

# Staff Summary Report



Development Review Commission Date: 08/23/11

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Hold a public hearing for Historic Overlay for the MCGINNIS HOUSE located at 915 S Maple Av

**DOCUMENT NAME:** DRcr\_McGinnisHouseHD\_082311 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for **McGINNIS HOUSE (PL110192)** (Maple Ash Conservancy LLC. property owners; Tempe Historic Preservation Office, applicant) consisting of Historic designation and listing in the Tempe Historic Property Register of the McGinnis House, consisting of one (1) lot on approximately 0.16 acres, 915 S. Maple Avenue, Tempe, in the R-3, Multi-Family Residential Limited District. The request includes the following:

**HPO 11005 (Ordinance No. 2011.18)** – Historic Designation consisting of one (1) lot.

**PREPARED BY:** Joe Nucci, HPO 480-350-8870

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989) 

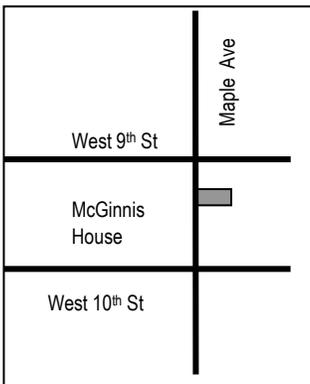
**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on city funds.

**RECOMMENDATION:** Staff – Approval  
Historic Preservation Commission – (08/11/2011)

**ADDITIONAL INFO:**

Net site area	0.16 acres
Total Lots	1



A neighborhood meeting was held on July 14, 2011 for this application.

**PAGES:**

1. List of Attachments
2. Comments
3. Reason for Approval / Conditions of Approval
4. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Ordinance No. 2011.18
- 2-3. Waiver of Rights and Remedies
4. Owner's letter requesting historic property designation
5. Tempe Historic Property Register Nomination Form
- 6-7. Phottos

**COMMENTS:**

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 McGinnis House is also significant for its association with the 1909 Gage Addition; Tempe's oldest surviving residential subdivision. Surviving with architectural integrity substantially intact, the McGinnis House provides an excellent example of the reductive Bungalow style house.

The McGinnis House was built in Gage Addition, which lies 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 1910s and the 1950s. 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. The McGinnis House is historically associated with the early 20<sup>th</sup> century growth Tempe beyond its original settlement area; and serves as one of the city's few remaining examples of pre WWII "suburban" houses.

**PUBLIC INPUT:**

On July 14, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to notify property owners, residents, and neighborhood/homeowner association representatives of the request for historic designation. At that meeting neighbors indicated unanimous support of the nomination and Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation.

**PROJECT ANALYSIS:**

The McGinnis House is historically significant and is considered to be potentially eligible for this action by the Historic Preservation Office. Statistically, the property is in the top 99.7% of all Tempe properties in terms of age and therefore survives as a rare example of pre-World War II residential construction in Tempe. The McGinnis House is significant for its association with the Gage Addition subdivision, Tempe's oldest intact residential subdivision, and is an excellent example of reductive Bungalow style architecture.

The McGinnis House was built as part of the first wave of expansion of the small, mostly agricultural Tempe community. The historic 1928 property is located on Lots 4 and 5 of Block 28 of the 1908 Gage Addition to the Town of Tempe. This 7,000 sf. parcel lies midway between 9<sup>th</sup> and 10<sup>th</sup> Streets on the east side of Maple Avenue at the northern reach of historic residential development. Subdivision of the Gage Addition predated adoption of a zoning ordinance by the Tempe Town Council and today this property is zoned R-3: Multi-Family Residential Limited.

Today all of block 28 along Mill Avenue has been redeveloped for use as commercial property, with only the properties along Maple retaining their historic residential use. Situated mid-block between 9<sup>th</sup> and 10<sup>th</sup> Streets on the east side of South Maple Avenue, this 1920s Bungalow style home takes on the character of a landmark – and survives as a rare example of residential development from Tempe's early growth period from 1909 to 1930 which coincided with 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 linking Tempe to the rest of the region.

