



**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 04/19/2023  
Agenda Item: 5**

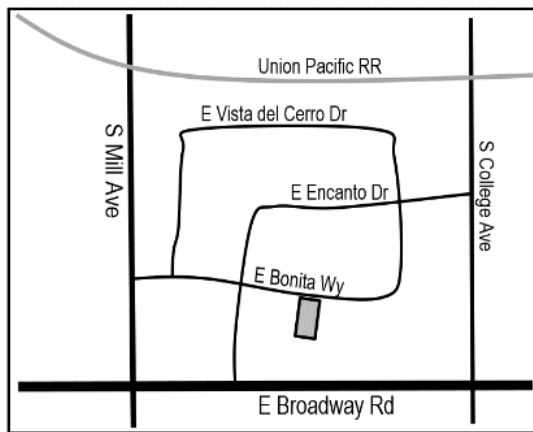
**ACTION:** Request for recommendation of approval of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the **McKemy-Riggs House** property, located at 135 East Bonita Way. The applicant is Mark Vinson, on behalf of property owner Patricia Riggs. (PL230011/HPO230001)

**FISCAL IMPACT:** None

**RECOMMENDATION:** Staff – Approve (with Condition)

**BACKGROUND INFORMATION:** 135 EAST BONITA (PL230011/HPO230001) was initiated by Mark Vinson, at the request of the property owner, Patricia Riggs. In a letter dated December 28, 2022, Ms. Riggs asked the City of Tempe to designate the **McKemy-Riggs House**, located on 0.23 acres at 135 East Bonita Way, in the Tempe Historic Property Register (THPR). Mr. Vinson subsequently requested a corresponding Zoning Map Amendment on Ms. Rigg's behalf. Per the City of Tempe's Historic Preservation Code ("Sec. 14A-4. - Designation of Landmarks, Historic Properties and Historic Districts"), designation must be preceded by approval of a Zoning Map Amendment for a historic overlay on the property. Mr. Vinson submitted the Zoning Map Amendment request on January 6, 2023. The request, if approved would change the **McKemy-Riggs House** property's zoning from "R1-6, single-family residential zoning district" to "R1-6 with an Historic Overlay Designation."

ZON230003      Zoning Map Amendment from R1-6, Single-Family Residential Zoning District to R1-6 with an Historic Overlay Designation.



Property Owner	Patricia Riggs
Applicant	Mark Vinson
Zoning District (current/proposed)	R1-6 / R1-6(H)
Gross / Net site area	0.23 acres (R1-6)
Density / Number of Units	N/A

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Ryan Levesque, Deputy Community Development Director, (480) 858-2393  
Department Director: Jeff Tamulevich, Community Development Director  
Legal review by: N/A  
Prepared by: Zachary J. Lechner, Historic Preservation Officer (HPO)

**NEIGHBORHOOD MEETING:**

On February 8, 2023, at 6 pm, Mark Vinson, on behalf of Patricia Riggs, held a neighborhood meeting to discuss the Historic Overlay Zoning Map Amendment. The session was held during the February meeting of the Historic Preservation Commission, in person at Tempe City Council Chambers at 31 East 5<sup>th</sup> Street and online via WebEx.

The neighborhood meeting portion of the agenda lasted approximately 20 minutes. The Historic Preservation Officer, Community Development Department staff members, and applicant liaison and leader of the neighborhood meeting, Mark Vinson, attended. Four members of the public (three online and one in person) were present for the purpose of attending the neighborhood meeting.

The HPC chair, Kyle Woodson, introduced Mr. Vinson, who gave a brief presentation about the **McKemy-Riggs House** and the Zoning Map Amendment request, before opening the Q&A session.

Jon Austin, who lives in the same neighborhood as Ms. Riggs, voiced his opposition to the Zoning Map Amendment request and Tempe Historic Property Register designation, stating that other homes in the neighborhood have considerably more architectural merit.

