

# Staff Summary Report



Development Review Commission Date: 04/26/11

Agenda Item Number: 3

**SUBJECT:** Hold a public hearing for Historic Designation of the WINDES / BELL HOUSE located at 24 & 26 West 9<sup>th</sup> Street.

**DOCUMENT NAME:** DRCr\_WindesBell\_042611 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **WINDES / BELL HOUSE (PL110041)** (Jenny Lucier & Dan O'Neill property owners; Tempe Historic Preservation Office, applicant) consisting of a 1920 California Bungalow style frame house on approximately 0.16 acres, located at 24 & 26 West 9<sup>th</sup> Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

**HPO11003 – (Ordinance No. 2011.11)** Historic Designation located on .16 acres.

**PREPARED BY:** Joe Nucci, Historic Preservation Officer (480-350-8870)

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

**LEGAL REVIEW BY:** N/A

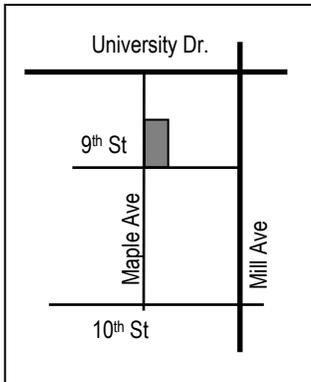
**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact to City funds.

**RECOMMENDATION:** Staff – Approval

**ADDITIONAL INFO:**

Gross/Net site area	0.16 acres
Total Building area	Not available
Zoning	R-3, Multi-Family Residential Limited District
Total Units	2



A neighborhood meeting was held on March 10, 2011, for this application.

**PAGES:**

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

**ATTACHMENTS:**

1. Ordinance No. 2011.11
- 2-3. Waiver of Rights and Remedies form
4. Location Map
- 5-8. Aerial Photo & Photographs
9. Neighborhood Meeting Summary
10. Historic Preservation Commission Approval Letter
11. Email of Support

## **COMMENTS:**

This site is located in the Maple-Ash Neighborhood along 9<sup>th</sup> Street, at the northeast corner of 9<sup>th</sup> Street and Maple Avenue. The property consists of a multi-family use, with a total of two (2) dwelling units on site in the form of a duplex. Both units being one structure are in consideration for historic designation as a 1920 California Bungalow style frame house located at the street front of the property.

## **PUBLIC INPUT**

On March 10, 2011 the property owners and Tempe Historic Preservation Commission held a neighborhood meeting to notify residents, property owners within 300', and neighborhood/homeowner association representatives in the vicinity of the process of the request for historic designation and listing in the Tempe Historic Property Register. At the March 10<sup>th</sup> meeting, the Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation and listing. Refer to Attachment 9 for the neighborhood meeting summary.

On April 14, 2011, the Historic Preservation Commission voted unanimously for recommendation of the Windes – Bell House as a historic designated property.

## **PROJECT ANALYSIS**

### **SIGNIFICANCE –**

The Windes - Bell House is significant for its association with Tempe's 1909 Gage Addition. The Gage Addition, just west of the ASU campus, forms the northernmost part of Tempe's Maple-Ash neighborhood. Platted in 1909, the Gage Addition contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district. It is also significant for its association with Dudley Windes who practiced law in Tempe from 1915 to 1923, and served briefly as an American Vice Consul in Madrid during World War I. Windes was a Superior Court Judge of Maricopa County from 1923 to 1931, and Special Assistant Attorney General from 1935 to 1937. Windes built the house at 24 West 9<sup>th</sup> Street in 1920 and lived there until 1923 with his wife, Hope. As Superior Court Judge, Windes was required to establish his primary residence in Phoenix. After four years as a rental property, Ellen Bell purchased the house from Windes in 1927 and lived in it for many years. Bell was an early Tempe settler, having arrived in 1883. As a widow she supported her eight children by managing a large dairy farm and keeping boarders.

