

Staff Summary Report



Development Review Commission Date: 04/26/11

Agenda Item Number: 2

SUBJECT: Hold a public hearing for Historic Designation of the LUCIER / O'NEILL RESIDENCE located at 1114 South Maple Avenue.

DOCUMENT NAME: DRCr_LucierO'Neill_042611

PLANNED DEVELOPMENT (0406)

COMMENTS: Request for **LUCIER / O'NEILL RESIDENCE (PL110040)** (Jenny Lucier & Dan O'Neill property owners; Tempe Historic Preservation Office, applicant) consisting of a 1933 Classical Bungalow style masonry home on approximately 0.22 acres, located at 1114 South Maple Avenue in the R-2, Multi-Family Residential District. The request includes the following:

HPO11002 – (Ordinance No. 2011.10) Historic Designation located on .22 acres.

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

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

A handwritten signature in black ink, appearing to be 'LC', located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

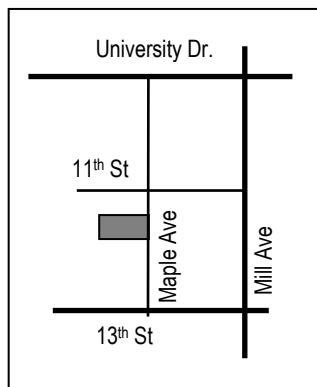
DEPARTMENT REVIEW BY: N/A

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

RECOMMENDATION: **Staff – Approval**

ADDITIONAL INFO:

Gross/Net site area	0.22 acres
Total Building area	Not available
Zoning	R-2, Multi-Family Residential District
Total Units	1



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

PAGES:

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

ATTACHMENTS:

1. Ordinance No. 2011.10
- 2-3. Waiver of Rights and Remedies form
4. Location Map
- 5-8. Aerial Photo & Photographs
9. Neighborhood Meeting Summary
10. Historic Preservation Commission Approval Letter

COMMENTS:

This site is located in the Maple-Ash Neighborhood along Maple Avenue, south of 11th Street. The property consists of a multi-family use, with a total of two (2) dwelling units on site, while preserving the original primary residence and character. The dwelling in consideration for historic designation is the 1933 Classical Bungalow style masonry house located at the street front of the property.

PUBLIC INPUT

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

On April 14, 2011, the Historic Preservation Commission voted unanimously for recommendation of the Lucier – O'Neill Residence as a historic designated property.

PROJECT ANALYSIS

SIGNIFICANCE –

The Lucier / O'Neill Residence is significant for its association with Tempe's 1924 Park Tract subdivision. West of the ASU campus, today Park Tract subdivision forms the middle section of Tempe's historic Maple-Ash neighborhood, and contains homes built primarily during the first half of the twentieth century. Park Tract recently qualified as an historic district but the nomination was withdrawn.

The Lucier / O'Neill Residence is significant simply because it exists in the upper ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age. Consequently, the 1933 house is considered to be a rare surviving example of early residential architecture in Tempe and is an excellent example of the Classical Bungalow style masonry house, surviving with a high degree of architectural integrity and the preponderance of character-defining features of the type intact. The single-story clay brick masonry house is one of many Bungalows sprinkled throughout the neighborhood, but is one of few exposed brick houses. The house has been meticulously maintained. The historic front façade has been carefully preserved and remains intact. In addition, the historic flood irrigated landscape is thoughtfully tended and the property makes a positive contribution to the historic streetscape of the Park Tract subdivision.

AGE –

The Lucier / O'Neill Residence is one of only two Tempe properties believed by Tempe HPO to survive from 1933. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 153 standing Tempe properties are thought to predate this historic house having year-built dates earlier than 1933. The house is in the ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age.

CONDITION –

Changes made to the property that are visible on the exterior have been sensitively designed and skillfully executed in order to achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the historic Classical Bungalow style house. The 1946 addition on the north was sensitively constructed and is a character defining feature of the property. Characteristic of the Classical Bungalow style, this house emphasizes economy and efficiency. Like the earlier American Foursquare house form, the Classical Bungalow style of the 1930s was a reaction to the ornate and mass produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century.

