified in the Tempe Historic Preservation Ordinance, upon receipt of a nomination for historic designation Tempe Historic Preservation Office compiles this Research Report on the property which will be condensed to produce Staff Summary Reports for subsequent public hearings. The Research Report provides a preliminary determination of eligibility based on the location, condition, age, significance and integrity of historic features of the property along with other relevant information. A recommendation regarding historic designation and listing in the Tempe Historic Property Register is also provided in accordance with ordinance requirements.²

LOCATION

The McGinnis House was built in the historic 1909 Gage Addition adjacent to and south of downtown Tempe; adjacent to and west of the main campus of Arizona State University; and adjacent to and east of the Union Pacific Railroad right-of-way. The Gage Addition describes the northern portion of the Maple-Ash Neighborhood, Tempe's oldest intact residential neighborhood, which includes 338 households mostly built between the 1900's and the 1950's. Tempe had been experiencing a housing shortage in the early decades of the twentieth century and the Gage Addition (1909) and later the Park Tract Subdivision (1924) were designed to provide comfortable and modern family housing to meet the increasing demand. From around 1905, and for a period of roughly two decades thereafter, the popular Bungalow style house helped fulfill similar requirements for economy and modern efficiency.³

Gage Addition is identified as a Cultural Resource Area in Tempe General Plan 2030 (GP2030). Cultural Resource Areas are considered culturally significant to the character of Tempe and GP2030 states that it is desirable to maintain the character of these areas. It further recommends that all 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, 2003.⁴

The historic 1928 McGinnis House is located on Lot 2 of Block 21 of the 1908 Gage Addition to the Town of Tempe. This 7,000 sf parcel lies midway between University Drive and 9th Street on the east side of Maple Avenue at the northern most reach of historic residential development. Subdivision of the Gage Addition predated adoption of a zoning ordinance by the Tempe Town Council and this property is currently zoned R-3: Multi-Family Residential.^{5 6}

CONDITION

The historic 1928 McGinnis House has been meticulously maintained and has undergone relatively few changes over 80 years. Surviving with a high degree of integrity, the property provides an excellent example of how, late in the period, reductive Bungalow style houses were influenced by the Prairie style foretelling what would become a nationwide trend in period revival residential architecture. The McGinnis House is significant as one of the best remaining examples of later Bungalow style houses in Tempe. Virtually intact in a mature flood-irrigated landscape this property maintains a high level of integrity and provides a positive contribution to the historic character of the neighborhood.⁷

AGE

The historic 1928 McGinnis House is one of only 2 properties believed by the Tempe Historic Preservation Office to survive in Tempe from 1928. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 120 Tempe standing properties have been identified that predate the historic 1928 McGinnis House having year-built dates earlier than 1928. Accordingly, the house is in the upper ninety-ninth percentile ($n = 121/53665 = 99.7\%$) of all Tempe properties in terms of age and is considered to be a rare surviving example of early residential architecture in Tempe.⁸

SIGNIFICANCE

Like many historic properties, the McGinnis House derives significance from several important associations with community history. Built in 1928, the house is in the upper ninety-ninth percentile (99.7%) of all Tempe properties in terms of age. The property is also significant for its association with the 1908 Gage Addition, Tempe's oldest surviving residential subdivision; and for its association with the family of Nannie Clara and Charles Burton McGinnis. Surviving with its architectural integrity substantially intact, the McGinnis House provides an excellent example of the often reductive character of late Bungalow style houses.

City of Tempe Historic Preservation Ordinance language agrees with National Register of Historic Places eligibility Criterion A, 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:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history."⁹

The historic 1928 McGinnis House is significant for its association with the 1908 Gage Addition, Tempe's oldest surviving residential subdivision. Developed initially in the heyday of the Progressive Era, Gage Addition was emblematic of the social activism and reform that flourished in the United States from the 1890s to the 1920s. During the Progressive Era, many American towns and cities experienced suburbanization for the first time as affluent families sought to escape the din of modern cities for more wholesome neighborhoods beyond. Tempe was no exception and gradually the town's residential periphery crept south across the Eighth Street boundary. But residential expansion happened slowly and with the onset of WWI, much of Gage Addition remained undeveloped. By 1928, the vision for the neighborhood had undergone several transformations from the initial opulence of Progressivism, to the modest pragmatism born of steady expansion of the educational institutions, to arrive ultimately at the new middle-class housing stock typified by the Bungalow-style residence that would become the neighborhood's dominant form.¹⁰