The Windes - Bell House is significant as an excellent example of the California Bungalow style frame house and survives with a high degree of architectural integrity. Character-defining features of the type include the one-story, wood frame, with square floor plan. The house sits on a crawlspace foundation. The clap board siding is milled for the typical territorial 4-inch exposure with a generous horizontal radius and the once familiar Dolly Varden rabbit profile. The walls are topped by a low pitched, side-gabled roof with brackets under the overhangs and distinctive vertical louvered ventilators at gable ends. A front porch shades the house's dual entryways with side overhangs and a front-gable roof supported by stucco piers and square wood columns. The roof is flanked symmetrically on each side with an open pergola whose lattice work filters sunlight at the south exposure. The porch roof also features the distinctive vertical louvered ventilator. Windows are double-hung with those on the east and west elevations paired traditionally. The property embodies many characteristics of the California Bungalow style frame house construction widely popular from about 1895 until about 1940 and constructed in Tempe from 1909 to 1945.

### **AGE –**

The Windes - Bell House is one of only 12 Tempe properties believed by the Tempe Historic Preservation Office to survive from 1920. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 67 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1920. This 1920 house is in the upper ninety-ninth percentile ( $n = 67/53,665 = 99.9$ ) of all Tempe properties in terms of age.

### **CONDITION –**

The Windes - Bell House is significant as one of the best remaining examples of California Bungalow style frame houses in Tempe. A single-story frame house covered with clapboard siding, the house is organized around a central porch with a gable porch perpendicular to the low-pitched house roof and projecting beyond the roof overhangs. Overhangs on the main facade and the porch roof are supported by square wood posts set on square concrete and stucco piers. Exemplary stylistic features include open eaves,

brackets under the porch gable, symmetrical pergolas at either side of the porch roof, and vertical ventilator louvers on the porch and gable ends. Characteristic of California Bungalow style, windows on the side facades are paired and double hung, while the central window grouping of the main façade consists of a single double-hung window with double-hung sidelights. All windows are wood-framed. The house was converted to a duplex early on. The wide, low concrete porch has a single step up which leads to offset single-door entrances.

Character-defining features of the type include the one-story, wood frame, with square floor plan. The house sits on a crawlspace foundation. The clap board siding is milled for the typical territorial 4-inch exposure with a generous horizontal radius and the once familiar Dolly Varden rabbit profile. The walls are topped by a low pitched, side-gabled roof with brackets under the overhangs and distinctive vertical louvered ventilators at gable ends. A front porch shades the house's dual entryways with side overhangs and a front-gable roof supported by stucco piers and square wood columns. The roof is flanked symmetrically on each side with an open pergola whose lattice work filters sunlight at the south exposure. The porch roof also features the distinctive vertical louvered ventilator. Windows are double-hung with those on the east and west elevations paired traditionally. The property embodies many characteristics of the California Bungalow style frame house construction widely popular from about 1895 until about 1940 and constructed in Tempe from 1909 to 1945.

### **CHARACTER DEFINING FEATURES –**

Although an addition was made to the rear of the Windes – Bell House, the house continues to maintain original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as they were originally constructed and developed. Design aspects typify the California Bungalow style and continue to maintain this aspect of integrity. The Windes – Bell 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 California Bungalow style house form. Significant material features include clapboard siding with distinctive vertical vents in the gable peaks, square wood posts set on square concrete and stucco piers, and symmetrical pergolas at either side of the porch roof. The home also conveys physical evidence of the crafts attendant upon California Bungalow style wood frame residential construction in Tempe during the 1920s.

### **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 it must also possess sufficient integrity to communicate its 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 basis for historic significance. The subject property has significance under several criteria, however, because of issues of material integrity, its' association with the lives of persons important to community history provides the best interpretive opportunity. Even so, careful evaluation of integrity must be made to inform an opinion of eligibility based on guidance provided by the National Park Service. Methods prescribed to apply National Register criteria for evaluation allow that the older or rarer a property has become, the less integrity must be present for it to remain eligible for listing in the National Register of Historic Places. As noted, this property is in the upper 99<sup>th</sup> percentile of all Tempe properties in terms of age and therefore survives as a rare example of early residential construction in Tempe.

The Windes – Bell House is considered eligible for historic designation and listing in the Tempe Historic Property Register under National Park Service Criteria A and C, at the local level of significance based on the continued integrity of Location, Design, Materials, Workmanship, Feeling, and Association.

