

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/27/2014  
Agenda Item: 2**

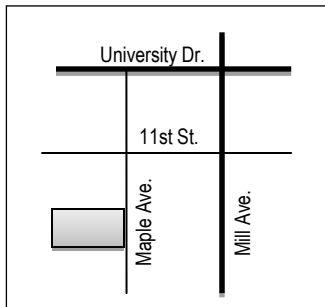
**ACTION:** Request for Historic Designation of the 1936, Southwest style home for RAYMOND (HAUSMAN) HOUSE, located at 1108 South Maple Avenue. The applicant is David and Colleen Hausman.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions  
Historic Preservation Commission – Approval

**BACKGROUND INFORMATION:** RAYMOND (HAUSMAN) HOUSE HISTORIC DESIGNATION (PL140072) consists of an historic property designation and listing in the Tempe Historic Property Register, located at 1108 South Maple Avenue, Tempe, Arizona 85281. The request includes the following:

HPO14001 Zoning Map Amendment for “H”, Historic Designation within the existing R-2 zoning.



Property Owner	David and Colleen Hausman
Applicant	David and Colleen Hausman
Current Zoning District	Multi-Family Residential (R-2)
Gross site area	0.22 acres
Year Constructed	1936

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Joe Nucci, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Joe Nucci, Historic Preservation Officer

**COMMENTS:**

This site is located between West 11<sup>th</sup> Street, Maple Avenue, West 12<sup>th</sup> Street, and Ash Avenue.

Existing uses on the site are residential uses.

This request includes the following:

- 1. Historic Overlay Zoning

The applicant is requesting the Development Review Commission provide a recommendation to City Council for item one above.

**PUBLIC INPUT:**

- A neighborhood meeting is required for this request.
- Neighborhood meeting held: April 10, 2014 from 6:00 p.m. to 8:00 p.m. at Hatton Hall, 34 E 7<sup>th</sup> St., Tempe 85281.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.

**PROJECT ANALYSIS**

**ZONING:**

The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Section 14A-4(a)(1): Designation of landmarks, historic properties and historic districts. Like many properties in Tempe’s oldest intact residential neighborhood, the Raymond (Hausman) House achieves historic significance under multiple criteria. The Raymond (Hausman) House, located at 1108 South Maple Avenue in the historic eligible Park Tract Subdivision, has been nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, David and Colleen Hausman. The Raymond (Hausman) House is significant for its association with the Park Tract Subdivision; one of Tempe’s oldest surviving residential subdivisions. Built in 1936, this house is in the upper ninety-ninth percentile (99.6%) 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.

**CONCLUSION :**

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment. This request meets the required criteria.

**REASONS FOR APPROVAL:**

The 1936 Southwest style Raymond (Hausman) House is eligible for historic designation and listing in the Tempe Historic Property register under Tempe City Code Section 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.

**CONDITIONS OF APPROVAL:**

- 1. The detached dwelling units located at the rear of the property are non-contributing features of the property because they were constructed after the period of significance (1935) and therefore are not subject to future design review by Tempe Historic Preservation.

**HISTORY & FACTS:**

- 07/10/1924 Town of Tempe COMMON COUNCIL approves plat of PARK TRACT subdivision
- 08/04/1924 Fred JOYCE and Hugh LAIRD Trustees record subdivision plat of PARK TRACT
- 12/07/1925 E W Hudson, Fred JOYCE and Hugh LAIRD Trustees of PARK TRACT sell Lot 10, Block 5, Park Tract to Frank Raymond for \$345.00 Recording Number 19280002917
- 06/19/1928 Miss Minnie LAIRD daughter of Mr. and Mrs. William E. Laird, was married to Frank RAYMOND, Rev. Ed Decker officiating; Miss Ruby Laird (daughter of Mayor Hugh Laird) and Lee Raymond (brother of the groom) attendants THM Painter Scrapbook p105
- 03/18/1936 Frank Raymond obtains Building Permit Number 82 to construct a 35' x 47' x 15' high residence on Lot 10, Block 5, Park Tact – 1108 S Maple Avenue with an estimated value of \$3,300.00 CDD Records
- 05/06/1936 Frank L and Minnie L Raymond mortgage Lot 10, Block 5, Park Tract to B B and Honor G MOEUR for \$1,400.00 to secure construction financing Recording Number 19360007251
- ca. 07/1965 Frank RAYMOND age 63 dies in Tempe and is buried at Double Butte Cemetery PROB JUDG Recording Number 19710137644
- 10/09/1975 Minnie L RAYMOND conveys property at 1108 S Maple Avenue to Carolyn D and William R RAYMOND JNT DEED Recording Number 19750237176
- 11/05/1975 Carolyn D and William R RAYMOND mortgage property at 1108 S Maple Avenue to FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of PHOENIX for \$4,950.00 MORTGAGE Recording Number 19750260136
- 05/07/1979 Carolyn D and William R RAYMOND mortgage property at 1108 S Maple Avenue to FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of PHOENIX for \$28,000.00 to construct Duplex Residence at the rear of the Raymond (Hausman) House MC DEED TRST Recording Number 19790159254
- ca. 06/1995 Minnie (Laird) RAYMOND age 87 dies in Mesa and is buried at Double Butte Cemetery
- 04/21/1997 William R RAYMOND conveys property at 1108 S Maple Avenue to Steven A TSEFFOS WAR DEED Recording Number 19970258955

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- 08/29/1997 David and Colleen HAUSMAN purchase property from Steven A TSEFFOS WAR DEED Recording Number 19970597483
- 03/04/2014 David and Colleen HAUSMAN request Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 04/10/2014 David and Colleen HAUSMAN held a Neighborhood Meeting for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 05/08/2014 Tempe Historic Preservation Commission, at a public hearing, approved the request for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 05/27/2014 Development Review Commission public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 06/12/2014 Tempe City Council introduction and first public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 06/27/2014 Tempe City Council second and final public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
 City Code, Chapter 14a, Historic Preservation

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**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

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Meeting Date: 05/27/2014  
Agenda Item: 1

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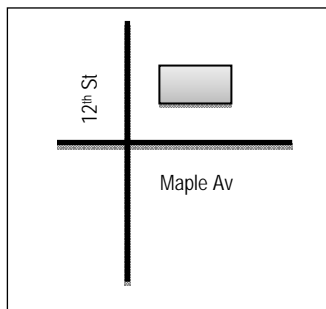
**ACTION:** Request for historic property designation and listing in the Tempe Historic Property Register for the RAYMOND (HAUSMAN) HOUSE, located at 1108 South Maple Avenue, Tempe, Arizona 85281. The applicant is David and Colleen Hausman, property owners.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval

**BACKGROUND INFORMATION:** RAYMOND (HAUSMAN) HOUSE HISTORIC DESIGNATION (PL00140072) Request for historic property designation and listing in the Tempe Historic Property Register for the RAYMOND (HAUSMAN) HOUSE, located at 1108 South Maple Avenue, Tempe, Arizona 85281. The request includes the following:

**PL140072** Zoning Map Amendment from R-2 (Multi-Family Residential) to "H" (Historic Overlay)



Property Owner  
Applicant  
Current Zoning District  
Gross site area

David and Colleen Hausman  
David and Colleen Hausman  
Multi-Family Residential (R-2)  
0.22 acres

**ATTACHMENTS:** Ordinance 2014.XX

**STAFF CONTACT(S):** Joe Nucci, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Joe Nucci, Historic Preservation Officer (480) 350-8870

**COMMENTS:**

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**PUBLIC INPUT:**

- Neighborhood meeting required
- Neighborhood meeting held: April 10, 2014 from 6:00 p.m. to 8:00 p.m. at Hatton Hall, 34 E 7<sup>th</sup> St., Tempe 85281.
- See attached summary of meeting provided by the applicant, (attachment D).
- Community Development staff attended the meeting.

**PROJECT ANALYSIS**

**ZONING:**

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**CONCLUSION :**

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment. This request meets the required criteria.

