



**RULES OF PROCEDURE**  
**AS ADOPTED BY THE**  
**TEMPE HISTORIC PRESERVATION COMMISSION**  
**April 8, 2010**

**WHEREAS**, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and  
**WHEREAS**, application of these rules provide every member of the voting body of this Commission with equal rights, and  
**WHEREAS**, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and  
**WHEREAS**, the use of the rules offers a simple and direct procedure for conducting Commission business;  
**NOW THEREFORE**, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission’s business as set forth herein and as follows:

**MOTIONS, shall follow correct order ... considering only one question at a time, as such:**

- ☞ A Commission member addresses the Chair, ☞
- ☞ The Chair acknowledges that member, ☞
- ☞ The member states the motion, ☞
- ☞ Another member seconds the motion, ☞
- ☞ The Chair repeats the motion, ☞
- ☞ The Chair calls for discussion of the motion, ☞
- ☞ The Chair puts the motion to a vote, ☞
- ☞ The Chair announces the results of the vote. ☞☞☞

**IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:**

- ☞ Members may communicate to the Commission when recognized by the Chair, ☞
- ☞ The Chair maintains highest priority to direct the course of the meeting, ☞
- ☞ The maker of a motion will take precedence over others, ☞
- ☞ New speakers will take precedence over those who already spoke to a motion, ☞
- ☞ The Chair should typically request speakers for an opposing view. ☞☞☞

**ORDER OF BUSINESS, shall proceed in consideration of interested public, invited guests, staff, and any having business with the commission, as such:**

- ☞ A consent agenda may be presented by the Chair at the beginning of a meeting.\*
- ☞ Call to order and approval of minutes shall be the Commission’s first business, ☞
- ☞ Members of the public and guests of the Commission shall next be invited to speak, ☞
- ☞ Public Hearing presentations or discussion shall be the Commission’s next business, ☞
- ☞ Public Meeting presentations or discussion shall be the Commission’s next business, ☞
- ☞ Presentations by City Staff shall be the Commission’s next business, ☞
- ☞ Presentations by Consultants shall be the Commission’s next business, ☞
- ☞ Presentations by Standing Committees of this Commission shall occur next, ☞
- ☞ Presentations by Special Committees of this Commission shall occur next, ☞
- ☞ General discussion and Commissioner’s Business shall then occur. ☞☞☞

\* A consent agenda may be presented by the Chair at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda, be placed later on the agenda, or continued to another meeting at the discretion of the assembly.

# WELCOME

## TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

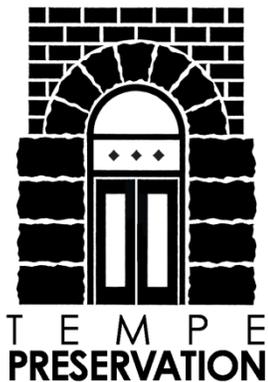
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7<sup>th</sup> Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2<sup>nd</sup> floor of City Hall, the Tempe Historic Preservation Office on the 2<sup>nd</sup> floor of the Orchard House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to [joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov), or find us on Facebook at <http://www.facebook.com/TempeHPO>.



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Alternate  
Anne Bilsbarrow, Chair  
April Bojorquez  
Brad Graham  
Andrea Gregory  
Charlie Lee  
Brenda Shears  
Korri Turner  
Vacant

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Amy Douglass  
Nathan Hallam  
Wm. "Billy" Kiser  
Alyssa Matter  
Joe Nucci  
Jared Smith  
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]

# MEETING MINUTES

**Date:** THURSDAY, February 9, 2012

**Location:** Sandra Day O'Connor House, 1230 N. College Avenue

**Commissioners Present:** April Bojorquez Brad Graham  
Andrea Gregory Charlie Lee  
Brenda Shears Korri Turner

**Staff Present:** Nathan Hallam William Kiser  
Alyssa Matter Joe Nucci

**Public Present:** David Bonn Patricia Bonn  
Linea Caproni Chris Higgins  
Michael Kelly Vic Linoff  
Lisa Roach Stu Siefer  
Woody Wilson

**Call to Order:** 6:05 P.M., Andrea Gregory, Vice-Chair

## 1. Call to Audience

Introduction of new commission member Brenda Shears

## 2. Approval of HPC Minutes 01/12/2012 Tempe HPC meeting

*MOTION [GRAHAM]: MOVE TO APPROVE HPC MEETING MINUTES FROM 01/12/2012 AS AMENDED, SECOND [BOJORQUEZ], APPROVED, 6-0*

## 3. Design Review 1912 Tempe National Bank Building

- Nucci provides overview of the original purpose of listing the Tempe National Bank Building on the local property register.
- Stu Siefer bought the property to ensure preservation.
- Although listed on THPR, the building was found ineligible for the national register because of vast exterior alterations during the 1950s
- No original architectural fabric remains; the only historic feature remaining intact is the original scale and massing of the building
- Because no original fabric remains, staff recommends that the architect's plans be approved as submitted.
- Discussion on the applicant's presentation of proposed modifications
- The original front exterior wall will be recreated and transformed into a covered patio space extending approx. 10 feet from the front door.
- The entire building will be repainted.
- The patio railings will be black-colored wrought-iron, 42 inches tall to conform with liquor laws and city requirements

*MOTION [GRAHAM]: MOVE TO APPROVE ARCHITECT'S DESIGN CHANGES AS SUBMITTED, SECOND [LEE], APPROVED, 6-0.*

#### **4. Discuss & Consider Tempe Historic Preservation Foundation Activities**

- Tempe Walking Tours were a tremendous success: 215 tickets were sold and \$1700 was raised.
- Special thanks to the various sponsors and supporters
- Discussion on creating an automated walking tour, possibly through cell-phone apps by using maps and information already compiled by HPO and HPF.
- HPF is now looking at planning next years' tour, and will consider making it a bi-annual event
- Plaque Program update: about half of Tempe's historic properties now have plaques, and HPF is looking into ways to have them installed.
- Approximately one dozen plaques belong to city-owned properties; HPO will inquire as to the possibility of having Public Works install these plaques.

#### **5. Discuss & Consider Borden Homes Historic District Design Guidelines**

- Last meeting focused on key characteristics of the ten-year period of postwar construction and the Arizona Ranch Style home.
- Design Guidelines will utilize stakeholder-provided photos of specific properties within the design guideline document to help illustrate the guidelines intent
- Stakeholders will examine photos at the next meeting to determine which ones should be included as exemplary models in the design guidelines.
- Gracie's development issue is taking precedence with homeowners and attendance is limited
- Section 106 relative to Gracie's development was discussed in detail at last design guidelines meeting.
- Gracie's project would abut Borden Homes Historic District to the south and the developer is proposing zoning amendments to the General Plan to allow for commercial and increased-density zoning.
- HPO is losing neighborhood participation in the design guidelines process as it moves further along and as residents become more focused instead on the Gracie's development issue.
- Proposal by HPC that staff define a fixed end date for design guidelines process, to establish a sense of finality among residents.
- Staff and/or commission members may attend BHHD neighborhood meetings and work through the neighborhood "block watch" program to increase awareness of the design guideline process among residents.

#### **6. Discuss & Consider Historic Preservation Graduate Student Intern Program**

- Nucci: SHPO has provided the HPO intern program with an additional \$10,000 Federal Pass-Through Grant that does not require a match
  - Interns will begin working on statutorily-required revision of Tempe's land-use process/guidelines
- Hallam: Working on National Register Nomination for Kirkland-McKinney Ditch
  - Commission comments on Hallam's NRN relative to the existence of historic photos
  - Commission advice for avenues of future research that will guide the nomination moving forward
- Kiser: Governor B.B. Moeur House NRN has been scheduled for the March 23 HSRC meeting
  - Kiser and Nucci will attend this meeting to defend the nomination.
  - Local nomination is being brought for the 1940 Charles Wexler House, located in the Maple-Ash neighborhood.
  - Determination of eligibility for Wexler House will be forthcoming in next month's meeting packet.
- Matter: Working on NRN for Tempe Municipal Building.
  - Has contacted ASU's Patti Olson for a possible interview relative to the NRN.
  - HPO does not yet have authorization to submit a national register nomination for city hall, at this time.
  - Will begin working to adapt the Walk Through History to self-guided functionality
  - Will begin working with Mark Vinson on defining appropriate architectural adaptations to the Ranch Style House type.

**7. The Commission Shall Elect a Chair and Vice Chair**

*CONCENSUS: TO CONTINUE AGENDA ITEM TO 03/08/2012 HPC MEETING*

**8. Discuss & Consider Chair / Staff Updates**

- Tempe High School is working with ASU's College of Sustainability on Flour Mill landscaping projects, etc.
- Letter written by Bob Graham to the mayor about the improprieties of sandblasting the mill building.
- In the past, the commission has approached the mayor, rather than council members, seeking historic Designation of city-owned properties including the flour mill and silos
- Facebook page updates have not been conducted with regularity.
- Commissioner Bojorquez will begin updating Facebook page once a week, as will student interns

**9. Current Events / Announcements / Future Agenda Items**

- Mark Vinson has been named a Fellow in the American Institute of Architects.
- Tales From Double Butte Cemetery tour to occur on March 4.
- Public hearings for historic designation of Tempe Municipal Building and Double Butte Cemetery will be held at city council on February 16 and on March 8 (HPC meeting to adjourn at 7:15 reconvene at Council)

**Meeting adjourned at 7:15 PM**

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**Anne Bilsbarrow, Chair**

*-minutes scheduled for HPC approval on 03/08/2012*

## **FREQUENTLY USED ABBREVIATIONS OR ACRONYMS**

**CDD** – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

**CLG** – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

**DDA** – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

**DSD** – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

**DRC** – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

**GRIC** – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.

**HPF** – (see Tempe HPF) Tempe Historic Preservation Foundation

**IEBC** – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

**IRS** – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

**NPS** – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.

**NRN** – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.

**PAD** – Planned Area Development: site plan overlay to define development standards for a specific project.

**SHPO** – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

**SRP-MIC** – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

**Tempe HPC** – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

**Tempe HPF** – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

**Tempe HPO** – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

**THM** – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

**TOD** – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

**ZDC** – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the 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; establishes zoning districts and development standards.

## WEXLER (DESKIN / WAGNER) HOUSE NEIGHBORHOOD MEETING TEMPE HPC

*The Neighborhood Meeting must be acknowledged:*

“This is a Neighborhood Meeting by the Tempe Historic Preservation Commission for historic property designation of the **WEXLER (DESKIN / WAGNER) HOUSE**, located at 1215 South Maple Avenue in Tempe.”

1) *Direct Staff to summarize the application and proposed action:*

“HPO please summarize this request and indicate the action before the Commission.”<sup>①</sup>

2) *HPO* <sup>①</sup> “A nomination for historic designation of the **WEXLER (DESKIN / WAGNER) HOUSE** was submitted by the property owners, Mike Deskin and Jan Wagner. HPO has prepared a preliminary determination of eligibility for consideration by the Commission. Staff seeks additional information and comments from stakeholders and from the commission at this time. Staff summary reports and recommendations will be prepared for subsequent public hearings at HPC, at Development Review Commission, and at Council. HPO finds this application to be complete and recommends that the Tempe Historic Preservation Commission hold a public hearing on **April 12, 2012**, to approve, deny, conditionally approve or continue this application.

3) *Call for Commission discussion:*

“Is there discussion from the Commission regarding the information provided by Staff prior to taking public comment?”

4) *Public input must be taken:*

“This is a Neighborhood Meeting. Any person wishing to address the Commission regarding this historic property designation may do so at this time by first getting the attention of the Chair.”

5) *Public input must be accurately attributed:*

“Please state your name and address for recording in the meeting minutes.”

6) *Discussion may take place prior to a vote at the option of the members:*

“Is there discussion from the Commission regarding the information provided by public comment prior to closing the Neighborhood Meeting?”

7) *Determine consensus:*

“Is there consensus to hold a public hearing at the **April 12, 2012** meeting of the Historic Preservation Commission in accordance with the Tempe Historic Preservation Ordinance?”