City of Tempe Historic Preservation Ordinance language agrees with National Register of Historic Places eligibility Criterion B, 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:

- B. "are associated with the lives of persons significant in our past"¹¹

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The historic 1928 McGinnis House is significant for its association with the family of Nannie and Charles Burton McGinnis. Charles Burton McGinnis (b.1890, Fate, Rockwell Co., Texas – d.1974, Tempe) dedicated his entire life to a career with Arizona State University. He first appears in the 1931 city directory as a superintendent of buildings at Arizona Teacher's College and by 1952, was a campus policeman, at which time the university was known as Arizona State College. He remained in this service when the college underwent its final name change, from Arizona State College to Arizona State University. In 1966, Charles retired from his position after more than 35 years of public service. Nannis Clara (Purcell) McGinnis (b.1890, Hot Springs, Arkansas – d.1962, Tempe) married Charles on July 2, 1911. They had five boys; Malcolm, James, Charles Walton, John Wallace, and Hugh Wilson.¹²

City of Tempe Historic Preservation Ordinance language agrees with National Register of Historic Places eligibility Criterion 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.”¹³

The historic 1928 McGinnis House is significant as an important surviving example of later Bungalow style houses in Tempe. Built after the Bungalow style had reached prominence, the house exemplifies the overall form and feel of the Bungalow style while, in the character of things to come, simultaneously looks further back in time to the era of the Prairie style as well.

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 historically 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 of integrity which must be present in different combinations depending on the property type and the criteria upon which historic significance is based.¹⁴

A building eligible for listing under NPS Criterion A must possess integrity of Location, Materials, Feeling, and Association. A building eligible for listing under NPS Criterion B must possess integrity of Materials, Feeling, and Association. A building eligible for listing under NPS Criterion C must possess integrity of Design, Workmanship, Materials, and Feeling. Tempe HPO considers the subject property to maintain these aspects of integrity sufficiently to qualify for historic designation and listing under National Park Service Criteria A, B, and C, at the local level of significance. As seen in the following discussion, the property exceeds these minimum requirements and retains more than adequate integrity to qualify for designation and listing.

Location – This property exists in its originally developed location. Gage Addition 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 the Gage Addition 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 prominently near the middle of the 900 block of South Maple Avenue, the historic 1928 McGinnis House occupies land that was originally included within the boundaries of the 1894 Tempe Townsite. Although not subdivided until thirty years later, the subdivision was never annexed into the corporate limits of Tempe; rather uniquely, it was an integral part of the community from the onset. As that portion of the original townsite lying south of University Drive, the historic Gage Addition represented the first wave of residential development spreading beyond the limits of the early Hayden Ferry settlement. Neighborhoods predating Gage Addition have long since lost their residential character and identity and given way to commercial development of the downtown business district, expansion of the main campus of Arizona State University, or redevelopment of the Rio Salado area into Tempe Town Lake. In its original location near the fragile edge of the historic Maple-Ash Neighborhood, the McGinnis House makes an important contribution to maintaining historic scale and character at the buffer or transition zone to Tempe’s oldest remaining residential neighborhood.¹⁵

Design – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. As an intellectual process, design is informed by sociocultural trends and lifestyle preferences indicative of the availability of particular materials and technologies and responding to determinants of demand including consumer tastes and preferences, market size, income, prices of related goods, and consumer expectations. The historic 1928 McGinnis House is a reductive example of the modest Bungalow style that emphasizes the clarity and simplification of the Bungalow form as a streamlined composition of primary shapes and restricted color. Use of plain-spoken materials shown to advantage by precise craftsmanship is also characteristic of the intellectual rigor of this style of design.

The simple detailing of the McGinnis House reflects the character of the neighborhood but even more perhaps the character of the interbellum period as the considerable prosperity of the Roaring Twenties began to teeter at the onset of the Great Depression. Character-defining design elements include the front veranda with a single entry door centered in the façade and the simple gable end punctuated with a lattice attic vent surmounting a shed porch roof across the main facade. 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 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. 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 flood irrigated landscape has matured to enhance the setting of this charming Bungalow and emphasize the connection of the house and the landscape critical to the form. 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 also remain intact and reinforce this aspect of the property's integrity.

