

Historic Preservation Office

Harris House

Tempe Historic Property Register #44 HPO 2011.19

Tempe Historic Preservation Commission

HPC Neighborhood Meeting 07/14/2011

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

Friday, July 15, 2011



Photo: Tempe HPO 2010

The Harris House, located at 823 South Maple Avenue in the historic Gage Addition, 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. The Harris House is significant for its association with the Gage Addition; Tempe's oldest surviving residential subdivision. Built in 1931, this house is in the upper ninety-ninth percentile (99.7%) of all Tempe properties in terms of age. The property provides an excellent example of Southwest style architecture as it continues to exhibit the distinctive characteristics of the type and retains a high degree of historic 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 1931 Harris House is located on Lot 2 of Block 21 of the historic Gage Addition subdivision, on the east side of Maple Avenue mid-block between University Drive (old 8th Street) and 9th Street. Located just west of the main campus of Arizona State University; Gage Addition forms the northernmost portion of Tempe's historic Maple-Ash neighborhood. It is bounded by University Drive, Mill Avenue, 10th Street, and the Union-Pacific Railroad tracks. Platted in 1909, the Gage Addition contains homes built primarily during the first half of the twentieth century, and qualifies today as an historic district although it has not yet been designated historic.

The Harris House was built in the Gage Addition as later infill construction after the majority of homes in that subdivision had already been constructed. In fact, the continued shortage of housing led to the opening of the Park Tract subdivision, just south of Gage Addition, in 1924. By the time the Harris House was built in 1931, residential development in Maple-Ash had begun to significantly expand southward to meet the housing need.

After the turn of the century, local businessman and pioneer George N. Gage, with other capitalists from Tombstone and California, formed the Tempe Land and Improvement Company to take advantage of new real estate opportunities resulting from railroad access, and also to initiate the purchase and formal development of the settlement as a townsite. The company, under the local supervision of Gage, promoted the sale of lots, helped build commercial buildings to form the nucleus of the business center, helped organize the bank of Tempe, and helped provide construction materials through operation of a local lumber yard. Tempe's growth fluctuated but steadily increased for the next two decades, and in 1909 Gage opened 80 acres for development as the Gage Addition. This was the first major residential expansion in the original townsite.

The Gage Addition 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

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CONDITION

The 1931 Harris House is significant as a prime example of Southwest style residential architecture in Tempe. The property has been well maintained and the house is completely intact and retains most of its original materials. Mature landscaping surrounding the house is typical for the Maple-Ash neighborhood. The low wall in the front yard is a recent addition.

AGE

The Harris House is one of only three Tempe properties believed to survive from 1931. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 144 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1931. The house is in the ninety-ninth percentile ($n = 145/53,665 = 99.7$) of all Tempe properties in terms of age and, therefore, is considered to constitute a rare surviving example of early residential architecture in Tempe.³

Historic eligible residential and nonresidential structures within the area of the Gage Addition subdivision 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 (Solliday 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 (Ryden 1997). Solliday indicated 6 properties were not listed due to integrity.^{4 5}

SIGNIFICANCE

The Harris House derives significance from several important associations including surviving as an example of infill construction in Tempe's 1909 Gage Addition, Tempe's oldest surviving residential subdivision. Located immediately west of the ASU campus, the Gage Addition subdivision forms the northernmost section of Tempe's historic Maple-Ash neighborhood and contains homes built almost exclusively during the first half of the twentieth century. Finally, the Harris House is significant simply because it exists in the upper ninety-ninth percentile (99.7%) of all Tempe properties in terms of age. Consequently, the 1931 house is considered to be a rare surviving example of early residential architecture in Tempe. It also provides an excellent example of the Southwest style masonry house, surviving with a high degree of architectural integrity and a preponderance of character-defining features intact.

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.

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Like many historic properties, the Harris House 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 and infill construction in the historic 1909 Gage Addition subdivision. A building eligible for listing under this criterion must possess integrity of Location, Materials, Feeling, and Association.

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. During 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 Harris House is significant for its association with the Gage Addition but it was built during Tempe’s Post-Automobile Period (1931~1945). This development stage was marked by increasing automobile ownership and by the introduction of air conditioning. These conveniences, accompanied by slow but steady growth, changed the form of residential development 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.^{6 7}

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.

With the advent of New Deal programs still in the future, the Harris House represents a rare example of a home built in Tempe during the Great Depression. It remains as one of the last of its kind, a home built the old-fashioned way; not with a minimum down payment and 30 years to pay, but with generations pulling together to improve the family’s lot. It stands today a material demonstration of the continuing hope that pervaded Americans during that period as they strove to better their own lives and the prosperity of their community. A building eligible for listing under this criterion must possess integrity of Materials, Feeling, and Association.⁸

Finally, as a property that “embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master” the Harris House distinguishes itself on two counts; first it is significant for its historicity simply because it exists in the upper ninety-ninth percentile (99.7%) 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.

