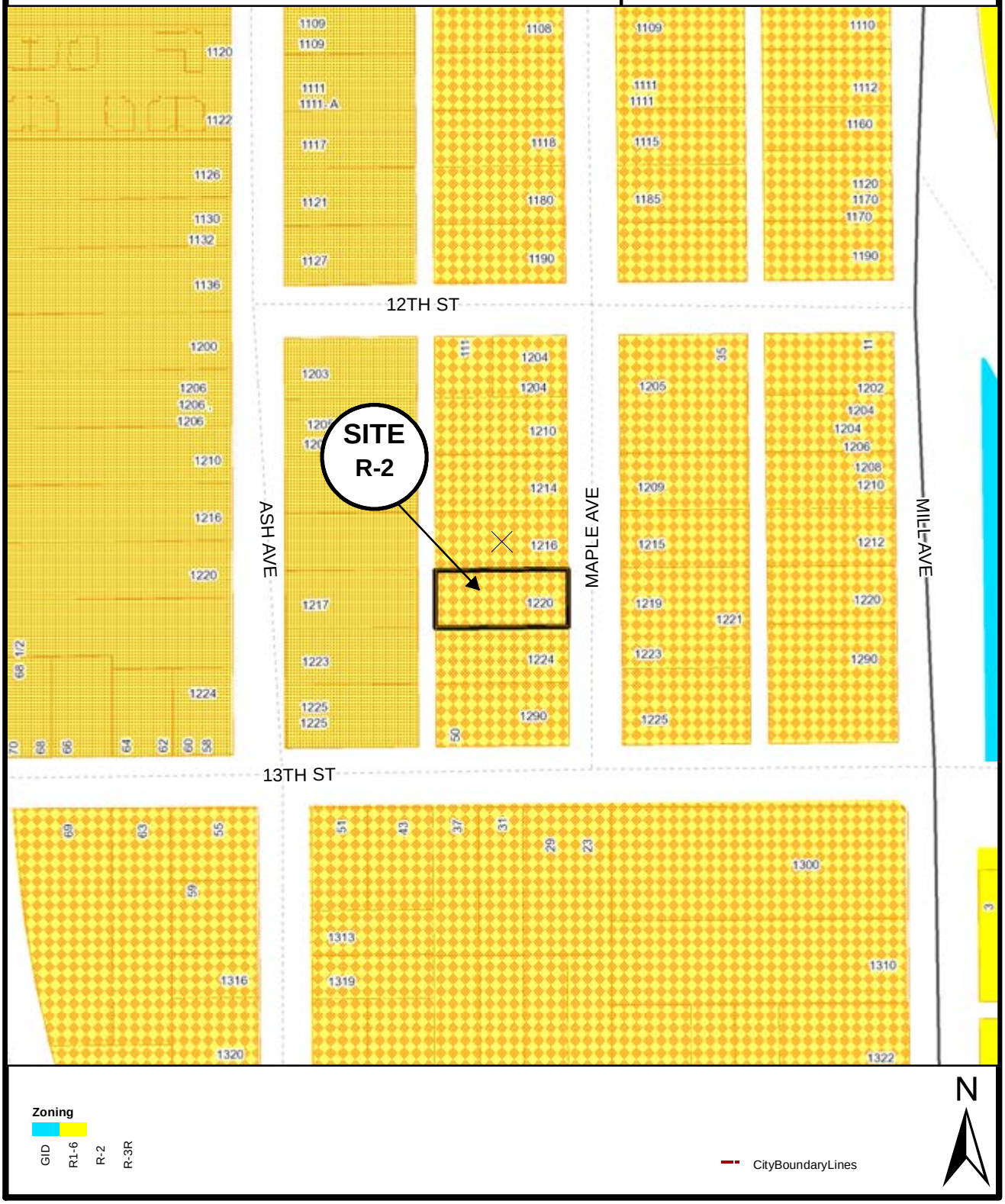
DEVELOPMENT PROJECT FILE
for
LINDSTROM - NUCCI HOUSE

ATTACHMENTS:

1. Location Map
2. Aerial / County Assessor Info
3-5. Site Photos
6. Letter of Explanation
7-8. April 9th Historic Preservation Commission Minutes (Neighborhood Meeting)
9-17. Historic Preservation Officer Report
18-23. Public Input