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- 05/08/2014 Tempe Historic Preservation Commission holds public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
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**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment

City Code, Chapter 14a, Historic Preservation





*Raymond (Hausman) House*

**street view looking northwest**

*photo by Jay Mark 04/15/2014*





*Raymond (Hausman) House*

**street view looking southwest**

*photo by Jay Mark 04/15/2014*



*Raymond (Hausman) House*

**street view looking northwest**

*photo by Jay Mark 04/15/2014*





*Raymond (Hausman) House*

**street view looking west**

*photo by Jay Mark 04/15/2014*



*Raymond (Hausman) House*

**rear yard looking north east**

*photo by Jay Mark 04/15/2014*





*Raymond (Hausman) House*

**north side yard looking west**

*photo by Jay Mark 04/15/2014*



*Raymond (Hausman) House*

**alley view looking north east**

*photo by Jay Mark 04/15/2014*





*Raymond (Hausman) House*

**chimney detail**

*photo by Jay Mark 04/15/2014*



Historic Preservation Office

# Raymond (Hausman) House

Tempe Historic Property Register #49 HPO 2014.01

**Tempe Historic Preservation Commission**

HPC Neighborhood Meeting 04/10/2014

14A-4 HPC Public Hearing 05/08/2014

*Tuesday, May 20, 2014*



*Photo: Tempe HPO 2010*

The Raymond (Hausman) House, located at 1108 South Maple Avenue in the historic eligible Park Tract Subdivision, has been nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, David and Colleen Hausman. The Raymond (Hausman) House is significant for its association with the Park Tract Subdivision; one of Tempe's oldest surviving residential subdivisions. Built in 1936, this house is in the upper ninety-ninth percentile (99.6%) 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.<sup>1</sup>

**LOCATION**

The 1936 Raymond (Hausman) House is located on Lot 10 of Block 5 of the historic eligible Park Tract Subdivision, on the west side of Maple Avenue mid-block between 11<sup>th</sup> and 12<sup>th</sup> Streets. Located just west of the main campus of Arizona State University; Park Tract forms the center portion of Tempe's historic Maple-Ash neighborhood. It is bounded by 10<sup>th</sup> Street, Mill Avenue, 13<sup>th</sup> Street, and the Union-Pacific Railroad tracks. Platted in 1926, Platted in 1924, Park Tract contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district. Park Tract continues to qualify as an historic district although it has not yet been designated historic.

Frank Raymond acquired undeveloped Lot 10, Block 5 of Park Tract in December 1925. In May 1936 he and his wife, Minnie, mortgaged the property and built the house at 1108 South Maple Avenue soon thereafter. By the time the Raymond (Hausman) House was built in 1936, residential development in Maple-Ash had begun to significantly expand southward to meet a pressing housing need.

Park Tract is an early "suburban" residential subdivision that was platted by Hugh Laird and Fred J Joyce, April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. The subdivision was designed to provide comfortable and modern family houses, influencing some of Tempe's prominent citizens to purchase lots and have their homes built here. Development of the subdivision began in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Union Pacific Railroad tracks. Park Tract experienced peak construction from 1928 to 1930. A second boom of activity occurred in the late 1930s and the neighborhood was almost completely built out shortly after World War II.

The Park Tract Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2040. Cultural Resource Areas are considered culturally significant to the character of Tempe and GP2040 states it is desirable to maintain the character of these areas. General Plan 2040 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 GP2040 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003.<sup>2</sup>

**CONDITION**

The 1936 Raymond (Hausman) 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.

**AGE**

The Raymond (Hausman) House is one of only 11 Tempe properties believed to survive from 1936. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 213 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1936. The house is in the ninety-ninth percentile ( $n = 213/53,665 = 99.6$ ) of all Tempe properties in terms of age and, therefore, is considered to constitute a rare surviving example of early residential architecture in Tempe.<sup>3 4</sup>

**SIGNIFICANCE**

The Raymond (Hausman) House derives significance from several important associations including surviving as an example of infill construction in Tempe's 1924 Park Tract Subdivision; one of Tempe's oldest surviving residential subdivisions. The house is significant for its association with early residents Frank (1903-1966) and Minnie (1908-1995) Raymond who purchased the property from the Park Tract Trustees in December of 1925. Frank Raymond worked as a teacher; Minnie Laird Raymond was the daughter of William Laird, who managed Laird and Dines drugstore with his brother, Hugh Laird. The family still owned the property at the time of Frank Raymond's death in 1971. Finally, the Raymond (Hausman) House is significant simply because it exists in the upper ninety-ninth percentile (99.6%) of all Tempe properties in terms of age. Consequently, the 1936 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 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.

Like many historic properties, the Raymond (Hausman) 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 1924 Park Tract Subdivision. A building eligible for listing under this criterion must possess integrity of Location, Materials, Feeling, and Association.

## Raymond (Hausman) House

Tempe Historic Property Register #49

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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 Raymond (Hausman) House is significant for its association with the Park Tract Subdivision 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.<sup>5 6</sup>

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 Raymond (Hausman) 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.<sup>7</sup>

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 Raymond (Hausman) House distinguishes itself on two counts; first it is significant for its historicity simply because it exists in the upper ninety-ninth percentile (99.6%) 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 Raymond (Hausman) House is significant as an early remaining example of Southwest style 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.<sup>8</sup>

The Raymond (Hausman) 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.<sup>9</sup>

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 Raymond (Hausman) House derives significance followed by a preliminary determination of eligibility and a staff recommendation.

**Location** – This property exists in its originally developed location. Park Tract Subdivision encompasses a collection of historic resources directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 143 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the Territory, and for its associations with important political figures. Tempe’s unique heritage is exemplified in its significant residential architecture and infrastructure. These exist today in Park Tract Subdivision as manifestations of those Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.<sup>10</sup>

Sited on the west side of Maple Avenue mid-block between 11<sup>th</sup> and 12<sup>th</sup> Streets, the Raymond (Hausman) House is located on land that was originally included within the boundaries of the 1894 Tempe Townsite. Although not subdivided until thirty years later, Park Tact 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.<sup>11</sup>

**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 Raymond (Hausman) 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 Raymond (Hausman) 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 and walks; 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.

**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 Raymond (Hausman) 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.<sup>12</sup>

**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. Before World War II, 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 Raymond (Hausman) House continues to convey physical evidence of the crafts attendant upon Southwest style residential construction in Tempe during the 1930s.

**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 Raymond (Hausman) 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 this 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 Raymond (Hausman) 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 Raymond (Hausman) House exemplifies the overall form and feel of the Southwest style retaining many character-defining features typical of the form. The house is irregular in plan and house sits on a crawlspace foundation with stucco walls topped by a flat roof with parapets. A front porch topped by a shed roof with metal roofing and supported by square posts shades the house's single-leaf entryway, which is surrounded by distinctive concrete quoins. Windows are replacements; however the original entry door remains present. Early survey and inventory work indicated the small second-story to be an addition; however recent investigation indicates this is an aspect of the original 1936 construction.

The historic 1936 Raymond (Hausman) 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 upper floor, and the distinctive quoined entry combine to typify materials characteristic of the Southwest style. The presence of original 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.<sup>13</sup>

Community Planning & Development in Tempe 1924~1960 (Park Tract)

In contrast to the initial socially superior self-image of the adjacent Gage Addition to the north, Park Tract from the onset was conceived to provide comfortable and modern family houses for a range of economic groups and to meet the acute need for housing in Tempe by the mid-1920s. As platted in 1924, the regular orthogonal grid of the original townsite was extended south to 13<sup>th</sup> Street. No annexation was necessary as the 100-lot Park Tract subdivision occurred entirely within the platted area of the original townsite.

Throughout the 1920s and 30s, Tempe worked to improve its connectivity to regional markets and to capitalize on its locational advantage. Early in 1919, the Tempe-Mesa Highway (Creamery Road) became part of the State Highway System and a component of the Bankhead National Highway (an early interstate throughway that ran from Washington DC to San Diego). In 1925, the city of Phoenix extended and paved Washington Street to the Tempe (Ash Avenue) Bridge, increasing commercial development along the route and strengthening Tempe's regional market connections. Finally, in 1926, the Main Line of the Southern Pacific Railroad officially opened for traffic through Tempe, just several years before the beginning of the decline railroad use nation-wide due to competition with other modes of transportation.<sup>14</sup>

The Depression Era was actually a period of recovery for Tempe, which was not as affected by the economic downturn as were more industrialized cities. With a diverse agricultural base, local farmers were exporting such crops as citrus, cantaloupe, lettuce, and cotton and throughout the 1930s Tempe worked to improve its infrastructure and connectivity to Phoenix which had just surpassed El Paso Texas as the regional economic center of the Southwest. In March 1930, construction began on the Mill Avenue Bridge and in July 1931, the new \$500,000 bridge over the Salt River was opened for service.