Today, due in part to its pronounced architectural integrity, the Harris House is significant as an early remaining example of Southwest style masonry house in Tempe. Southwest style architecture came into high-fashion during the 1930s, generally concentrated in California and the Southwest. The form blends Pueblo Revival styling with Spanish Colonial Revival forms to produce something of authentic origin in the American Southwest. A building eligible for listing under this criterion must possess integrity of Design, Workmanship, Materials, and Feeling.⁹

The Harris House 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.¹⁰

Next this report evaluates aspects of integrity to substantiate findings of eligibility under multiple criteria. This is followed by an in depth discussion of various historic contexts from which the Harris House derives significance followed by a preliminary determination of eligibility and a staff recommendation.

Location – This property exists in its originally developed location. Gage Addition 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 Gage Addition 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.¹¹

Sited on the east side of Maple Avenue mid-block between University Drive and 9th Street, the Harris House is located on land that was originally included within the boundaries of the 1894 Tempe Townsite. Although not subdivided until fifteen years later, Gage Addition was never annexed into the corporate limits of Tempe – rather uniquely, it was an integral part of the community from the onset. Today, this historic subdivision includes a 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. The Harris 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. Southwest style architecture came into high-fashion during the 1930s, generally concentrated in California and the Southwest. The form is a hybrid of Pueblo Revival style with Spanish Colonial Revival style. This blending of architectural forms produced something of genuine origin in the 1930s American Southwest. Architects initially

embraced the style and adapted it for larger estates and commercial projects. As they perfected the form over time they gradually simplified design details making them more elegant and refined. Design aspects of the Harris House typify the Southwest style and continue to communicate 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. Although the fragile edges of the Maple Ash Neighborhood are constantly being eroded by modern infill development out of character in this historic neighborhood setting, the interior of the Gage Addition, Park Tract, and to some extent the College View subdivision continues to exemplify the residential lifestyles of a bygone Tempe. Careful maintenance of flood irrigation and the resulting mature landscape at the Harris House easily conveys the sense of place that originated at this property 80 years ago.

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 Harris 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 Southwest style house form. Specifically the smooth stucco finish newly painted in a period correct pastel color, the red tile accents at the entry porch and rear sun room, and the pueblo-like modulated parapet lines combine to typify materials characteristic of the Southwest style. The presence of original windows, doors, and exterior trim further reinforces the historic character and the ability to convey historic significance.¹³

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. Fenn Harris built this house himself, by hand, as a home for his family. Fenn was a carpenter and worked as “head of buildings and grounds” at ASTC / ASU for 32 years. In 1931, he built his family home at 823 South Maple Avenue. Before the War, houses were typically built by hand – one or two men completing the entire project. One man forming the foundation, laying masonry walls, framing partitions and roof, placing stucco and setting the roof tiles, working from rough carpentry to finish trim, doors and windows, with maybe another man or a family member to help when the job required it, maybe not. The craft of the house builder included many trades, electrical, plumbing, painting and plastering were all done by the builder. What’s more, most of the construction was done on site using only hand tools. It was only after World War II that the skilled tradesman began to be replaced by new materials and methods that saved time and money on the job site by value added in manufacturing. Not here though, the Harris House continues to convey physical

evidence of the crafts attendant upon Southwest style masonry residential construction in Tempe during the 1930s. The Harris House was built by hand and it was built to last.

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 Harris House, 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 Harris House provides an excellent example of that early wave of residential development that radiated in bands within the core of the original townsite.

CHARACTER DEFINING FEATURES

Southwest style architecture became prolific in Maricopa County during the 1930s. The form is a hybrid, blending Pueblo Revival styling with the so called Mission style or Spanish Colonial Revival architecture to produce something of genuine origin in the 1930s American Southwest. True to form, the historic Harris House exemplifies the overall form and feel of the Southwest style retaining many character-defining features typical of the form.

The historic 1931 Harris House is in excellent condition and retains the original features of its Southwest style form intact. The most prominent character-defining features of late Southwest style include: smooth stucco finish (newly painted in a period correct pastel color), red roof tile accents at the entry porch and rear sun room, and the pueblo-like modulated parapet lines combine to typify materials characteristic of the Southwest style. The presence of original windows, doors, and exterior trim further reinforces the historic character and the ability to convey historic significance.

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. 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.¹⁴

Community Development in Tempe 1909~1940: 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 miles south from the Butte. On the Butte's west slope, a nascent business center anchored by Charles Trumbull Hayden's flour mill and dry goods store provided nearby farmers with a market for 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, then by amending a bill for the Maricopa & Phoenix Railroad, fixing the railroad's Salt River bridge location "at Tempe" rather than "near Tempe."^{15 16}

The railroad's arrival thrust the town and the region into the nexus of American shipping, opening new and distant markets for local farmers while simultaneously attracting the 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, arranging for a survey of streets and blocks called the "Town of Tempe" and establishing 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. In 1888, Gage built his family home, a wood-frame Georgian Revival style house located at the southwest corner of Mill Avenue and Eighth Street (now University Avenue), just beyond the survey's boundary.¹⁷

The railroad made Tempe a modern American town, but with modernization came economic fluctuations typical of the American business cycle. During these years Tempe also suffered from natural cycles of drought and flood due to its location along the desert floodplain of the Salt River. 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. Between 1899 and 1902 Tempe modernized rapidly, as the town 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.¹⁸

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 markets beyond. Agricultural prosperity folded into private-sector growth, as new businesses started, preexisting 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.¹⁹

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, and 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.^{20 21 22 23}

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 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 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.^{24 25}

After World War I, the 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: 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. 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 1960.²⁶

Selected Biographical Contexts in Tempe

Ellen Mary Sears Harris Bell (1869-1951) – Ellen Bell was a pioneer Tempe resident who settled in the Valley in 1883. Born in either 1869 or 1870, she counted herself among the thirty-three individuals in Arizona State University's (then Tempe Normal School) first graduating class in 1886. She married John Henry Harris, a rancher and cattle man, although the date of the marriage is not known. The couple had eight children: Dewey; Gussie; Nellie; Alma; Fenn John; Ben; Eldon; and Jack Sydney.