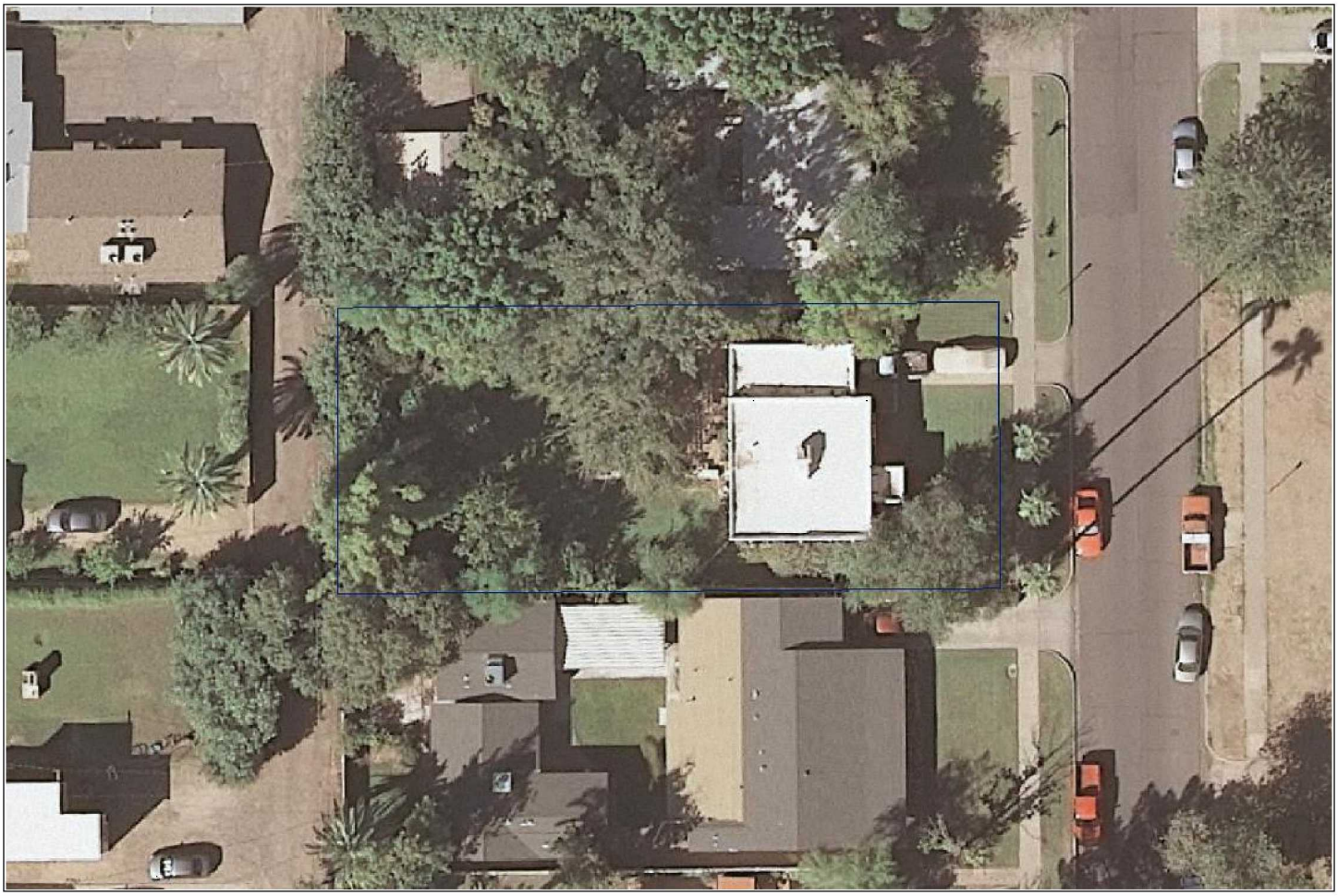
Tempe

LINDSTROM-NUCCI HOUSE	PL150074



Location Map

Maricopa County Parcels



Parcel:	132-45-084	**Report Date:**	05/20/2015
Owner:	NUCCI JOSEPH G & LUPE MARTINEZ	**Unique Location Characteristics:**	
Property Address:	1220 S MAPLE AVE TEMPE 85281	**Lot Size:**	9,783
Local Jurisdiction:	TEMPE	**Main Living Area:**	1,076
MCR:	13-27	**Construction Year:**	1940
Subdivision Name:	PARK TRACT	**Improvement Class:**	Average
Lot:	12	**Bath Fixtures:**	6
Elementary School:	TEMPE ELEMENTARY SCHOOL DISTRICT	**Parking:**	GR: 1
High School:	TEMPE UNION #213	**Pool:**	No
2016 FCV:	$193,000	**Last Sale Price/Sale Date:**	/

Disclaimer: The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa county Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

ATTACHMENT 2

Lindstrom (Nucci) House – Front (east) elevation

Lindstrom (Nucci) House – Front (east) elevation and mesic landscape

Lindstrom (Nucci) House – Front (east) elevation showing tree lawn

Lindstrom (Nucci) House – Front (east) elevation showing mature Mexican Fan Palms in growing tree lawn

Lindstrom (Nucci) House – Rear (west) elevation

Lindstrom (Nucci) House – Northernmost portion of rear (west) elevation

Joe Nucci
Lupe Martinez-Nucci
1220 S Maple Ave
Tempe, AZ 85281

February 9, 2015

Please accept this letter as our request for historic designation and listing in the Tempe Historic Property Register of our home at 1220 South Maple Avenue. We hereby authorize the Tempe Historic Preservation Officer or his designee to act as the applicant or to otherwise represent us as property owners for purposes of completing the historic designation and listing process.

It is with great pride that we request historic designation of the property that has been our home for more than 33 years. Although Assessor's data indicates the year built as 1940, we believe that a careful check of the records will date construction at parcel number 132-45-084 to the year 1938. In either case, our home maintains excellent historic integrity and is among the very earliest residences still standing in Tempe.

Located in the Maple-Ash Neighborhood, it is also with a tremendous sense of civic responsibility that we request this historic property designation. Tempe's oldest remaining residential neighborhood, Maple-Ash is recognized by citizens throughout our community and across the entire Valley as Tempe's premier Historic District. Yet this recognition remains unofficial. Gage Addition, Park Tract, and College View, the subdivisions comprising the modern neighborhood, together interpret the broad patterns of our community development with singular accuracy and succinctness, yet they continue to lack official district designation. And so we, as property owners, hereby join with a growing group of neighbors to take the individual action that must serve as the limited alternative to historic district designation.

Please accept this letter along with our application, waiver, and other information necessary to complete a nomination for historic property designation and listing in the Tempe Historic Property Register for our residence at 1220 South Maple Avenue, Tempe. Thank you for your courtesy and cooperation in this important preservation activity.