Commissioners asked questions about the features of the home, including a two-story addition that Ms. Riggs added to the home in 1998. Mr. Vinson said that the addition, as well as other mostly minor changes to the home's exterior, are compatible and do not detract from the home's historic integrity. In response to a question from Vice Chair Dave Fackler, Mr. Vinson explained that the home's historical significance lies primarily in its association with the McKemys rather than its architecture. Chair Woodson asked if the University Estates neighborhood, the location of the **McKemy-Riggs House**, has a historical designation and if Ms. Riggs intends to pursue a National Register of Historic Places listing for the home. Mr. Vinson responded "no" to both questions. Chair Woodson also asked if Mr. Vinson is aware of any other homes in Tempe with a similar ranch style/age that are listed in the Tempe Register. Mr. Vinson provided one example: the Roosevelt Addition Historic District, consisting of the entire neighborhood on Roosevelt Street east of Farmer Avenue. They are all homes of similar construction and time period. Mr. Vinson noted that the entire Roosevelt Addition neighborhood is designated, not individual homes. There are individually designated homes in the Maple-Ash neighborhood that also fit criteria similar to the **McKemy-Riggs House**, but to Mr. Vinson's knowledge, none have the association of a significant person like the **McKemy-Riggs House**. (Later, via email, Mr. Vinson informed the HPO "that there is one other 'comparable' [individually designated] on the Tempe Historic Property Register, as it relates to time period, style, type of construction and association with a significant person: the 1938 ranch-style Governor Howard J. Pyle House, located at 1120 South Ash Avenue" [Vinson to Lechner, 2/10/23].)

#### **HISTORICAL BACKGROUND:**

*Excerpted from Mark Vinson's attached THPR letter of nomination:*

"The McKemy-Riggs House is a single story, Ranch-style, single family dwelling constructed in 1949-50 as part of the earliest development of the new University Estates subdivision. The house was designed and built by R. Lloyd Williams, a Tempe designer/builder residing nearby at 69 W. 13th Street, Tempe, where he had designed and built his own home and office in 1949.

"The original property owners, for whom the house was designed and built, were Harvey and Marge McKemy, prominent Tempeans of the day. The McKemys remained in their home until Harvey's death in 1979, followed by Marge's passing in 1980. As the McKemys had no children, the property was inherited by distant nieces and nephews who put the property up for sale. Patricia Riggs, a Tempe native who had grown-up nearby, purchased the property, closing on 8 August 1981, and has resided there since. . . .

"The approximately 1460 SF house was situated on a flood-irrigated 0.23 acre lot, set-back from the front property line 25 feet, allowing for a large rear yard which was enclosed by a 5-foot high, 8x8x16 painted CMU wall as part of the original construction. Plantings by the McKemys included a bottle brush tree in front, a True Myrtle on the east side and a pecan\* at rear, all of which remain today.

“University Estates, consisting of approximately 37.4 gross acres from Mill Avenue east to College Avenue and Broadway Road north to the railroad tracks, was platted for 120 residential lots in July 1949 by Phoenix Title Company, with a commercial tract reserved at the southwest corner. These two- and three-bedroom homes were built of red brick or concrete pumice block and sold for \$5,950 to \$6,650. The subdivision consists of relatively large custom homes (average area of 1750 square feet) on large flood-irrigated lots. The houses are early-to-mid Ranch style with most examples from the California and French Provincial Ranch sub-styles. Today, most are well maintained, but many have been substantially altered with enclosed carports and insensitive additions and repairs. The yards feature mature trees and lush vegetation, owing to the flood irrigation.”

## ZONING

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest.*
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.*

## REASONS FOR APPROVAL

Staff supports approval of the Zoning Map Amendment request and designation of the **McKemy-Riggs House** in the Tempe Historic Property Register. As Mr. Vinson’s nomination makes clear, the home deserves designation because of its association with the McKemys, larger historical connection to the history of post-World War II residential development, association with post-World War II suburban-style neighborhood building patterns, and embodiment of the early to mid-twentieth-century Ranch home style. While the building’s architectural features are not distinctive enough on their own to render the home eligible for designation, its historic architectural integrity, while not perfect, augments the overriding importance of the home’s historical linkage to the McKemys. Ideally, a home like this would be designated in the Tempe Historic Property Register as part of a University Estates historic district, but as noted above, there is ample precedent, in the Maple-Ash neighborhood and elsewhere, for individually designating single-family homes that possess notable historical significance. **The McKemy-Riggs House** easily falls into this category.