The McGinnis House is significant as one of the few remaining examples of Bungalow style frame houses in Tempe. A single-story frame house with stucco siding, the house is organized around a central porch with a low-pitched shed roof paralleling the gable end and projecting beyond the roof overhangs. The house has changed little from the original configuration when this classic bungalow design marked an important addition to the new neighborhood. The historic 1928 McGinnis House continues to convey its architectural qualities of design, workmanship, materials, and feeling.

**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 pre-WWII residential architecture in Tempe.

**CONDITION:**

Bungalows share a conscious search for the supposed simplicity of preindustrial times and were meant to counter the excess of the Victorian period by returning to a past when craftsmanship displayed the artisan's personal involvement with the work. With its simple detailing the 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. 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.

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 accentuating the low earth-hugging form. Typical of the form, the floor plan is basically rectangular and open (not compartmentalized). All windows have flat, rather than arched, headers. The stucco exterior is another stylistic feature of the Prairie-style that is particularly well suited to comfortable dwelling in the Sonoran desert environment. 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 and emphasizes the connection between the house and the landscape, a relationship fundamental to the Bungalow form.

**INTEGRITY:**

Integrity is the ability of a property to convey its historic 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 that significance to persons familiar with the property and to the community at large. The integrity of a property is evaluated according to aspects that must be present in different combinations, depending on the property type and the criteria upon which historic significance is based. 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 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 Criterion A 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. The 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 Arizona 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. Alarming, all Tempe neighborhoods predating Gage Addition have long since lost their residential character and identity, succumbing to redevelopment of the downtown business district, expansion of the main campus of Arizona State University, or redevelopment of the Rio Salado Project and Tempe Town Lake.

Situated 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 almost 15 years later, Gage Addition was never annexed into the corporate limits of Tempe; rather uniquely, it was an integral yet undeveloped part of Tempe from the onset. As that portion of the original townsite lying south of University Drive, the historic Gage Addition represents the first wave of residential development spreading beyond the limits of the early town. 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.

**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 use of 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 not only the character of the neighborhood, but also the character of the interwar period, as the considerable prosperity of the late 1920s 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.

**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 many important connections to the physical environment of its surroundings. The flood irrigated landscape has matured to enhance the setting of this property and emphasizes the connection of the house and the landscape. Original relationships of buildings and structures to the streetscape and landscape, layout and materials of alleyways and 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 an historic property. A property must retain key exterior materials dating from its period of 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, a historically correct palate of landscape materials has been meticulously maintained, and trees, shrubs and lawn have matured to great effect.

**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 humble Bungalow brought style to all people whatever their economic or social status. The McGinnis House continues to convey physical evidence of the craftsmanship 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. The ways in which we experience an historic property is based on how people experience it emotionally; that is to say, what *feelings* it evokes in them. This property expresses the aesthetic sense of its 1920s period of significance. The physical features of the property, taken together, remain 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 an historic property. A property retains association if it remains in the place where the event or activity occurred and remains 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 McGinnis House is emblematic of the consecutive waves of suburbanization that pushed outward from Tempe's original settlement along the Salt River.

**CONCLUSION:**

The McGinnis House has been determined eligible for historic designation and listing in the Tempe Historic Property Register by the Tempe Historic Preservation Office. Built in 1928, this 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 historic Gage Addition subdivision. The property is additionally significant as an excellent surviving example of the Bungalow-style house, embodying the distinctive characteristics of the type and surviving with a high degree of architectural integrity.

The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Sec. 14A-4. Designation of landmarks, historic properties and historic districts –

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

**REASONS FOR APPROVAL:**

- 1. The McGinnis House is significant as a rare surviving example of a once-common type. The 1928 property falls in upper ninety-ninth percentile (99.7) of all Tempe properties in terms of age.
- 2. The McGinnis House is significant for its association with the 1909 Gage Addition subdivision, one of Tempe's oldest intact subdivisions.
- 3. The McGinnis House is significant as an excellent surviving example of the California Bungalow style frame house, exemplifying many particular characteristics of the form and exhibiting a high degree of architectural integrity.