Yours Very Truly,

Joseph G. Nucci, RA[redacted]

PUBLIC MEETING MINUTES

Tempe

MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
April 9, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus
34 E. 7th Street, Tempe, AZ 85281
6:00 PM

Commission Present:
Andrea Gregory, Chair
Scott Solliday, Vice Chair
Chuck Buss
Brenda Shears
Korri Turner

Commission Absent:
Ira Bennett
Anne Bilsbarrow
Charlie Lee
Lauren Proper

City Staff Present:
Brenda Abney, Tempe History Museum
Billy Kiser, Graduate Intern
Jared Smith, Tempe History Museum
John Larsen Southard, Historic Preservation Officer
Mark Vinson, FAIA / AICP, City Architect

Public Present:
Joe Nucci

Chair Gregory called the meeting to order at 6:07 p.m.

1. Call to Audience:

- No Reply

2. Approval of March 9, 2015 Historic Preservation Commission minutes

Commissioner Turner moved the Commission approve the March 9, 2015 minutes as written. The motion was seconded by Vice-Chair Solliday and passed with a vote of 5-0.

3. Neighborhood Meeting for Lindstrom (Nucci) House Tempe Historic Property Register Nomination

- Southard: Summary of nomination for 1220 S. Maple Avenue; overview of nomination process
- Solis: Presentation of historical overview, ownership history, architectural style, and early FHA history
- Solis: Plans to conduct additional research on previous homeowners
- Southard: Lindstrom (Nucci) house determined eligible for listing as a contributor to potential National Register historic district (Maple-Ash)
- Q: Should it be called Lindstrom (Nucci) or West (Nucci)? A: Lindstrom (Nucci) is most appropriate because it reflects the original owners and occupants
- Q: Which criteria is it eligible under? A: Lindstrom (Nucci) house is eligible under both National Register criteria A and C criteria, and their equivalents in the Tempe Historic Preservation Ordinance.
- Nucci: Quoted SHPO Jim Garrison, who said the Lindstrom (Nucci) House is "a fine example of preservation by poverty."
- Public hearing to be held next month

4. Discuss and Consider Archaeologically Sensitive Classification Subcommittee Report

- Southard summary of subcommittee report and its 6 recommendations (included in the HPC meeting packet)

- Commissioner Shears moved the Commission to advance recommendation of the Archaeologically Sensitive Subcommittee Report, as written, to City Council. The motion was seconded by Vice-Chair Solliday and passed with a vote of 5-0.

5. Intern Work Updates

- Solis: Continuing research on the local register nomination for the 1938 Lindstrom [Nucci] House located at 1220 South Maple Avenue.
- Kiser: Continuing newspaper research on C. T. Hayden House (Monti's La Casa Vieja) construction history.

6. Chair / Staff Updates

- Southard overview of three Section 106 response letters sent out subsequent to the March meeting
- Hayden House PAD amendment to be heard by City Council next week; second hearing to be May 7th
- Language of HPC-suggested stipulations modified by city attorney; Southard reviewed the City Attorney's changes and believes them to convey HPC intent and ensure HPC review when appropriate
- Hayden House: Only phase one proposal currently being discussed; the phase two proposal potentially involving changes to the designated property has not yet under submitted.
- Hayden Flour Mill: No formal agreement between City and developer yet completed
- Proposed project (Federally-funded) on Old 8th Street between Rural and McClintock: construction will be done in La Plaza Tempe. Southard is involved in discussions and will notify SRP-MIC.
- Tempe Butte water tank rehabilitation project: Shane Anton (SRP-MIC) plans on visiting the project site and requested archaeological monitoring during renovation

7. Current Events / Announcements / Future Agenda Items

- May HPC meeting coincides with annual HP Conference; date of meeting to be changed to May 21st
- Solliday: HSRC heard the eligibility arguments for two Tempe NRNs and determined both districts to be eligible; the NRNs will be heard at the July 24th HSRC meeting.
- Vinson: Construction progressing on Eisendrath House; grand opening tentatively scheduled for mid-November
- Southard: Summary of Walk Through History tours; event was a sell out (100 tickets)
- Abney: Exterior restoration of Elias-Rodriguez House nearing completion

Chair Gregory adjourned the meeting at 6:45 p.m.

Prepared by: Billy Kiser, Graduate Intern
Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer

Andrea Gregory, Chair

CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 05/21/2015
Agenda Item: 3

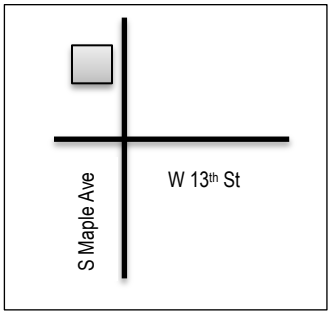
ACTION: Request for Historic Overlay Zoning for the **LINDSTROM (NUCCI) HOUSE**, located at **1220 SOUTH MAPLE AVENUE**. The applicants are Joseph G. Nucci and Lupe Martinez-Nucci.

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

RECOMMENDATION: Staff – Approval

BACKGROUND INFORMATION: Tempe Historic Property Register nomination for LINDSTROM (NUCCI) HOUSE (PL150074 / HP2015.01) This request includes the following:

Zoning Map Amendment placing Historic Overlay Zoning on the subject property. Per the Tempe Historic Preservation Ordinance, this overlay will not alter the parcel's underlying zoning.



Property Owner	Joseph G. Nucci and Lupe Martinez-Nucci
Applicant	Joseph G. Nucci and Lupe Martinez-Nucci
Gross/Net Site Area	9,783 s.f.
Total Building Area	1,076 s.f.
Legal Description	Lot Twelve (12), Block Six (6), PARK TRACT, according to Book 13 of Maps, page 27, records of Maricopa County, Arizona. Assessor Parcel Number 132-45-084

ATTACHMENTS: Tempe Historic Property Register nomination packet (A), neighborhood meeting summary (B), e-mails / letters of support received by Tempe HPO (C), Aerial photograph depicting parcel boundaries (D)

STAFF CONTACT: John Larsen Southard, Historic Preservation Officer / Senior Planner (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: John Larsen Southard, Historic Preservation Officer / Senior Planner (480) 350-8870 and Holly Solis, Tempe HPO Graduate Intern

COMMENTS:

This site is located on South Maple Avenue, between 12th and 13th streets, in the Maple-Ash neighborhood.