The Tempe Historic Preservation Code lays out the criteria for designating individual properties in the Tempe Historic Property Register. A property must meet at least one criterion to qualify for designation. The **McKemy-Riggs House** meets the following criterion, as described in City Code, [Sec. 14A-4\(a\)](#):

- “[The property] 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. . . .”

## ZONING AMENDMENT CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City’s approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment approval shall be null and void.

## HISTORY:

July 1949	University Estates platted by Phoenix Title Company.
February 1950	Home at 135 East Bonita Way purchased by Marge and Harvey McKemy.
July 1953	McKemys add rear addition to the house.

May 11, 1979	Harvey McKemy dies.
March 11, 1980	Marge McKemy dies.
August 1, 1981	Current owner and resident Patricia Riggs purchases the house.
1998-1999	Patricia Riggs add two-story addition and basement to rear of the house.
April 19, 2023	Historic Preservation Commission holds public hearing on request for recommendation of approval of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the <b>McKemy-Riggs House</b> property.
May 9, 2023	Development Review Commission scheduled public hearing on request for recommendation of approval of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the <b>McKemy-Riggs House</b> property.
June 1, 2023	City Council scheduled introduction and first public hearing on request of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the <b>McKemy-Riggs House</b> property.
June 15, 2023	City Council scheduled second and final public hearing on request of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the <b>McKemy-Riggs House</b> property.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment

**Sample Motion:**

"I motion to recommend approval of the applicant's request for a Zoning Map Amendment from 'R1-6, Single-Family Residential Zoning District' to 'R1-6 with an Historic Overlay Designation' for the **McKemy-Riggs House** property, located at 135 East Bonita Way, with the condition of approval listed in the staff report."



# DEVELOPMENT PROJECT FILE

for

McKemy-Riggs House  
(PL230011/HPO230001)

## ATTACHMENTS:

1. Zoning map amendment application for McKemy-Riggs House (135 East Bonita Way)
2. McKemy-Riggs House property information
3. Letter from homeowner Patricia Riggs
4. Cover letter and THPR nomination for the McKemy-Riggs House, written by Mark Vinson

# ZONING AMENDMENT APPLICATION

COMMERCIAL + INDUSTRIAL + RESIDENTIAL + MIXED-USE

*The regulations and boundaries of zoning districts set forth in this Code may be amended whenever deemed necessary to best serve the public interest, and the health, comfort, convenience, safety, and general welfare of the city. A Development Plan Review (DPR) application shall be processed concurrently with a zoning map amendment.*