### **ZONING –**

The property is currently zoned R-3, Multi-Family Residential Limited District which allows up to 20 dwelling units per acre (a maximum of three units allowed for this site). The property and its existing dwellings are in compliance with the allowable density. The General Plan 2030 Projected Residential Density Map for this location identifies this site as a "Cultural Resource Area". These areas are considered culturally significant to the character of Tempe, based on the *2001 Post World War II Subdivision Study*. It is therefore desirable to maintain the character of these areas and with the existing underlying zoning as an appropriate density for the site. The designation of the property as Historic through this process would validate its existing density and preserve the character.

### **CONCLUSION –**

The Windes – Bell House, located at 24 & 26 West 9<sup>th</sup> Street in the 1909 Gage Addition subdivision, has been determined eligible for historic designation and listing in the Tempe Historic Property Register by the Tempe Historic Preservation Office. Built in 1920,

this house is in the upper ninety-ninth percentile (n = 67/53,665 = 99.9) of all Tempe properties in terms of age. The property is also significant for its association with the historic, but not designated, 1909 Gage Addition subdivision. The property is additionally significant as an excellent surviving example of the California Bungalow style frame house as it both embodies the distinctive characteristics of the type and survives with a high degree of architectural integrity.

**REASONS FOR APPROVAL (CRITERIA):**

The 1920 California Bungalow style frame Windes – Bell 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:**

None

**HISTORY & FACTS:**

- 06/01/1887            The Maricopa and Phoenix Railroad crosses the Salt River at Tempe, linking the town to the nation's growing transportation system. Tempe quickly became one of the most important business and shipping centers for the surrounding agricultural area.
- 07/16/1887            The Tempe Land and Improvement Company formed to sell lots in the booming town. L. W. Blinn and George N. Gage incorporate the Tempe Land and Improvement Co. based in Tombstone, Arizona Territory. Blinn and Gage interest Francis Cutting (M&P RR) and Charles A. Hooper to invest in acquisition of over 705 acres in Tempe including 240~300 acres from Charles Trumbull Hayden.74
- 04/03/1909            Gage Addition plat filed by George N. Gage and L. W. Blinn on behalf of the Tempe Land & Improvement Company on April 3, 1909. As originally filed, the plat spanned east and west of Mill Avenue from the MP&SRV RR tracks to Willow (College) Avenue, excepting the blocks southeast of Mill and 8th Street (University Drive) which were shown as "School Property" and keeping the northern portions of the 3 westernmost blocks free from residential lots.
- 1915                    Dudley Warner Windes (Tempe 1889 – Phoenix 1972) begins practicing law in Tempe at the age of 26.
- 1918                    Along with his wife Hope, Windes builds his family home at 26 West 9th Street in Tempe's Gage Addition.