Governor Benjamin Baker Moeur was inaugurated as Governor of Arizona for the first of two terms after being elected by a plurality of 33,000 votes on November 8, 1932. During Moeur's administration Federal recovery programs, notably the Public Works Administration (PWA) and the Works Progress Administration (WPA), provided local construction jobs for improvements in streets and highways, drainage, parks, and other city infrastructure. Perhaps the greatest effect these programs had on Tempe was the construction of several new buildings on the campus of the Tempe Normal School, which in 1929 was renamed Arizona State Teachers College. The college received nearly \$2 million in federal grants and loans through the 1930s, which financed the construction of West Hall, Krause Dining Hall, Lyceum Theater, Moeur Activity Building, Irish Hall, and Dixie Gammage Hall. In November 1934, Governor Benjamin Baker B B Moeur elected Governor of Arizona for the second of two terms. In December with great fanfare, the Arizona State Tuberculosis Sanatorium opened its doors "for the care of curable, indigent tuberculosis patients and ... work (aimed at) arresting ... tuberculosis conditions throughout the state." In October 1935, Civilian Conservation Corp Company 805 established Bureau of Reclamation CCC Camp BR-19 in Tempe in the vicinity of the Cross Cut Canal to work on rehabilitating SRP canals and laterals. In November 1935, Tempe receives \$30,000.00 in WPA funds for improvements and maintenance of Tempe Beach Park<sup>15</sup>



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In 1936, when the Highway Department completed work on the high-speed Apache Curve, four U.S. highways crossed the bridge at Mill Avenue; U.S. 60, 70, 80, and 89. What had begun as settlement located at a reliable river crossing point became by the 1930s, a hub of multi-modal national and regional transportation systems.<sup>16</sup>

In many early residential areas as in Park Tract, houses were constructed in response to the cyclical nature of the local economy. Vacant lots were held until market conditions convinced owners that improvements would pay off and homes were then built for owner-occupancy, on speculation, or as rental property depending on market demand. For this reason, the first homes were built in Park Tract in three distinct episodes; 1925, 1935, and 1940, with only minimal development occurring in the years in between. These fits and starts of homebuilding may be attributed to both local and national stimuli. In 1925, the Normal School, with 41 faculty members and 672 students, became a teachers' college with the power to establish a four year-college curriculum offering a Bachelor of Education. Park Tract got underway in 1925 with construction of the first 11 homes coinciding with the change in curricula at the Normal School. Increasingly, faculty and students would come to provide a ready market for Tempe housing stock.<sup>17 18</sup>

In the 1930s, residential development in Tempe was mostly limited to small apartment buildings. Few single-family homes were built at this time largely due to lack of financing. The Federal Housing Administration (FHA) was created in 1934 to insure home mortgages, and in the process, to stabilize the residential construction industry, but these loans were not available in Tempe until the end of World War II. Agriculture continued to dominate the local economy until after World War II, however steady growth and development of the college along with improved transportation linkages, would increasingly figure into community growth.<sup>19</sup>

For a decade after initial construction development in Park Tract languished. A subsequent boom in 1935 coincided with implementation of various economic programs of the New Deal. Having native son B B Moore in the Governor's Office at the onset of various relief programs helped ensure that federal largess would not overlook Tempe. Although initial programs to address the availability of home mortgage money did not take hold in Tempe, both the community and the campus benefited from many PWA and WPA construction projects during the depression decade. Federal programs did not construct housing in Tempe, but they did provide important stimulus to the local economy as large construction projects relied on local labor and materials at a time when other markets remained generally depressed. In the case at hand, many existing sidewalks along Maple and Ash Avenues still display the Works Progress Administration stamp "WPA 1938", in testimony to the widespread effects these programs had on the community.<sup>20 21 22</sup>

The largest housing boom in the build-out of Park Tract occurred in 1940, with construction of 22 homes. Several years passed since the National Housing Act had created the Federal Housing Administration directed at improving housing standards and conditions nationwide and providing a home financing system through insurance of mortgages that would stabilize the mortgage market.<sup>23</sup>

In Arizona, the greatest proponent of the FHA mortgage program was Valley Bank which issued a record number of FHA insured mortgages throughout the Valley. But Valley Bank did not make home loans in Tempe until much later. Significant bank consolidation occurred throughout Arizona between 1930 and 1940. In Tempe, Tempe National Bank was the sole survivor, having been purchased by the Phoenix National Bank in 1935, thereby ending 47 years of locally-controlled banking in town. In 1937, Transamerica Corporation took control of three Arizona Banks including Phoenix National with its Tempe branch. Quickly, home mortgage money became available in town including FHA loans. By 1940, the effect could be felt in Park Tract and elsewhere in Tempe as a significant number of new-housing starts preceded the onset of war-time materials rationing and labor restrictions.<sup>24 25 26</sup>

#### Higher Education in Tempe: 1928~1966

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 what would ultimately become Arizona State University. Since that time the school has had a causal effect on the development and economics of the community.<sup>27</sup>

#### **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.<sup>28</sup>

#### **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.

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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.<sup>29</sup>

### **Arizona State College 1945~1958 –**

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. 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. Today, the dormitories along University Drive from Rural Road west to Mill Avenue occupy some of this property. Although eight dorms would be constructed between 1945 and 1959, students increasingly rented housing in nearby neighborhoods and faculty often lived in the Maple-Ash Neighborhood.

### **Arizona State University 1958~1960s –**

On November 4, 1958, Arizona State College at Tempe became Arizona State University by a 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.

### **Minnie (Laird) and Frank L. Raymond, 1108 S Maple Avenue, 1929-1966**

Minnie Laird Raymond (1908-1995) and Frank L. Raymond (1903-1966) were both graduates of Tempe State Teachers College. When they were married in 1928, Minnie was teaching in Peoria and Frank was teaching at Monroe School in Phoenix. News coverage of the wedding noted that both young people were popular in the social circles of Tempe having finished their education there. Frank Raymond acquired undeveloped Lot 10, Block 5 of Park Tract in December 1925. In May 1936 he and his wife, Minnie, mortgaged the property and built the house at 1108 South Maple Avenue soon thereafter. The family still owned the property at the time of Frank Raymond's death in 1966.<sup>30 31</sup>

Minnie graduated from Tempe Union High School in 1926 or 27. Minnie completed a 2 year degree in 1928, a 3 year degree in 1929, and a 4 year degree circa 1931-32. At the time she began teaching in 1928, only a 2 year degree was necessary. Minnie and Frank's later degrees were from The Arizona State Teachers College at Tempe. Minnie and Frank both went on to complete Masters Degrees from Arizona State College. Frank went on to teach in the Rural School District which was a different district from Tempe at that time. Minnie is believed to have been the first female school principal in the Tempe Elementary School District when she became Principal of Holdeman School when it opened in 1961-62.<sup>32</sup>

Minnie Raymond was the daughter of Mr. William E. and Mrs. Nell A. Laird. William Laird managed Laird and Dines drugstore with his brother, Hugh Laird. Hugh Laird, was a principal developer of the Park Tract Subdivision; an early "suburban" residential subdivision that was platted by Laird and Fred J Joyce, on April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. Laird's career included 60 years as a registered pharmacist, 66 years as owner of Laird and Dines Drug Store, twelve years as Tempe postmaster and two terms as a representative in the state legislature. Perhaps his most outstanding contribution to local politics was his 32 years of service on the Tempe City Council, including 14 of those years as Mayor. During the period from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town saw substantial growth far beyond its anticipated boundaries, especially after the close of World War II. Policies generated during Laird's lengthy tenure on the City Council did much to shape the present environment and image of modern Tempe.<sup>33</sup>

### Residential Architecture in Tempe, Arizona 1936

The Raymond (Hausman) 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 (99.6%) 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 Raymond (Hausman) House was being constructed in 1936, 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.<sup>34</sup>

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 far and wide before its integrity would be exhausted.<sup>35</sup>

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.<sup>36</sup>

Southwest style architecture is also an adaptation of 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.