Ellen Bell lived on the property now known as the Windes-Bell House (24 W. 9th Street) with her family for many years, and after the death of her husband, she supported her eight children through the successful management of a local dairy operation. She also rented numerous Tempe properties to students and others as a means of augmenting her income. Ellen Bell's 9th Street home (Tempe Property Register #41) bears a close association with the property two doors down—the subject property—at 823 South Maple Avenue which was built by her son Fenn John Harris and wife Mildred in 1931. Ms. Bell secured mortgages on several vacant lots on Block 21 in Maple-Ash, allowing her son to develop the property that is today known as the Harris House. Ellen Bell, the second resident of 24 W. 9th Street, died in Tempe on January 3, 1951.²⁷

Fenn John Harris (1896-1976) – Born in 1896, Fenn John Harris (his birth records indicate his real name was John Fenn Harris, but he used Fenn as his first name throughout his life) graduated from Tempe Grammar School and entered the Normal School in 1913 at the age of seventeen.²⁸ After graduating four years later, he served one year as a first lieutenant in the U.S. Marines before marrying Mildred Coweesta Masterson in 1919. Fenn was a carpenter and worked as “head of buildings and grounds” at Arizona State University for 32 years, retiring from that position in 1968. He built the house at 823 South Maple himself, along with the neighboring home at 821 South Maple. Fenn lived at 823 South Maple until his passing in 1976 and his widow, Mildred, continued living there until her death a few years later. Their daughter, “Midge” Harris Hall, was born about 1920 and married in 1942. Midge owned the property at 823 South Maple from the time of her mother's death (about 1979) until 1998, when she sold it to Dan O'Neill and Jeannette Lucier.²⁹

Residential Architecture in Tempe, Arizona 1931

The Harris House 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 standing today. In fact, of the 150 most significant historic properties identified in the 1983 Tempe Historic Property Survey, only 60% still stand today. This property is statistically significant as representative of the upper ninety-ninth percentile (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.

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 the Harris House was being constructed in 1931, house styles in Tempe were beginning to show influences from the popular building styles of the Trans-Mississippi West. Styles represented in Maple-Ash 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.³⁰

Southwest style residential architecture in Tempe 1925~1945

Southwest style architecture came into high-fashion during the 1930s, generally concentrated in California and the Southwest. The form is a hybrid, blending Pueblo Revival styling with the so called Mission style or Spanish Colonial Revival architecture to produce something of genuine origin in the 1930s American Southwest. American architects initially embraced the style and adapted it for larger estates and commercial projects. As they perfected the form over time they simplified design details used during the previous Spanish Colonial Revival period making them more elegant and refined. Southwest style villas have become a popular choice for home styles throughout the American Southwest and Rocky Mountain regions, whereas the modest single-family Southwest style house of the 1930s has evolved to become the ubiquitous styro-stucco spectacles extruded mechanically by the housing industry in square-mile tracts after the decline of the Ranch developments of the 1970s. At its humble origin, however, Southwest style architecture contained such a degree of authenticity that it could be stretched and exploited long and far before its integrity would be exhausted.³¹

Southwest style architecture is an adaptation of Pueblo Revival style where the flat roofs and earth-toned walls of original Pueblo Indian structures represent inspired, albeit simple solutions to the demands of climate and limited building materials. This type of home, immensely popular in the Southwest, has deeper roots than almost any other type of American architecture. It developed in New Mexico and Arizona around the turn of the 20th century, borrowing from the simple, sleek multifamily structures erected by the Pueblo Indians starting in 750 A.D. – the region's truest vernacular architectural form – the authentic pueblo habitation complex.

The revival of Pueblo style architecture adds Hispanic influences to produce its distinctive character. Although the first rectangular stepped-back pueblos were built of mud by prehistoric peoples, the Spanish introduced the use of adobe bricks and stylistic modifications such as portals and enclosed patios. Modern versions of pueblo architecture are called Pueblo Revival style and add a heavy Spanish influence based on subsequent adaptation of the original Native American forms and materials to the stylistic design and detailing familiar to early Spanish Colonists.³²

Southwest style architecture is also an adaptation Mission style architecture which traces its early roots to 17th century Spanish Colonial architecture, itself adapting several elements from the early Spanish Colonial Revival period of the 1900s. The coming of the arch and the horse, the sword and the cross to the American Southwest had profound effects on Native traditions. Overlaying mission society on the lifestyles of Native American cultures produced a strange amalgam of tradition and adaptation expressed in the most formidable building campaign to occur in such a compressed timeframe in the history of Christendom. The Greeks built churches using arches, but the Romans marked the edges of their world with them. In the deserts of the American Southwest arches once marked the edge of the evangelism of the Roman church.