- 06/27/1919 Gage Addition plat amendment filed for land sale to Tempe Normal School.
- 07/01/1919 Gage Addition plat amendment filed for land sale to Tempe Normal School.
- 09/08/1919 Tempe Land and Improvement Company (George N. Gage) deeds vacant lot to Dudley W. Windes.
- 01/17/1923 After taking a break from his law career during World War I to serve as American vice consul in Madrid, Spain, Windes returns to Tempe and continues practicing law until 1923, when he became a judge on the Maricopa County Superior Court, forcing relocation of his primary residence within Phoenix city limits.
- 05/19/1927 Dudley W. Windes transfers warranty deed to Ellen Bell in the amount of \$1000.00. Ellen Mary Sears Harris Bell, an early Tempe resident who settled in the Valley in 1883, lived in the home for many years. She counted herself among the thirty-three individuals in Tempe Normal School first graduating class of 1886.
- 02/06/1935 First Tempe Planning & Zoning Board appointed in connection with Federal Relief Program by Council meeting in special session at the Tempe National Bank (Hugh Laird, Chair).
- 04/14/1938 Tempe's first zoning ordinance adopted. Ordinance No. 177 created 4 zoning categories; Residence Districts; Business and Apartment House Districts; Auto Courts, Automobile Tourist Camps, Auto Trailer Courts Districts; and Industrial Districts.
- 04/04/1940 E B Tucker, City Engineer, implements Improvement District Number 30 to extend sidewalks, pavement, curb & gutter to Gage Addition.
- 09/16/1948 Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. Under this ordinance, multi-family zoning was initiated in the single-family Maple-Ash neighborhoods.
- 10/11/1951 Tempe's third zoning ordinance went into effect; Ordinance No. 209 extended multi-family zoning throughout older Tempe neighborhoods and rezoned properties north of Ninth Street from single family to multi-family.
- 08/28/1952 Estate of Ellen Bell transfers ownership to Fenn J. Harris
- 06/02/1953 Fenn J. Harris transfers warranty deed to Fay & Katie Elsberry
- 02/06/1957 Tempe's fourth zoning ordinance went into effect; Ordinance No. 268 rezoned the entire Maple-Ash residential area Multi-Family districts similar to the current district area boundaries within Maple-Ash today.
- 11/27/1958 Fay Elsberry issues Quite Claim Deed to Katie Elsberry
- 01/24/1964 Zoning Ordinance 405 adopted. Majority of deep lot properties along the railroad tracks and across the street of Ash Ave were down-zoned to R-3-A Multi-Family Residence Restricted (now called R-3R). Down-zoned area previously allowed a greater density and taller buildings.
- 1973 Katie Elsberry (divorced) transfers warranty deed to J.L. and Doris Weaver
- 10/04/1974 Tempe's sixth zoning ordinance went into effect Ordinance 808 codified much of what was being done "by practice" by City Boards, Commissions and City Council. Zoning for Maple-Ash included CCD, I-2, R-2, R-3R, R-3, R-4, and R1-PAD

- 09/21/1977 J. L. and Doris Weaver transfer deed to Robert L. and Helen C. Keye
- 12/16/1977 Tempe's third General Plan adopted. The 1978 General Plan projected Land Use for Maple-Ash area changes direction, projected circulation realignment, "Ash Avenue Loop" to Mill and Eleventh Street. Properties north of Ninth Street projected for commercial use and the rest of the Maple-Ash area is projected for residential use with a maximum of 15 d.u. per acre, and a small portion for a maximum of 10 du per acre.
- 05/07/1984 Tempe Multiple Resource Area Nomination lists 16 Tempe properties in the in the National Register of Historic Places, including 6 in the Gage Addition, Park Tract, and College View subdivisions.
- 12/04/1986 Maple-Ash Neighborhood Association (MANA) formed when area residents organize Tempe's first Neighborhood Association "To preserve and restore residential historical character in the neighborhood.
- 08/07/1992 Helen C. Keye (widowed) transfers deed to Randy Dukes
- 06/07/1999 Gerald Dan O'Neill & Jeanette L Lucier UX acquire the west half of Lot 3 and the West half of Lot 4, Block 21, Gage Addition, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona recorded in Book 3 of Maps, Page 58 from Randle E. Dukes, Jr.
- 12/14/2001 Tempe Historic Preservation Commission produces the Post World War II Subdivisions Survey (Solldiday 2001). The study recommended the Gage Addition, Park Tract, and College View subdivisions for designation as historic districts.
- 09/02/2003 Historic Preservation Commission members attend a meeting of the General Plan 2030 Advisory Team to present information comparing existing developed densities, densities permitted under the current land use plan and densities proposed for adoption by GP2030. Advisory Team decides unanimously to adopt the Cultural Resource Area designation for thirty-one first- and second-tier historic subdivisions.
- 12/03/2003 Voters approve Tempe General Plan 2030 recognizing Park Tract Subdivision as a Cultural Resource Area – *Arizona Republic*, 5 December 2004.
- 01/20/2005 Tempe Zoning & Development Code adopted by Mayor and Council (effective February 22, 2005). ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.
- 06/05/2005 Maple Ash Neighborhood Association Neighborhood Meeting with the Tempe Historic Preservation Commission to discuss district designation (nomination forms distributed).
- 07/19/2006 Tempe HPO submitted zoning amendment application for historic overlay zoning for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 08/16/2006 Tempe Historic Preservation Commission holds a Neighborhood Meeting for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 09/14/2006 Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions - continued to 10/12/2006.
- 10/12/2006 Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions and finds properties eligible for

designation and listing.