8) *Summarize what took place and what are the next steps:*

“The Tempe Historic Preservation Commission has just concluded a Neighborhood Meeting for discussion and consideration of historic property designation and listing of the **WEXLER (DESKIN / WAGNER) HOUSE**. The Commission will conduct a public hearing and form a recommendation for or against historic property designation. The Development Review Commission will also conduct a public hearing to take input and provide a recommendation to Council. Finally, Tempe City Council will hold two public hearings and take action. Information on this designation, including application information, meeting minutes, and notice of future meetings, is available on the HPC website at <http://www.tempe.gov/historicpres>”

9) *The conclusion of the Neighborhood Meeting and resumption of the public meeting must be acknowledged.*

“This concludes the Neighborhood Meeting. Public hearings for historic property designation and listing of the **WEXLER (DESKIN / WAGNER) HOUSE** are scheduled for:

- Thursday, **April 12, 2012**, at 6:00 p.m. at the Tempe Historic Preservation Commission
- Tuesday, **April 24, 2012**, at 6:00 p.m. at the Tempe Development Review Commission
- Thursday, **May 10** and Thursday **May 31, 2012**, at 7:30 p.m. at City Council Chambers

**Thank you for your interest in this important Tempe Preservation activity.**

Tempe Historic Preservation Office Research Report

## **WEXLER (DESKIN/WAGNER) HOUSE**

Tempe Historic Property Register #48 HPO 2012.01

Tempe Historic Preservation Commission

6-402 HPC Neighborhood Meeting 03/08/2012

14A-4 HPC Public Hearing 04/12/2012

*printed 02/24/2012 5:49 PM*



*photo: Tempe HPO 2011*

The historic 1940 Wexler (Deskin/Wagner) House, located at 1215 South Maple Avenue in the 1924 Park Tract subdivision, is nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, Michael Deskin and Janet Wagner. The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office.

The historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; his wife Helen Wexler, community activist and philanthropist; and as a rare local example of the Ranch style variant, the French Provincial Ranch form.

## RESEARCH

In accordance with the Tempe Historic Preservation Ordinance, upon receipt of a nomination for historic designation the Historic Preservation Office compiles and transmits a preliminary determination of eligibility for the subject property to the Tempe Historic Preservation Commission. Research in this report develops the significance of the property in the community context of pre-war development of the Park Tract subdivision, the biographical context of the Wexlers' lives and involvement in the community and at Arizona State University, and in the architectural context of pre-war residential construction in Tempe, Arizona. The report addresses property location, condition, age, significance and the integrity of historic features and other relevant information and provides the staff analysis with respect to recommending approval of the nomination.<sup>1</sup>

## LOCATION

The historic Wexler (Deskin/Wagner) House was built in 1940 in the core of the Park Tract subdivision. Located at the southern extent of the original Townsite, Park Tract was subdivided in 1924 in response to a housing shortage in Tempe. The subdivision was intended to provide comfortable and modern family housing to meet a continually increasing community-wide demand. Similarly, the Ranch style homes that came to define the Park Tract subdivision were designed to help fulfill requirements for affordable and efficient housing.<sup>2</sup>

Park Tract Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. These areas are considered culturally significant to the character of Tempe and General Plan 2030 states that it is desirable to maintain the character of these areas. General Plan 2030 further states that the underlying zoning in place at the time the plan was adopted should remain as the highest appropriate density for Cultural Resource Areas. Accordingly, Cultural Resource Areas are indicated on the GP2030 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003. The 1940 Wexler (Deskin/Wagner) House is located on Lot 4 of Block 3 of the Park Tract Subdivision and Tempe General Plan 2030 projects the existing residential density categorized as Low to Moderate Density (4 to 6 dwelling units per acre) forward. Subdivision of Park Tract predated adoption of a zoning ordinance by the Common Council of the Town of Tempe. This property is zoned R-2: Multi-Family Residential in the Tempe Zoning and Development Code as amended.<sup>3 4</sup>

Laying between Maple and Mill Avenues the interior of Park Tract consists of large lots. Two of these adjacent to the south of the subject property have been consolidated for redevelopment and replatted as a separate subdivision. One of the historic homes has been demolished and the other was sent on fire by transients. The property is now vacant resulting in loss of integrity and an on-going source of nuisance at the core of the historic neighborhood.<sup>5 6</sup>

### CONDITION

The 1940 Wexler (Deskin/Wagner) House has been generally well maintained. The historic front façade has been carefully preserved and remains intact. A large addition was made to the rear of the house circa 1990 at which time the detached garage at the rear of the property was converted to a rental dwelling. These changes were made sensitively and do not destroy the historic integrity of the property. In addition, the historic flood-irrigated landscape is properly tended and the property makes a positive contribution to the Park Tract streetscape.

### AGE

HPO records indicate 84 extant properties date to 1940, including the subject property. Significantly, 1940 also marked the end of the established prewar delivery system of residential development by small builders and local developers. From 1940 to 1950, Tempe's population increased 235%--from 2,906 to 7,686—and by the end of the decade the community was thoroughly engaged in a sustained post-war population expansion. Based on data from HPO files and Maricopa County Assessor's Office records, 254 standing properties predate the historic 1940 Wexler (Deskin/Wagner) House, having year-built dates of 1939 or earlier. Statistically, this property is therefore in the top 99.5% of all Tempe properties in terms of age and survives as a rare example of pre-World War II residential construction in Tempe.

### SIGNIFICANCE

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. The following criteria are established for designation of an individual property, building, structure, or archeological site: *it meets the criteria for listing on the Arizona or national register of historic places.*<sup>7</sup>

Like many properties in Tempe's oldest intact residential neighborhood, the 1940 Wexler (Deskin/Wagner) House achieves significance under multiple National Park Service Criteria. The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office under National Park Service Criteria A, B, and C. Under Criterion A, the historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision. The property is also significant under Criterion B; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades, and for association with his wife Helen Wexler, who was very involved in community activism and philanthropy. Finally, under Criterion C, the property provides an early example of a rare local variant of Ranch style residential architecture in the somewhat obscure French Provincial Ranch form.

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility Criteria A, which states:

*"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: A. That are associated with events that have made a significant contribution to the broad patterns of our history"*

The historic 1940 Wexler (Deskin/Wagner) House is located at the southern extent of the original Townsite, in the 1924 Park Tract subdivision. Tempe had been experiencing a housing shortage for some time and development of Park Tract was intended to provide comfortable and modern family housing to meet this pent-up demand. Similarly, the Early Ranch style house was designed to help fulfill requirements for affordable and efficient housing.

Park Tract today is part of Tempe's Maple Ash Neighborhood, which consists of three subdivisions: Gage Addition (1909), Park Tract (1924), and College View (1945). This area contains the largest concentration of historic resources in the city. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the historic integrity of the neighborhood at various times in the past. Today these properties are zoned multi-family and many of the owners are interested in redeveloping their properties. Without some kind of control, local preservation advocates see the historic character of the neighborhood eroding and the potential for listing Tempe's oldest remaining residential neighborhood in National Register of Historic Places in jeopardy. After an attempt at creating an historic district failed in 2006, in 2007 the Arizona Preservation Foundation placed Tempe's Maple Ash Neighborhood on Arizona's Most Endangered Historic Places List. Subsequently, many property owners have acted to list their properties individually on the Tempe and National historic registers.<sup>8 9</sup>

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility Criteria B, which states:

*"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: B. That are associated with the lives of significant persons in or past"*

Dr. Charles Wexler was the founding member of the Department of Mathematics at ASU. For eleven years from 1930, he was the only member of the Department, and as such he did it all: teaching, mentoring, tutoring, and above all always planning for the future of the department. He conducted his tutoring sessions every afternoon on the second floor of the Old Main building where students crowded the place working on the blackboards battling mathematics under his astute eye. Wexler would observe and from time to time offer someone a piece of advice, correct an error, or give a helpful hint. Problems ranged from simple algebra to graduate level mathematics, yet he could jump from one topic to another with ease; instantly understanding student's difficulties and seamlessly leading them to find their own answers. Wexler began to offer graduate classes in 1940. He was Chair of the Department until 1958, and retired in 1977.<sup>10</sup>

Helen Wexler was born in Poland in 1903 and immigrated to the United States in 1913, at the age of ten. She married Charles in 1928 in Massachusetts prior to their move to Arizona. After establishing their residence in Tempe, Helen became an active member of the local community, taking a strong interest in gardening and the natural environment. In October 1936, the Tempe Garden Club was founded by approximately 30 local residents, led by Mrs. R. J. Hight and Mrs. George Gibson. After its initial founding, Helen Wexler served as the Club's first president. The Tempe Gardening

Club has continued in its role of community activism ever since. In the 1930s, with Helen Wexler at the helm, club members helped to construct a park at the corner of Curry and Mill, only the second roadside park in America at that time. Later, in the 1960s, the Club once again rose to the occasion and pressured civic leaders to develop the Birchett Park at the Apache Boulevard curve. Helen Wexler died on January 26, 1999 at the age of 96, having outlived her husband Charles by 22 years.<sup>11 12 13</sup>

Tempe Historic Preservation Ordinance language agrees with the National Register of Historic Places eligibility criteria C, which states:

*“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction”<sup>14</sup>*

Built in 1940, near the beginning of the Ranch Style stylistic period, the house exemplifies characteristic features of the mainstream architectural style while, rather uniquely, adding elements of the somewhat obscure French Provincial form. The Wexler (Deskin/Wagner) House is one-story, wood frame, and irregular in plan, sitting on a concrete foundation with stucco walls topped by a medium-pitched, hipped roof with overhanging eaves. The house boasts a covered corner single-leaf entryway supported by wood posts, with rectangular window openings and steel casement windows, decorative shutters, and awnings on the west elevation. The primary elevation has changed little from its original configuration, when this Ranch Style house first made an important addition to the neighborhood. The historic 1940 Wexler (Deskin/Wagner) House continues to convey the architectural qualities of design, workmanship, materials, and feeling that are necessary for historic designation.<sup>15</sup>

The historic 1940 Wexler (Deskin/Wagner) House is significant as one of the earliest examples of French Provincial Ranch style houses in Tempe. The property embodies the distinctive characteristics of the historically significant Ranch style of residential construction that would go on to become widely popular five to ten years after this house was built and remain so for decades thereafter. Like other Ranch styles, the French Provincial variant has the same elongated floor plan and horizontal form as the California Ranch, and distinguishes itself from the typical stylistic expression primarily by the use of detailing from French domestic architecture. For example, the Wexler House has the characteristic full hip roofs and the long horizontal front façade of the typically L shaped plan is punctuated frequently by small, shuttered, multi-paned windows, while at the entry, a small front porch is emphasized by decorative wood posts and pilasters. As the earliest known example of the French Provincial Ranch style in Tempe, Wexler House is considered eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance.<sup>16</sup>

## **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 unfamiliar with either the property or the community. A property is evaluated according to those aspects of integrity which must be present in different combinations based on the criteria under which historic significance is being tested. Like many properties in Tempe's older residential neighborhoods, Wexler House achieves significance under multiple Criteria. As we will see, each applicable Criterion requires different aspects of integrity to persist in order to convey the property's historic significance.