This request includes the following:

1. Zoning Map Amendment (Historic Overlay Zoning)

The applicant is requesting the Historic Preservation Commission take action on item one listed above, and provide the Development Review Commission and City Council recommendations relating to said item.

PUBLIC INPUT

- Neighborhood meeting required
- Neighborhood meeting held on April 9, 2015 at 6:00 p.m. in Hatton Hall, Governor Benjamin B. Moeur House campus, 34 East 7th Street, Tempe.
- See attached summary of neighborhood meeting (attachment B).
- Community Development Department staff members Mark Vinson and John Larsen Southard attended the meeting.
- Four letters and e-mails supporting applicants' submittal (attachment C).

PROJECT ANALYSIS

ZONING

Section 6-304 C.2. Approval criteria for Zoning Map Amendment:

1. The proposed zoning amendment is in the public interest as Historic Overlay Zoning comports with the Historic Preservation Element and Neighborhood Preservation and Revitalization Element of General Plan 2040, as discussed in pages 27 through 33 of the plan.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan as it furthers many aims outlined in the plan's Land Use and Development Chapter without changing the subject property's underlying zoning.

ELIGIBILITY FOR HISTORIC OVERLAY ZONING

Per § 14A-4(a) of the Tempe Historic Preservation Ordinance ("Ordinance"), criteria for listing an individual property, building, structure, or archaeological site in the Tempe Historic Property Register are as follows:

(1) It meets the criteria for listing [in] the Arizona or [N]ational [R]egister of [H]istoric [P]laces;
(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.

The Tempe Historic Preservation Office has determined the Lindstrom (Nucci) House to be eligible for listing in the Tempe Historic Property Register as:

(1) Per the 1997 Tempe Multiple Resource Area Update, the home's National Register status is: Potentially Eligible as a Contributing Property [i]

(2) The property is at least fifty years old and is representative of many previously-identified Tempe Historic Preservation Office historic contexts detailing aspects of the city's cultural, social, political, or economic past.

PROPERTY DESCRIPTION AND HISTORY / HISTORIC SIGNIFICANCE

ARCHITECTURAL DESCRIPTION

The Lindstrom (Nucci) House is a one story, detached, single-family dwelling located in a residential neighborhood. The home is a wood frame building with a textured stucco exterior. The roof is flat and hidden behind rounded parapet walls, characteristic of the Pueblo Revival architectural style. On the front elevation, a step leads to a portico over the paneled door and screen door. The structural pillars of the portico are also sheathed in stucco. An exposed horizontal wooden beam protrudes from directly underneath the portico covering on the west and east sides. The portico contains four decorative wooden vigas on its front side. There are three windows on the main wall. The west and center window are steel casement, while the corner window is a 2-line steel casement model, painted brown. There is also an attached garage with textured stucco exterior and large vehicle entry door. The interior of the home features two bedrooms, a kitchen, and semi-separated living room and dining room.

The north elevation contains two small hopper windows that look into the garage. Three windows span the south elevation. The east and center windows are steel casement, with lights added above each. The west window is a simple steel casement model.

The rear elevation is much like the front, sporting eight decorative vigas near the roof. The uneven structuring of the roof, a key identifying characteristic of the Pueblo Revival style, is evident from the backyard. There is a French door on the east side of the rear wall and two steel casement windows in the center of the wall. To the west of the casement windows is a simple door, with another steel casement window and another simple door that opens to the attached garage still further west. There are three steps under each door. The rear yard features a large red brick patio and a concrete barbecue structure, the concrete structure having been erected in 1990.

The house is also connected to Tempe's historic underground flood irrigation pipes. Residential flood irrigation began in the Maple-Ash neighborhood in 1909 and is responsible for the lush greenscape of the Lindstrom (Nucci) House. Large, leafy trees and tall shrubs otherwise uncharacteristic for the Sonoran Desert were desired for residences in order to reduce the summer heat. Ditches were originally connected to nearby canals and, later, pressurized pumps were added to bring water to the surface of these lots more efficiently. The Lindstrom (Nucci) House still exhibits non-native plants in the front and back yards, thereby the historic flood irrigated aesthetic. With the exception of a small red brick walkway leading from the driveway to the front door, a ground ivy patch at the south end of the east façade, and a small dirt patch located between the brick walkway and the north half of the home's eastern façade, the front yard is covered with lush turf. Numerous mature plants punctuate the turf, including an orchid tree, classic myrtle hedges, Australian laurel, Bauhinia variegata, and bougainvillea. A turf tree lawn featuring three mature Mexican fan palms separates the sidewalk from the street.

Whereas similar buildings surrounding the home are a combination of architectural styles such as Pueblo Revival, Spanish Colonial, or Mission Revival, the Lindstrom (Nucci) House is a relatively pure example of Pueblo Revival style. The home's portico, vigas, uneven roofline, parapet walls, and textured stucco exterior are all hallmarks of a style that was somewhat uncommon in Tempe during the period of construction. However, the home also displays interesting stylistic deviations, such as steel casement windows, including one corner steel casement window, that are indicative of Ranch style houses.