- 09/06/2007 Maple Ash Neighborhood Applicants withdraw request for historic district designation and listing in the Tempe Historic Property Register at City Council public hearing. With the designation of districts in the Maple Ash Neighborhood interrupted, Tempe HPC began encouraging property owners to pursue listing their properties individually.
- 02/04/2011 Owners nominate the Windes – Bell House for historic designation and listing in the Tempe Historic Property Register.
- 03/10/2011 A neighborhood meeting is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Windes – Bell House.
- 04/14/2011 A public hearing is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Lucier / O'Neill Residence.
- 04/26/2011 Hearing scheduled with the Development Review Commission for this request.
- 05/19/2011 Tentative date scheduled for an introduction and first hearing with City Council for this request.
- 06/02/2011 Tentative date scheduled for the second hearing with City Council for this request.

**CODE REFERENCE:**

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

ORDINANCE NO. 2011.11

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

\*\*\*\*\*

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

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

LEGAL DESCRIPTION

The west 70 feet of Lots 3 and 4, Block 21, GAGE ADDITION, as recorded in Book 20 of Maps, Page 58, according to Maricopa County Recorder of Arizona

TOTAL AREA IS 0.16 ACRES

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **Case # HPO11003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

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

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

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

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

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

Owner has submitted Application No. PL 08 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):

24 W. 9th St.  
Tempe AZ 85281  
\_\_\_\_\_  
\_\_\_\_\_

(Legal Description and Address)

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

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

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

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

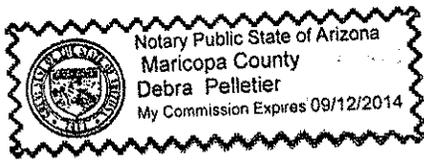
Dated this 1<sup>st</sup> day of February, 2008. 2011

[Handwritten Signature]  
(Signature of Owner)  
Jeanette Lucier  
(Signature of Owner)