Under Criterion A, a building significant for its association with Park Tract subdivision must possess integrity of Location, Materials, Feeling, and Association. Under Criterion B, a building significant as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; and his wife Helen Wexler, who was very active in community activism and philanthropy; must possess integrity of Materials, Feeling, and Association. And, under Criterion C, a building significant as an early and rare French Provincial form of Ranch style residential architecture, the property must possess integrity of Design, Workmanship, Materials, and Feeling. Accordingly, of the seven possible aspects of integrity, eligibility under Criterion A, B, and C, will require a building to maintain integrity of all but one, Setting, in order to convey its significance. As the following discussions indicate, the property meets this minimum requirement and retains more than adequate integrity to qualify for designation and listing.<sup>17</sup>

**Location** – This property exists in its original location. The 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 139 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 transportation networks during settlement of the territory, and for its associations with important local figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure, which are exemplified in the subject property and throughout the Park Tract Subdivision.<sup>18</sup>

Situated in the 1200 block of South Maple Avenue, the historic 1940 Wexler (Deskin/Wagner) House occupies land that was included in the boundaries of the original 1894 Tempe Townsite. Although not subdivided until thirty years later, the Park Tract Subdivision was never annexed into the corporate limits of Tempe but was instead an integral part of the community from the onset. Located near the southern portion of the original Townsite, the historic Park Tract Subdivision survives today as a busy and vibrant residential neighborhood. Wexler House on its original lot of approximately 0.21 acres would typify the small house on the large lot ubiquitous throughout Tempe's Cultural Resource Areas but for the significant additions made to the rear of the property in the 1990s. Today, with over 2100 square feet of livable space under the main roof, the property provides a case-study of how an historic home can be adapted to support a modern lifestyle while continuing to convey its historic significance.<sup>19 20</sup>

**Design** – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. As an upscale version of the typical Ranch style house, the French Provincial form may offer more expensive window styles including bay, corner, or large picture designs, or as is the case here, simply more as windows occur with great frequency in the principle façade and are embellished with both shutters and awnings. At Wexler House a small front porch is enhanced with more elaborate detailing in the wood columns and pilasters. Because properties change through time, changes may acquire significance in their own right and therefore do not necessarily constitute a loss of design integrity. Here changes have occurred in the modern period after the Wexler family sold the property. Fortunately, these changes maintain the original spatial relationships between major features; reinforce visual rhythms; layout and materials; and respect the relationships of other features as originally constructed and developed. Design aspects typifying the original building are present in abundance and continue to distinguish the French Provincial variant from the more typical Ranch style and thereby portraying the design aspect of integrity.<sup>21</sup>

**Setting** – Setting is the physical environment of an historic property that illustrates the character of the place. Although integrity of setting is not a condition precedent to designation in this case, the property nevertheless retains connections to the physical environment of its surroundings. The interior section of Block Three of Park Tract and the adjacent Block 6 to the west is arguably among the most intact loci of the modern Maple-Ash Neighborhood. One exception was noted above, where two lots adjacent to the south of the subject property have been consolidated for redevelopment and replatted as a separate subdivision. One of the historic homes was demolished and the other was sent on fire by transients. At the subject Wexler (Deskin/Wagner) House, however, original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways and sidewalks; and the features of flood irrigation and other infrastructure exist with their integrity intact.<sup>22</sup>

**Materials** – 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. Wexler 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 building strategies and technologies characteristic of the period. The one-story, wood frame, irregular in plan house sits on a concrete foundation with stucco walls topped by a medium-pitched, hipped roof with overhanging eaves. While all that is typical of the Ranch style, Wexler House additionally boasts a covered corner single-leaf entryway supported by wood posts, with rectangular window openings and steel casement windows, decorative shutters, and awnings on the primary or west elevation, which exemplifies the materials palate of the French country home and which has changed little from its original configuration, when the house first made an important addition to the neighborhood.<sup>23</sup>

**Workmanship** – Workmanship is the physical evidence of the crafts of a particular culture or people during a period in history and is important because it evinces the technology of the craft, illustrates the aesthetic principles of an historic period, and reveals local, regional, or national applications of both technological practices and aesthetic principles. Built in 1940, Wexler House helped mark the end of the established prewar delivery system of residential development by small builders and local developers. From 1940 to 1950, Tempe’s population would increase 235%--from 2,906 to 7,686—and by the end of the decade the community was thoroughly engaged in a sustained post-war population expansion. But from a more gentle time before mass-production turned housing into a commodity and divorced craftsmanship from the jobsite, Wexler House continues to convey physical evidence of the crafts attendant upon residential construction in the 1940s American Southwest.<sup>24</sup>

**Feeling** – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This property expresses an aesthetic sense of its prewar period of significance. Taken collectively, the physical features of the property 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 or feeling at the historic property.<sup>25</sup>

**Association** – Association is the direct link between an important historic event or person and a historic property. Although under Criterion C this property is not required to maintain integrity of association, it nevertheless retains a direct link with the early development of Arizona State University inasmuch as the original owner of the house, Charles Wexler, served as the longest-tenured faculty member in the university’s history. Wexler was both a founding member of the university’s Department of Mathematics, as well as the department chair for 28 years. His academic legacy is now immortalized through the annual issuance of two Charles Wexler Awards for excellence in mathematics at ASU.

## **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. Cultural and environmental contexts provide an awareness of the property and aid in analyzing and understanding the resource in general. The following contexts explain the cultural development and historic significance of the location and substantiate a recommendation for designation.

### **Community Planning & Development in Tempe 1924-1958 (Park Tract)**

The Park Tract subdivision is a collection of cultural resources that are directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 139 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 the infrastructure that supports those properties. This setting exists today in the Park Tract Subdivision as a manifestation of the 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>26</sup>

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 on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Union Pacific Railroad tracks. The subdivision experienced peak construction years in 1925 when 13 homes were built, in 1935 with 15 homes constructed including the subject property, and 1940 with 20 homes built. Curiously, intervening years saw no more than five and as few as zero homes completed in Park Tract.<sup>27</sup>

Hugh Laird came to Tempe with his family in 1888 at the age of 5 years. His residency in Tempe continued until his death in 1970. During that time his business and public service 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 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. Park Tract platted in 1924 has a very high degree of overall integrity and represents an early "suburban" residential subdivision platted in response to a shortage of housing in Tempe.<sup>28</sup>

### **Charles Wexler, Arizona State University Department of Mathematics, 1930-1977**

Charles Wexler was born in Fall River, Massachusetts in July 1906 to Samuel Wexler and Mamie Balotz Hornstein. In 1930, at the age of twenty-four, Wexler became a professor of mathematics at what was then called Tempe State Teachers College. He was the founding chairman of the school's Department of Mathematics and, for the first eleven years of his career (1930-1941) was the department's only tenured faculty member. Wexler served as department chair for twenty-eight years, from 1930 until 1958, and ultimately retired in 1977 after an astounding forty-seven years of service (the longest tenure of any ASU faculty member to date).

One of Wexler's former students, Ben Picone, nostalgically recalled many years after graduating from ASU that, "I was the kind of student who did not realize at that time what a great teacher he was. He did it all: teaching; mentoring; tutoring. Dr. Wexler conducted his tutoring sessions every afternoon on the second floor of the Old Main building. I can still see him sitting in the student's chair with his feet propped up on the chair in front of him. He was facing the blackboards, windows on his right hand [side], playing with the rubber bands he seemed to always carry around his left wrist. Students crowded the place working on the blackboards battling their mathematical demons. He observed and from time to time offered someone a piece of advice, corrected an error, [or] gave a helpful hint. We all worked on problems ranging from simple algebra to graduate level mathematics. He could jump from one topic to another with ease; he instantly understood our difficulties and seamlessly led us to find our own answers."<sup>29</sup>

In 1977, the A-Wing of the Physical Sciences Complex was named after Dr. Wexler in appreciation of his outstanding service to the university. Today, ASU offers the annual Charles Wexler Awards to "outstanding faculty and students in the School of Mathematical & Statistical Sciences." The awards are funded by the Charles Wexler Memorial Endowment, which was established in 1977 through a gift from his widowed wife. This fund is used to recognize and reward two persons annually: one outstanding teacher of undergraduate mathematics classes (the Charles Wexler Teaching Award), and one exceptional undergraduate student (the Charles Wexler Mathematics Prize). The first awards were given by the Department of Mathematics in 1978.<sup>30 31</sup>

Charles and Helen Wexler acquired Lot 4, Block 3 of Park Tract in October 1939. The couple mortgaged the property in January 1940 and built the house at 1215 South Maple Avenue soon thereafter.<sup>32</sup>

### **Evolution of the Ranch Style House in the American Southwest, 1932-1945**

The Early Ranch style emerged among the prototypical Southwestern architectural forms during late Depression years and its successor, the Ranch style house, eventually reigned as the region's dominant postwar style. Accounting for nine out of every ten new houses throughout the American Southwest; the Ranch style eventually spread nationwide as an authentic artifact of postwar American culture. The Early Ranch style is not the Ranch House of postwar America but rather a nascent form coming into existence with as many references to historical antecedents as it had elements of the ultimate pure form. Early Ranch style is obscured in the literature, as it is largely overwhelmed by the ubiquitous final form.

Architect Cliff May is credited with building the first Ranch Style house in San Diego, California in 1932. May had little architectural training and minimal building experience, but he succeeded in bringing his vision to life throughout the 1930s, 1940s, and 1950s. Considered by many to be the father of the California Ranch style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. “The ability,” wrote May, “to move in and out of your house freely, without the hindrance of steps, is one of the things that makes living in the [Ranch style] house pleasant and informal.”

In the Southwest, California and Craftsman Bungalow styles were common and affordable house types that preceded introduction of the Early Ranch style. The modest forms of the National Folk styles—often referred to simply as “the Economical Small House” or the “Basically FHA House”—sought similar markets. Many of the cost-saving materials and methods that would become hallmarks of post-war Ranch style houses would not appear until after World War II. In this regard, the Early Ranch style continued building traditions from earlier styles, but adapted new and distinctive configurations. Rooted in the Spanish colonial architecture of the 17th to 19th century North America, the Early Ranch style used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. These low slung, thick walled, rustic working ranches were common in the Southwestern states.<sup>33</sup>

### **CULTURAL CHARACTERISTICS OF THE RANCH STYLE HOUSE**

The preceding discussion of significance identified architectural and construction features typical of the Ranch style house. The historic 1940 Wexler (Deskin/Wagner) House exemplifies these characteristic features of design, materials and workmanship while simultaneously illustrating more abstract cultural characteristics of that architectural style, including livability, flexibility, and character.

Livability is manifested in the openness of the floor plan of the Ranch style home. Instead of the smaller divided rooms of previous styles, major rooms flow together while large windows bring in natural sunlight and provide a feeling of connection with the outdoor environment. Doors open to patios in the back of the home in a direct fusion of the Spanish Colonial *Ranchería* and the Modernist house. When land was less expensive, ranch houses abandoned the compact plan and were allowed to stretch out across large lots. Spatial connection between the house and the lot—the essence of livability—is clearly evidenced in the subject property, where views of the surroundings are prominent throughout the interior of the household.

Flexibility is addressed in the Ranch style home by open floor plans that allow rooms to be rearranged to serve multiple purposes. Ranch houses often include separate living and family rooms and formal dining rooms, all of which could be reworked as needed to serve a variety of purposes. In addition, the simple trim and style could be made to work with a range of interior decorating schemes, including American Colonial, ultramodern, and contemporary casual. Integrated patios serve as extended living space, allowing a contiguous functional relationship with the outdoors.

Finally, unpretentious character was addressed in the Ranch style house by the simple, lean lines of the houses themselves. With its low roof lines and simple rustic trim, the typical Ranch style house maintained a casual feel and did not dominate its neighborhoods. Interiors designed for ease of movement provided an enhanced feeling of "home." The historic 1940 Wexler (Deskin/Wagner) House exemplifies all of the prominent character defining features of Ranch style design: materials and workmanship, as well as more abstract cultural characteristics of livability, flexibility, and character that define the essence of the style.

### **Residential Architecture in Tempe, 1940**

Residential and nonresidential structures within the area of the Park Tract subdivision were built primarily between 1900 and 1960, with 1940 being the median year-built value (70 years old) and 1940 the most frequently occurring construction date (20 occurrences). Solliday (2001) identified 100 lots in the Park Tract subdivision, adding 17 properties built between 1948 and 1960 to the 80 properties previously identified in the Tempe MRA (1997) as potentially contributing to an historic district. The historic 1940 Wexler (Deskin/Wagner) House is one of 20 properties constructed in Park Tract during what proved to be an unprecedented year of construction in the subdivision and throughout Tempe. In the ten-year period beginning in 1924, Park Tract added an average of two residences per year, compared to an annual average of seven residences constructed city-wide during the same period. Within ten years of the opening of the subdivision, Park Tract saw 15 residences constructed, the same number built there in 1935 alone.