OVERVIEW OF ARCHITECTURAL AND LANDSCAPE-RELATED CHARACTER DEFINING FEATURES

- Flood irrigated yard and associated mesic landscape
- Turf tree lawn between sidewalk and street
- Pueblo Revival-style design

HISTORICAL OVERVIEW

The Lindstrom (Nucci) House was constructed by Albert and Ada Lindstrom in the Park Tract subdivision in mid-to-late 1938. Park Tract is an early suburban residential subdivision platted by Hugh Laird and Fred J. Joyce on April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. Designed to provide comfortable and modern family houses, Park Tract appealed to some of Tempe's most prominent citizens, many of whom purchased lots on which

they then built homes. Development of the subdivision began in earnest in the late 1920s and early 1930s and involved 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks. A second boom of activity occurred in the late 1930s, with the neighborhood almost fully built out shortly after World War II. Today, Park Tract and the neighboring Gage Addition (1909), Park Tract, and College View (1945) subdivisions comprise the Maple-Ash neighborhood.

The Lindstroms purchased the then-undeveloped property on March 12, 1938. The couple closed on a Federal Housing Administration-backed mortgage issued by the First National Bank of Arizona on June 24, 1938 and applied for and received a building permit on June 27, 1938. The home's date of completion has not been ascertained and is unlikely to be definitively determined. The Lindstroms sold the home shortly after it was constructed, conveying the property to Jake and Ruth West on February 7, 1939. Barbara Bowman inherited the home from the estate of Ruth West on April 30, 1979 and sold the home to the present owners on January 13, 1986.

AGE

Built in 1938, the Lindstrom (Nucci) House is in the upper ninety-ninth percentile of Tempe properties in terms of age, thus serving as a rare surviving example of a once common building type; pre-1941 Residential Architecture in Tempe, Arizona.

CONDITION

With the exception of a backyard concrete barbeque structure dating to 1990, there have not been any known alterations or additions to the subject property. The vigas protruding from the front wall are tilted slightly as though falling out, the stucco on the lower portion of the front elevation is somewhat discolored, and there is limited peeling of paint on the garage door. Overall, however, the house appears to be in very good condition.

INTEGRITY

The Lindstrom (Nucci) House remains at its original location and retains a high degree of integrity as relates to design, materials, landscaping, and setting.

HISTORIC SIGNIFICANCE

As outlined in the "Eligibility for Historic Zoning Overlay" section, the Lindstrom (Nucci) House is eligible for listing in the Tempe Historic Property Register based upon multiple ordinance-specified criteria.

(1) Per the 1997 Tempe Multiple Resource Area Update, the home's National Register status is: Potentially Eligible as a Contributing Property

(2) The property is at least fifty years old and is representative of many previously-identified Tempe Historic Preservation Office historic contexts detailing aspects of the city's cultural, social, political, or economic past. Specific contexts applicable to the Lindstrom (Nucci) House are as follows: [2]

<u>Residential Development in Tempe, 1934-1945</u>

The general consensus among Arizona historians is that the Great Depression which began with the stock market crash in October of 1929 left the Salt River Valley relatively unscathed. This judgement is drawn primarily from the work of Jay Niebur who studied the effects of the Depression in Phoenix. Niebur concluded that the diversified economy of the Salt River Valley, based on agriculture with a strong underpinning of transportation-related activities and other commercial endeavors, enabled residents of the Salt River Valley to avoid the worst effects of the Depression.

While this conclusion seems to be supported by the case of Tempe, the Depression did curtail residential construction in the city. Prior to the economic downturn, many property owners had built residences on speculation with the hope that the house could be rented or easily sold when completed. With many out of work during the depression, the market for speculative housing diminished. Property owners were content to let lots sit vacant. Families that needed additional room because of the arrival of extended families added on to existing structures for additional space rather than construct new buildings.

Following the 1933 inauguration of President Franklin D. Roosevelt, the Federal government embarked on a series of actions designed to alleviate unemployment and otherwise stimulate the economy. By 1937, government-sponsored public works programs began to have an effect in many parts of the nation, including Tempe. The projects increased the amount of money in local circulation by providing work to residents and thereby expanding the customer base of merchants. In Tempe, 1937 was a year of renewed residential construction. In May, Mr. and Mrs. Joseph Birchett announced that they would build a duplex on the lot east of their East 7th Street residence as a speculative investment, noting that it would be of the “attractive Monterey type." Later that month, the Tempe City Council adopted an ordinance regulating the parking of trailers within city limits. The renewed economy in Tempe had led to an influx of population into the city, many of whom lived in trailers on any available vacant lot. Henceforth, the city council declared, the trailers could only be parked in licensed camps.

The building boom continued in June of 1937, when Niels Stolberg announced that he would complete “another modern cottage” on West 4th Street. When he was finished, he would then start construction of another on the south side of the street between Maple and Ash avenues. A reporter for the Tempe News observed:

> Houses are going up on every hand and they are being rented as fast as they are completed. Lots can be had at very low rates, so that in no time in Tempe's history has investment in real estate been so certain of profitable returns. There are few any vacant houses in Tempe.

The renewed building activity caused additional concerns at Tempe city hall, beyond the regulation of trailer parking. Tempe city officials began to explore ways to regulate the growth of residential construction in the city. In March of 1938, the Tempe city council tentatively adopted a zoning ordinance to regulate construction in the city. The council scheduled a meeting with property owners in May to revise the ordinance. On April 14, 1938, the Tempe city council officially adopted Ordinance No. 177, which created several building zones in the city. Called districts, these zones included: a business district on Mill Avenue between Eighth and Third Streets; a business and apartment house district behind the Mill Avenue storefronts and along parts of Eighth Street near the College and high school; districts for auto courts, auto tourist camps, and auto trailer courts north of Third Street east of the railroad tracks and north of first Street west of the railroad tracks; and an industrial area along both sides of the railroad tracks from Third Street to Ninth Street and on the west and east sides of Tempe Butte. A residential district covered the remaining portion of the city.