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

State of Arizona )  
County of Maricopa ) ss

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

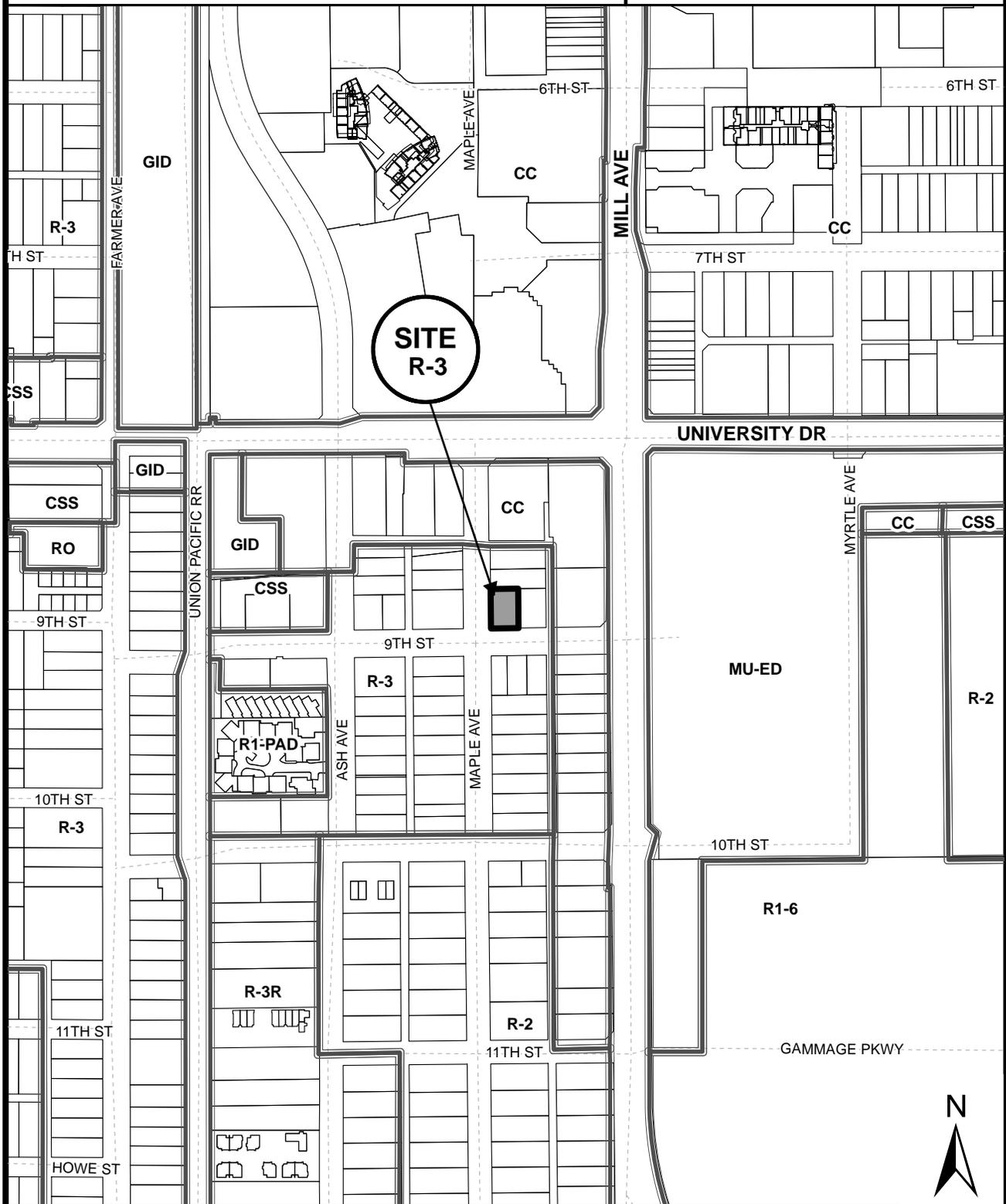


(Notary Stamp)

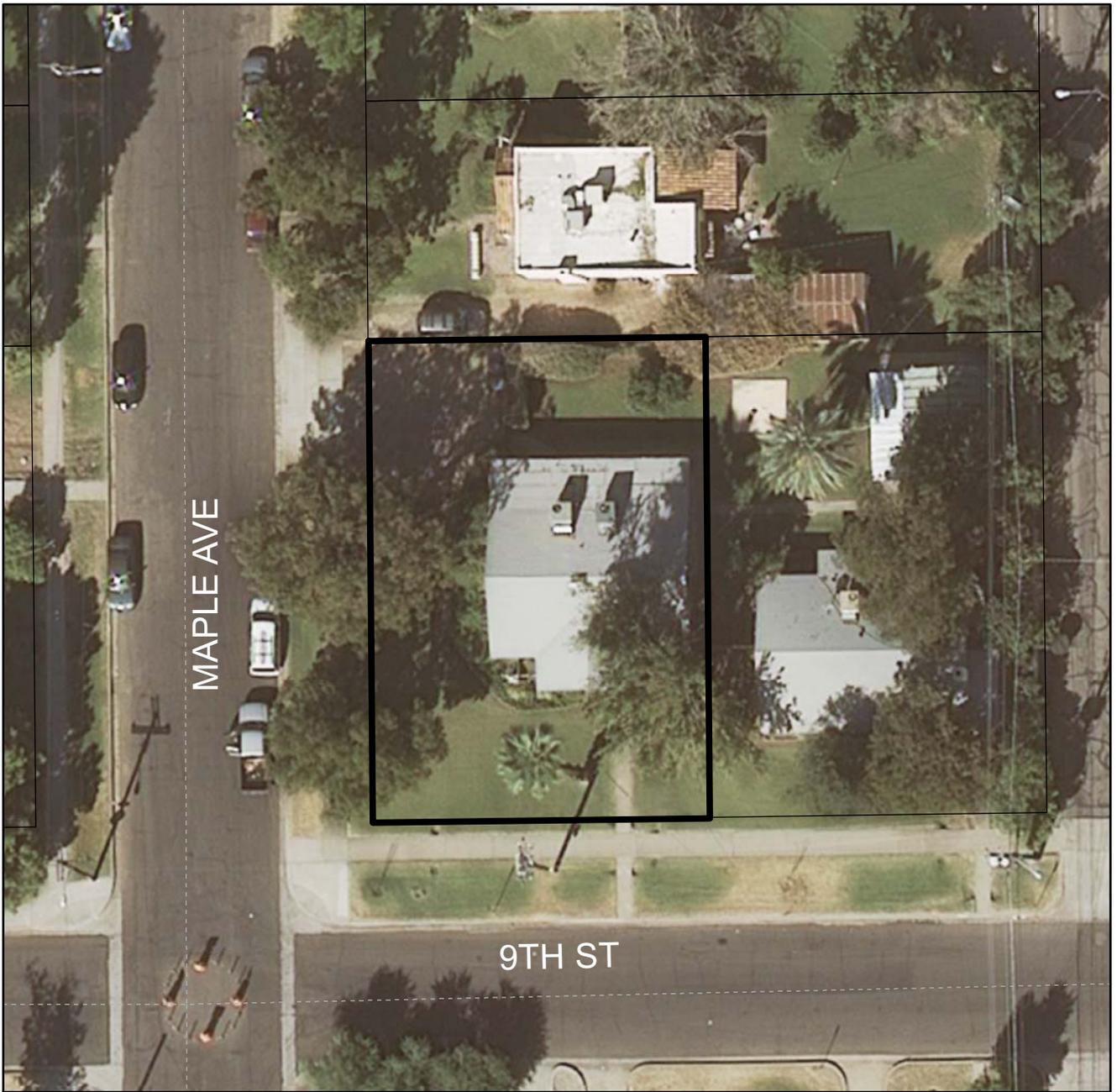
Debra Pelletier  
(Signature of Notary)