Architectural styles varied city-wide during the ten-year period ending in 1940, with the Ranch style (n=41) being the most popular. The Bungalow or Bungalow-influence style (n=16) and the National Folk style (n=14), followed closely by the Southwest style (n=12), represented the most popular house types in the ten-year period preceding total dominance of the Ranch style in Tempe. Park Tract followed the city-wide trend closely with Bungalow style, Southwest style, and National Folk style representing the most popular alternatives to the Ranch style in the decade ending in 1940. Other residential styles constructed in Park Tract during this period included the Spanish Colonial Revival and the Transitional Ranch styles.

### **Residential Flood Irrigation: Tempe 1924-1958**

During the initial period of Tempe's residential development, it appeared that flood irrigation would always be regarded as an essential city service. Irrigation had been a part of Tempe's culture and landscape since the town's founding. When the earliest subdivisions were carved out of farms, developers simply dug more ditches to bring irrigation water to individual lots. The open ditches were gradually replaced by buried pipes beginning in the 1930s, but otherwise, the practice of irrigating residential lots continued virtually unchanged.

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver irrigation water but only within the original incorporated area. Outside the one square mile area which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.<sup>34</sup>

Eventually, project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system.<sup>35 36</sup>

As a strategy for beautifying the city, the residential irrigation network was a success, because it allowed Tempe's new neighborhoods to quickly acquire lawns and much needed shade trees. However, as a self-supporting utility service, it was a failure. Irrigation customers paid very nominal fees, only \$6 per year in 1946, yet the service was expensive to operate. Unlike the potable water service which was self-supporting, the irrigation service operated with deficits that had to be covered by the city's general fund. As the size of the irrigation system continued to expand, so did the deficits.

In 1958, after learning that the deficit was now \$11,000.00, the city council tried to increase the irrigation fee, which was then \$15 per year. This produced uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. Explaining their refusal to raise rates, several council members argued that residential flood irrigation contributed enough to the charm of the neighborhoods and to the character of Tempe to justify using money from the general fund to help pay for this beautification service. In the end, the city halted expansion of its residential flood irrigation service simply because it was a messy chore for homeowners and an expensive program for the city to operate.

The Tempe historic context "Residential Flood Irrigation: Tempe 1909-1958" begins with the premise that historic sites include historic landscape features as integral parts of their identity. This context recognizes that preservation of the perceived and actual integrity of flood irrigated neighborhoods requires protection of historically accurate landscapes and landscape elements contained therein. The study of these historic landscapes and their elements provides an understanding of the cultural and social significance of other common visible features in these neighborhoods. Historic landscapes also reveal much about our evolving relationship with the natural world.

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic elimination or preservation of historic landscape elements and features will only become more apparent over time.<sup>37</sup>

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed and of being pulled from the ground by the desert sun.<sup>38</sup>

The City of Phoenix has recognized the unique character and richness of associated historic landscapes and exempts historic districts and individual properties from its landscape ordinance, which requires all new development to establish a xeriscape design to better manage water use. The term 'xeriscape' originated in the early 80s and refers to the regulation and use of water on site. Over the past decade, xeriscape landscapes have increased in number and popularity as they help to inform the public about how designed and built landscapes can be made more sustainable.

While this conservation and education effort is appropriate to desert living, xeriscape landscapes are not associatively or historically appropriate in the setting of historically flood irrigated districts. Although neighbors will spend considerable time and resources on the betterment of their community through various efforts to conserve and enhance neighborhood quality of life, they often fail to understand that protection and preservation of the rich historic character of special neighborhoods that are candidate historic districts is integrally linked to continued maintenance of the integrity of historically accurate landscapes and landscape elements contained therein.<sup>39</sup>

Tempe Preservation is working with Tempe Water Utility Department to implement incentives for water conservation strategies appropriate to historic preservation objectives in Cultural Resource Areas. The goal of this process is to address conservation principals common to overall neighborhood enhancement and environmental quality.

**CONCLUSION**

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for or against historic designation. This research relies heavily on information in previous survey and inventory studies; Janus 1983, Ryden 1997, and Solliday 2001, along with additional field recognizance and verification necessary to achieve a reasonable degree of certainty regarding property status.

The historic 1940 Wexler (Deskin/Wagner) House is significant for its association with Park Tract subdivision; as the former home of Charles Wexler, who served as a mathematics professor at ASU for almost five decades; his wife Helen Wexler, community activist and philanthropist; and as a relatively rare local example of the Ranch style variant, the French Provincial Ranch form.

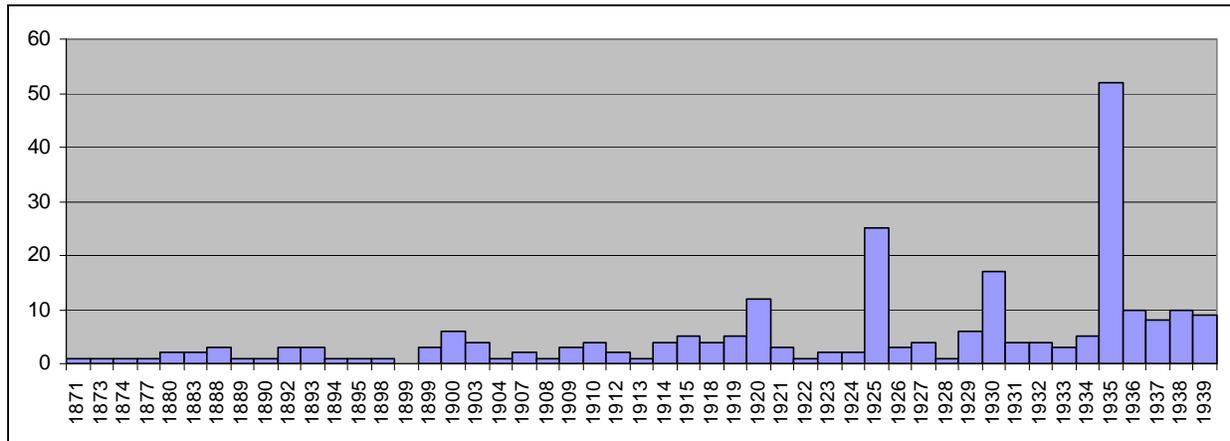
The property is considered eligible for historic designation and listing by the Tempe Historic Preservation Office and staff recommends –

*– THAT THE COMMISSION REACH CONSENSUS TO HOLD A PUBLIC HEARING TO DISCUSS AND CONSIDER HISTORIC DESIGNATION AND LISTING OF THE WEXLER (DESKIN/WAGNER) HOUSE ON THE TEMPE HISTORIC PROPERTY REGISTER ON THURSDAY, APRIL 12, 2012*

## 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 02/24/2012 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

<sup>2</sup> City of Tempe, Tempe Historic Preservation Office data accessed 02/24/2012 5:49:30 PM.



<sup>3</sup> City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 02/24/2012 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>4</sup> City of Tempe, Zoning and Development Code, amended: August 18, 2011, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 02/24/2012 at: <http://www.tempe.gov/zoning/ZDCCode/ZDCpart2.pdf> The Common Council of the Town of Tempe adopted its first Zoning Ordinance, Ordinance Number 177 on April 14, 1938.

<sup>5</sup> City of Tempe, Tempe Historic Preservation Office Gage Addition, Park Tract, College View Subdivisions Historic Property Nomination Information accessed 11/25/2009 10:49 AM online at: <http://www.tempe.gov/historicpres/mapleash.htm> “The 1995 Maple Ash Neighborhood Plan recognized the unique shape of the neighborhood, roughly a 3:1 ratio of length to width. Because of the long and narrow configuration, over 40% of the parcels occur at the perimeter of the neighborhood. As these edges have developed as part of the neighborhood over time, perimeter parcels are integral to the historic core. A significant number of these edge parcels have taken on non-residential uses and zoning over time, their continued integration with the neighborhood is compromised by intensification through redevelopment. The Plan recognized the vulnerability of perimeter parcels and the importance of maintaining neighborhood scale and character at these fragile edges. The Plan emphasizes preservation of the borders for both historic and contemporary properties as a key to maintaining a buffer or transition zone to the historic neighborhood core.”

<sup>6</sup> Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at: [http://www.azpreservation.org/c\\_endangered.php](http://www.azpreservation.org/c_endangered.php) “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition,

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Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties.”

<sup>7</sup> City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Privation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 02/24/2012 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

Sec. 14A-4. Designation of landmarks, historic properties and historic districts.

(a) The following criteria are established for designation of an individual property, building, structure or archeological site:

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

<sup>8</sup> Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at: [http://www.azpreservation.org/c\\_endangered.php](http://www.azpreservation.org/c_endangered.php) “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition, Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties.”

<sup>9</sup> Tempe Historic Preservation Office 2012, “Tempe Historic Property Survey and Inventory, Gage Addition and Park Tract (pre-1941) Historic Contexts and Property Forms” by Nathan Hallam, M.A. accessed 02/24/2012 online at <http://www.tempe.gov/historicpres/GageAdditionParkTractContexts.pdf> “Situated between West University Drive, South Mill Avenue, West 13th Street, and the Union Pacific Railroad tracks, and divided by West 10th Street, Gage Addition (platted in 1909) and Park Tract (platted in 1924) constitute Tempe’s sole remaining pre-World War II residential subdivisions. The purpose of the survey was to compile preliminary historical and architectural data to expedite the production of Tempe Historic Property Register nominations for individual Gage Addition and Park Tract properties. Tempe Historic Preservation Office (HPO) identified seventy-six pre-1941 properties in the surveyed area: twenty-six in Gage Addition and fifty in Park Tract.”

<sup>10</sup> Picone, Ben in Math Minutes2001-02, accessed February 17, 2012 on line at <http://stat.asu.edu/files/MathMinutes/docs/MathMinutes2001-02.pdf> “Ben Picone completed a two year pre-engineering program at ASU in 1950 and graduated with a BS in Engineering from the University of Arizona in 1954.”

<sup>11</sup> [http://www.tempegardenclub.com/home/our\\_story](http://www.tempegardenclub.com/home/our_story)

<sup>12</sup> 1930 United States Census, accessed February 21, 2012 at: <http://search.ancestry.com/cgi-bin/sse.dll?db=1930usfedcen&indiv=try&h=15503921>

<sup>13</sup> *Arizona Republic*, Obituary, January 29, 1999.

<sup>14</sup> U.S. Department of the Interior, National Park Service, 2002; Listing a Property in the National Register of Historic Places, How to Apply Criteria for Evaluation <http://www.cr.nps.gov/nr/listing.htm> “The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.”

<sup>15</sup> Tempe Historical Museum, accessed Monday, November 23, 2009; Tempe Historic Property Survey: Survey Number HPS-345 Douglas/Gitlis Residence [http://www.tempe.gov/museum/Tempe\\_history/properties/hps345.htm](http://www.tempe.gov/museum/Tempe_history/properties/hps345.htm) [site includes link to Tempe Historic Property Survey].

<sup>16</sup> Tempe Historic Preservation Office – HPO Staff Opinion – preliminary determination of eligibility provided in accordance with [Tempe City Code Chapter 14A – Historic Preservation](#) Sect. 4A-4(c)(4) “Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation.”