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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.<sup>37</sup>

The Raymond (Hausman) House is significant as an excellent surviving example of the Southwest style 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.<sup>38</sup>

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### HISTORY & FACTS

- 07/10/1924 Town of Tempe COMMON COUNCIL approves plat of PARK TRACT subdivision
- 08/04/1924 Fred JOYCE and Hugh LAIRD Trustees record subdivision plat of PARK TRACT
- 12/07/1925 E W Hudson, Fred JOYCE and Hugh LAIRD Trustees of PARK TRACT sell Lot 10, Block 5, Park Tract to Frank Raymond for \$345.00 Recording Number 19280002917
- 06/19/1928 Miss Minnie LAIRD daughter of Mr. and Mrs. William E. Laird, was married to Frank RAYMOND, Rev. Ed Decker officiating; Miss Ruby Laird (daughter of Mayor Hugh Laird) and Lee Raymond (brother of the groom) attendants THM Painter Scrapbook p105
- 03/18/1936 Frank Raymond obtains Building Permit Number 82 to construct a 35' x 47' x 15' high residence on Lot 10, Block 5, Park Tact – 1108 S Maple Avenue with an estimated value of \$3,300.00 CDD Records
- 05/06/1936 Frank L and Minnie L Raymond mortgage Lot 10, Block 5, Park Tract to B B and Honor G MOEUR for \$1,400.00 to secure construction financing Recording Number 19360007251
- 08/10/1966 Frank RAYMOND age 63 dies in Tempe and is buried in Double Butte Cemetery PROB JUDG Recording Number 19710137644
- 10/09/1975 Minnie L RAYMOND conveys property at 1108 S Maple Avenue to Carolyn D and William R RAYMOND JNT DEED Recording Number 19750237176
- 1979 Duplex Residence constructed at the rear of the Raymond (Hausman) House MC Assessors Data
- 06/01/1995 Minnie (Laird) RAYMOND age 87 dies in Mesa and is buried in Double Butte Cemetery
- 04/21/1997 Steven TSEFFOS purchases property from HERITAGE BANK DEED TRST Recording Number 19970258956
- 04/21/1997 Steven TSEFFOS purchases property from William R RAYMOND WAR DEED Recording Number 19970258955
- 08/29/1997 David and Colleen HAUSMAN purchase property from Steven A TSEFFOS WAR DEED Recording Number 19970597483

### RECOMMENDATION

*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 approve this nomination and recommend historic designation and listing in the Tempe Historic Property Register.*

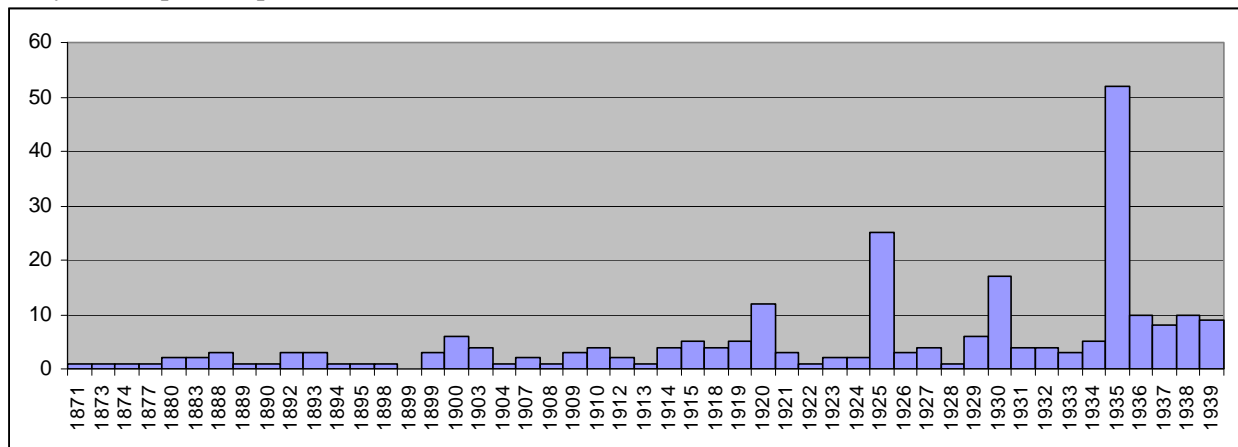
## ENDNOTES

<sup>1</sup> 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 05/20/2014 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

<sup>2</sup> City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 05/20/2014 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.

<sup>3</sup> 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.”

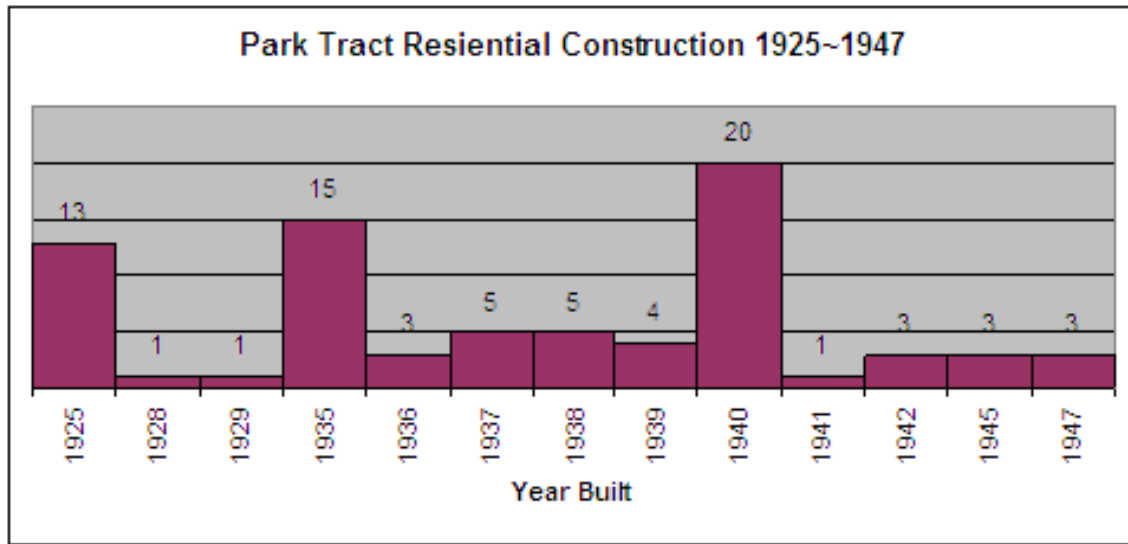
<sup>4</sup> City of Tempe, Tempe Historic Preservation Office data accessed 05/20/2014 4:45:56 PM.



<sup>5</sup> 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



<sup>7</sup> City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



<sup>8</sup> Ibid.

<sup>9</sup> 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.

<sup>10</sup> City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 05/20/2014 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.”

<sup>11</sup> 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.

<sup>12</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 05/20/2014 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm)

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<sup>13</sup> 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"

<sup>14</sup> Rogge, A.E. and Kirsten Erickson, 2005; Historical, Archaeological, and Traditional Cultural Places Technical Report for the Proposed Sky Harbor International Airport Development Program, Phoenix, Arizona [KARL 2005.0000.0060](#) [Cultural Resource Report 2005-1(AZ) URS Corporation, Phoenix]

<sup>15</sup> Horton, Arthur G., 1941; An Economic, Political, and Social Survey of Phoenix and the Valley of the Sun, Southside Progress, Tempe. ASU HAYDEN STACKS [F819 .P57 H6](#) [A survey of Phoenix and the Valley of the sun, Arizona, 1867-1941]

<sup>16</sup> Ryden 1990 The Union Station; Phoenix' portal to the nation, City of Phoenix [KARL 2001.2043.0242](#) [the new Southern Pacific main line through Phoenix was opened with the arrival of the eastbound Californian on November 15, 1926. After the track was fully seasoned, the Golden State and Sunset Limited served the station beginning March 20 of the following year. Prior to this, the only access to SP's transcontinental trains was via connecting trains on the old Maricopa and Phoenix Railroad at Maricopa]

<sup>17</sup> Tempe Historic Preservation Office, 2005; Correspondence "[McAllisterNaming.doc](#)" Wednesday, December 14, 2005 2:43:00 PM [The McAllister Academic Village project occupies an area of the City of Tempe that once was a neighborhood similar in scale and character to the Maple Ash Neighborhood which remains west of Mill Avenue. The Arizona Board of Regents' 2000 publication "ASU from the Air" shows an established neighborhood in the circa 1959 aerial photograph on page 25. The area east of campus was acquired for university expansion beginning with the involvement in campus master-planning begun by former ASU President G Homer Durham from 1960 to 1969. University acquisitions in the area began in earnest in the mid 1960s, and by 1972, essentially all the project area had been assembled under University ownership. The above publication shows this area largely assembled and cleared circa 1971 in another aerial photo on page 33]

<sup>18</sup> McLaughlin, Herb, 1946; Photograph: Aerial of Arizona State College. Tempe, Arizona, 1946 – ASU Arizona and Southwestern Index Database [Call #: CP MCL 1528.T3](#) Hayden Arizona Collection [Photo shows Gage Addition and neighborhoods east of campus largely built-out by 1946 and Park Tract established with construction well underway. Neighborhoods east of campus were removed for campus expansion in the 60s and 70s]



<sup>19</sup> Gregory, Andrea, Thomas Jones, and Kristin L. Fangmeier, 2014: A Cultural Resource Monitoring And Discovery Work Plan For The Arizona State University College Avenue Streetscape Project, Tempe, Maricopa County, Arizona. prepared for: Arizona State University Facilities Development and Management [Archaeological Consulting Services, Tempe, AZ Project No. 14-049]

<sup>20</sup> Tempe Historic Preservation Commission, 1999; Moer Park W.P.A. Structures <http://www.tempe.gov/historicpres/WPAstructures.html> [

<sup>21</sup> Tempe Historical Museum, 2005; Governor Benjamin Baker Moer; <http://www.tempe.gov/museum/ind0004.htm> [B. B. Moer was always involved in politics. He was a representative for Maricopa County at the Arizona Constitution Convention in 1910. He also served 8 years on the Tempe School Board and 12 years as a member of the Board of Education of the Tempe Normal School (predecessor of Arizona State University). Dr. Moer was elected Governor of Arizona in 1932, during height of the Great Depression, and took office on January 3, 1933. He immediately set out to accomplish the things he had promised to do, including submitting a budget to the Legislature with a \$4.5 million cut in expenditures. He started the state personal income tax, but reduced property taxes by 40%, while providing relief programs for the growing number of unemployed residents in the state. Governor Moer served two terms, 1933-1937 (at that time the Governor was elected for a two-year term). He died at his home in Tempe, just two months after leaving the Governor's office.]