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 historic 1928 McGinnis 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 technologies characteristic of the Bungalow house form including; asbestos roof shingles, smooth stucco finish applied to a wood structural frame, wood double-hung windows, and wood entry and screen doors. As noted, an historically correct palate of landscape materials has been meticulously maintained and trees, shrubs, and lawn have matured to great effect.¹⁶

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. Plain materials and simplified forms demand precise craftsmanship to work effectively. 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. Quality workmanship is fundamental to the form and with this understanding it becomes easy to see how the Bungalow style fit beautifully into the philosophies of the Arts and Crafts movement and exemplified the concept of a home for Everyman. The great emancipator, the humble Bungalow, brought style to all people whatever their economic or social status. This property continues to convey physical evidence of the crafts attendant upon the Bungalow form of residential construction in the 1920s American Southwest.

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 property, 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 proper 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 a historic property. A property retains association if it is the place where the event or activity occurred and 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 is emblematic of consecutive waves of suburbanization outward from the original settlement at the Salt River. The property still clearly marks the characteristic interwar period development that radiated in bands within the original townsite core. The property also bears a close association with Arizona State University, having been built and owned by Charles Burton McGinnis, who spent his entire career with the university. He served as a superintendent of buildings at Arizona Teacher's College and then as a policeman at Arizona State College and Arizona State University.

CHARACTER DEFINING FEATURES

Bungalows share a conscious search for the supposed simplicity of preindustrial times 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. With its simple detailing historic McGinnis House exemplifies the overall form and feel of the later Bungalow style with character-defining features typical of the form. Built in 1928, after the zenith of the stylistic period (1905 to 1925), it also reflects characteristics of its Prairie style antecedents.

The historic 1928 McGinnis House is in excellent condition and retains the original features of its reductive Bungalow form intact. The most prominent character-defining features of late Bungalow style include; the front veranda with a single entry door centered in the façade and the simple gable end punctuated with a lattice attic vent surmounting a shed porch roof that visually dominates the main facade. Survival of period correct materials including; asbestos roof shingles, smooth stucco finish applied on a wood structural frame, wood double-hung windows, and wood entry and screen doors reinforce the integrity of this property.¹⁷

The historic 1928 McGinnis House also reflects Prairie style influences. Although there are a small number of Prairie style houses in Tempe and throughout the Valley, these are nowhere near as prominent as in other western cities. Prominent Prairie style features of the McGinnis House include; an overall horizontal form emphasized by wide eaves and a deep horizontal porch accentuate the low earth-hugging form. Typical of the form the floor plan is basically rectangular and open (not compartmentalized). All windows have flat headers, not arched. The stucco exterior is another stylistic feature of the Prairie style that is particularly well suited to comfortable dwelling in the Sonoran desert environment of the Valley.¹⁸

The detached garage matches the house so well in scale and detailing that it is thought to be an original feature of the property despite the fact that this would represent a rather early example. The flood irrigated landscape has matured to enhance the setting of this charming Bungalow and emphasize the connection of the house and the landscape, a relationship fundamental to the form.

HISTORIC CONTEXTS

Historic significance of community cultural resources is related to historic contexts. This research report 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 the analysis and understanding of the resource. The following contexts help explain the cultural development and historic significance of the property and substantiate a recommendation for designation. Tempe Preservation uses two primary sources for historic contexts; City of Tempe Multiple Resource Area Update (Ryden, 1997), and Post World War II Subdivisions Tempe Arizona: 1945-1960 (Solliday, 2001).

Charles Burton McGinnis, Tempe Resident Through 1974

Charles Burton McGinnis occupied the home at 915 South Maple Avenue from the time of its construction in 1928 until his death in 1974. McGinnis dedicated his entire life to a career with Arizona State University. He first appears in the 1931 city directory as a superintendent of buildings at Arizona Teacher's College and was married to Nannie Clara McGinnis. By 1952, McGinnis had reverted from a buildings superintendent to a campus policeman, at which time the university was known as Arizona State College. He remained in service as a policeman when the college underwent its final name change, from Arizona State College to Arizona State University, and finally retired from his position in 1966 after more than 35 years.