The simple, dramatic sculptural shapes of the Spanish missions with their arches and bell towers met with the broken silhouettes of the pueblos to create a new style that was to remain firmly a part of the architectural vernacular of the Southwest. Identifying features of Mission or Spanish Colonial Revival style architecture include arched openings, bell-shaped parapets or dormers that mimic early Spanish monasteries and missions, as well as red clay tile roofing and stucco exteriors. Mission or Spanish Colonial Revival style architecture is still prevalent in California and southwestern regions of the U.S., as well as in areas of Florida, Virginia and Louisiana, whereas the hybrid Southwest style has always remained more localized.³³

The Harris House is significant as an excellent surviving example of the Southwest style masonry house and maintains a high degree of architectural integrity. Throughout Maricopa County, this architecture is found blending elements of Spanish Colonial Revival and Pueblo Revival Styles. The Southwest style most frequently combines the flat-roofed forms of Pueblo Revival style with the tile roofing (usually red) and low-pitched gables of the Spanish Colonial Revival style. Rarely more than one-story in height, the stucco walls of Southwest style houses are typically rendered in shades of white or light colored pastels. The Southwest style may be among the region's most authentic residential architectural form borrowing as it does from several proximal cultural influences including Spanish styles in California and Pueblo styles in New Mexico and Texas. The blend of these styles allows Southwest style house to fit easily into the Tempe landscape alongside both vernacular and high-style architecture.³⁴

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.³⁵

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.^{36 37}

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.³⁸

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.³⁹

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.⁴⁰

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.

Higher Education in Tempe 1936~1968

Fenn John Harris was a carpenter who worked as “head of buildings and grounds” at Arizona State Teachers College / Arizona State University from 1936 until he retired in 1968. During that 32 year period, the school had only two Presidents, Gammage and Durham, and only one name change (1958), yet it increased student population more than twenty times over. This was a period of profound change both in physical plant and community relations. In both facilities planning and development, Fenn Harris played a part in these changes.

Arizona State University was founded as the territorial normal school in 1885 by an act of the Thirteenth Territorial Legislature, and through the skillful political maneuvers of John S. Armstrong and support from Charles Trumbull Hayden the institution was located in Tempe. On May 5, 1885, George and Martha Wilson donated the twenty acres required by the Legislature in exchange for \$500, creating the core of the original campus and ensuring the establishment of Arizona State University. Since that time the school has had a causal effect on the development and economics of the community.⁴¹

The higher education context statement is divided into the following four timeframes based on changes in name and in fact, and to better focus on the influence each period has had on broad patterns of community history.

Tempe Normal School 1903-1925 –

In 1900 there were six faculty members and 131 students. Due to a Normal School opening in Flagstaff, the legislature instituted an official and legal name in 1901 for the Tempe Normal School. The Department of Manual Arts (1906) and classes in Agriculture (1912) were introduced into the curriculum as was legislated in the original act in 1885. Now the curriculum finally resembled the 1885 legislation and met the needs of the local people. Along with the school, Tempe was growing and homebuilding in the Gage Addition had reached Willow Street (College Avenue) at the west side of the 20 acre campus by 1912.

This alarmed Principal Matthews, who along with school board member Woolf, together purchased lots in the Gage Addition and held them for the Normal School. The first State Legislature provided funds, and in 1912, 26 lots plus a 2-1/2 acre plot in the Gage Addition were acquired from previous purchasers and from the Tempe Land and Improvement Company. The Normal School now owned the eight acres between Willow Street and Forest Avenue, north of Orange Street. During WWI and the depressed period after, school attendance dropped. None the less, on June 30, 1919, the school board made a valuable purchase from the Tempe Land and Improvement Company. Lacking sales, the company sold the entire 35 acres west of Collage Avenue to Mill Avenue and south of Orange Street to 13th Street for \$500/acre. It was purchased, costs included, for \$18,100. Later construction of the highway curve cut off the south edge of this land, but even so, the purchase more than doubled the campus area in one stroke.⁴²

Tempe State Teachers College 1925-1928 –

In 1925 there were 41 faculty members and 672 students. The Normal School became a teachers' college in 1925 with the power to establish a four year-college curriculum offering a Bachelor of Education. A two year curriculum was also offered, leading to a diploma to teach in Arizona elementary schools. An additional two years earned a Bachelor of Education degree. Although several residence halls were constructed in the previous decades, growing numbers of faculty and students alike were finding homes in nearby neighborhoods like the newly opened Park Tract by 1925. During this "bull market period, Dr. Matthews building record reached its height. In 1926, the campus was enlarged with the purchase of 10 acres immediately south of the original campus.⁴³

Arizona State Teachers College 1928-1945 –

In 1928 there were 574 students. The Bachelor of Arts in Education degree was authorized by an act of the Ninth Legislature in 1929. Students completing a four year course were eligible for graduate work in education at a university, and would receive secondary certificates permitting them to teach in Arizona high schools. In 1929, work began on the Matthews Library, the last of the 18 buildings Matthews constructed during his 30-year administration. As President Matthews prepared for retirement development of campus facilities and land acquisition slowed considerably. As the 1930s dawned, the school did not receive enough funding and the student population was not growing fast enough to warrant elaborate growth plans. In the early 1930's, Arizona State needed permanent national accreditation to be recognized as an educational institution of quality. Although difficult to do at the height of the Depression, by 1933, North Central Association (NCA) Accreditation recognized the college as a liberal arts and science college that granted the students a degree to teach in high schools and to earn advanced degrees at other institutions throughout the country.