<sup>17</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 illustrate how to evaluate the integrity of a property. This chart indicates those aspects of integrity that must be present for different property types to remain eligible. For example, to identify aspects necessary for a District to maintain eligibility under criteria C (Design/Construction) enter the chart criteria column at “C – Design/Construction” and move across to the property type column for “District”, to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Setting, Design, Feeling, and Materials. (see chart below)]

J. Garrison 1989

**Aspects of Integrity: Generalized Application**

Criteria	Property Types				
	Building	Distirct	Site	Structure	Object
A. Event/ History	Location Materials Feeling Association	Location Setting Feeling Association	Historic Location Setting Feeling Association	Location Materials Feeling Association	Materials Feeling Association
B. Person	Materials Feeling Association	Location Setting Materials	Historic Location Setting Association	Materials Feeling Association	Materials Feeling Association
C. Design/ Construction	Design Workmanship Materials Feeling	Setting Design Feeling Materials	Architectural Setting Design Feeling	Design Workmanship Materials Feeling	Design Workmanship Materials Feeling
D. Likely to Yeild/ Has Yeilded	Workmanship Materials	Location Materials	Archaeological Location Materials	Workmanship Materials	Workmanship Materials

**Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Association**

<sup>18</sup> Janus Associates, Inc., and the Tempe Historical Society, 1983 Tempe Historic Property Survey Tempe History Museum [http://www.tempe.gov/museum/Tempe\\_history/properties/ahpsfile.htm](http://www.tempe.gov/museum/Tempe_history/properties/ahpsfile.htm) “The survey was a collaborative project produced by, 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. More than a dozen volunteers completed most of the research under the direction of Museum Director Susan Wilcox and Cindy Myers of Janus Associates. The research collection that was compiled as a result of this project includes individual files on 158 historic properties. Of those most important buildings and structures that were studied in 1983, only 60% are still standing today.”

<sup>19</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 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) “Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.” Integrity of location need not be present for the nomination as proposed.

<sup>20</sup> Tempe Historic Preservation Office, 2010 “Supplemental Research Report - Change at the historic DOUGLASS/GITLIS RESIDENCE Tempe Historic Property Register #38 Tempe Historic Preservation Commission 1/12/2010 accessed online at <http://www.tempe.gov/historicpres/Designations/DouglassGitlisResidence/SRR-DGR->

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[PublicHearingHPC.pdf](#) “Tempe Preservation assists owners with managing change to their historic properties in ways that balance preservation objectives with continued viability and enhancement of value. The Douglass/Gitlis Residence is a case study of this balanced change. The property provides a model for determining impact of proposed additions to historic buildings and establishes important precedent for evaluating effects of change on properties nominated for historic designation and listing in the Tempe Historic Property Register”

<sup>21</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 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) “Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.” Integrity of design is a condition precedent to the nomination as proposed.

<sup>22</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 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) “Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.” Integrity of setting need not be present for the nomination as proposed.

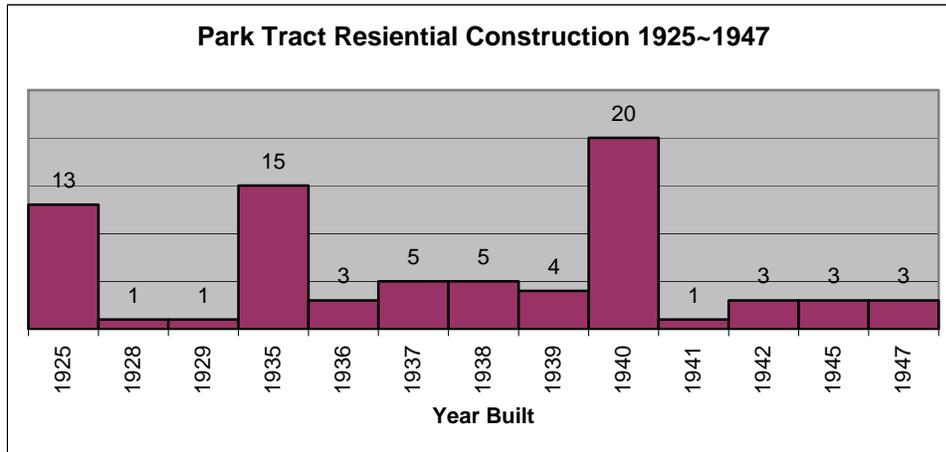
<sup>23</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Materials 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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.” Integrity of materials is a condition precedent to the nomination as proposed.

<sup>24</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 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) “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.” Integrity of workmanship is a condition precedent to the nomination as proposed.

<sup>25</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 02/24/2012 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) “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.” For example, an early ranch-style house retaining original design, workmanship, and materials will relate the feeling of hand craftsmanship and onsite construction methods in residential construction before World War II. Integrity of feeling is a condition precedent to the nomination as proposed.

<sup>26</sup> Tempe Historic Preservation Office 2006, "Preliminary Determination of Eligibility Attachment to Staff Summary Report Thursday, Oct. 12, 2006 Gage Addition Park Tract College View Subdivisions" <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

<sup>27</sup> City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



<sup>28</sup> Tempe Historical Museum, accessed Friday, February 13, 2009 2:58:24 PM; 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>29</sup> "Math Minutes" Newsletter, 2001-2002," page 1, accessed at <http://stat.asu.edu/files/MathMinutes/docs/MathMinutes2001-02.pdf>

<sup>30</sup> <http://math.asu.edu/WexlerAwardsn>

<sup>31</sup> Ibid.

<sup>32</sup> Tempe Historic Preservation Office 2012, Pre-1941 Survey and Inventory of Tempe Historic Properties, #T-399, Compiled by Nathan Hallam

<sup>33</sup> Wilson, Liz 2002, Introduction to Postwar Modern Housing Architectural Styles, from "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions" accessed February 17, 2012 online at <http://www.scottsdaleaz.gov/Assets/Public+Website/historiczoning/IntroPostwarHousingStyle.pdf>

<sup>34</sup> Pry, Mark E. 2003 – Oasis in the Valley; the story of water in Tempe, Tempe Historical Museum & Tempe Water Utilities Department, 2003 KARL: 2004.0000.0040

<sup>35</sup> Tempe Public Works, 1948; Improvement District Map Collection KARL 2005.0000.0045 College View & University Park Irrigation System Additions, Improvement District Number 36, 11/08/1948 [Tempe Public Works Engineering map collection]

<sup>36</sup> City of Tempe (Scott Solliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

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<sup>37</sup> Hansen, Eric M., 1999; F. Q. Story Neighborhood: an historic landscape threatened, Arizona State University, College of Planning and Landscape Architecture, 1999. KARL: 2004.0000.0206 [Tempe Redevelopment]

<sup>38</sup> Davis, Robinson, 2005; The Urban Forest; a study of the value and application of trees in an urban environment, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA).

<sup>39</sup> Hansen, Eric M., 1999

## **BORDEN HOMES HISTORIC DISTRICT** **DESIGN GUIDELINES WORK GROUP**

March 14, 2012, marks the fifth meeting of the Borden Homes Historic District Design Guidelines Work Group. Proposed development of the proximate Gracie's Village redevelopment project at 1520 East Apache Boulevard is thought to be distracting stakeholders from participating in the design guidelines effort and attendance at the Work Group meetings has been steadily declining. In consideration of the fading neighborhood attention paid to the guidelines process, HPO has been challenged to bring a schedule that will accomplish substantial completion of the project in three more meetings, wrapping up the public participation process before the commission adjourns to Prescott for the annual CLG Conference.

To date, the Work Group has addressed three of the six design guidelines elements in a total of four monthly meetings from November, 2011 to February, 2012. In addition, HPO has produced maps and graphics and neighbors have provided a detailed photographic survey of neighborhood properties and their character defining features.

### **1 BORDEN HOMES HISTORIC CHARACTER 11/09/2011**

- Neighborhood Description

- Character-Defining Features of the District

- Architectural Styles

  - Early/Transitional Ranch style / Character Defining Features of the Early/Transitional Ranch

  - Simple Ranch style / Character-defining Features of the Simple Ranch style
  - Ranch style / Character-defining Features of the Ranch style

### **2 PRESERVATION REVIEW PROCESS 12/14/2011**

- Policy Basis for Design Guidelines

- Historic Preservation Review Process

- Table - Secretary of the Interior's Standards for Rehabilitation

### **3 EXTERIOR BUILDING FEATURES 01/11/2012 02/08/2012**

- Preserve – Repair – Replace

- Diagram - Historic Home Owner's Rehab Reference Chart

- Foundations

- Exterior Walls

- Roofs

- Windows

- Porches

- Awnings, Shades and Shutters

- Entrance Doors and Screen Doors

To complete a design guidelines document in three more meetings, the HPO proposes to address ADDITIONS AND ALTERATIONS on 03/14/2012, IN-FILL BUILDINGS on 04/11/2012, and SITE FEATURES AND SETTING on 05/09/2012, as indicated in the following proposed project schedule. In this scenario, development of APPENDICES, if necessary, will be done by HPO.

4 ADDITIONS AND ALTERATIONS 03/14/2012

- Compatible Design of New Additions
- Diagram - Appropriate Additions and Alterations
- Significant Historic-Era Additions
- Non-Contributing Building Alterations
- Carports and Garages
- Detached Buildings
- Energy Conservation
- Health, Safety and Accessibility

5 IN-FILL BUILDINGS 04/11/2012

- New In-Fill Buildings
- Streetscape Pattern
- Building Height
- Building Form
- Building Materials
- Building Features

6 SITE FEATURES AND SETTING 05/09/2012

- Entrance Courtyards
- Sidewalks and Walkways
- Driveways and Parking
- Fences
- Landscape and Irrigation
- Lighting
- Accessory Structures and Features
- Equipment and Utilities Placement

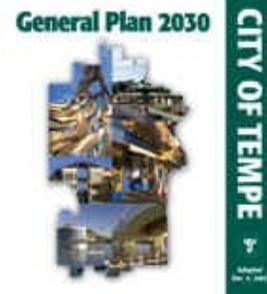
APPENDICES 06/2012

- Rehabilitation Case Study – Alterations

Once a draft document is available for review, it will be presented to the Commission for review and comment prior to final adoption by the community.

7 HPC REVIEW AND COMMENT 07/12/2012

8 FINAL COMMUNITY APPROVAL 08/09/2012



## GENERAL PLAN 2030

Adopted: December 4, 2003

*General Plan 2030* chapters + maps are listed in the chart below. All files are in Adobe Acrobat® portable document format [.pdf] ranging in size from 130 KB to 338 KB. In order to view the PDF files, download the free Adobe software to view documents by clicking the Adobe Reader icon. See '[Troubleshooting Tips](#)' below for assistance.