McGinnis' wife, Nannie Clara, died in 1962 at the age of 71 and was buried in Tempe Double Butte Cemetery on November 1, 1962. The widowed Charles went on to live many more years, passing away in 1974 at the age of 83. He was buried next to his wife in Tempe Double Butte Cemetery on July 3, 1974. Charles Burton McGinnis is significant at the local level of history as an individual associated with Arizona State University throughout its many transitional periods, spanning the decades from the 1930s through the 1960s.¹⁹

Bungalow House Architecture in Tempe 1889-1945

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 Craftsman Movement or from some other regional, vernacular, or revival interpretation.²⁰

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.²¹

An important factor in the sustained popularity of bungalows was their ability to meet owners' functional requirements while giving them something previously limited to the wealthy few: the most modern designs. Throughout the Bungalow period, the form was adapted to a range of architectural styles or movements. From the first Queen Anne Style Bungalows constructed as early as 1895 to the ultimate expression in Arts and Crafts and even Moderne Styles still being built at the end of the 1930s, Bungalows share a conscious search for the supposed simplicity of preindustrial times.²²

Fundamentally, 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-whose existence was defined on the grounds of restoring family values-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.²³

In the Southwest, the California Bungalow and the Craftsman Bungalow were common stylistic renditions of the affordable house type that swept across America. Constructed toward the end of the Bungalow period, the historic 1928 McGinnis House is considered to be a rare surviving example of the late Bungalow style house in Tempe. The house possesses many character-defining features reductive Bungalow style which remain in excellent condition today. In addition, the house also makes substantive reference to the earlier earth-hugging Prairie style houses pioneered by Frank Lloyd Wright. The Prairie style house along with the informal Bungalow styles of the early 20th century paved the way for Early Ranch style houses.²⁴

Residential Architecture in Tempe, Arizona from 1900 to 1960

Residential and nonresidential structures within the area of the Gage Addition subdivision recommended for designation were built between 1888 and 1954, with 1932 being the median year-built value (74 years old) and 1929 the most frequently occurring construction date (4 occurrences). The Solliday Survey (2001) identified 63 lots in the Gage Addition and added 6 properties built between 1950 and 1954, to the 44 properties previously identified as potentially contributing properties in the Tempe MRA (1997). Solliday indicated 6 properties were not listed due to integrity. He identified the average square footage of homes to be 1,500. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 121 Tempe properties antedate the historic 1928 McGinnis House, having construction dates of 1927 or before.

Community Development in Tempe, 1909 – 1940: the Gage Addition

During the 1870s and 1880s, groups of Anglo-American, Mexican-American, and Mormon settlers arrived in the Tempe area to build communities in the shadow of Tempe (Hayden) Butte where shallow bedrock in the Salt River provided a reliable place to cross. Collectively, they built, maintained, and expanded a complex of canals and ditches that, by 1883, irrigated 9,150 acres of farmland and attracted scores of homesteaders, whose farms dotted the landscape for miles south from Tempe (Hayden) Butte. On the Butte's west slope, a nascent business center anchored by Charles T. Hayden's flour mill and dry goods store provided nearby farmers with a market for their grain and a source of imported goods. Gradually this cluster of businesses emerged as the commercial and political heart of Tempe. In 1885, the area's territorial legislator, John S. Armstrong, forever altered the town's future, first by securing an appropriation

for the State Normal School of Arizona, and then by amending a bill for the Maricopa & Phoenix Railroad, fixing the railroad's Salt River bridge "at Tempe" rather than "near Tempe."²⁵