CHANGES OVER TIME –

The Lucier / O'Neill Residence retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the Classical Bungalow style house form. An interesting comparison can be seen in the juxtaposition of materials in the original 1933 building and the 1946 addition at the north. The original building used the conventional Standard Brick, while the addition, although not even 15 years newer, used

the contemporary Modular Brick masonry that was fired at a higher temperature as evidenced by hard and impervious surfaces. A similar evolution in materials can be discerned in the wood windows. Although both use pairs of wood casements; the proportions of the 1933 sash are drawn directly from the stylistic antecedent of the Classical Bungalow style whereas later fenestration, while compatible with the original, shows influence of more contemporary geometry.

Even though there was an addition to the home as early as 1946, it continues to maintain original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as they were originally constructed and developed. Design aspects typify the Classic Bungalow style and continue to maintain this aspect of integrity.

CHARACTER DEFINING FEATURES –

Although additions were made to the Lucier / O'Neill Residence as early as 1946, the house continues to maintain original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as they were originally constructed and developed. Design aspects typify the Classic Bungalow style and continue to maintain this aspect of integrity. The Lucier / O'Neill Residence also retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the Classical Bungalow style house form. An interesting comparison can be seen in the juxtaposition of materials in the original 1933 building and the 1946 addition at the north. The original building used the conventional Standard Brick, while the addition, although not even 15 years newer, used the contemporary Modular Brick masonry that was fired at a higher temperature as evidenced by hard and impervious surfaces. A similar evolution in materials can be discerned in the wood windows. Although both use pairs of wood casements; the proportions of the 1933 sash are drawn directly from the stylistic antecedent of the Classical Bungalow style whereas later fenestration, while compatible with the original, shows influence of more contemporary geometry.

INTEGRITY –

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

The Lucier / O'Neill Residence is considered eligible for historic designation and listing in the Tempe Historic Property Register under National Park Service Criteria A and C, at the local level of significance based on the continued integrity of Location, Design, Materials, Workmanship, Feeling, and Association.

ZONING –

The property is currently zoned R-2, Multi-Family Residential District which allows up to 10 dwelling units per acre (a maximum of two units allowed for this site). The property and its existing dwellings are in compliance with the allowable density. The General Plan 2030 Projected Residential Density Map for this location identifies this site as a "Cultural Resource Area". These areas are considered culturally significant to the character of Tempe, based on the *2001 Post World War II Subdivision Study*. It is therefore desirable to maintain the character of these areas and with the existing underlying zoning as an appropriate density for the site. The designation of the property as Historic through this process would validate its existing density and preserve the character.

CONCLUSION –

The Lucier / O'Neill Residence, located at 1114 South Maple Avenue in the 1924 Park Tract Subdivision, has been determined eligible for historic designation and listing in the Tempe Historic Property Register by the Tempe Historic Preservation Office. Built in 1933, this house is in the ninety-ninth percentile ($n = 153/53,665 = 99.7$) of all Tempe properties in terms of age. The property is also significant for its association with the historic, but not designated, 1924 Park Tract subdivision. The property is additionally significant as an excellent surviving example of the Classical Bungalow style masonry house as it both embodies the distinctive characteristics of the type and survives with a high degree of architectural integrity.