The stated purposes of the zoning ordinance included lessening congestion on the streets, prevent overcrowding of land, avoiding an undue concentration of population, and facilitating the adequate provision of transportation, sewers, schools, and parks. In addition to single-family dwellings, boarders, professional occupations, home occupations, educational, and recreational uses were allowed in the residential district. The ordinance did not place any limit on the size of buildings in the residential district.

The building boom continued through the last two years of the thirties. In October of 1938, the construction situation for housing was so striking that first grade students took a tour of houses being built in Tempe, making special note of materials and styles. For those lots that did not have signs of construction activity, the Tempe Garden Club sponsored a beautification contest by giving a $5 prize to the neatest lot in Tempe.

The building boom in Tempe is associated with a Valleywide expansion of residential construction during the second half of the thirties, sparked in part by New Deal recovery programs. In later years, the economic expansion fueled by the gathering war clouds in Europe generated new home construction. Crucial to the increase in home building was the National Housing Act of 1934 that created the Federal Housing Administration (FHA). This Federal agency insured private lenders against loss on new mortgage loans. FHA also encouraged better construction standards along with easier financing. The result was an upswing of residential construction nationwide. Residents of the Salt River Valley had the additional advantage of an ardent local supporter of the FHA program. Brothers Walter and Carl Bimson of Valley Bank and Trust (later Valley National Bank) quickly saw that the Federal program was a means to increase the business of his institution. The Bimsons actively boosted the FHA program in Tempe and spurred lending and home construction in the Valley.

Restrictions on building construction and materials availability due to World War II led to a drastic reduction in residential home building in Tempe. Government housing was an exception of course, but the construction of private residential homes came to a near halt. For example, the prominent Phoenix architectural firm of Lescher and Mahoney had seven residential commissions in 1940; in 1941 the firm had nine commissions, and in 1942 just one.

For the remaining years of the war, little residential home construction took place in Tempe. The war effort curtailed activities at the College, where both students and teachers left textbooks to take up arms or bandages. These were good years for agriculture, but the prosperity of the farming community generated little impact in the residential sections of Tempe.

The end of World War II in 1945 ushered in a new era of prosperity for Tempe. Discharged soldiers and war workers with accumulated savings arrived in Tempe and began to construct homes. Arizona as a whole experienced a post-war population boom. Those who had worked in the state during the war decided to stay and made Arizona their new home. Between 1945 and 1960, the population of Arizona more than doubled. The post-war boom resulted in an increase in home construction in Tempe.

The Tempe subdivision of Victory Acres is perhaps the best example of the post-war boom in home construction. In 1942, George and Mary Tibshraeny purchased a quarter-section of land between Apache Boulevard and University Drive (then Eighth Street and Transmission Road), and between Price Road and the Tempe Canal. First thinking that they would use the property for a dairy, Mr. and Mrs. Tibshraeny faced war-time restrictions of labor and materials which made the venture difficult. The couple soon decided that they might make a better return on their investment if they subdivided the property into lots for sale. In 1945, the couple subdivided the western eighty acres of the property, followed by the eastern eighty acres one year later. Original lots in the subdivision were long and deep, in order to allow space for victory gardens. In later years, the rural character of the area attracted many Mexican-American buyers who wished to pursue gardening and animal husbandry.

Victory Acres is just one example of the seven subdivisions that were platted in 1945. Eight more areas of Tempe were subdivided in 1946. The years following the war were dramatically different for Tempe. The tremendous growth and expansion of residential construction in Tempe, spurred by an increasing number of students at the college, sets the earlier period apart as a distinct historic era.

The Lindstrom (Nucci) House's Pueblo design warrants specific mention as the home survives as a significant representative of the Pueblo Revival-style residential architecture. This house is a good example of the Pueblo Revival style due to its "box-like massing, flat roof and parapets, stucco walls, and exposed wood vigas. The corner steel casement window is a product of the era of construction as Ranch-era housing commonly contained this type of window." [iii]

Pueblo Revival style residences rose in popularity throughout the American Southwest in the early 1920s through the 1930s. At present, only two Pueblo Revival-style buildings are listed in the Tempe Historic Property Register; the 1930 Rose Eisendrath House and the 1937 Wilkie (Braun-Gutierres) House.[iv] [v] Whereas similar buildings surrounding the subject property feature a combination of architectural styles such as Pueblo Revival, Spanish Colonial, and Mission Revival, the Lindstrom (Nucci) House is a relatively pure example of the Pueblo Revival style. The home's portico, vigas, uneven roofline, parapet walls, and textured stucco exterior all display a high degree of integrity and are hallmarks of a style somewhat uncommon in Tempe during the period of construction. Therefore, the Lindstrom (Nucci) House is significant as one of the few surviving Pueblo Revival-style houses in Tempe.

Residential Flood Irrigation: Tempe 1909~1958

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.[vi]

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.[vii] [viii]

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 then $11,000, 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 the

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. [ix]

Community Planning & Development in Tempe 1924~1958 (Park Tract)

The Park Tract subdivision is a collection of cultural resources which are directly associated with the early growth and development of Tempe and the Salt River Valley. Tempe's story of community development 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 Arizona 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.[x]

Park Tract is an early suburban residential subdivision platted on April 10, 1924 by Hugh Laird and Fred J. Joyce on behalf of the Park Tract Trust. The subdivision was designed to provide comfortable and modern family houses. Subsequently, some of Tempe's most prominent citizens chose to purchase lots and build homes in the neighborhood. Development of the subdivision began on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks. Park Tract experienced peak construction in 1925, when 13 homes were built, in 1935 with 15 homes constructed, and 1940, with 20 homes built. Curiously, intervening years saw no more than 5 and as few as no homes completed in Park Tract.[xi]

Hugh Laird came to Tempe with his family in 1888 at the age of 5 and remained 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 the Laird and Dines Drug Store, twelve years as Tempe postmaster, 32 years of service on the Tempe City Council, including 14 years as Mayor, and two terms as a state legislator. 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 high degree of overall integrity and represents an early suburban subdivision.[xii]

STAFF RECOMMENDATION

Staff finds that the Lindstrom (Nucci) House is eligible for listing in the Tempe Historic Property Register based upon multiple ordinance-specified criteria.