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<sup>22</sup> Horton, Arthur G., 1941 [WPA/PWA projects in Tempe: 1936 – ASTC Gymnasium \$39,331, ASTC Buildings \$482,225, 1937 – Mill Avenue Underpass \$77,430, Mesa-Tempe Highway enlarged to four lanes \$215,000, Tempe Beach Park improvements \$30,000, 1939 – Tempe Sewage Disposal Plant \$64,655]

<sup>23</sup> U.S. Department of Housing and Urban Development, 2005; Housing and Mortgage Finance Agencies <http://www.hud.gov/offices/pih/ih/homeownership/184/agencies.cfm> [The Federal Housing Administration (FHA), a wholly owned government corporation, was established under the National Housing Act of 1934 to improve housing standards and conditions; to provide an adequate home financing system through insurance of mortgages; and to stabilize the mortgage market. FHA was consolidated into the newly established Department of Housing and Urban Development (HUD) in 1965.]

<sup>24</sup> Horton, Arthur G., 1941 [In 1930 there were 41 banks in Arizona of which 13 were national banks and 28 were state banks. On June 30, 1940 there were only 12 banks in Arizona, of which 5 were national and 7 were state banks. The First National Bank of Arizona and the Phoenix National Bank were merged in November, 1937, when both were acquired by the Giannini interests, owners of Bank of America. Arizona associations advanced \$1,531, 122 for home building in 1939, and increase of more than 50% from 1938]

<sup>25</sup> Janus Associates, 1983

<sup>26</sup> Tempe Historic Preservation Commission, 2006; Tempe National Bank Building Historic Property Designation <http://www.tempe.gov/historicpres/TNBStaffReport.pdf> Staff Report to Historic Preservation Commission 02/09/06 [The historic 1912 Tempe National Bank building survives as tangible evidence of an institution that made significant contributions to the broad patterns of community history and development. The Tempe National Bank was established on January 4, 1901, by pioneer Tempe businessmen and agriculturalists in a demonstration of optimism and commitment to the future of the community.]

<sup>27</sup> 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]

<sup>28</sup> 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.]

<sup>29</sup> 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.]

<sup>30</sup> Hallam, Nathan, 2011: Tempe Historic Preservation Office Survey & Inventory” Pre-1941 & HE Classification\Photos and Research\Park Tract – T-385” on file at Tempe HPO

<sup>31</sup> Tempe History Museum, no date (ca 1900-30s); “Painter Scrapbook” page 105 on file at Tempe HM

<sup>32</sup> Tempe HPO email communication, Mon 3/31/2014 7:23 PM, Elna Rae Zeilinger, “Re: RESEARCH REQUEST - MINNIE LAIRD RAYOND” on file at Tempe HPO



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<sup>33</sup> Tempe History Museum, 2006; Tempe Historic Property Survey: Survey Number HPS-222 (Hugh Laird House) <http://www.tempe.gov/museum/hps222.htm> [Site includes link to Excerpts from Newspaper Articles and Documents about Hugh Laird]

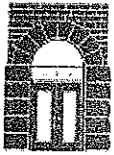
<sup>34</sup> City of Tempe, Historic Preservation Office, 2006, Gage Addition Park Tract College View Historic Property Designation Attachment to SSR 10/12/2006, accessed online Tuesday, February 22, 2011, at <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

<sup>35</sup> 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.

<sup>35</sup> 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.”

<sup>37</sup> 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.”

<sup>38</sup> Phoenix Historic Preservation Office, *Historic Homes in Phoenix: An Architectural & Preservation Guide*, 1992 (Cooper/Roberts Architects).



# NOMINATION FORM

## TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

1108 S. Maple Ave.  
 10<sup>th</sup> St., Mill Ave., 13<sup>th</sup> St.,  
 Union Pacific Railroad Tracks

Legal Description (Subdivision Name, Lot and Block)

Park Tract Addition  
 Lot 10  
 Block 5

Date of Construction / source of date

1936

Existing Historic Designation or Identification (check if any)

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

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

Tempe Survey # \_\_\_\_\_

Summary of Historic Function or Use

Present, Common, or Proposed Name

Raymond House

Present Function or Use

Primary Residence

Classification (check one)

Property (Building or Structure)

Archaeological Site

District

Landmark

Ownership Information:

David & Colleen Hausman  
 Owner Name  
 1108 S. Maple Ave.  
 Address  
 Tempe AZ 85281  
 City State Zip  
 480 303-2597  
 Phone  
 David Hausman 2/25/14  
 Signature (if required) Date

Applicant Information (if different from ownership)

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City State Zip  
 ( ) \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

For Staff Use Only

Received: \_\_\_\_\_  
 DSD#: \_\_\_\_\_  
 Hearings/Approvals\*:  
 HPC: \_\_\_\_\_  
 P & V: \_\_\_\_\_  
 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)

132-45-067

Historic Name

Raymond House

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

Mr. Nucci,

My wife and I live at 1108 S. Maple Ave. in Tempe. The house was built in 1936 and we feel that it meets the requirements of the city for inclusion in the Tempe Historic Property Register.

We would also request that the Historic Preservation Office act as applicant for us throughout the process of zoning accommodation, as well as community and City Council meetings.

Thank you for considering our request. We both feel that preserving the early buildings of our city is of utmost importance!

A handwritten signature in cursive script that reads "David Hausman". The signature is written in black ink and has a long, horizontal flourish extending to the right.

David Hausman

A handwritten signature in cursive script that reads "Colleen Hausman". The signature is written in black ink and has a long, horizontal flourish extending to the right.

Colleen Hausman



**WHEN RECORDED RETURN TO:**

City of Tempe  
Historic Preservation Office  
21 E. 6<sup>th</sup> Street, #208  
Post Office Box 5002  
Tempe, AZ. 85280

**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 David & Colleen Hausman

\_\_\_\_\_  
(Owner/s)

Owner acknowledges 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).

Owner further acknowledges 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. \_\_\_\_\_ 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):

Parcel No. : 132-45-062

1108 S. Maple Ave.  
Tempe, AZ 85281  
(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of 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 25<sup>th</sup> day of February, 2014.

David Hausman      David Hausman  
(Signature of Owner)      (Printed Name)

Colleen Hausman      Colleen Hausman  
(Signature of Owner)      (Printed Name)

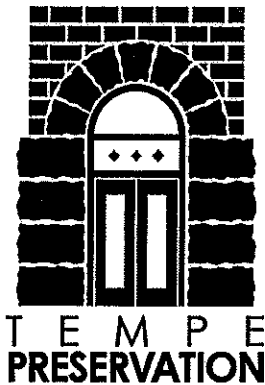
State of Arizona      )  
County of Maricopa      ) ss

SUBSCRIBED AND SWORN to before me this 25<sup>th</sup> day of Feb., 2014, by  
Kera L. Schlottfeld



Kera L. Schlottfeld  
(Signature of Notary)

(Notary Stamp)



Tempe Historic Preservation Commission (Tempe HPC)

## Tempe Historic Preservation Office

Thursday, March 06, 2014

David & Colleen Hausman  
1108 South Maple Avenue  
Tempe AZ 85281

Thank you for nominating the 1936 Raymond (Hausman) House located at 1108 South Maple Avenue for Historic property designation and listing in the Tempe Historic Property Register. The nomination received on February 27, 2014 will initiate this application and the notarized Waiver Form will allow us to apply for Zoning and Development processing on your behalf. A project schedule has been identified as follows.