REASONS FOR APPROVAL (CRITERIA):

The 1933 Classical Bungalow style masonry Lucier / O'Neill Residence is eligible for historic designation and listing in the Tempe Historic Property register under Tempe City Code Section 14A-4. Designation of landmarks, historic properties and historic districts

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

CONDITIONS OF APPROVAL:

None

HISTORY & FACTS:

03/24/1920	Hugh E. Laird (1882-1970), E. W. Hudson (1881-1972), and Fred J. Joyce (1881-1967) file organization papers with the County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property – Janus Assoc 1983. Tempe has a population of 1,900.
04/10/1924	The Park Tract residential subdivision is platted by Hugh Laird, E. W. Hudson, and Fred J. Joyce on behalf of the Park Tract Trust in response to a housing shortage in Tempe – MCR Book 13 of Maps, page 27.
02/17/1928	Fred W. Hiatt acquires several undeveloped lots in Block 5 of Park Tract,
1930s –	Development of the Park Tract subdivision began in earnest in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks.
03/24/1930	Fred W. Hiatt sells lots 4 and 11 to Susan E. Guthrie (the widow of S. L. Guthrie) and Ada Maskrey, a teacher at Tempe Union High School.
06/06/1931	Guthrie and Maskrey mortgage Lot 11 to Tempe National Bank for \$1500, presumably to pay for the construction of 1114 South Maple Avenue.
c.1933	Guthrie lived at 1114 South Maple Avenue by late 1933.
02/27/1934	Guthrie and Maskrey mortgaged the property again to Tempe National Bank, this time for \$1200—a sum which may have paid for construction of the house at 1111 South Ash Avenue, where Guthrie lived by late 1936 (1114 Maple and 1111 Ash share a common back property boundary).
02/06/1935	First Tempe Planning & Zoning Board appointed in connection with Federal Relief Program by Council

meeting in special session at the Tempe National Bank (Hugh Laird, Chair).

- 04/14/1938 Tempe's first zoning ordinance adopted. Ordinance No. 177 created 4 zoning categories; Residence Districts; Business and Apartment House Districts; Auto Courts, Automobile Tourist Camps, Auto Trailer Courts Districts; and Industrial Districts.
- 01/11/1940 E B Tucker, City Engineer, implements Improvement District Number 31 to extend sidewalks, pavement, curb & gutter to Park Tract.
- c.1946 Susan Guthrie reoccupied 1114 Maple, which was converted into a duplex, with Anna Wallace and Billie F. Glotfelter renting the 1114 ½ address. Several changes to the property from this period are considered to be character defining features of the property for purposes of this nomination including the porch at the north side of the property.
- 09/16/1948 Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. Under this ordinance, multi-family zoning was initiated in the single-family Maple-Ash neighborhoods.
- 06/16/1949 Guthrie and Maskey attain a joint tenancy deed over 1114 Maple, and lived together there through 1952 before relocating to University Park in the mid 1950s.
- 10/11/1951 Tempe's third zoning ordinance went into effect, Ordinance No. 209 extended multi-family zoning throughout older Tempe neighborhoods and rezoned to multi-family properties north of Ninth Street from single family.
- 02/06/1957 Tempe's fourth zoning ordinance went into effect, Ordinance No. 268 rezoned the entire Maple-Ash residential area Multi-Family districts similar to the current district area boundaries within Maple-Ash today.
- 01/24/1964 Zoning Ordinance 405 adopted. Majority of deep lot properties along the railroad tracks and across the street of Ash Ave were down-zoned to R-3-A Multi-Family Residence Restricted (now called R-3R). Down-zoned area previously allowed a greater density and taller buildings.
- 10/04/1974 Tempe's sixth zoning ordinance went into effect Ordinance 808 codified much of what was being done "by practice" by City Boards, Commissions and City Council. Zoning for Maple-Ash included CCD, I-2, R-2, R-3R, R-3, R-4, and R1-PAD
- 12/16/1977 Tempe's third General Plan adopted. The 1978 General Plan projected Land Use for Maple-Ash area changes direction, projected circulation realignment, "Ash Avenue Loop" to Mill and Eleventh Street. Properties north of Ninth Street projected for commercial use and the rest of the Maple-Ash area is projected for residential use with a maximum of 15 d.u. per acre, and a small portion for a maximum of 10 du per acre.
- 05/07/1984 Tempe Multiple Resource Area Nomination lists 16 Tempe properties in the in the National Register of Historic Places, including 6 in the Gage Addition, Park Tract, and College View subdivisions.
- 12/23/1985 Gerald Dan O'Neill & Jeanette L Lucier UX acquire Lot 11 Block 5 Park Tract according to the plat of record in the office of the County Recorder of Maricopa County in Book 13 of Maps page 37 from Samuel J Hoffmann.
- 12/04/1986 Maple-Ash Neighborhood Association (MANA) formed when area residents organize Tempe's first Neighborhood Association "To preserve and restore residential historical character in the neighborhood.
- 12/14/2001 Tempe Historic Preservation Commission produces the Post World War II Subdivisions Survey (Sollday 2001). The study recommended the Gage Addition, Park Tract, and College View subdivisions for designation as historic districts.
- 09/02/2003 Historic Preservation Commission members attend a meeting of the General Plan 2030 Advisory Team to present information comparing existing developed densities, densities permitted under the current land use plan and densities proposed for adoption by GP2030. Advisory Team decides unanimously to adopt