# WINDES - BELL HOUSE

PL110041



**Location Map**

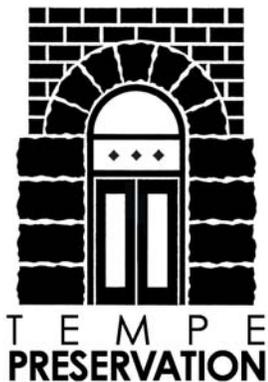


**WINDES - BELL HOUSE (PL110041)**









**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Alternate  
Anne Bilsbarrow, Chair  
Elias Y. Esquer  
Bob Gasser  
Andrea Gregory  
Charlie Lee  
Trista Taylor, Alternate  
Liz Wilson, Vice-Chair

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Amy Douglass  
Nathan Hallam  
Hunter Hansen  
Wm. "Billy" Kiser  
Joe Nucci  
Chris Paternoster  
John Southard  
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  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

**480.350.8028**  
8579 FAX; 8913TDD



## Tempe Historic Preservation Commission [Tempe HPC] **WINDES – BELL HOUSE** **NEIGHBORHOOD MEETING SUMMARY**

On March 10, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to designate historic and list in the Tempe Historic Property Register the 1920 Windes – Bell House, located at 26 West 9<sup>th</sup> Street. This meeting was held pursuant to the requirements of Section 6-402 of the Tempe Zoning & Development Code to take input and comments from stakeholders and from the commission. The commission found the nomination complete and reached consensus to hold a public hearing for historic property designation and listing the Windes – Bell House at their monthly meeting on April 14, 2011. The following is a summary of the neighborhood meeting.

Chair Bilsbarrow called the neighborhood meeting to order and directed staff to summarize the application and proposed action. Staff stated an application for historic designation was submitted by property owners, Jenny Lucier and Dan O'Neill. Staff noted a preliminary determination of eligibility has been prepared by HPO detailing the history and facts of the property and is available for review online or at HPO. Staff noted historical research is ongoing and requested additional information and comments from stakeholders and from the commission at this time.