04/10/2014 Neighborhood Meeting at Historic Preservation Commission  
05/08/2014 Public Hearing at Historic Preservation Commission  
05/27/2014 Public Hearing at Development Review Commission  
06/12/2014 First Public Hearing at City Council  
06/26/2014 Second Public Hearing at City Council (council action)

Your letter authorizing the Tempe Historic Preservation Office to act as your representative means that you do not need to be present at the above meetings; however, please be encouraged to participate in the designation process as completely as is convenient.

Please help us by sharing any historic photos, documents, or other research that you may have available or know of. All research leads are helpful in bringing a preliminary determination of eligibility and we would appreciate your collaboration in this regard. Thank you for your continued courtesy and cooperation in this important Tempe Preservation activity.

Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer  
[www.tempe.gov/historicpres](http://www.tempe.gov/historicpres) [joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)

**HISTORIC  
PRESERVATION  
COMMISSION**  
Ira Bennett, Alternate  
Anne Bilsbarrow  
Chuck Buss  
Andrea Gregory, Chair  
Charlie Lee  
Lauren Proper  
Scott Solliday  
Brenda Shears, Alternate  
Korri Turner

**HISTORIC  
PRESERVATION  
OFFICE**  
Alyssa Gerszewski  
Hansen  
Billy Kiser  
Joe Nucci  
Mark Vinson

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

Tempe Historic  
Preservation Office  
Community Development  
Department  
31 East 5<sup>th</sup> Street  
P.O. Box 5002  
Tempe, AZ 85280  
480.350.8028  
8579 FAX; 8913 TDD



# Project Submittal Application

City of Tempe  
 Community Development Department  
 31 E. 5<sup>th</sup> Street, Garden Level, Tempe, AZ 85281  
 Building Safety - Phone: (480) 350-8341 Fax: (480) 350-8677  
 Planning - Phone: (480) 350-8331 Fax: (480) 350-8872  
 www.tempe.gov



### Project Information - Required

Project Name: Raymond (Hausman) House Historic Designation

Project Address: 1108 S. Maple Av. Suite No.:

Proposed Use of Building/Suite: Existing Zoning: R-2

Legal Description:  Attached Lot 10 Block 5 Park Tract Parcel No.: 132-45067

Description of Work/Request: Historic property designation for the Raymond (Hausman) House

Valuation (for building plan review only):

### Applicant Information - Required

Company or Firm Name: Joe Nucci for Telephone 1: (480) 350 8870 Ext: \_\_\_\_\_

Applicant's Name: David Hausman Telephone 2: \_\_\_\_\_ Ext: \_\_\_\_\_

Applicant's Street Address: 1108 S Maple Av Fax: \_\_\_\_\_

City: Tempe State: AZ Zip: 85281 Email Address(es): joe\_nucci@tempe.gov

Applicant Signature: Joseph G. Nucci Date: 03/04/2014

### For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> SPR		<input type="checkbox"/> New Building	<input type="checkbox"/> Engineering	<input type="checkbox"/> Building <input type="checkbox"/> Fire
<input type="checkbox"/> Dev Plan Review		<input type="checkbox"/> Complete	<input type="checkbox"/> Revision	<input type="checkbox"/> Planning <input type="checkbox"/> Signs
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> Prelease	<b>Tracking Nos.:</b>	<input type="checkbox"/> Engineering
<input type="checkbox"/> Use Permit		<input type="checkbox"/> Basic	DS <u>140192</u>	<input type="checkbox"/> Spec Book(s) <input type="checkbox"/> Soils Report
<input type="checkbox"/> Variance		<input type="checkbox"/> Add/Alt	BP _____	<input type="checkbox"/> Structural Calcs <input type="checkbox"/> Report
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> TI	EN _____	<input type="checkbox"/> Truss Calcs <input type="checkbox"/> Materials
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> AFES (O/H)	PL <u>140072</u>	<input type="checkbox"/> Hydraulic Calcs <input type="checkbox"/> Color Board
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> MF	X _____	<input type="checkbox"/> Parking Analysis <input type="checkbox"/> Haz Mat Form
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> NRes	PC _____	<input type="checkbox"/> Lighting Cut Sheets <input type="checkbox"/> Other:
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Res Remodel/Add	PPC _____	<b>Total Valuation:</b>
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Pool	CA _____	<b>Total Submittal Fees:</b>
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> Demo	FR _____	<b>Validation:</b>
<input type="checkbox"/> Abatement		<input type="checkbox"/> Grading Only	RA _____	<b>Date Stamp:</b>
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> Phased Constr	SGN _____	<b>RECEIVED</b>
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Phased Constr w/UG MEP	PF _____	<b>MAR 4 2014</b>
<input type="checkbox"/> Continuance		<input type="checkbox"/> Structural Frame	<b>MCA Code:</b>	<b>CITY OF TEMPE</b>
<input type="checkbox"/> Appeal		<input type="checkbox"/> MEP Only	<b>File With:</b>	<b>DEVELOPMENT SERVICES</b>
<input checked="" type="checkbox"/> Other <u>HPO</u>		<input type="checkbox"/> Mobile Home	<b>Received By:</b>	
<b>Fire</b>		<input type="checkbox"/> Factory Built Bldg	<u>AN</u>	
<input type="checkbox"/> Tanks		<input type="checkbox"/> Deferred submittal		
<input type="checkbox"/> Spray Paint Booth		<input type="checkbox"/> Revision		
<input type="checkbox"/> Special Extinguishing		<input type="checkbox"/> New Standard		
<input type="checkbox"/> Fire Alarm		<input type="checkbox"/> Permits based on Standard #		
<input type="checkbox"/> Kitchen Hood System		<input type="checkbox"/> Suiting		
<input type="checkbox"/> Rack Storage		<input type="checkbox"/> Other _____		
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other _____				

Planning Submittals are Subject to Dissemination to the Public

Please See Reverse for Instructions, Submittal Information and Time Limit of Application

Rev. 6/11/2012

# Woman Slicker Works Fast One On Local Hotel

Much to the disgust of a Phoenix hotel clerk and at approximately \$260 expense to the hotel a new way to beat hotel bills has been discovered.

"The woman, 'as slick a city slicker as ever wore skirts,' the clerk says, registered with much pomp and profusion of baggage—all of which was heavy enough to stamp her the experienced traveler.

The first month she demanded and got all the extra service possible—and paid for it promptly. Her manner was aristocratic and haughty.

The second month she mentioned that her income check would be slightly delayed.

Recognizing in her the type of guest that hotel-keepers dream about, the manager assured her it would be "perfectly all right" and begged her not to worry about such a trifle.

The third month passed without the check appearing although the woman's demands for meals in her room and other extras did not decrease.

Suddenly she became violently ill. An ambulance was called by the solicitous management.

"That's all," sighed the clerk as he ruefully rubbed his chin, "the ambulance drove to the Union Station instead of the hospital and we now have several pieces of luggage and newspaper-wrapped bricks in storage."

## Word From Harry Ellingson

Word was received from Harry Ellingson who was called to Boston because of the sickness and death of his father, Mons Ellingson, saying he was leaving there Tuesday with the body of his father for Tempe. He will not arrive here before the latter part of the week.

# M. ELLINGSON PIONEER TEMPE RESIDENT DIES

TEMPE, July 28.—Mons Ellingson, a resident of Tempe for 31 years, died in a hospital in Boston, Mass., July 21, according to word received here today. He left Tempe for the East with his sister-in-law, Mrs. Anna Custer, July 1, and at that time appeared to be in good health. His death is reported to have followed an illness of four days.

Harry Ellingson, his son, had started for Boston to see his father, but failed to reach his bedside before death came. The body will be brought here for burial.

In addition to his son, Harry, Mr. Ellingson is survived by two other sons, John and Jay, and four grandchildren. Mr. Ellingson was born in Norway, coming to the United States in early childhood. He is well known throughout the Salt River Valley for the urge part he took in the development of this community.

Birthdays, financial and probably lower than

# DELBERT GODDARD OF TEMPE SUCGUMBS IN NORTHERN HOSPITAL

TEMPE, June 4.—Delbert Goddard, son of Mr. and Mrs. Sam Goddard, who has been in ill health for some time, died Friday morning at Mays Brothers Sanitarium, Rochester, Minn., where he had gone for treatment. Mr. Goddard was a graduate of the Tempe schools and was prominent in athletics during his college career. He was a member of the faculty of the Pendergast schools at the time of his death. He is survived by his mother and father, and a brother, Russell, and has a host of friends who regret his death.