**CONDITIONS OF APPROVAL:**

None

**HISTORY & FACTS:**

- 11/03/1890 Charles Burton McGinnis is born in Fate, Rockwell Co., Texas
- 11/15/1890 Nannis Clara (Purcell) McGinnis is born in Hot Springs, Arkansas
- 04/03/1909 A plat is filed of the Gage Addition by George N. Gage and L. W. Blinn on behalf of the Tempe Land & Improvement Company. As originally filed, the plat spanned east and west of Mill Avenue from the MP&SRV RR (UPRR) tracks to Willow (College) Avenue, excepting the blocks southeast of Mill and 8th Street (University Drive) which were shown as "School Property" and with the northern portions of the 3 westernmost blocks kept free from residential lots.
- 07/02/1911 Nannis Clara (Purcell) marries Charles Burton McGinnis at Lela, Wheeler Co., Texas
- 07/01/1919 Gage Addition plat amendment filed for land sale to Tempe Normal School.
- 10/12/1925 Tempe Land and Improvement Company (George N. Gage) deeds vacant lot to B. H. Scudder.
- 06/09/1928 Charlie B. McGinnis and his wife, Clara, purchased lots 4 and 5, in Block 28 of the Gage Addition from B. H. and Rebecca Scudder and built the house at 915 South Maple that autumn. Charlie worked as the head gardener at Arizona State Teacher's College and later served as night watchman. He and Clara raised five boys. Charlie McGinnis occupied the house until the late 1970s.
- 04/04/1940 E B Tucker, City Engineer, implements Improvement District Number 30 to extend curb-and-gutter, sidewalks, and pavement to Gage Addition.
- 10/11/1951 Tempe's third zoning ordinance went into effect; Ordinance No. 209 extended multi-family zoning throughout older Tempe neighborhoods and rezoned properties north of Ninth Street from single family to multi-family.
- 02/06/1957 Tempe's fourth zoning ordinance went into effect; Ordinance No. 268 rezoned the entire Maple-Ash residential area Multi-Family districts similar to the current district area boundaries within Maple-Ash today.
- 07/01/1974 Charles Burton McGinnis dies – he is buried at Tempe Double Butte Cemetery. Son Charles W. McGinnis continues to occupy the house until the late 1970s.
- 02/06/1979 Charles Burton McGinnis (deceased) title transferred to surviving sons: Hugh W.; James W.; and Charles W. McGinnis.
- 06/15/1999 Gerald Dan O'Neill & Jeanette L Lucier, on behalf of the Maple Ash Conservancy, LLC acquire Lots 4 and 5, Block 28, Gage Addition, from Maurice Bosc and Pilar R. Tonnesen.
- 12/14/2001 Tempe Historic Preservation Commission produces the Post World War II Subdivisions Survey (Solliday, 2001). The study recommended the Gage Addition, Park Tract, and College View subdivisions for designation as historic districts.
- 02/04/2011 Owners nominate the McGinnis House for historic designation and listing in the Tempe Historic Property Register.
- 07/14/2011 A neighborhood meeting is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the McGinnis House.
- 08/11/ 2011 A public hearing is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the McGinnis House.
- 08/23/2011 Development Review Commission scheduled hearing for this request.

**CODE REFERENCES:**

Zoning and Development Code, Section 6-304, Zoning Amendment

City Code, Chapter 14a, Historic Preservation

**ORDINANCE NO. 2011.18**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding a Historic Overlay to the existing R-3, Multi-Family Residential Limited District and designating it as R-3 (H), Multi-Family Residential Limited District with a Historic Overlay on 0.16 acres at the Historic McGinnis House.

LEGAL DESCRIPTION – Lot 4, Block 28, GAGE ADDITION, according to Book 3 of Maps, Page 58, records of Maricopa County, Arizona.