CHAPTER	ELEMENT	FILE SIZE / TYPE
<b>I. <a href="#">Introduction</a></b>		4,532 KB
	A. Intro Statement	
	B. Historic Timeline	
	C. Regional Context	
	D. Demographics + Statistics	
<b>II. <a href="#">GP History, Organization + Process</a></b>		170 KB
	A. Purpose, Authorization + Administration	
	B. General Plan History	
	C. How GP Relates to Other Planning Tools	
	D. Summary of Public Participation Plan	
	E. GP Amendment Process	
	F. Document Organization	
<b>III. <a href="#">Land Use, Design + Development</a></b>		338 KB
	A. Land Use	
	<a href="#">Existing Land Use</a> <a href="#">Projected Land Use</a>	maps
	<a href="#">Existing Res. Density</a> <a href="#">Projected Res. Density</a>	maps
	B. Accessibility	
	C. Community Design	
	D. Historic Preservation	
	<a href="#">Historic Development</a> <a href="#">Post WWII Subdivisions</a>	maps
	E. Housing	

	F. <a href="#">Neighborhoods</a>	map
	G. <a href="#">Redevelopment</a>	map
<b>IV. <a href="#">Economics + Growth</a></b>		145 KB
	A. <a href="#">Economic Development</a>	map
	B. Cost of Development	
	C. <a href="#">Growth Areas</a>	map
<b>V. <a href="#">Conservation</a></b>		130 KB
	A. Environment [Air Quality, Noise Nuisance, Ambient Temperature, Energy]	
	B. Land [Remediation, Habitat, Solid Waste]	
	C. Water [ <a href="#">Water</a> , Wastewater, <a href="#">Stormwater</a> ]	
<b>VI. <a href="#">Transportation</a></b>		160 KB
	<a href="#">Transit Streets + Green Streets</a>	map
	A. <a href="#">Pedestrian Network</a>	map
	B. <a href="#">Bikeways</a>	map
	C. <a href="#">Transit</a>	map
	D. <a href="#">Travelways</a>	map
	E. Motorists	
	F. <a href="#">Parking + Access Management</a>	map
	G. <a href="#">Aviation</a>	map
<b>VII. <a href="#">Open Space, Recreational + Cultural Amenities</a></b>		199 KB
	A. <a href="#">Open Space</a>	map
	B. <a href="#">Recreational Amenities</a>	map
	C. <a href="#">Public Art</a> + <a href="#">Cultural Amenities</a>	maps
<b>VIII. <a href="#">Public Facilities + Services</a></b>		164 KB
	A. <a href="#">Public Buildings</a> [ <a href="#">Public + Charter Schools</a> ]	
	B. Public Services	
	C. Human Services	
	D. <a href="#">Public Safety</a> [Emergency Management, Fire, Law Enforcement]	
<b>IX. <a href="#">Appendix</a></b>		238 KB
	A. Glossary	
	B. Sources Cited	
	C. Ahwahnee Principles	
	D. The Charter of the Congress of New Urbanism	
	E. Index	
	F. Acknowledgements	

## ***Purpose, Authorization and Administration***

### ***Purpose***

The General Plan provides general goals, objectives and strategies for guiding Tempe's planning and redevelopment through 2030, with community based goals that enhance the quality of life and reflect a vital, sustainable, attractive and unique city. The General Plan must be general enough to be consistently applied throughout the municipality. The purpose of the General Plan is to assist the residents, city Council, boards and commissions, staff and developers through the development process by presenting the city goals, objectives and strategies by which land is planned, developed and used. This includes basic policies for circulation, recreation, public services, economic development and other elements that impact the quality of where and how we live, learn, work and spend free time. The city Council and Planning and Zoning Commission use the Plan to evaluate proposed developments, policy changes and funding and budget decisions. The city staff uses the Plan to evaluate proposed developments, provide creative recommendations, develop specific area and redevelopment plans, evaluate trends, revise development regulations and identify capital improvements needed to attain the goals of the plan. Residents and neighborhood groups use the Plan to understand Tempe's long-range plans in order to protect private property values and quality of life in smaller geographic areas.

### ***Authorization***

The Federal Standards in Planning Act and Standards in Zoning Acts of 1928 enabled states to delegate to local jurisdictions the authority to plan for their communities. Arizona Revised Statute 9-461.05 Chapter 204 requires that every city prepare a comprehensive, long-range, general plan for the future development of the municipality. The general plan consists of a statement of community goals and development policies. It includes maps, diagrams and text setting forth objectives, principles and standards. By state law it also is required to have specific planning elements: circulation, environmental conservation, recreation and open space, public facilities and services (including safety), water, housing, preservation, rehabilitation and redevelopment, growth areas and cost of development. It also is required that the public participates in the development, review and approval of the plan through a documented public participation process. Lastly, the plan must identify processes for adoption, implementation and revision of the General Plan, including definitions for amendments and major amendments.

### ***Long-range impact as a guiding policy document***

Tempe's General Plan is based on community-based goals and objectives that include quality of life issues throughout the city. Legally, this plan has state-required elements to cover local and regional issues. Tempe's General Plan must consider the larger Valley community in its planning policies. The General Plan promotes the community's vision by establishing policies, goals and strategies within the required elements. These elements also include consideration of regional issues, but are designed to be specific to Tempe. The General Plan represents goals and policies to guide the community through a 20 to 25-year period. Because of this long-range view, the plan must be general enough to apply to the whole city and flexible enough to respond to changes in the economy, environment or community. Keeping everything the same through rigid application of the plan is not responsive to unforeseen challenges or opportunities in a dynamic community.

### ***Administration***

The General Plan should be considered a living document, as long-range decisions will need to be periodically reconsidered to reflect new conditions. Each elected city Council will represent collective changes in the community's needs and perspectives, and will modify policies to reflect their constituents. The General Plan is an important tool, reflecting changing perspectives and attitudes.

The General Plan should be referenced for every proposed General Plan amendment. At the time of preliminary submittal, the applicant shall refer to the General Plan, and complete the General Plan amendment form. This form is a tool for staff, boards and commissions and council to review a project on its merits of meeting the goals and objectives of the General Plan. A copy of this form is included in the conclusion of the General Plan.

An annual General Plan report should be compiled to monitor the status of the General Plan, any amendments made, an assessment of the goals and objectives, and a progress statement on the achievement of the plan implementation. Problem areas or suggested updates should be detailed for city Council consideration at an annual public hearing. At a minimum, every decade the document will be reviewed and revised through a formal public process. As with any flexible policy document, there is room for interpretation of the policies and goals in order to meet the overall objectives. Under the advisement of the Development Review Commission and city staff, the city Council has the final interpretation of this document.

## *Tempe General Plan History*

Zoning was initially the only method used in dealing with land use, and primarily was used to exclude incompatible uses. But as Tempe grew, zoning did not consider other planning issues that impacted land use, such as circulation, environmental impacts, economic development, public services, and regional impacts. Zoning is one implementation tool for land use planning at the parcel level, but a General Plan can address quality of life issues with planning at a larger scale and over a longer period of time. The General Plan can maintain Tempe as a well-planned, desirable place to live, work, learn and spend free time.

To that end, in mid-July 1966, the city Council asked its Planning and Zoning Commission and a broad-based committee of concerned residents to focus on growth and development issues and develop specific community objectives. The city Council retained the consulting firm of Van Cleave and Associates to assist the community in its vision and strategies to deal with the next 20 years of Tempe's growth. The first General Plan for the City of Tempe was adopted in 1967.

This Plan led to a planning program that was strengthened by the initial adoption of the Design Review Ordinance, the adoption of the Subdivision Ordinance and substantive revisions to the Zoning Ordinance. These actions reflected a firm commitment to dealing with unprecedented growth that would span a decade.

In 1972, elected and appointed officials realized the positive results of their initial commitment to the 1967 General Plan, and the need for an update. The consulting firm of Simon Eisner and Associates was commissioned to write the new General Plan. This General Plan dealt more specifically with the pressing issue of residential needs and densities, public facilities and more detailed projected land use for commercial and industrial uses. Tempe emerged with a balance of varied facilities, as well as the goods and services needed by the total community, while maintaining opportunities for others to participate in or expand their part in a growing marketplace.

By the mid-1970s, the basic physical character of Tempe was taking shape. However, new opportunities and new issues faced the city Council. A revised guide was needed to assist the decision-making process. Therefore, city staff was directed to develop a new General Plan which was subsequently adopted in 1978. The 1978 General Plan was more comprehensive than its predecessors. Extensive community participation led to a broader-based acceptance of the document as it moved through the process toward adoption.

In 1983 an amendment was made to stimulate development and create development standards for unique, unifying urban design elements in a sparsely developed, 5.5 square mile area in the southwest part of the city. This amended General Plan served the city Council well. However, a major issue was becoming evident: by 1985 about 20 percent of Tempe's land was still vacant and the city was approaching build out. city Council directed staff to prepare a forward-looking plan that would carry the city to build-out. In 1989, the city Council adopted General Plan 2000, encouraging the remaining vacant land to be developed with mixed-use and growth node concepts.

Approaching 90 percent build-out in 1996, the city Council determined a need for a new General Plan. Focusing on land redevelopment, intensification of land use through re-use, infill and increased maintenance and management practices, city Council gave direction to create General Plan 2020. The city Council, through its Community and Economic Development Committee, sought out extensive public input for this new general plan. A focus group, consisting of residents, developers and business people, was brought together to discuss the character and direction of General Plan 2020. Through revisions of several draft documents, additional community comment was gathered through mailings to neighborhood representatives and announcements published in the local newspaper. After an extensive public hearing schedule, General Plan 2020 was adopted by city Council in 1997.

In 1998, the State of Arizona adopted Growing Smarter legislation to address regional growth issues. New state requirements included additional elements to plans and increased public participation in the planning process. Tempe's existing Plan included most of the new language of this legislation and used more public participation than the state requirements. In 2000, Growing Smarter Plus amended state legislation, adding another element, clarifying language in the law and establishing public participation processes in more detail, including the requirement of elections for major amendments to plans or new General Plans. Tempe was able to modify the existing General Plan for compliance with these changes without making any major amendments to the document. The land use element remained the same, other elements had title changes and other planning documents were referenced directly in the General Plan. General Plan 2020 was amended in 2001.

During the amendment process, *2000 Census* analysis provided additional demographic information about the community. During this same time, several major developments in Tempe fulfilled many goals of the Plan. Centerpoint (Phase V), Town Lake, Brickyard and Hayden Ferry Lakeside (Phase I) established new intensities in economic development. Continued growth around Tempe was also shifting Tempe's position in the region, requiring significant strategic analysis for long range planning. city Council directed staff to develop a public participation plan for a completely new General Plan, to take the city to a vision of 2030.

General plans often decorate the shelves of city halls with little application or use after the adoption process has been completed. Tempe has been more fortunate in that, through the involvement and interaction of elected and appointed officials and its residents, it has developed the kinds of general plans that have frayed edges and worn pages from actual use. The strategies involve the use and development of a variety of tools that have been described in each element of the General Plan. These strategies are intended to help attain the objectives, and ultimately transform the goal into reality.

## How the General Plan Relates to Other Planning Tools

### Plans

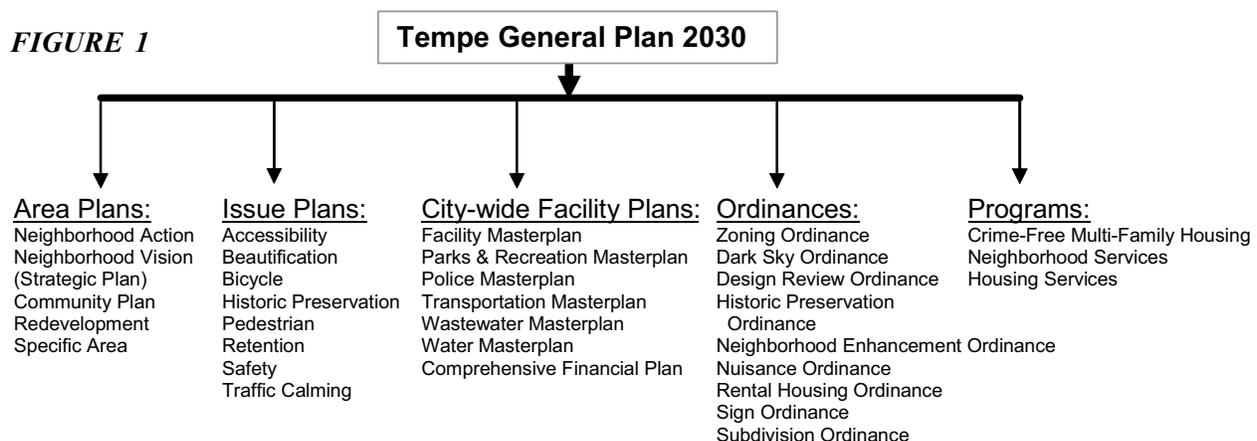
The General Plan is one of many tools used to guide decision-making. It is the umbrella document over many other planning documents. A General Plan may include references to comprehensive plans or master plans, which often relate to infrastructure such as the *Water/Wastewater Master Plan* or the *Comprehensive Transportation Plan*. These plans focus on the specifics of one issue (water) or a group of related issues (different forms of transportation), as the issues pertain to the entire city. Likewise, a General Plan may reference strategic, specific and redevelopment plans that apply to smaller areas of the community. These plans cover specific issues or comprehensive planning for a particular area. However, these plans are not exclusively the policy statement for a specific area; they work in conjunction with the General Plan and other plans. The General Plan is a comprehensive policy document that serves as the broad foundation for all plans, and references them as tools for implementing long-range community goals.