the Cultural Resource Area designation for thirty-one first- and second-tier historic subdivisions.

12/03/2003	Voters approve Tempe General Plan 2030 recognizing Park Tract Subdivision as a Cultural Resource Area – <i>Arizona Republic</i> , 5 December 2004.
01/20/2005	Tempe Zoning & Development Code adopted by Mayor and Council (effective February 22, 2005). ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.
06/05/2005	Maple Ash Neighborhood Association Neighborhood Meeting with the Tempe Historic Preservation Commission to discuss district designation (nomination forms distributed).
07/19/2006	Tempe HPO submitted zoning amendment application for historic overlay zoning for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
08/16/2006	Tempe Historic Preservation Commission holds a Neighborhood Meeting for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
09/14/2006	Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions - continued to 10/12/2006.
10/12/2006	Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions and finds properties eligible for designation and listing.
09/06/2007	Maple Ash Neighborhood Applicants withdraw request for historic district designation and listing in the Tempe Historic Property Register at City Council public hearing. With the designation of districts in the Maple Ash Neighborhood interrupted, Tempe HPC began encouraging property owners to pursue listing their properties individually.
02/04/2011	Owners nominate the Lucier / O'Neill Residence for historic designation and listing in the Tempe Historic Property Register.
03/10/2011	A neighborhood meeting is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Lucier / O'Neill Residence. The Neighborhood Meeting was held at 6 p.m. at Hatton Hall, 34 E. 7 th St. Tempe.
April 14, 2011	A public hearing is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Lucier / O'Neill Residence.
April 26, 2011	Hearing scheduled with the Development Review Commission for this request.
May 19, 2011	Tentative date scheduled for an introduction and first hearing with City Council for this request.
June 2, 2011	Tentative date scheduled for the second hearing with City Council for this request.

CODE REFERENCE:

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

ORDINANCE NO. 2011.10

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

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding a Historic Overlay to the existing R-2, Multi-Family Residential District and designating it as R-2 (H), Multi-Family Residential District with a Historic Overlay on 0.22 acres.

LEGAL DESCRIPTION

Lot 11, Block 5, PARK TRACT, as recorded in Book 13 of Maps, Page 27, according to Maricopa County Recorder of Arizona

TOTAL AREA IS 0.22 ACRES

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # HPO11002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

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

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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

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

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

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

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

Owner has submitted Application No. PL 08 to the City requesting that the City approve the following:

- ☐ GENERAL PLAN AMENDMENT
- ☐ ZONING MAP AMENDMENT
- ☐ PAD OVERLAY
- ☒ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- ☐ USE PERMIT
- ☐ VARIANCE
- ☐ DEVELOPMENT PLAN REVIEW
- ☐ SUBDIVISION PLAT/CONDOMINIUM PLAT
- ☐ OTHER _____

(Identify Action Requested)

for development of the following real property (Property):

1114 S. Maple Ave
Tempe AZ 85281

(Legal Description and Address)

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

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

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

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

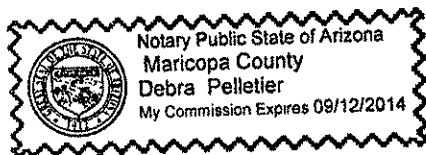
Dated this 1st day of February, ~~2008~~ ²⁰¹¹.