(1) Per the 1997 Tempe Multiple Resource Area Update, the home's National Register status is: Potentially Eligible as a Contributing Property
(2) The property is at least fifty years old and is representative of the following previously-identified Tempe Historic Preservation Office historic contexts detailing aspects of the city's cultural, social, political, or economic past:

- Residential Development in Tempe, 1934-1945
  Associated subtopics of note:
  - Tempe Pueblo Revival-style architecture
  - 1930s Federal Housing Administration-backed mortgage lending in Tempe
- Residential Flood Irrigation: Tempe 1909~1958
- Community Planning & Development in Tempe 1924~1958 (Park Tract)

Accordingly, staff recommends Tempe Historic Preservation Commission **APPROVAL** of the Lindstrom (Nucci) House Tempe Historic Property Register nomination and associated Historic Overlay Zoning.

HISTORY & FACTS

March 24, 1920	Hugh E. Laird and Fred J. Joyce file organizational papers for Park Tract Trust, a business entity formed for the purposes of acquiring, subdividing, and developing real property.
April 10, 1924	Laird and Joyce, on behalf of the Park Tract Trust, file a plat for the Park Tract subdivision.
March 12, 1938	Albert and Ada Lindstrom purchase the subject property from E.W. Hudson.
June 24, 1938	Lindstroms obtain a Federal Housing Administration-backed mortgage to construct a home on their recently-obtained Park Tract lot.
June 27, 1938	Lindstroms apply for and receive a City of Tempe building permit for their Park Tract home.
February 7, 1939	Lindstroms sell the subject property to Jake and Ruth West.
April 30, 1979	Barbara Bowman acquires the subject property from the estate of Ruth West.
January 13, 1986	Bowman sells subject property to Joseph G. Nucci and Lupe Martinez-Nucci.
October 12, 2006	Tempe Historic Preservation Commission determines the Park Tract subdivision to be eligible for historic district designation and listing in the Tempe Historic Property Register.
February 12, 2015	Nucci and Martinez-Nucci submit Tempe Historic Property Register nomination form and a signed and notarized Waiver of Rights and Remedies Under A.R.S. §12-1134 for the subject property.
March 5, 2015	Nucci submits request for postponement of nomination processing.
April 9, 2015	Neighborhood meeting held at regularly-scheduled Tempe Historic Preservation Commission meeting.
May 21, 2015	Nomination slated for a public hearing to be held at the monthly Tempe Historic Preservation Commission meeting.

CODE REFERENCE

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

City Code, Chapter 14A, Historic Preservation

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[i] Ryden Architects, *City of Tempe Multiple Resource Area Update, Volume 1*, 1997, 49.

[2] Historic contexts referenced, excerpted, and adapted for use in this report can be found in the above-referenced 1997 survey and the Douglas / Gitlis Residence Tempe Historic Preservation Office Research Report available at http://www.tempe.gov/home/showdocument?id=6519, among other resources on file with the Tempe Historic Preservation Office.

[iii] Janus Associates, Inc., and the Tempe Historical Society, 1983 Tempe Historic Property Survey.

[iv] Tempe Preservation Office, "Wilkie (Braun-Gutierres) House," http://www.tempe.gov/city-hall/community-development/historic-preservation/tempe-historic-property-register/wilkie-braun-gutierres-house.

[v] Tempe Preservation Office, "Rose Eisendrath House," http://www.tempe.gov/city-hall/community-development/historic-preservation/tempe-historic-property-register/rose-eisendrath-house.

[vi] Pry, Mark E., *Oasis in the Valley: The Story of Water in Tempe* (Tempe: Tempe History Museum & Tempe Water Utilities Department, 2003) (KARL: 2004.0000.0040)

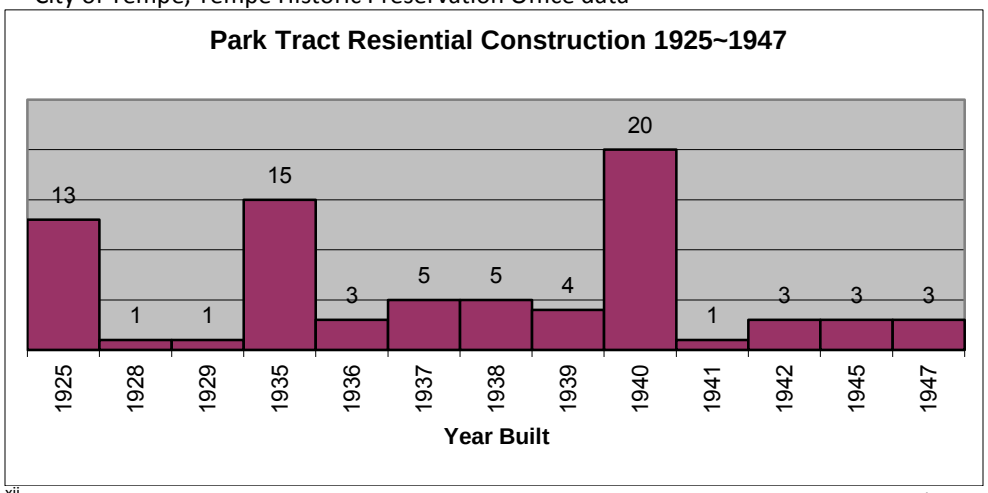
vii Tempe Public Works, 1948; Improvement District Map Collection (KARL 2005.0000.0045) College View & University Park Irrigation System Additions, Improvement District Number 36, November 8, 1948 [Tempe Public Works Engineering map collection]