TOTAL AREA - 0.16 ACRES

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **Case # PL110192** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 22<sup>nd</sup> day of September, 2011.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ATTACHMENT #1

WHEN RECORDED RETURN TO:  
City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Gerald D. O'Neill Jr. and  
Jeanette L. Lucier (Owners).

Owners acknowledge that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owners further acknowledge that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL110192 to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

915 S. Maple Ave.  
Tempe AZ 85281

Lot 4, Block 28, Gage Addition, according to M.C.R.  
Book 3 of Maps, Page 58

By signing below, Owners voluntarily waive any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

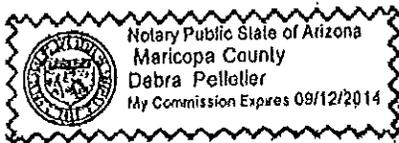
Dated this 1<sup>st</sup> day of February, 2008. 2011

[Signature]  
(Signature of Owner)  
Jeanette L. Lucier  
(Signature of Owner)

Gerald D O'Neill Jr  
(Printed Name)  
JEANETTE L. LUCIER  
(Printed Name)

State of Arizona )  
County of Maricopa ) ss

SUBSCRIBED AND SWORN to before me this 1<sup>st</sup> day of Feb, 2008, by 2011  
Gerald D. O'Neill Jr and Jeanette L. Lucier.



[Signature]  
(Signature of Notary)

(Notary Stamp)

1114 S. Maple Ave.  
Tempe, AZ 85281

February 1, 2011

Joe Nucci  
Historic Preservation Officer  
City of Tempe  
31 E. Fifth Street  
Tempe, AZ 85281

Dear Joe:

We are pleased to submit an application to list our property at 915 S. Maple Avenue on the Tempe Historic Property Register. As you know, we have long been involved in neighborhood preservation. We take pride in the listing of the Hiatt-Barnes House almost a decade ago, to the Tempe Historic Property Register. It had been listed on the National Register of Historic Places prior to our ownership.

We acknowledge our pride in ownership of property in the Maple Ash Neighborhood. In addition, we hope that by listing as many of our six properties as qualify, we will add to the stabilization and enhancement of the single-family characteristic of the neighborhood. This very character, of course, is the historic context that is so significant in Maple Ash. It is this very context that we lose a bit more of with each new multi-family development.

Thank you for providing the opportunity to list our houses, as well as for all you do for historic preservation in Tempe.

We look forward to working with you.

Sincerely,



Jeanette L. Lucier



Gerald D. O'Neill, Jr.



# NOMINATION FORM

## TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

915 S. Maple Ave  
Tempe AZ 85281

Legal Description (Subdivision Name, Lot and Block)

Gage Addition

Date of Construction / source of date

1925 Tempe Multiple Resource Area Update

Existing Historic Designation or Identification (check if any)

National Register \_\_\_\_\_  
(Date Listed)

State Register \_\_\_\_\_  
(Date Listed)

1997

Tempe Survey # T-415

For Staff Use Only

Received: \_\_\_\_\_  
DSD#: \_\_\_\_\_  
Hearings/Approvals\*:  
HPC: \_\_\_\_\_  
P & Z: \_\_\_\_\_  
Council: \_\_\_\_\_

\*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc.) should be scheduled prior to initial public hearing

Assessor's Tax Parcel Number(s)

132-42-039

Historic Name

on survey "McGinnis Rental"

Summary of Historic Function or Use

Residence

Present, Common, or Proposed Name

Present Function or Use

Residence

Classification (check one)

Property (Building or Structure)

Archaeological Site

District

Landmark

Ownership Information:

Owner Name: Jeanette L. Lucier  
Gerald D. O'Neill Jr.  
Address: 1114 S. Maple Ave.  
City: Tempe State: AZ Zip: 85281  
Phone: 480 731 9213 602 579 9310  
Signature: Jeanette Lucier  
Date:

Applicant Information (if different from ownership)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.