In 1933, Grady Gammage, then president of Arizona State Teachers College at Flagstaff, became president of Arizona State Teachers College at Tempe, a tenure that lasted nearly 28 years. While he continued the tradition of elevating professional standards at the college, he also focused on the physical growth and development of the campus. During his first decade at the college, most building projects were funded through the Works Progress Administration. Federal workers placed concrete, reroofed buildings, and worked on a huge variety of necessary projects to beautify and maintain the campus. In addition, they built several buildings such as the Moeur Activity Building, the Lyceum Theatre, the Home Management House and Nursery School, and the Garfield Goodwin Stadium. In the midst of widespread economic hardship, the buildings and grounds of ASTC continued to improve throughout the 1930s, thanks to the dedication of President Gammage and the hard work of Superintendent Harris.⁴⁴

The last WPA project, Irish Hall, was completed in 1941. Although courses were offered in other academic and professional disciplines, the school remained a teachers college until 1945. With the end of World War II, soldiers returned and demand for additional degree programs increased. The phenomenal growth of the college began immediately. Dr. Gammage had foreseen that the G.I. Bill of Rights would flood campuses everywhere with returning veterans. Many of the veterans who had received military training in Arizona had fallen in love with the state and vowed to return after the war.

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The numbers within one year were staggering: in the fall semester of 1945, 553 students were enrolled; over the weekend semester break in January 1946, enrollment increased 110 percent to 1,163 students. Successive semesters saw continuing increased enrollment. Student housing on campus was quickly thrown together in the midst of post-war shortages at Victory Village, consisting of 50 trailers and 20 movable apartment units salvaged from war surplus and installed at the Gammage Curve. Victory Village sprang to life overnight but it could not keep up with increasing enrollment. During this period, ASTC began acquiring land north of campus, in the area of community of San Pablo at the foot of the Tempe Butte. Mexican families began selling their properties to ASU as early as 1954, and continued doing so until at least 1966 or 1967. Today, the dormitories along University from Rural Road west to Mill Avenue occupy some of this property. Although eight dorms would be constructed between 1945 and 1959, students continued to rent housing in nearby neighborhoods.

Arizona State University 1958-1960s –

On November 4, 1958, Arizona State College at Tempe became Arizona State University by 2:1 vote of the people of Arizona. From this point on the campus saw rapid academic and physical growth with the addition of seven colleges, numerous research centers, and ongoing campus expansion. On Tuesday, November 15, 2005, the Arizona Republic reported “ASU-Tempe No. 1 in enrollment” noting Arizona State University is the new No. 1 in main-campus enrollment among U.S. universities. ASU has never looked back.⁴⁵

RECOMMENDATION

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 August 11, 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 08/15/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

² 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.

³ City of Tempe Historic Preservation Office 2006; Gage Addition Park Tract College View 4 Historic Property Designation Attachment to SSR 10/12/2006 data accessed June 13, 2011 online at: <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf> “Platted over a 36-year period, and substantially built-out over a 50 year period, the Gage Addition, Park Tract, and College View subdivisions represent consecutive waves of residential development begun in response to both local and national economic and political trends.”