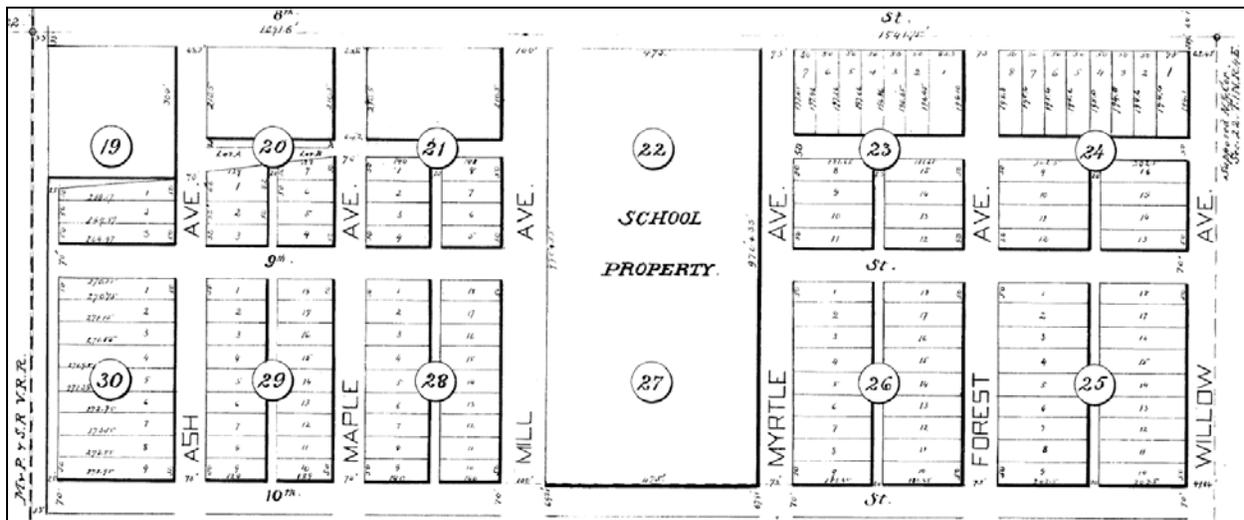
The railroad's arrival in July 1887 thrust the town and the region into the grasp and control of American shipping opening new and distant markets for local farmers while simultaneously attracting attention of outside investors. Some of these capitalists foresaw the profitable development of Tempe's real estate. In 1887, a consortium of investors from mining, lumber, and railroad industries pooled resources to form the Tempe Land & Improvement Company (TLIC). The company purchased 705 acres from Hayden and other Tempe area landowners and recruited George N. Gage, brother of TLIC investor E. B. Gage, to serve as company secretary. Right away Gage set about building a modern American town and arranging for a survey of streets and blocks called the "Town of Tempe." In quick succession and under Gage's direction Tempe Land & Improvement Company established a hotel to accommodate visitors, a warehouse to facilitate shipping and receiving, a bank to lend money to prospective businesses, and a lumber yard to provide building materials for the houses, churches, and commercial buildings that clustered along Mill Avenue, the town's main street. Gage built his family home, a wood-frame Georgian Revival style house, at the southwest corner of Mill Avenue and Eighth Street (now University Avenue) just beyond the survey's boundary.²⁶

The railroad made Tempe a modern American town, but with modernization came economic fluctuations characteristic of the American business cycle. During these years Tempe suffered from natural cycles of drought and flood due to its location along the Salt River's desert floodplain. Yet despite these obstacles, Tempe was, as historian Larry Dean Simpkins suggests, a model of Progressive Era town building. During the mid-1890s, the community began investing seriously in civic capital, building a two-story grammar school at the southeast corner of Mill Avenue and Eighth Street and partially subsidizing two new railroads: the Prescott & Phoenix, a spur of the Santa Fe Railroad; and the Phoenix, Tempe & Mesa, which ran east-west alongside Tempe (Hayden) Butte toward a new creamery complex established east of town.²⁷

Between 1899 and 1902 the town's efforts accelerated, as Tempe attained an electric utility and telephone company, organized a volunteer fire department, founded municipal water and garbage services, and in 1903 connected to another railroad, the Phoenix & Eastern, which triggered new competition and helped keep shipping rates low. In 1906, Tempe entered a prosperous period, as flows on the Salt River briefly stabilized and farmers enjoyed bumper crops and realized favorable prices in both Phoenix and in markets beyond. Agricultural prosperity folded into private-sector growth, as new businesses started, existing businesses expanded, and demand for housing continued to increase. South of Eighth Street, Tempe's educational sector grew apace with the town, as administrators of the Normal School opened a new training school, a new dining hall, and a new auditorium-gymnasium. Likewise, in 1908 Tempe voters authorized a new public high school at the northeast corner of Mill Avenue and Ninth Street, three blocks west of the Normal School and one block south of the grammar school.²⁸

During the Progressive Era, many American towns and cities experienced suburbanization for the first time as affluent families sought to escape the din of modern cities for more wholesome neighborhoods beyond. Tempe was no exception and gradually the town's residential periphery crept south across the Eighth Street boundary. In part pushed by the nuisance of accelerating downtown commercial and industry activity, residential development was also pulled by the appeal of the area's picturesque educational institutions. In 1892, local merchant Ben Goldman subdivided land south of Eighth Street east of the Normal School. Here rows of attractive brick houses along Normal, Van Ness, and McAllister Avenues soon formed a new neighborhood called the "Goldman Addition."