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

ix Hansen, Eric M, "F. Q. Story Neighborhood: An Historic Landscape Threatened," Arizona State University, College of Planning and Landscape Architecture, 1999. (KARL: 2004.0000.0206)

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

xi City of Tempe, Tempe Historic Preservation Office data



xii Tempe History Museum, *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]

Southard, John

From: mike deskin <[redacted]
Sent: Monday, March 09, 2015 5:27 PM
To: Southard, John
Subject: Nucci House

Follow Up Flag: Flag for follow up
Flag Status: Flagged

We are writing to express support for the application of the Nucci residence for historic preservation status.

Mike Deskin and Janet Wagner

T · E · M · P · E
HISTORIC PRESERVATION
FOUNDATION

Directors
Lisa Roach, President
Stu Siefer, Vice President
Ann Patterson, Secretary
Todd Skinner, Treasurer
Darlene Justus
Matthew Bilsbarrow
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Andrea Gregory
Victor Linoff
Karen Adams
Kathy Stevens
Rebecca Joy
Steve Stewart
Joe Nucci
Amy Douglass
Hugh Hallman
Richard Bower

Advisory Board
John Southard
Millie Swick
Mark Vinson
Barbara Sherman

March 10, 2015

John Southard
Tempe Historic Preservation Office
PO Box 5002
Tempe, AZ 85280

Tempe Historic Preservation Foundation fully supports the listing of Nucci residence to the Tempe Historic property register.

The Maple-Ash neighborhood is the oldest existing neighborhood in Tempe and helps to tell the story of Tempe to future generations.

So many of the historic homes in Maple-Ash have been lost to development, that each dwelling saved is of vast importance to preserve this endangered neighborhood.

Thank you for your work and dedication to preserve Tempe.

Cordially,

Lisa Roach
THPF

Copy

Tempe Historic Preservation Foundation
Post Office Box 1894
Tempe, AZ 85280-1894
A 501(c)(3) Nonprofit Organization

ATTACHMENT 20

Southard, John

From: Elna Rae Zeilinger <[redacted]
Sent: Monday, March 30, 2015 6:43 PM
To: Southard, John
Cc: [redacted]
Subject: Re: Lindstrom (Nucci) House at 1220 S. Maple Avenue

John,

I'm going to try to send this in the body of the email using the "pages" format:
and then in the "appleworks format)" Hope it works!! If that doesn't work, I'll mail it.

Elna Rae Simpson Zeilinger

To: John Larsen Southard,
Historic Preservation Officer
City of Tempe

From: Elna Rae Simpson Zeilinger
[redacted]
Chandler, AZ 85224
March 27, 2015

Dear John:

It is our pleasure to support the nomination of the 1938 Lindstrom (Nucci) House located at 1220 Maple for Historic Overlay Zoning. Please pass this letter on to the Historic Preservation Commission.

We are the owners of the Laird (Simpson) House #40 designated Tempe Historic Property. I remember growing up in that neighborhood and all the wonderful friends we had at that time. We especially love the front of the house, and the inside is so unique. We believe that the 1938 Lindstrom (Nucci) House to which our family (Simpsons and Lairds) have ties should be commemorated and preserved for posterity.

We are grateful to Joe Nucci for his help and the help of the Historic Preservation Office of Tempe in getting our historic property located at 1204 S. Mill Avenue on the Tempe Historic Property Register. We believe it is critical that we preserve 1938 Lindstrom (Nucci) House (and all that qualify), understanding that this is not a perfect world, and qualification for historic designation must be found where possible. Please confirm this nomination.

Sincerely,
Elna Rae Simpson Zeilinger
Philip Thomas Zeilinger

also another format (Appleworks):

To: John Larsen Southard,
Historic Preservation Officer
City of Tempe

From: Elna Rae Simpson Zeilinger
[redacted]
Chandler, AZ 85224
March 27, 2015

Cc: [redacted]
Subject: Lindstrom (Nucci) House at 1220 S. Maple Avenue

To: John Larsen Southard
Joe Nucci

We received a Neighborhood Meeting Notice about the request of approval for Historic overlay zoning for the

1938 Lindstrom (Nucci) House located at 1220 S. Maple Ave. We wanted to get a letter in to you and to the Historic Preservation

Commission stating that we support this request and hope that it gets Historic Overlay zoning. We have sent our letter as an

Attachment which we hope you can open. This is an Apple Computer and sometimes attachments fail.

If so, let me know and I can send it to you in the body of the email.

Sincerely,

Elna Rae Simpson Zeilinger
Philip T. Zeilinger

Southard, John

From: dave hausman <[redacted]
Sent: Monday, April 13, 2015 1:18 PM
To: Southard, John
Subject: Nucci Residence

Mr. Southard,
I am writing you with my support of adding the Lindstrom (Nucci) house to the Register of Historic Properties. As a life long resident of Tempe I have seen far too many of our historic homes and business buildings lost to developers. We need to have these structures as a living link to our past. The Nucci's house is a beautiful example of this link and I heartily endorse the addition of 1220 S. Maple Ave. to the historic register.
Sincerely,
David Hausman