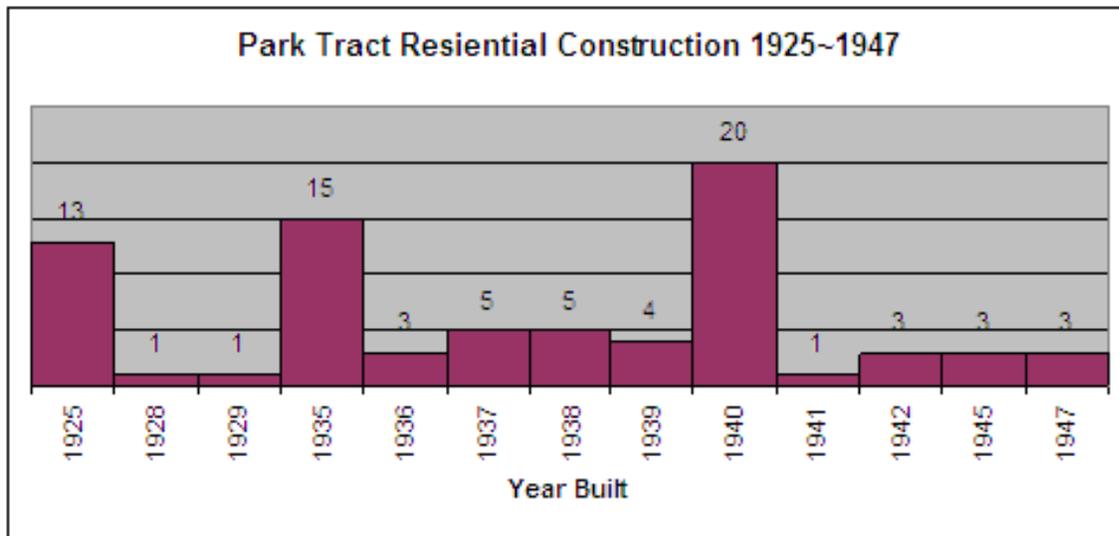
⁴ Solliday, Scott, 2001; Post World War II Subdivisions Tempe 1945-1960 Neighborhood & House Type Context Development and 1997 Multiple Resource Area Property Survey Update Tempe Historic Preservation Commission December 14, 2001 <http://www.tempe.gov/historicpres/PostWWII/Context-Solliday2001.pdf> [The Tempe Post-World War II Context Study builds on previous key studies of the history of the built environment in Tempe. The original 1983 Tempe Historic Property Survey and Multiple Resource Area Nomination provides a thorough narrative history of Tempe, with emphasis on the development and early expansion of the original townsite. The 1997 Tempe Multiple Resource Area Update continues that narrative through 1945. The Post WWII provides a broad contextual view of Tempe and its neighborhoods during the period from 1945 to 1960 to help City staff and the Historic Preservation Commission, as well as home owners and neighborhood associations, to assess, appreciate, and plan to conserve Tempe's postwar resources. The field survey examined approximately 4,500 Tempe properties built between 1945 and 1960. From this survey, inventory forms were completed for 62 subdivisions containing nearly 1,800 individual properties. Only those houses that conveyed a high level of architectural integrity (i.e., that still possess all elements of their original design) were inventoried in detail.]

⁵ Ryden Architects, 1997; City of Tempe Multiple Resource Area Update, Volume 1: Survey Report, City of Tempe Historic Preservation Office [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.]

⁶ 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

⁷ City of Tempe, Tempe Historic Preservation Office, 07/14/2011 – “The Harris House is also significant for its association with the pioneer Tempe families of Ellen Mary Sears Harris Bell (1869-1951), and particularly her son, Fenn John Harris (1896-1976), and his wife Mildred Coweesta Masterson, who built the house in 1931. Fenn Harris was a carpenter and worked as “head of buildings and grounds” at Arizona State Teachers College for 32 years. Although zoning would not be adopted for another 25 years, early covenants served to establish a distinct character for the subdivision and prominent citizens initially constructed several large houses for their families there. Only over time did the area evolve to support a more balanced mix of working-, middle-, and upper-class residences. Ellen Bell was a pioneer Tempe resident who settled in the Valley in 1883. After the death of her husband, she supported her eight children through the successful management of a local dairy operation. She also rented numerous Tempe properties to students and others as a means of augmenting the family income. Bell secured mortgages on several vacant lots on Gage Addition Block 21, allowing her son to develop the property that is today known as the Harris House.”

⁸ City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



⁹ Ibid.

¹⁰ 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.

¹¹ 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> “Tempe is one of the oldest incorporated cities in the valley and enjoys a rich multi-cultural heritage evident through its historic buildings, open spaces, neighborhoods, and structures. Less visible, but equally important, are the archaeological resources of Tempe’s past, including the remains of several Hohokam villages. Protection and enhancement of Tempe’s heritage is critical to preserving the unique identity of our community. Tempe’s built environment tells the story of Tempe’s growth through a blend of the past with the present, thus enriching our city, residents and visitors.”

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 08/15/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm

¹⁴ Risk, Paul H. 2011, "Interpretation A Road to Creative Enlightenment" National Park Service Office of Cultural Resource Management accessed June 14, 2011 at <http://crm.cr.nps.gov/archive/17-2/17-2-22.pdf> "Cultural and environmental contexts enhance awareness of the property and aid in the analysis and understanding of the resource. However, it is possible to be aware of a cultural event or historic artifact and yet not understand its context or significance — a situation which may breed indifference or apprehension. Of the two, indifference may be the most dangerous. An indifferent person either assigns no value or devalues an object or event for which they have no feeling. It is far easier to damage or destroy an object when it is considered unimportant"

¹⁵ Mark E. Pry, *Oasis in the Valley: The Story of Water in Tempe* (Tempe: Tempe Historical Museum, 2003), 11.

¹⁶ 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.

¹⁷ 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. "The George N. Gage House is a single-story structure of frame construction finished with wide clapboard siding. The 40-foot square, symmetrical plan is covered by an asphalt-shingled, crossed gable roof. Built in the Georgian Revival style, the house features a central entry accentuated by a hipped roof portico and flanked at each side by a pair of tall double-hung windows. A bay window projects from the west gable wall. The house was originally located one block to the east on the southwest corner of Mill Avenue and University Drive. A rear wing, which gave the original house a "T" shaped plan, was removed in 1916 and used as a separate residence on an adjacent lot. In 1939, the house was moved to its present location."