Tempe Land & Improvement Company resolved to accomplish similar development west of the Normal School. In March 1909 the company subdivided lots along Maple, Ash, Mill, Myrtle, Forest, and Willow avenues between Eighth and Tenth streets, excluding the blocks between Mill and Myrtle which were reserved for the town's grammar school and high school. Calling its plat the "Gage Addition" after secretary George N. Gage, Tempe Land & Improvement Company began selling lots in late 1909 after grading the land and arranging for extensions to the city's water system. With the subdivision complete, sixty-seven-year-old Gage sold his Georgian Revival style house in December 1909 to Benjamin H. Scudder (1871-1936), Tempe Town Councilman and professor of history at the Normal School. Gage then promptly retired to Orange County, California, where he died in 1913. B. B. Sanders took over as Tempe Land & Improvement Company secretary, but the company thereafter played only a diminished role in Tempe's development.^{29 30 31 32}



"Plat of Gage Addition to Tempe, Arizona," filed 30 March 1909, Maricopa County Recorder's Office, Book 3, Page 58.

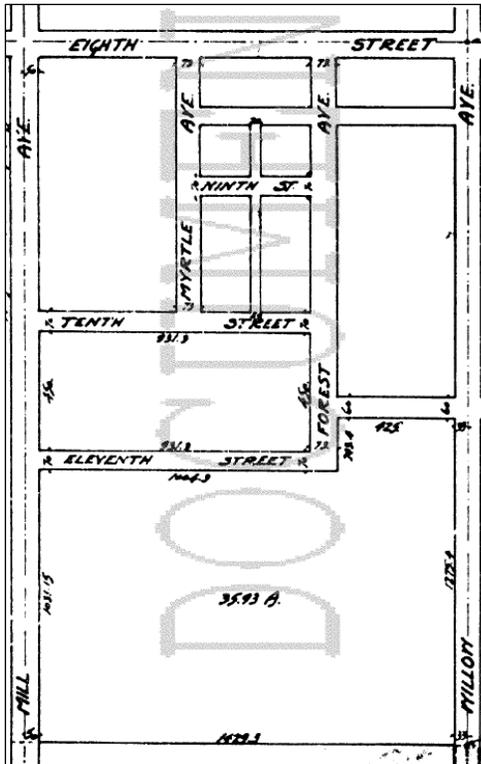
Scudder, whom the *Tempe News* praised as "a perpetual booster of Tempe," invested heavily in Gage Addition lots envisioning the neighborhood as an ideal location for rental cottages for Normal School students. Scudder acquired several lots for this purpose, and between 1910 and 1920 he built a series of prefabricated National Folk style rental cottages west of Mill Avenue. In all likelihood, Scudder also played a key role in the Normal School's decision to purchase all the sold but undeveloped lots east of Mill Avenue in 1912. Seven years later the State Legislature authorized the Normal

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School to buy up the remaining Gage Addition lots east of Mill Avenue, including unsurveyed land south of Tenth Street but excluding the land used by the grammar school and the high school. In April 1919, the Board of Education of the Tempe Normal



School filed a revised plat map entitled “Amended Plat Map of Gage Addition,” which replaced the Tempe Land & Improvement Company street grid between Mill and Willow avenues with an irregular layout that remains evident today in the plan of Arizona State University.^{33 34}

After World War I, Gage Addition emerged as an affluent residential suburb on par with the Goldman Addition, as Scudder’s vision of modest student rental cottages yielded to a new middle-class housing stock typified by the Bungalow-style residence that became the neighborhood’s dominant form. Two prominent houses built during the Gage Addition’s earliest years served as prototypes for the neighborhood’s post-World War I development: C. A. Saylor’s L-shaped bungalow at 940 Ash Avenue, and William A. Moeur’s opulent 1910 Colonial Revival house at 850 Ash Avenue.

“Amended Plat Map of Gage Addition,” filed 24 April 1919, Maricopa County Recorder’s Office, Book 8, Page 41

Gradually, between 1918 and 1935, the neighborhood attained build-out, being substantially completed with the installation of

concrete curbs and sidewalks by WPA workers after 1935. Unlike the Goldman Addition, which surrendered to the expansion of Arizona State University during the 1950s and 60s, most of the Gage Addition’s pre-World War II properties remain intact, though several of Scudder’s cottages succumbed to infill development between 1945 and 1960.³⁵

Residential Flood Irrigation: Tempe 1909 -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 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.³⁶

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.^{37 38}

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 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 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. Study of these historic landscapes and their elements or component parts 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.³⁹

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.⁴⁰

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.⁴¹

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 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.

ENDNOTES

¹ Surviving with its architectural integrity largely intact, the McGinnis House provides an excellent example of how, late in the period, reductive Bungalow style houses were influenced by the Prairie style foretelling the subsequent period revival trend in residential architecture.