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

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

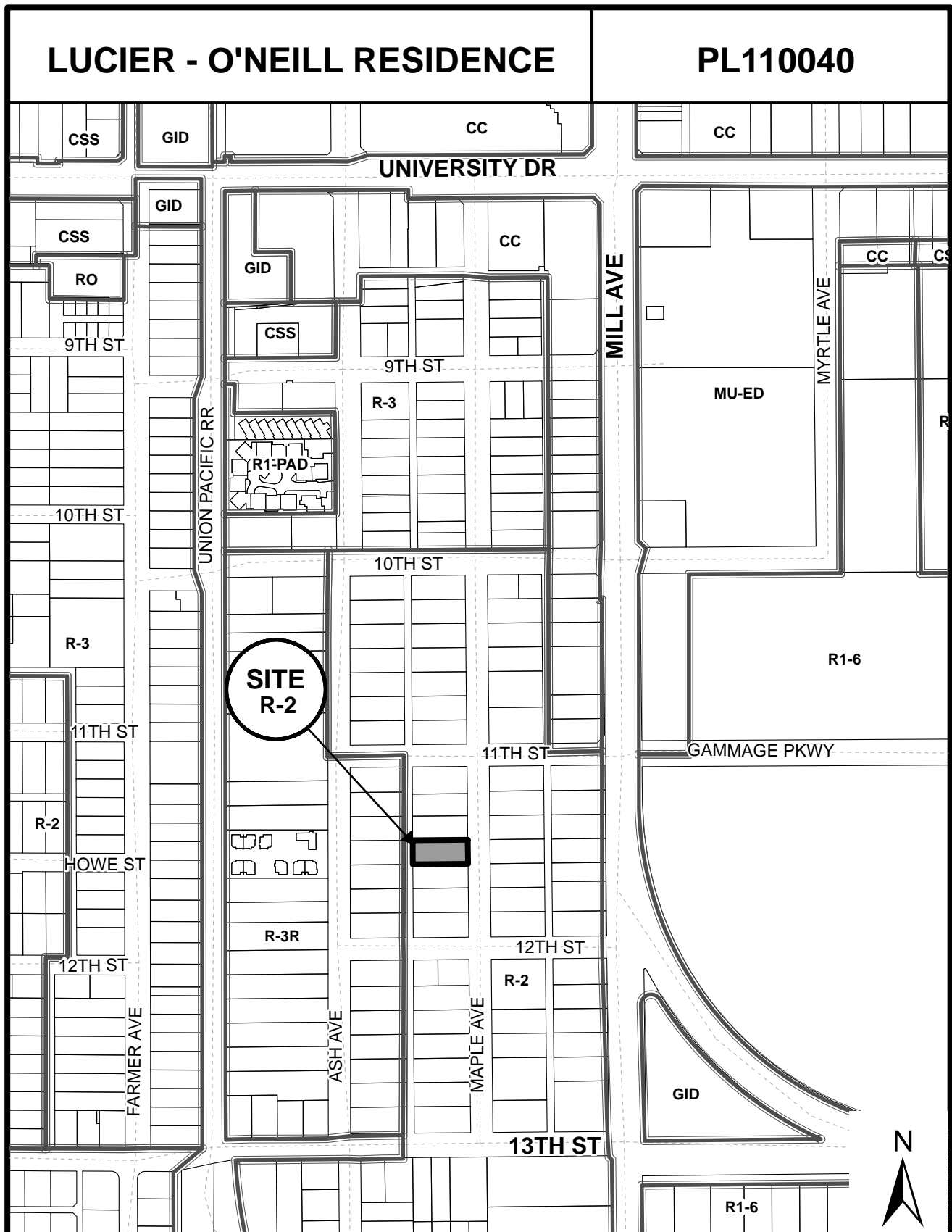
State of Arizona)
County of Maricopa) ss