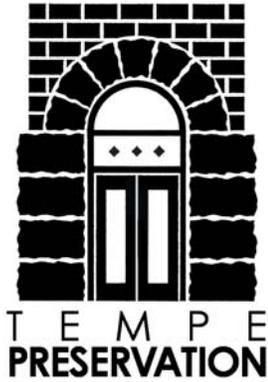
Chair Bilsbarrow called for discussion by the commission. Commissioner Gregory stated she thought eligibility under NPS Criterion B appeared less significant and recommended that the statement of significance be changed to indicate Criteria A and C only. Commissioners Gasser and Wilson concurred in this assessment and staff was directed to revise the statement of significance accordingly. Commissioner Bilsbarrow inquired as to the date and significance of the change to duplex occupancy and asked if it should be specifically enumerated as a contributing element of the property. Staff indicated that the date of this use is not known. Members reached consensus and staff was directed to revise the building condition discussion to include clear reference to the undated duplex conversion.

Chair Bilsbarrow called for public comment. Property owner Jenny Lucier stated she was pleased to bring this nomination forward and that she and her husband were delighted to see another historic property designation underway in the Maple-Ash Neighborhood. Chair Bilsbarrow called for a show of hands from the public present to indicate support for the nomination. Unanimous support was indicated from persons identified in the record of meeting attendance. Staff indicated additional support has been indicated from neighborhood residents and that one property owner had called to express his displeasure with the proposed action.

Chair Bilsbarrow called for comment from commission members after public input. Commissioner Gregory noted several typographical and textual errors in the staff report and provided a copy of the report with corrections marked in red.

Chair Bilsbarrow asked if there was a consensus from commission members.

*CONSENSUS: THAT THE TEMPE HISTORIC PRESERVATION COMMISSION HOLD A PUBLIC HEARING TO CONSIDER NOMINATION OF THE WINDES – BELL HOUSE FOR HISTORIC DESIGNATION AND LISTING IN THE TEMPE HISTORIC PROPERTY REGISTER AT THEIR MEETING ON 14 APRIL 2011.*



# Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Friday April 15, 2011

Jenny Lucier & Dan O'Neill  
1114 South Maple Avenue  
Tempe AZ 85281

## HISTORIC PRESERVATION COMMISSION

Ira Bennett, Alternate  
Anne Bilsbarrow, Chair  
Andrea Gregory  
Charlie Lee  
Trista Taylor, Alternate  
Liz Wilson, Vice-Chair  
Vacant  
Vacant

## HISTORIC PRESERVATION OFFICE

Amy Douglass  
Nathan Hallam  
Billy Kiser  
Joe Nucci  
John Southard  
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; 8913TDD

Congratulations! At a public hearing held April 14, 2011, the Historic Preservation Commission recommended approval of the request for historic designation and listing the WINDES – BELL HOUSE in the Tempe Historic Property Register.

In reaching their recommendation the commission found that the Windes – Bell House is significant as a rare surviving example of a once common type – pre 1941 residential property. The 1920 property falls in upper ninety-ninth percentile of all Tempe properties in terms of age. The property also has an important association with the 1909 Gage Addition subdivision, Tempe's oldest residential subdivision. In addition, it is an excellent surviving example of the California Bungalow style frame house as it both embodies the distinctive characteristics of the type and survives with a high degree of architectural integrity.

This nomination is scheduled to go before the Development Review Commission on April 26, 2011, and on to Council for a first hearing on March 10, 2011, and then for action on March 24, 2011. As the applicant Tempe HPO will act as your agent and represent the case throughout this process. Of course you are welcome to attend these meetings personally or you may wish to follow the process online at <http://www.tempe.gov/historicpres/WindesBellHouse.html>.

We believe value is being added at each step along the way, and we thank you again for your nomination and for your continued courtesy and cooperation in this important preservation action. Please feel free to contact me directly at (480) 350-8870 if I can be of further service in this regard.

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)



**Graves, Nick**

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**From:** David Arkules [arkules@yahoo.com]

**Sent:** Monday, April 11, 2011 8:15 PM

**To:** Graves, Nick

**Cc:** Jenny Lucier; Jenny/ dan O'neill Lucier

**Subject:** PL110041 WINDES-BELL HOUSE (JENNY LUCIER & DAN O'NEILL)

I own residential property located near the applicants property at 24 & 26 W 9th St and support the applicants request for historic designation.

David Arkules  
Owner / 911 S Maple Avenue  
Tempe AZ 85281  
Cell. 602.430.4444