² 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 08/15/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

³ City of Tempe Historic Preservation Office 2006, Gage Addition, Park Tract, College View Subdivisions Preliminary Determination of Eligibility :: 13 Sept 2006 [revised 10/12/06] accessed Tuesday, May 31, 2011 online at - <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

⁴ City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 08/15/2011 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.

⁵ Maricopa County Recorder 6/15/1999, Warrantee Deed Recording Number 19990572213 Lot 4 and 5, Block 28, GAGE ADDITION, according to Book 3 of Maps, Page 58, records of Maricopa County, Arizona.

⁶ City of Tempe, Zoning and Development Code, amended: October 2, 2008, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 08/15/2011 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.

⁷ Tempe Historical Museum, accessed Friday, February 13, 2009 2:58:24 PM; Tempe Historic Property Survey: Survey Number HPS-415 http://www.tempe.gov/museum/Tempe_history/properties/hps415.htm [site includes link to Tempe Historic Property Survey].

⁸ City of Tempe Historic Preservation Office 2011, Compilation of construction year data from Maricopa County Assessor, MetroScan, and Ryden 1997, with Deed Research, Survey & Inventory of Pre 1941 Properties, managed by Nathan Hallam Principal Investigator under Tempe Preservation Graduate Intern Project SHPO 441023 and reported at [Year_Built-MCA-MetroScan120108.xls](#)

⁹ 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.]

¹⁰ City of Tempe Historic Preservation Office 2011, FFY 2010 – Tempe Preservation Graduate Intern Project SHPO 441023 Survey & Inventory of pre 1941 Properties, Nathan Hallam Principal Investigator

¹¹ 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.]

¹² McGinnis, Howard 2011 McGinnis Family History accessed online Friday, May 27, 2011 at <http://www.howardmcginnis.com/retrospect/index.php?m=family&id=I4710>

¹³ 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.]

¹⁴ 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

¹⁵ 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.

¹⁶ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 08/15/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm

¹⁷ City of Tempe Historic Preservation Office (Ryden Architects) 1997, City of Tempe Multiple Resource Area Update, Volume 2: Survey & Inventory Forms, City of Tempe Historic Preservation Office [KARL 1999.2043.417](#) [The 1997 Survey re-evaluated surviving resources identified in the Janus 1983 study and expanded the time period of study from 1935 through 1947. The results of the 1997 Survey and the accompanying National Register amendment assist the City in protecting the community's significant historic resources and in assuring that properties will be sensitively preserved and protected for use of future generations. This survey was partially funded by a matching grant from the Arizona Heritage Fund administered by the State Historic Preservation Office of the Arizona State Parks Board.]

¹⁸ City of Phoenix Historic Preservation Office 1992, "Historic Homes of Phoenix: An Architectural & Preservation Guide" 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. "Frank Lloyd Wright, the originator of the Prairie style practiced architecture in the Phoenix metropolitan area but not until 1937, well after the popularity of the style had ceased to dominate residential design.

¹⁹ Tempe City Business Directories, 1931-1974. See also Double Butte Cemetery interment records: <http://www.tempe.gov/cemetery/records/On-Line%20Records%209-8-10.pdf>

²⁰ Craven, Jackie (About.com) Picture Dictionary of House Styles in North America and Beyond: Bungalow Styles <http://architecture.about.com/od/periodsstyles/jg/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 thatched-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.

²¹ Ibid - The Green brothers also published more modest Bungalow plans in many magazines and pattern books.

²² 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).

²³ Library of Congress (accessed Monday, August 15, 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.”

²⁴ 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.

²⁵ Mark E. Pry, *Oasis in the Valley: The Story of Water in Tempe* (Tempe: Tempe Historical Museum, 2003), 11.

²⁶ Larry Dean Simpkins, “The Rise of the Southeastern Salt River Valley: Tempe, Mesa, Chandler, Gilbert, 1871-1920,” Ph.D. diss., Arizona State University, 1989, 63-69.

²⁷ Larry Dean Simpkins, “The Rise of the Southeastern Salt River Valley: Tempe, Mesa, Chandler, Gilbert, 1871-1920,” Ph.D. diss., Arizona State University, 1989, 50-63.

²⁸ *Ibid.*, 72-106.

²⁹ “Water Supply,” *Municipal Journal and Engineer*, 19 September 1909, 426.