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

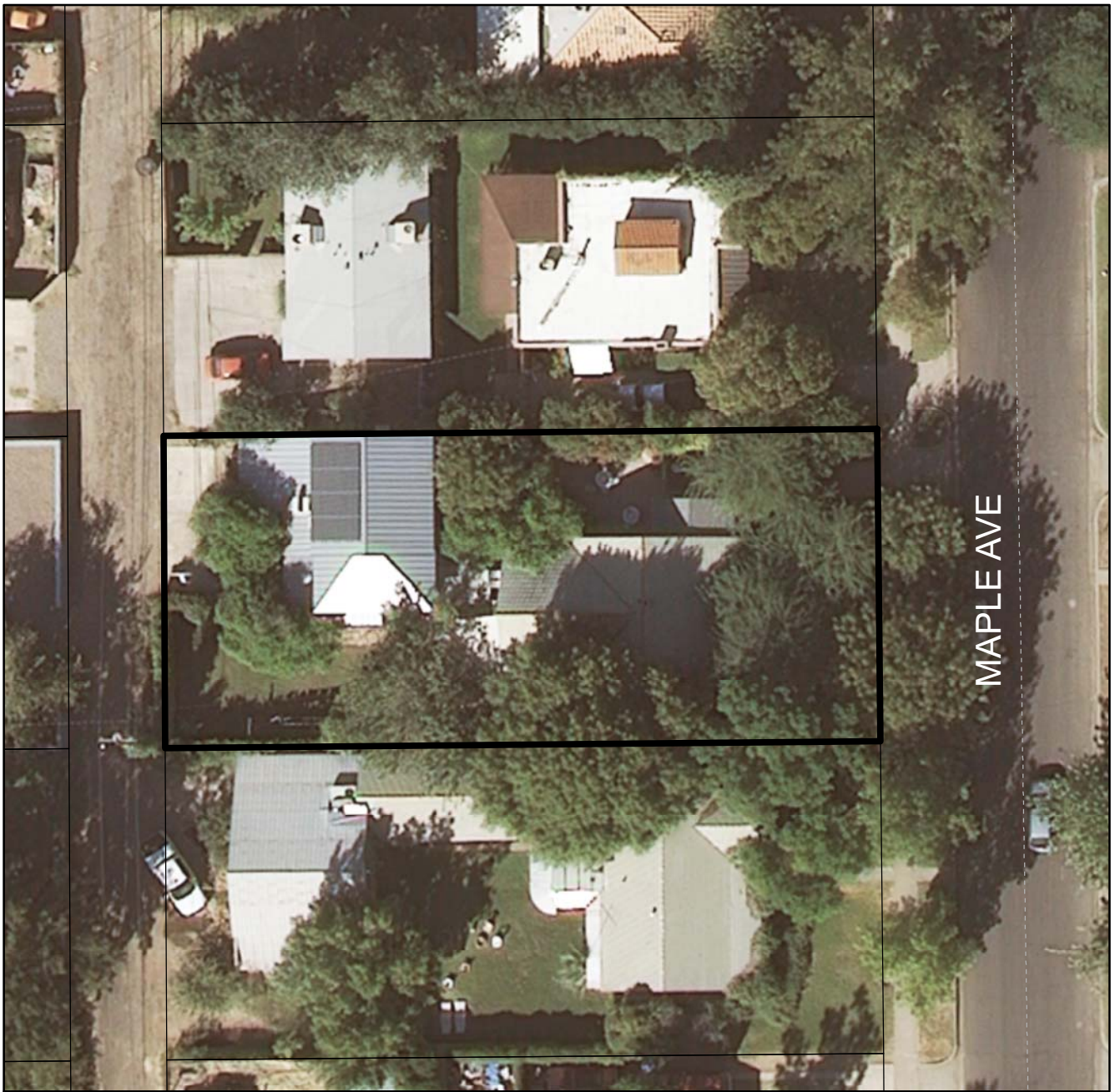


(Notary Stamp)