Funeral services will be held from the Tempe Methodist church Tuesday afternoon at 2:30 o'clock. Burial will be made at the Double Butte cemetery.

# Marriage Plans Are Announced For Tempe Girl

TEMPE—Miss Ruth Fulkerson, daughter of Mr. and Mrs. J. M. Fulkerson of Tempe, and Ted Howard of Mesa, will be married Sunday at the home of the bride-elect's parents, 1042 Mill avenue. It was announced here yesterday. The ceremony will be performed by the Rev. George Probst of the First Baptist church at 5 o'clock.

The bride-to-be, who formerly resided in Fredericktown, Mo., is a graduate of University of Missouri, class of 1926. For the past two years she has been a member of the faculty of the Madison school. Mr. Howard has been a resident of Arizona for the past year, having come here from Kentucky. He is associated with the J. C. Penney company of Mesa.

# Minnie Laird Of Tempe Weds F. Raymond

TEMPE—Miss Minnie Laird, daughter of Mr. and Mrs. William B. Laird, was married to Frank Raymond at eight o'clock Tuesday evening on the lawn of the Laird home, Rev. Ed. Decker officiating. The attendants were Miss Ruby Laird, daughter of Mayor Hugh Laird, and Leo Raymond, brother of the groom. Only near relatives witnessed the ceremony.

Mr. Raymond is a graduate of Tempe State Teachers College and a member of the faculty of Monroe school, Phoenix. The bride is also a graduate of Tempe State Teachers College, and has taught two years in Peoria schools.

The couple will leave at once for Flagstaff, where they will attend the summer session of the Northern Arizona State Teachers College.

## Back From Funeral

E. C. Adams has returned from Hume, Mo., where he attended the funeral of his mother, Mrs. Martha Adams. Mrs. J. W. McLean, a sister, preceded him to the bedside of their mother and will remain in Missouri for some weeks before returning to her home here.

# Tempe

TEMPE, June 19.—A beautiful wedding was solemnized at the home of Mr. and Mrs. Will Laird Tuesday evening when their daughter, Minnie, was married to Frank Raymond, Rev. Ed. Decker officiating. The wedding took place on the lawn and only the immediate families were present. Both young people are popular in the social circles of Tempe, having finished their education in Tempe. Mrs. Raymond has been teaching in the Peoria schools for the past two years, while Mr. Raymond is a member of the Monroe school faculty in Phoenix. They will leave for Flagstaff where both will spend the summer session at the Teachers' college there.

Arriva for Marriage  
Mr. and Mrs. R. J. Scott and company, came in Tuesday from Cleveland, Ohio, to be present at the marriage of their niece, Miss Minnie Laird.

# Legionnaires, Ladies Attend Old-Time Party

TEMPE.—Approximately 60 Legionnaires, auxiliary members and their husbands gathered at Los Muertos, the country home of Mr. and Mrs. Mark Redden, south of town, Friday night to enjoy their hospitality in the form of an old-fashioned party. Excellent music was furnished by the Scottsdale orchestra, while in other parts of the spacious home the radio gave music from distant cities. Bridge, whist and other games entertained many of the guests, while an old-fashioned barn dance attracted most of the younger folk, and some who were not so young. Delightful refreshments were served in which the hostess was assisted by other members of the auxiliary unit.

Among those present were: Mr. and Mrs. Kelly Meaur, Mr. and Mrs. Charles Martin, Mr. and Mrs. M. E. Jones, Sr., Mr. and Mrs. Edward Bartleson, Mr. and Mrs. Jesse Johnson, Mr. and Mrs. A. C. Grable, Mr. and Mrs. George Gibson, Mr. and Mrs. L. E. Pafford, Mr. and Mrs. W. C. Gregg, Mr. and Mrs. Preston Ollerton, Mr. and Mrs. W. E. Scott, Mr. and Mrs. G. R. Finoh, Mr. and Mrs. James Hanna, Mr. and Mrs. Frost, Mr. and Mrs. R. H. Alexander, Mr. and Mrs. R. T. Old, Mr. and Mrs. T. A. Anderson, Mr. and Mrs. R. J. Bishop, Mr. and Mrs. Fenn Harris, Dr. and Mrs. Irvine, Mr. and Mrs. Julie Hennessy, Mr. and Mrs. Gail Taylor, Mr. and Mrs. Joe Birchett, Miss Marguerite Patterson, Mrs. Nellie Spangler, Mrs. Ellen Bell, Miss Ruth Spangler, Ralph Fowler, Mrs. Marie Elliott, Charles Getz, Miss Chapman, Mrs. M. J. Smith, Mrs. J. C. Robbins and the host and hostess.

# Tempe College Graduate Weds Florence Man

TEMPE—The marriage of Miss Virginia Young and Eugene E. Adams at Florence on March 29 is announced. Mrs. Adams, who is the daughter of Mr. and Mrs. W. G. Young of Globe, will be graduated from Arizona State Teachers college at Tempe next week. Mr. Adams, who is the son of Mr. and Mrs. Emmet C. Adams of Tempe, received his A. B. degree from the same institution last June and is now in charge of the inspection station at Florence, where the young folks will make their home in June.

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APPLICATION FOR BUILDING AND PLUMBING PERMIT

Tempe, Arizona, 3/18 1936

TO THE CITY CLERK'S OFFICE:

Pursuant to the provisions of Ordinance No. 109 of Tempe, application is hereby made for a Building and Plumbing Permit as follows:

Description of property: Lot 10, Block 5, Park East. Addition
Name of owner of property: Frank Raymond
Address: 118th St.
Name of contractor or builder: Clyde Stott
Nature of work to be done: Erect Building
Type of material to be used: Brick structure
Dimensions: 35 feet by 47 feet, and 15 feet high
Building to be occupied as a: Residence
Number of stories and height of each: One

The plumbing desired to be installed is as follows:

WATER: Sinks, Lavatories, Baths, Toilets, Urinals, Heating tanks of gals. capacity, Motors, Inside taps, Outside taps, Barn taps, Laundry trays, Miscellaneous. SEWER OR DRAIN: Soil lines, Vent lines.

Total cost of work to be done \$ 3300.00 Signed Frank Raymond Owner or Authorized Agent.

# RAYMOND (HAUSEMAN) HOUSE HISTORIC PROPERTY DESIGNATION NEIGHBORHOOD MEETING MINUTES

A neighborhood meeting for historic property designation of the RAYMOND (HAUSMAN) HOUSE, located at 1108 South Maple Avenue in Tempe was held on April 10, 2014, at 6:00 pm. at Hatton Hall, 34 East Seventh Street, Tempe, AZ.

The following members of the public attended: Bob Frankeberger Jim Garrison, Karen Gitlis, Colleen Hausman, David Hausman, Victor Linoff, Mary O'Grady, and Eric Vondy.

The following members of the Tempe Historic Preservation Commission attended: Ann Bilsbarrow, Chuck Buss, Andrea Gregory, Charlie Lee, Lauren Proper, Scott Solliday, Brenda Shears, and Korri Turner.

The following members of the Historic Preservation Office and City Staff attended: Alyssa Gerszewski, Billy Kiser, Joe Nucci, Jared Smith, and Mark Vinson.

HPO provided an overview of proposed designation stating *"A nomination for historic designation of the **RAYMOND (HAUSMAN) HOUSE** was submitted by the property owners, Colleen and Dave Hausman. HPO has prepared a preliminary determination of eligibility for consideration by the Commission. Additional information and comments from stakeholders and from the commission at this time is sought at this time. HPO finds this application to be complete and will schedule a public hearing at the Tempe Historic Preservation Commission meeting on **May 8, 2014**, to approve, deny, conditionally approve or continue this application.*

Commission Chair Gregory asked if we are we considering the house under National Park Service Criterion B (association with persons significant to history) in addition to Criteria A (association with events significant to history) and C (architectural significance).

HPO indicated we are considering it under Criteria A, B, and C at the local level of significance because association with the Laird family and other preliminary research done on the property suggests significance under Criteria "B".

Mr. Hausman discussed the importance of saving early Tempe buildings, including the Raymond (Hausman) House. He requested THPC designate the house historic and list it on the Tempe Historic Property Register.

Neighborhood Resident Karyn Gitlis spoke in support of the designation and discussed how rare the property is. She stated that although Maple-Ash is Tempe's oldest surviving residential neighborhood, it has not been designated historic and is constantly being compromised by insensitive, out-of-scale infill development. Gitlis spoke about the importance of preserving individual houses as well as preventing inappropriate redevelopment that has been systematically reducing the historic integrity of the neighborhood which is seen by residents Valley-wide as an important community cultural resource and a fundamental aspect of Tempe's historic character.