³⁰ *Ibid.*, 71; “Tempe, Arizona,” Sanborn Fire Insurance Maps, 1911, Sheet 6

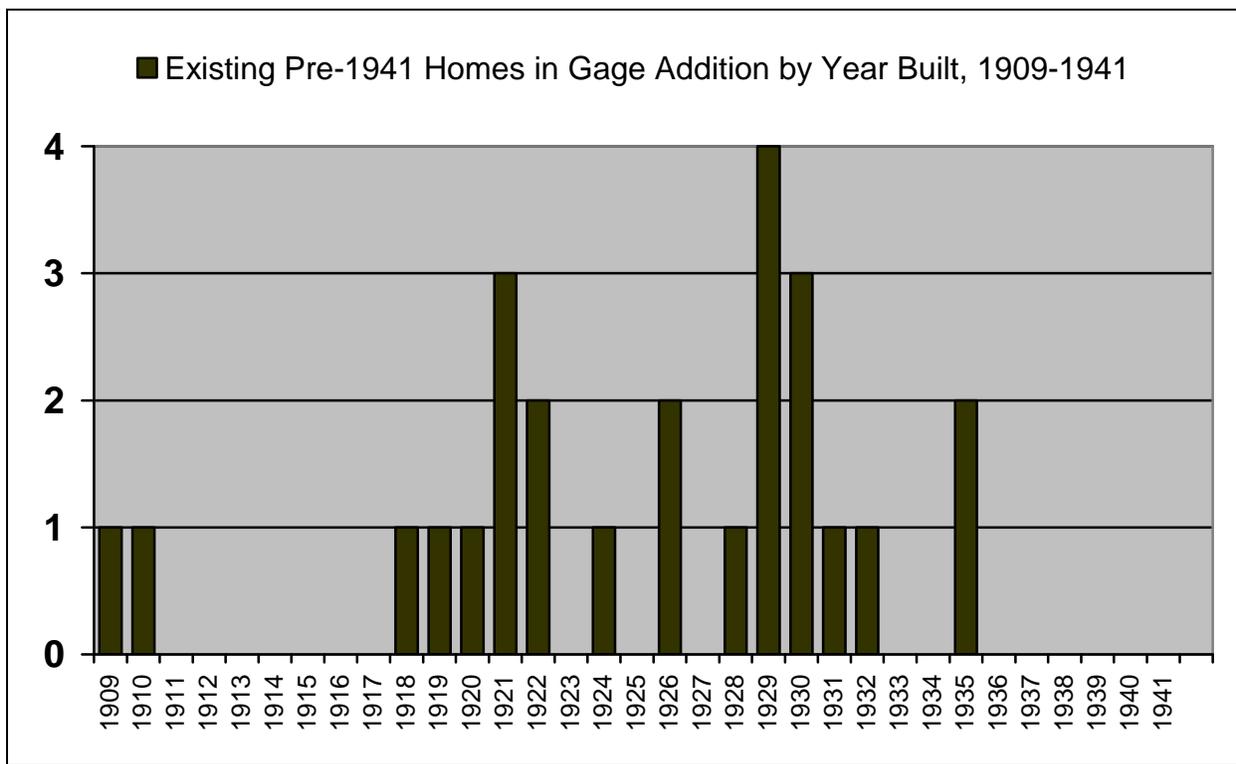
³¹ “Excerpts: HPS-203,” < http://www.tempe.gov/museum/Tempe_history/properties/cite203.htm (accessed 24 May 2011).

³² Biography of Benjamin H. Scudder, 1871-1936 - Subjects: Education Personal Names: Scudder, Benjamin H. -- Scudder Family Collection: FB Foundation Biography Call Number: FB BIO SCU,BEN Locations: Hayden Arizona Historical Foundation Index: AHFI [ID: 3935]

³³ “Excerpts: HPS-231,” http://www.tempe.gov/museum/tempe_history/properties/cite231.htm (accessed 24 May 2011).

³⁴ *Acts, Resolutions and Memorials of the Regular Session Fourteenth Legislature of the State of Arizona* (Phoenix: State of Arizona, 1919), 22

³⁵ City of Tempe Historic Preservation Office 2011, FFY 2010 – Tempe Preservation Graduate Intern Project SHPO 441023 Survey & Inventory of pre 1941 Properties: Existing Pre-1941 Homes in Gage Addition by Year Built, 1909-1941, Nathan Hallam Principal Investigator



³⁶ 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

³⁷ City of 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]

³⁸ City of Tempe Historic Preservation Office (Scott Solliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960

³⁹ 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]

⁴⁰ 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).

⁴¹ Hansen, Eric M., 1999