### Ordinances and Zoning

In addition to the different types of plans described, the *Zoning Ordinance* is the primary tool used to implement the General Plan. The basic purpose of zoning is to segregate seemingly incompatible uses. The *Zoning Ordinance* describes the intent, character and composition of each of the zoning districts and provides detailed development requirements. It has very specific legal rules about how a site is developed, including a zoning map which identifies existing specific land zoning and allowed densities. This is different from the General Plan's existing land use map, which reflects current land uses (which may be different than the zoning if the use is old enough to precede the zoning). The zoning map is also different from the General Plan's projected land use map, which is a vision for general land uses in the future. For Tempe, these three maps may look very similar because most of the land in Tempe already is developed, and has zoning that matches the land use. A few areas of the city have established land uses that were allowed (grandfathered) prior to current zoning. The projected land use map guides changes to the zoning map. However, zoning cannot be changed by the General Plan, only land use. To change zoning, a property owner must apply to amend the zoning map, and go through a public notification and hearing process that follows strict rules. When the request to change zoning is in conflict with the General Plan, the plan must be amended first. The strategies in the General Plan also guide the policy decisions made with the *Zoning Ordinance*, such as variance approvals or denials.

The city uses ordinances and programs as implementation tools to meet the goals and objectives of the General Plan (see *Figure 1* below). Each of these reflects the General Plan and can be modified as necessary to reflect new General Plan policies. These ordinances and programs are defined in more detail in the *Land Use Element*. *Figure 1* shows the relationship between the General Plan, other plans, the *Zoning Ordinance*, other ordinances, and programs used to implement the General Plan.

**FIGURE 1**



## ***Summary of General Plan 2030 Public Participation Plan***

In 2002, city Council approved the *Public Participation Plan* outlining the process used for developing this new plan. A Technical Task Force of employees from different departments was assembled to collect information, draft elements, and review the document for technical feasibility. An Advisory Team of resident, business and non-profit leaders were appointed by Council to draft elements, gather public comments, and advise staff on changes to the document. Members of various boards and commissions were also involved in drafting specific elements, reviewing these elements in relation to one another and recommending changes for consistency and readability. (See the appendix for participant acknowledgements.)

### **Goal:**

To create, adopt and ratify a new General Plan with extensive public involvement representative of our diverse community.

### **Objectives**

- Diverse public outreach
- Information gathering
- Vision formation

### **Process Participants:**

- City Council – reviews current conditions, develops vision, reviews public comments, provides input, reviews drafts, directs city staff and adopts final document.
- Council subcommittee – (by Council direction) assists with developing goals and objectives, reviews public comments, review drafts and provide input and direct staff.
- Planning & Zoning Commission – hosts informal public meetings and formal public hearings resulting in a recommendation to city Council.
- Advisory team – diverse members representing community stakeholders appointed by city Council to advise staff during the development and review of the document.
- Public – reviews existing conditions, participates in formal survey or informal questionnaire, participates in public meetings, communicates with staff to identify issues, reviews drafts, provides input and votes.
- The following public resources were specifically asked to provide input and review the plan:
  - Boards and commissions
  - Neighborhoods and homeowner associations and affiliate organizations
  - Civic and religious groups
  - Educational groups
  - Employment groups (large and small Tempe businesses)
  - Business organizations
  - Social services
  - Utility companies
  - Adjacent municipalities and regional agencies
- Community Design & Development Division - collects and analyzes data, coordinates with city staff and public, organizes and prepares the plan.
- Technical Task Force – city department staff analyzes data, provides technical assistance in developing goals, objectives and strategies, coordinates elements with other city planning documents.
- Outside technical advisors - utility companies, Maricopa Association of Governments, and other municipalities provide technical assistance and identify regional issues.
- Consultant – conducts a scientific resident survey.

This process was a combination of several traditional community-planning approaches.

- Issues – Starting with a comprehensive survey that identifies current community issues and needs.
- Trends – Followed by an analysis of our statistical trends and projections to identify future needs.
- Goals – Based on the issues and trends, an Advisory Team developed goals and objectives to present to the community. An extensive series of public meetings will review a draft outline of the plan, assist with plan content and provide input on drafts of the plan.

The first public process consisted of 62 days of information gathering, including a consultant-conducted phone survey to identify community-wide issues and 17 advertised meetings to discuss proposed elements and gather public information to create a comprehensive community document. This was followed by 56 days of public meetings with the Advisory Team reviewing public comments and drafting the document. The draft was available for public comment for 94 days (April 1-August 8). Announcement of the draft and invitation to two spring open houses was mailed to every property address in Tempe. During this time, 17 additional advertised public meetings were held to introduce the public to the draft and invite them to provide comments in writing on the draft. Additional meetings were held with specific groups upon their request. 400 copies of the plan were distributed to staff, adjacent cities, utility companies, school districts, developers, residents and other members of the public. The document was also made available on-line, and at the Tempe and ASU libraries. Approximately 65 individuals or groups provided comments on the draft. Each comment was documented in writing, and reviewed by the staff Technical Task Force and Advisory Team. Responses are provided to each comment, explaining how their comment was incorporated into the second draft, or why it was not. The second draft was available for 55 days (September 19-November 13) during the public hearing process. The final draft (graphic version of second draft, with editorial corrections) was available during the Council hearings. The Planning and Zoning Commission had three hearings, and forwarded recommended amendments to City Council for two hearings. Council approved the recommended amendments to the final draft November 13, and Adopted the final document December 4. The result is a new general plan developed with extensive public participation, and written for a public election May 18, 2004.

## ***Document Organization***

The first chapter provided an introduction to Tempe, including its history, regional relationships and statistics and demographics. The second chapter provided an introduction to the General Plan, its history, relationship to other planning documents and process. The remainder of the General Plan is divided into eight chapters representing different planning issues, followed by an appendix of additional information. In some cases, the chapters are elements of the plan; in other cases the elements are incorporated into a larger chapter of similar issues. State law requires the majority of these elements, the other elements are reflective of community values for the expected quality of life in Tempe.

(Elements shown in parentheses are state required, but may have different names in this document).

### **III. Land Use Design & Development**

(includes Land Use, Historic Preservation, Housing and Redevelopment elements)

### **IV. Economics & Growth**

(includes Cost of Development and Growth Areas elements)

### **V. Conservation**

(includes Environment and Water elements)

### **VI. Transportation**

(includes Circulation and Bicycle elements)

### **VII. Open Space, Recreational & Cultural Amenities**

(includes Open Space and Recreation elements)

### **VIII. Public Facilities & Services**

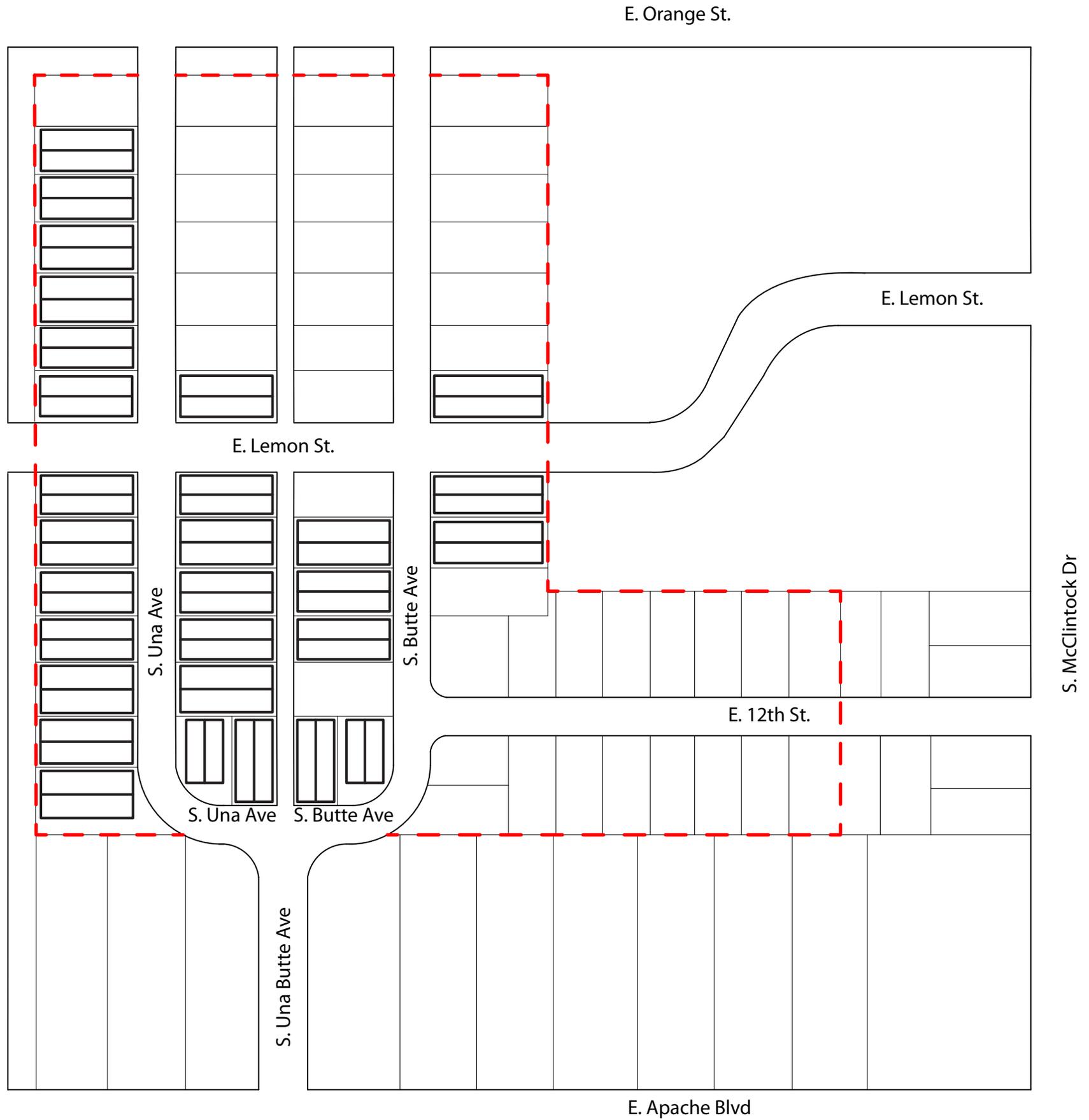
(includes Public Buildings, Public Services and Public Safety elements)