¹⁸ Saunders, Katelain and Laura Tamez, 2011, *A People's Guide to Maricopa County: Eighth Street School*, accessed June 14, 2011, online at <http://peoplesguidetomaricopa.blogspot.com/2011/05/eighth-street-school.html>



“The South East Corner of Mill and University is where Tempe’s Eighth Street School used to stand. Originally a school for all children in the town in the early 1900’s, the Eighth Street School became a space of racial segregation with the building of the new Tenth Street School in 1915. White students began to attend school in the new facility while the Mexican American children were only permitted attendance at the older Eighth Street School. In 1925 Tempe resident and local farmer Adolfo Romo filed the first U.S. Mexican-American desegregation lawsuit—Romo v. Laird. After a long struggle Romo won the case and his children were admitted and enrolled in the Tenth Street School. Although his victory did not desegregate schools as a whole, it provided a better education for his children and the other Mexican American children of Tempe. The Mexican American resistance to second-class standards at the Eighth Street School stood as a historical landmark and example for further progress in the desegregation of schools across the nation.”

¹⁹ Larry Dean Simpkins, “The Rise of the Southeastern Salt River Valley: Tempe, Mesa, Chandler, Gilbert, 1871-1920,” Ph.D. diss., Arizona State University, 1989,, 72-106.

²⁰ “Water Supply,” *Municipal Journal and Engineer*, 19 September 1909, 426.

²¹ Ibid., 71; “Tempe, Arizona,” Sanborn Fire Insurance Maps, 1911, Sheet 6

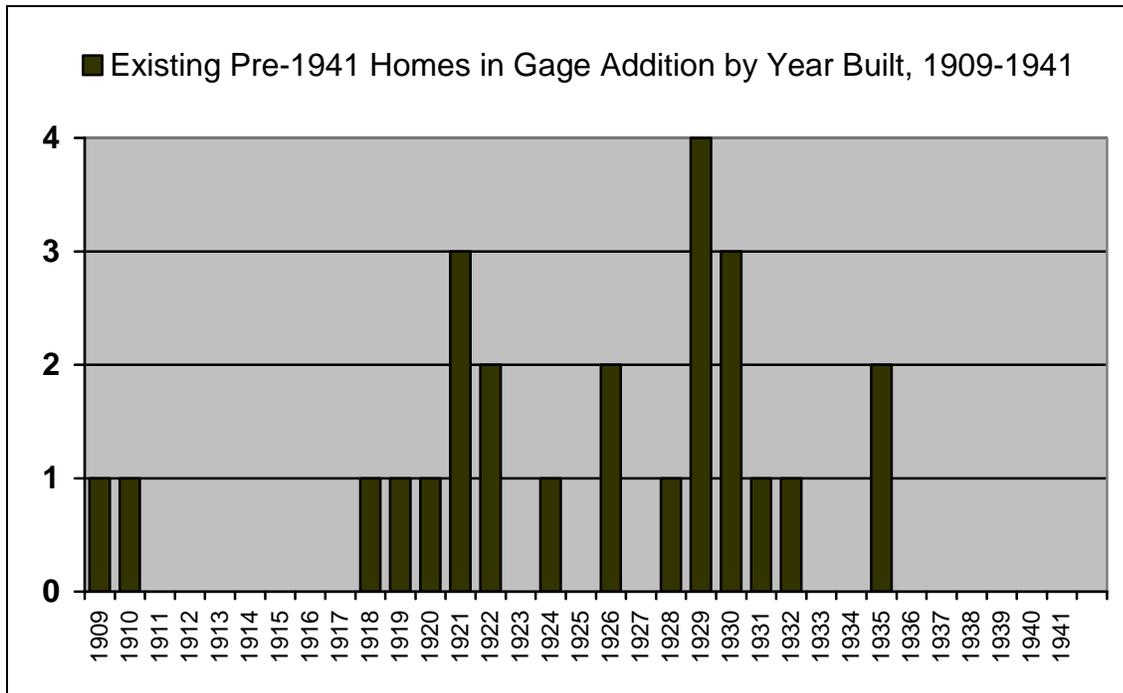
²² “Excerpts: HPS-203,” < http://www.tempe.gov/museum/Tempe_history/properties/cite203.htm (accessed 24 May 2011).

²³ 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]

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

²⁵ *Acts, Resolutions and Memorials of the Regular Session Fourteenth Legislature of the State of Arizona* (Phoenix: State of Arizona, 1919), 22.

²⁶ Tempe HPO 2011, FFY 2010 – Tempe Preservation Graduate Intern Project SHPO 441023 Survey & Inventory of pre 1941 Properties, Nathan Hallam Principal Investigator.



²⁷ Arizona State University Libraries, Archives & Special Collections: "FIRSTS" and SPECIAL EVENTS in ASU HISTORY (1885 to 1989) accessed Tuesday, February 22, 2011 online at: <http://www.asu.edu/lib/archives/asufirsts.htm>

²⁸ <http://genealogy.az.gov/>

²⁹ Tempe City Directories, 1931 – 1979.

³⁰ 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>

³¹ Vinson, Mark C. 2011, HUD-402 Community Revitalization: problems/strategies, Arizona State University, Tempe: Public policy and strategies for neighborhood revitalization and community renewal, preservation and adaptive reuse, gentrification, neighborhood safety, and related socioeconomic concerns. “Southwest style architecture, much like gravity, does not scale; resulting in this most quintessential form of shelter being limited to rather concise development units. That the form limits itself to a certain number of stories or to some comprehensible distance spanned is perhaps a metaphor for life in the deserts of the American Southwest. This frustrates our quest for an architectural expression based on contextual regionalism and leaves us searching for an indigenous style for larger types of development. Of course, it also enhances comprehensibility of many historic development settings” – Joe Nucci, invited lecturer, Spring, 2011.