[Signature]
(Signature of Notary)



Location Map



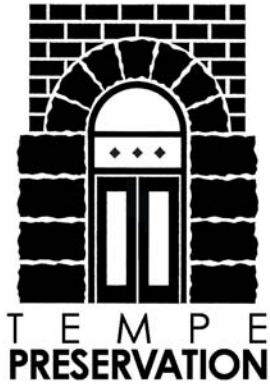
LUCIER - O'NEILL RESIDENCE (PL110040)







ATTACHMENT 8



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Nathan Hallam
Hunter Hansen
Wm. "Billy" Kiser
Joe Nucci
Chris Paternoster
John Southard
Mark Vinson

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

Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC] **LUCIER – O'NEILL RESIDENCE** **NEIGHBORHOOD MEETING SUMMARY**

On March 10, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to designate historic and list in the Tempe Historic Property Register the 1933 Lucier – O'Neill Residence, located at 1114 South Maple Avenue. This meeting was held pursuant to the requirements of Section 6-402 of the Tempe Zoning & Development Code to take input and comments from stakeholders and from the commission. The commission found the nomination complete and reached consensus to hold a public hearing for historic property designation and listing the Lucier / O'Neill Residence at their monthly meeting on April 14, 2011. The following is a summary of the neighborhood meeting.

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

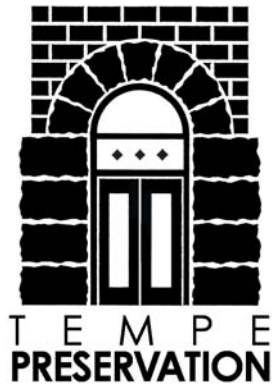
Chair Bilsbarrow called for discussion by the commission. Commissioner Gregory stated she thought eligibility under NPS Criterion B appeared less significant and recommended that the statement of significance be changed to indicate Criteria A and C only. Commissioners Gasser and Wilson concurred in this assessment and staff was directed to revise the statement of significance accordingly. Commissioner Gregory suggested that the 1946 addition at the north be specifically enumerated as a contributing element of the property. Members reached consensus and staff was directed to revise the building condition discussion to specifically include the 1946 addition.

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

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

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

CONSENSUS: THAT THE TEMPE HISTORIC PRESERVATION COMMISSION HOLD A PUBLIC HEARING TO CONSIDER NOMINATION OF THE LUCIER – O'NEAL RESIDENCE FOR HISTORIC DESIGNATION AND LISTING IN THE TEMPE HISTORIC PROPERTY REGISTER AT THEIR MEETING ON 14 APRIL 2011.



**HISTORIC
PRESERVATION
COMMISSION**

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

**HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Nathan Hallam
Billy Kiser
Joe Nucci
John Southard
Mark Vinson

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

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



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

Friday April 15, 2011

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

Congratulations! At a public hearing held April 14, 2011, the Historic Preservation Commission recommended approval of the request for historic designation and listing the LUCIER / O'NEILL RESIDENCE in the Tempe Historic Property Register.

In reaching their recommendation the commission found that the 1933 Lucier / O'Neill Residence is significant to our community history as a rare surviving example of a once common type - pre 1941 residential property. The property is in the upper ninety-ninth percentile of all Tempe properties in terms of age. Your property also has an important association with the 1924 Park Tract subdivision, one of Tempe's oldest intact subdivisions. In addition, it is an excellent surviving example of the Classical Bungalow style masonry house as it both embodies the distinctive characteristics of the type and survives with a high degree of architectural integrity.

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

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

Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer
www.tempe.gov/historicpres joe_nucci@tempe.gov