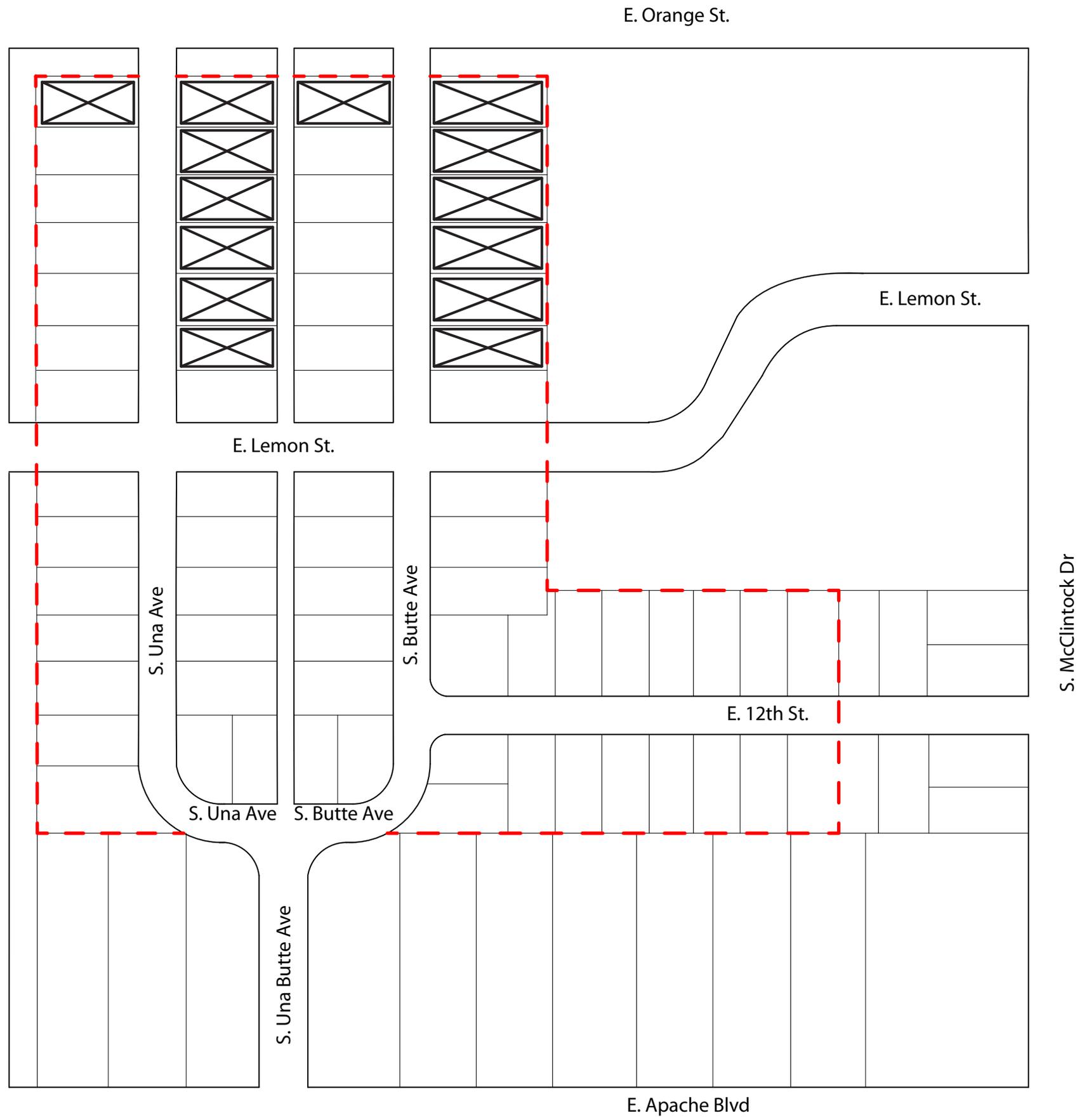
Early Transitional Ranch  
(1947 - 1948)

Transitional Ranch  
(1949 - 1950)

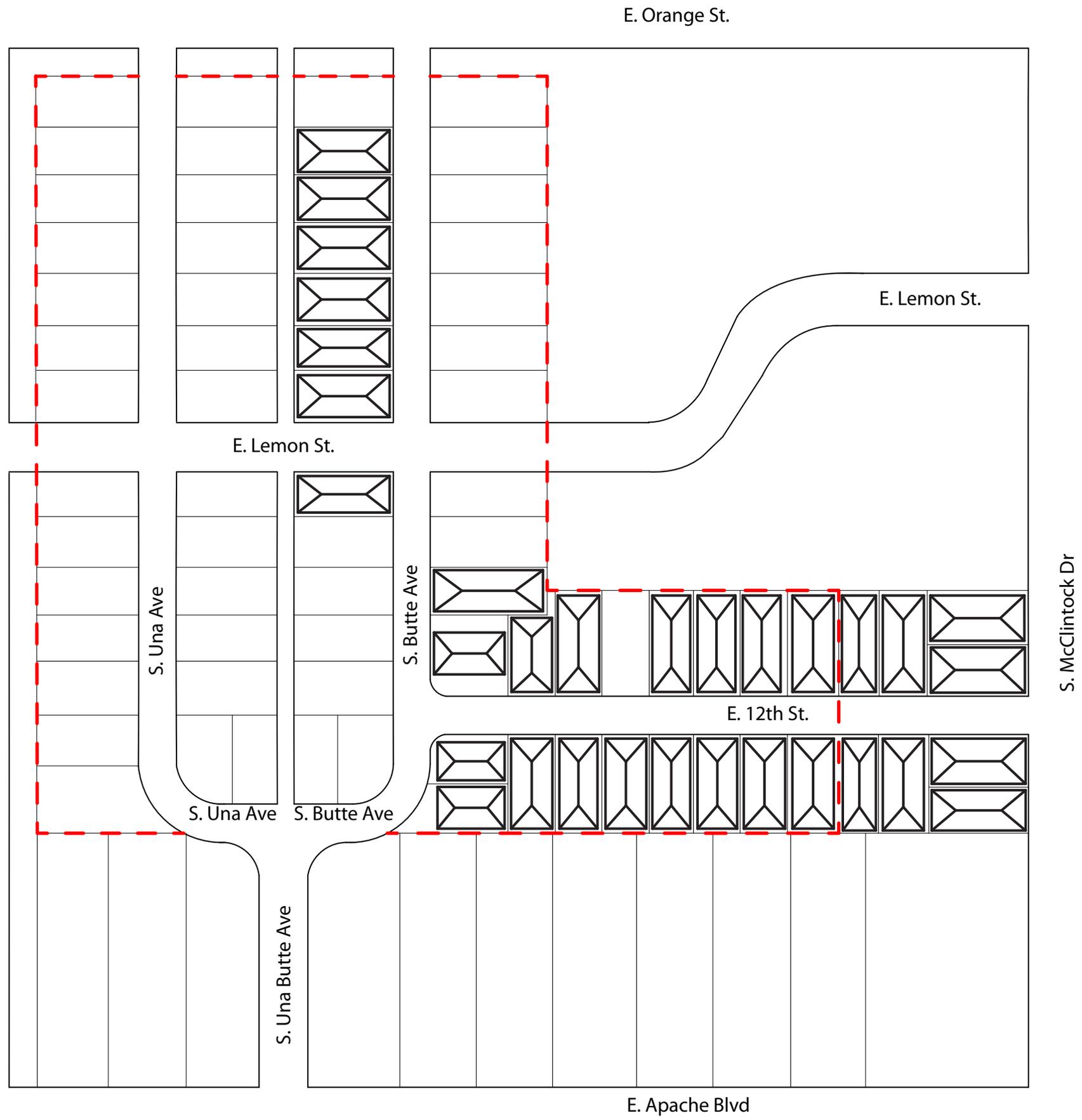
Ranch  
(1951 - 1958)



-  Early Transitional Ranch  
(1947 - 1948)
-  Transitional Ranch  
(1949 - 1950)
-  Ranch  
(1951 - 1958)



-  Early Transitional Ranch  
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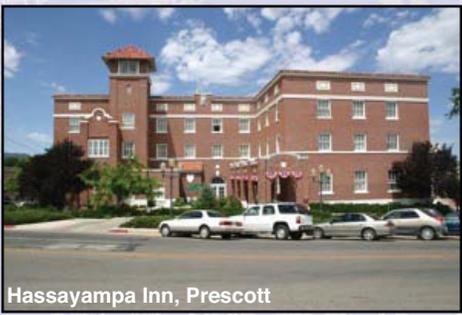


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2012 ARIZONA HISTORIC PRESERVATION CONFERENCE  
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**The 2012 Historic Preservation Conference**

The Arizona Preservation Foundation, Arizona State Historic Preservation Office, and the City of Prescott invite you to join them at the 10th Annual Arizona Historic Preservation Conference. This year's Conference, "100 Years of Living History" is being held in Prescott, June 13th – June 15th, 2012.



Hassayampa Inn, Prescott

The Conference will take place in some of Prescott's historic gems: the Hassayampa Inn, the Elks Opera House, Hotel St. Michael, and the Knights of Pythias building.

The goal of the Conference is to bring together preservationists from around the state to exchange ideas and success stories, to share perspectives and solutions to preservation issues and to foster cooperation between the diverse Arizona preservation communities.

**Pre - Conference Workshops**

On Wednesday, June 13th there will be a special day of training classes, including:

- **Back to Basics: The Essentials of Section 106**
- **Certified Local Government Commissioner Training**
- **Prehistoric Artifacts: Analysis, Context, and Interpretation in Archaeology**
- **Building Energy Codes: Methods, Strategies and Requirements**

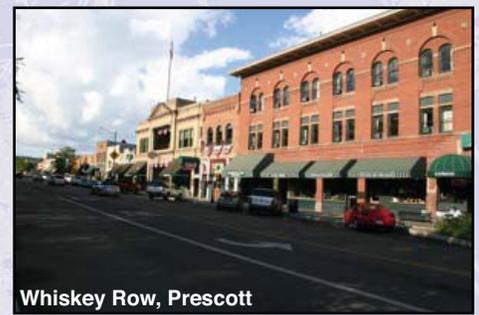


**Get Out & About: Mobile, Walking and Self-Guided Tours**

Get out of the conference rooms and see important historic and archaeological sites on special tours. Traverse the historic streets of Prescott to view early 20th century architecture, adaptive re-use projects, museums, and historic homes. Space is limited for these special tours so be sure to register early.

**30th Annual Governor's Heritage Preservation Honor Awards**

Since 1982, the Arizona Preservation Foundation and the Arizona State Historic Preservation Office have collaborated to present these awards to recognize people, organizations and projects that represent outstanding achievements in preserving Arizona's prehistoric and historic resources.



Whiskey Row, Prescott

**2012 Governor's Awards in Public Archaeology**

The Governor's Archaeology Advisory Commission is presenting its 26th Annual Awards in Public Archaeology. The Awards are presented to individuals and/or programs that have significantly contributed to the protection and preservation of, and education about, Arizona's non-renewable archaeological resources.



For More Information Visit [WWW.AZPRESERVATION.COM](http://WWW.AZPRESERVATION.COM)

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## Welcome Letter from James Garrison, SHPO



Dear Fellow Preservationist,

The Arizona Preservation Foundation, Arizona State Historic Preservation Office, and the City of Prescott invite you to join them at the 10th Annual Arizona Historic Preservation Conference. This year's conference, "100 Years of Living History" is being held in Prescott, June 13th – June 15th, 2012. The goal of the Conference is to bring together preservationists from around the state to exchange ideas and success stories, to share perspectives and solutions to preservation issues and to foster cooperation between the diverse Arizona preservation communities.

Although the state has reach the 100th year milestone, the people and cultures of the land extend back thousands of years. From the Native Americans and Spanish Conquistadors to the people of today, it is the intermingling of these various cultures that have evolved into the Arizona we know today.

Whether it is preservation of historic buildings, the excavation of 13th century Native American ruins, or the protection of our natural landscapes, it is within the last century that historic preservation has come into the light. As we celebrate Arizona's Centennial it is important that we not only look at what we have learned in preservation over the last century, but also to nurture the accumulated knowledge to help preserve our cultural resources for the next 100 years and beyond.

The Preservation Awards will be the focal event of the Conference. The 30th Annual Governor's Heritage Preservation Honor Awards, presented by the State Historic Preservation Office and the Arizona Preservation Foundation, recognize people, organizations, and projects that represent outstanding achievements in preserving Arizona's prehistoric and historic resources. The Governor's Awards in Public Archaeology are also presented at the event. These awards, selected by the Governor's Archaeology Advisory Commission, recognize excellence in archaeological awareness, conservation and education. The awards make the conference more than a venue to learn, debate and network, but also a celebration of outstanding historic preservation efforts and achievements.

As we move into the next century, it is imperative that we join together to protect those resources that reflect our diverse heritage, and create new partnerships that will nurture these resources far into the future.



Sincerely,

## 2012 Conference Documents



Restaurants List Document (PDF)

[Click here for a list of Prescott Restaurants >](#)

2012 Conference Brochure

[Click Here to download the PDF >](#)

2012 Pricing Sheet

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2012 Conference Overview Press Release

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2012 Call for Workshops, Sessions, and Presenters

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2012 GAAC Public Archaeology Awards Nomination Form

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2012 Heritage Preservation Honor Award Nomination Form

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Prescott Historic District Brochure

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Primary Conference Banner Graphic

[Please link this graphic to http://www.azpreservation.com](http://www.azpreservation.com)

Primary Conference Cube Graphic

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