³² Burba, Nora. 1987, *The Desert Southwest :American Design*, text by Nora Burba and Paula Panich photographs by Terrence Moore New York: Bantam. “Although it has been a part of the Union since 1912, New Mexico’s 122,000 square miles can seem like a foreign county to those unfamiliar with it. More than any other state, it has held on to-and nurtured-it’s historic roots. Spanish flows easily from the lips of residents. Native Americans stil live in ancient cities built by their forbearers and participate in age-old traditions. Yet New Mexico, which has a history and culture traceable for thousands of years, is perhaps the most “American” of all the states; it could be said that it is the cradle of this country’s civilization. Long before European feet trod on Plymouth Rock, they left footprints in New Mexico.”

³³ Kennedy, Roger G. 1993. *Mission: The History and Architecture of the Missions of North America*. Edited and designed by David Larkin with photography by Michael Freeman. New York: A. Marc Jaffe Book, Houghton Mifflin Company. “Mankind has created buildings to mediate between the tangible and intangible in many climates and upon many topographies. Sometimes these buildings are called churches, mosques, or temples, sometimes missions, but in all of them humans, bound to space and time, have sought means of escape from both space and time.’ - The history of Spain's missions in the American Southwest reveals much about Spain's strategy, contributions, and failures in these regions. The Spanish came to view the northern frontier of their empire as a defensive barrier and as a place where pagan souls might be saved. Here missions were founded to propagate the doctrines of the Roman Catholic Church. In seeking to introduce both Catholicism and European methods of agriculture, the missions encouraged the Indians to establish their settlements close by, where the priests could give them religious instruction and supervise their labor. Unfortunately this arrangement exposed the Indians to the Europeans' diseases, against which they had little immunity. An epidemic in New Mexico, for instance, killed 3,000 Indians in 1640. Critics charged also that the mission system destroyed much of the Indians' native culture and turned them into an exploited and degraded labor force. In design the missions reflected Gothic, Moorish, and Romanesque architectural styles — the various cultural influences brought by the Spanish. Paintings on interior walls sometimes depicted the southwestern landscape and the artistic traditions of the Indians. Among the best surviving examples are Missions San José y San Miguel de Aguayo in San Antonio, Tex.; San Juan Capistrano, in the California town of the same name; and San Xavier del Bac near Tucson, Arizona.”

³⁴ Phoenix Historic Preservation Office, *Historic Homes in Phoenix: An Architectural & Preservation Guide*, 1992 (Cooper/Roberts Architects).

³⁵ 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

³⁶ 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]

³⁷ City of Tempe (Scott Soliday) 2001, *Post World War II Subdivisions, Tempe, Arizona: 1945-1960* Historic Preservation Office.

³⁸ 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]

³⁹ 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).

⁴⁰ Hansen, Eric M., 1999

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- ⁴¹ Arizona State University, 2001; The New ASU Story: Academic Programs <http://www.asu.edu/lib/archives/asustory/acpro.htm> [The New ASU Story” was organized using primary and secondary sources from the University Archives and Arizona Collections]
- ⁴² Thomas, Alfred, 1940; Arthur John Matthews; educator and administrator [HAYDEN LD 179.15 1940 .T46](#) [Thesis (M.A. Ed.) Arizona State University History]
- ⁴³ Scheatzle, David with Emily Kimling and Mookesh Patel, 2000; ASU from the air: yesterday today and tomorrow ASU Libraries Call No. [LD179.33 .S34 2000](#) [This publication presents a view of the growth of ASU from above, using both maps and photographs, and shows the result of a search for aerial photographs and plans of the campus and its surrounding areas. The first known aerials were taken from Tempe Butte circa 1900. The first known aerials from an aircraft are from 1919. Until the end of World War II, very few aerials were available. Color photography for aerials begins to appear in the 1960s. Also presented are the visions of the campus planners, showing master planning efforts beginning in 1907.]
- ⁴⁴ Smith, Dean, 1989; Grady Gammage, ASU's man of vision ASU Libraries Call No. [LA2317.G3 S57x 1989](#) [Like his predecessor, Dr. Gammage oversaw the construction of a number of buildings. His greatest dream, that of a great auditorium, came to fruition after his death. He laid the groundwork for it with Frank Lloyd Wright, who designed what is now the university’s hallmark building, Gammage Auditorium, built in 1964.]
- ⁴⁵ Arizona Board of Regents, 2006; Enrollment History http://www.abor.asu.edu/1_the_regents/reports_factbook/fb_files/enroll-table.html [ASU ASU @ Tempe ASU @ West ASU @ Polytechnic NAU UA UA South AZ UNIVERSITY SYSTEM TOTAL] “With a fall 2009 enrollment of 68,064 undergraduate, graduate, and professional students distributed across four campuses, ASU is the largest university in the United States governed by a single administration and educates more than half of all students attending public universities in Arizona.”