HPO introduced letters of support that were received noting the letters will be included in the agenda packet to be prepared for Historic Preservation Commission public hearing scheduled for May 8, 2012.

Neighborhood Meeting Concluded at approximately 6:20 pm.

**Karyn Gitlis • Phil Douglass • 1206 South Ash Avenue • Tempe, Arizona 85281**

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Historic Preservation Commission  
c/o Joseph Nucci, Historic Preservation Officer  
City of Tempe  
31 East Fifth Street  
Tempe, Arizona 85281

March 30, 2014

Dear Commissioners:

It is our pleasure to support the nomination of Raymond House to the Tempe Historic Property Register. The 1936 stucco covered brick Territorial Style home was built and owned for many years by Frank and Minnie Laird Raymond. Both Frank and Minnie were teachers and administrators in the Tempe schools. Minnie Laird Raymond was related to Hugh Laird of the Laird & Dines Drugstore in Tempe. We believe that the house to which they have ties should be commemorated and preserved for posterity.

We are grateful to Dave and Koko Hausman for their stewardship of this historic property for the past 17 years and for nominating 1108 South Maple Avenue to the Tempe Historic Property Register. We believe it is critical that we preserve this house (and all that qualify), understanding that this is not a perfect world, and qualification for historic designation must be found where possible.

Designation of every house possible is critical, as you know, because the Maple Ash Neighborhood, one of the earliest examples of original, somewhat intact, platting, is slowly losing contextual integrity. To the surprise of many, including a departed development director who labeled Maple Ash single-family in his department's district nomination report, Maple Ash is zoned for multi-family development – R2, R3 and R3-R. Since 1986 five multiplexes (each eight to 14 units) have been built here. The neighborhood is very small – approximately 100 acres, so this is a significant number. The neighborhood context was originally single family lot habitation at a time prior to the formal introduction of zoning classification as a city planning strategy. Because multi-family zoning increases density potential, and a perception exists in some minds that increased density will result in more financial profit, there are those who have more than once, successfully thwarted application for historic district overlay.

The Raymond House can be the 17<sup>th</sup> home in Maple Ash to be listed in Tempe. This is currently the plan for neighborhood preservation of the original small homes, numbering approximately 160. Please confirm this nomination.

Sincerely,

Karyn Gitlis  
Phil Douglass

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(480) 967-5226 • [karyn.gitlis@gmail.com](mailto:karyn.gitlis@gmail.com)



## **Nucci, Joseph**

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**From:** Lupe Nucci <lupe-nucci@hotmail.com>  
**Sent:** Thursday, April 10, 2014 4:18 PM  
**To:** Nucci, Joseph

Tempe Historic Preservation Commission

This letter is in support to nominate the Raymond House to the Tempe Historic Property Register.

I have lived in Tempe (1220 S. Maple Ave) for 34 years and am proud to live in such a beautiful area of Maple-Ash Neighborhood among all these old and unique homes.

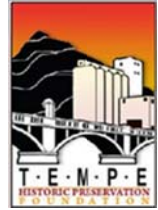
David and Koko Hausman have been my neighbors for over 17 years, and throughout that time they have done everything to preserve and enhance their home to meet the qualifications of a true historic home.

Please confirm this nomination and preserve our beautiful Maple-Ash neighborhood.

Thank you.  
Lupe Martinez

# Tempe Historic Preservation Foundation

tempepreserves.wix.com



Joe Nucci

Tempe Historic Preservation commission

Re: nomination for Raymond (Hausman) house

Commission members,

The Tempe Historic Preservation foundation works to preserve Tempe's historic properties through education, community participation and raising awareness of the positive impacts of preserving a community's history.

Listing individual properties helps to tell the story of a small part of the community and preserve a part of our past for future generations.

The Foundation fully supports the nomination for historic designation of the Raymond (Hausman) house located at 1108 South Maple Avenue, Tempe, AZ, 85281

Thank you for your continuing efforts to preserve Tempe.

Cordially,

*Lisa Roach*

Lisa Roach

Tempe Historic Preservation Foundation

## Nucci, Joseph

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**From:** Chuck Scheuch <chuck.t.scheuch@gmail.com>  
**Sent:** Tuesday, April 08, 2014 10:15 AM  
**To:** Nucci, Joseph  
**Subject:** Fwd: Hausman home nomination for historic designation

Sent from my iPad

Begin forwarded message:

**From:** Chuck Scheuch <[chuck.t.scheuch@gmail.com](mailto:chuck.t.scheuch@gmail.com)>  
**Date:** April 8, 2014 at 10:09:14 AM MST  
**To:** "[chuck.t.scheuch@gmail.com](mailto:chuck.t.scheuch@gmail.com)" <[chuck.t.scheuch@gmail.com](mailto:chuck.t.scheuch@gmail.com)>, [d.scheuch@onsemi.com](mailto:d.scheuch@onsemi.com)  
**Subject:** **Fwd: Hausman home nomination for historic designation**

Sent from my iPad

Begin forwarded message:

**From:** Chuck Scheuch <[chuck.t.scheuch@gmail.com](mailto:chuck.t.scheuch@gmail.com)>  
**Date:** April 8, 2014 at 10:08:24 AM MST  
**To:** "[joe\\_nucci@temp.gov](mailto:joe_nucci@temp.gov)" <[joe\\_nucci@temp.gov](mailto:joe_nucci@temp.gov)>  
**Subject:** **Hausman home nomination for historic designation**

We would like to add our backing to the nomination of the Hausman property for historic designation. Having lived in the Maple/Ash neighborhood for the past 26 years it has been our pleasure to have the Hausmans join us as owner-occupied stewards of this historic Tempe treasure (Maple/Ash neighborhood) we call home. We are all aware of the threat to this irreplaceable historic "Old Tempe" area from high density, high profit driven developers who look to cash in and move on ( if they ever lived onsite), having no real interests in the Historical value to the community of Tempe (which adds to the Quality of Life for all Tempeans), but only the maximum financial exploitation. We commend the Hausmans for their commitment to Historic Preservation, community, neighborhood and property upkeep/ENHANCEMENT (neighborhood looking good award 2014). As well, we are extremely grateful to all of the others who have attained Historic designation preserving our endangered and irreplaceable heritage from the ravishes of "harmonic infill". In my estimation, all Maple/Ash infill development attempts of "keeping in harmony with the existing neighborhood" have fallen short of the mark due to challenges posed by modern building materials and the ultimate goal of maximizing every bit of profit....resulting in 1 winner and everyone else (Tempe and citizens) ultimately losing. It has been long over due for us and we hope to soon follow the exemplary lead of the Hausmans

and pursue historic preservation designation for our home at 1185 S. Maple.  
Thank you for everthing, Chuck and Donna Scheuch

760 N. Sycamore Place  
Chandler, AZ  
April 7, 2014

Historic Preservation Commission  
c/o Joseph Nucci, Historic Preservation Officer  
City of Tempe  
31 East Fifth Street  
Tempe, Arizona 85281

Dear Commissioners:

It is our pleasure to support the nomination of Raymond House to the Tempe Historic Property Register. The 1936 stucco covered brick Territorial Style home was built and owned for many years by Frank and Minnie Laird Raymond.

Both Frank and Minnie were teachers and administrators in the Tempe schools. Minnie Laird Raymond was related to my grandfather, Hugh Laird of the Laird & Dines Drugstore in Tempe. She was my mother, Ruby Laird Simpsons cousin.

Minnie's father, William (Bill) Laird was co-owner of Laird and Dines Drugstore along with his brothers, Hugh Laird, and Claude Laird. Minnie's mother, Nell Cummins Laird was very active in the Tempe Baptist Church, as well as Frank and Minnie. They had 2 children, Joanne Raymond Anderson of California and Dr. Bill Raymond of Phoenix.

We are the owners of the Laird (Simpson) #40 designated Tempe Historic Property. I remember wonderful dinners and family get togethers in the Raymond house. We especially love the front of the house, and the inside is so unique. We believe that the Raymond House to which the Lairds and the Raymond's have ties should be commemorated and preserved for posterity.

We are grateful to Dave and Koko Hausman for their stewardship of this historic property for the past 17 years and for nominating 1108 South Maple Avenue to the Tempe Historic Property Register. We believe it is critical that we preserve this house (and all that qualify), understanding that this is not a perfect world, and qualification for historic designation must be found where possible. Please confirm this nomination.

Sincerely,

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Elna Rae Simpson Zeilinger  
Phil Zeilinger  
(480) 814-0109 \*erzeiling@aol.com