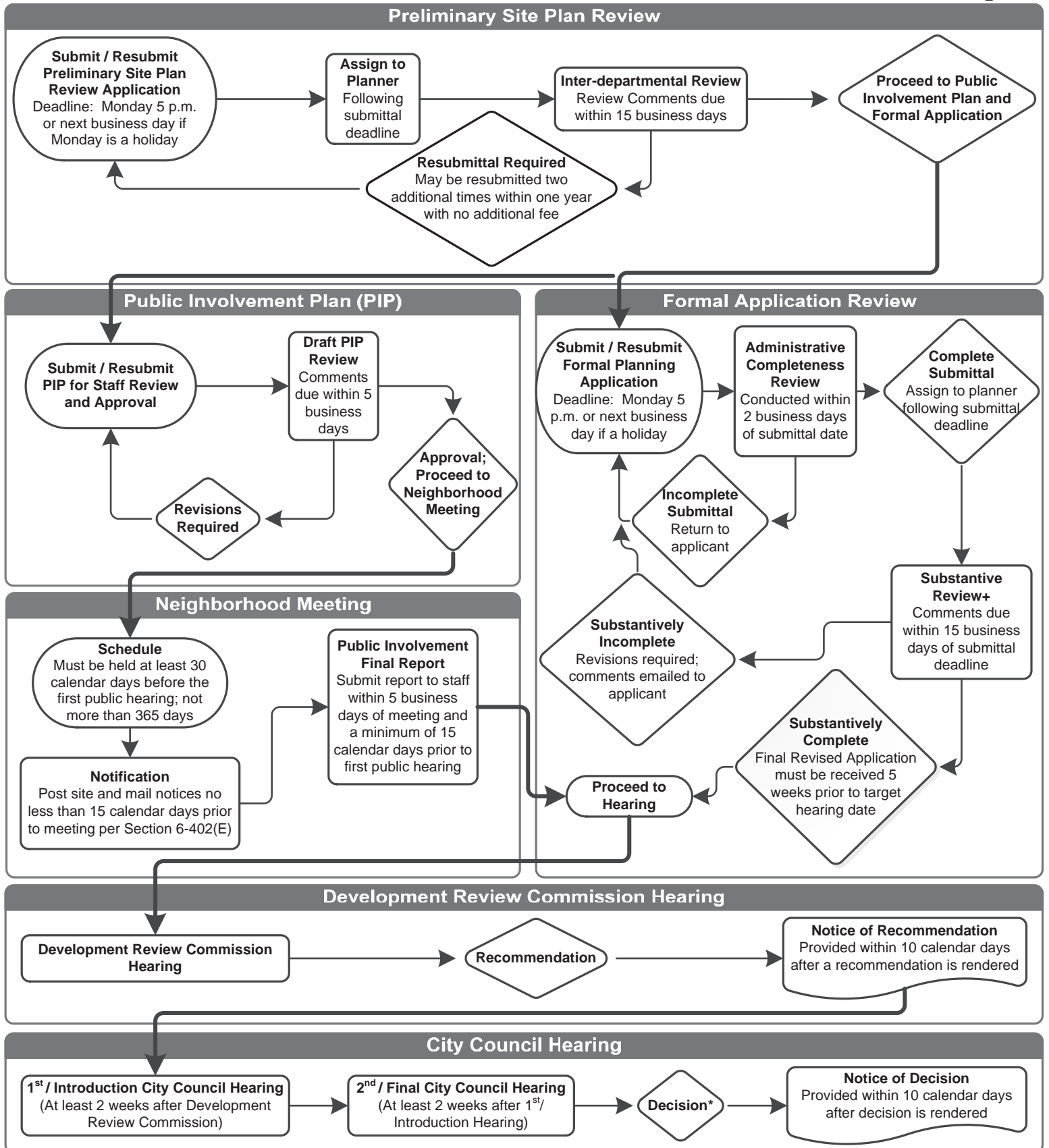
Community Development Department  
Planning Division

31 East 5<sup>th</sup> Street, Garden Level East Tempe, Arizona 85281 (480) 350-8331 or (480) 350-8400 TDD

Revised March 15, 2019

# Planning Application Review & Hearing Process

City of Tempe  
 Community Development Department  
 31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
 (480) 350-4311 Fax: (480) 350-8677  
 Planning Fax: (480) 350-8872  
<http://www.tempe.gov/planning>



\*Any appeal of a public meeting / hearing decision shall be filed pursuant to Part 6, Chapter 8, Appeals, no later than thirty (30) calendar days after the date on which the decision was rendered.

+Inter-departmental review may be required for subsequent resubmittals.

# Planning Application

Part 1 of 2

City of Tempe  
 Community Development Department  
 31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
 (480) 350-4311 Fax (480) 350-8677  
 Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	McKemy-Riggs House	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	135 E. Bonita Way	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Historic Property Designation with corresponding Zoning Map Amendment for "H" overlay zoning.	PARCEL No(s)	133-16-108 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)					
BUSINESS NAME	Patricia Riggs, Homeowner	ADDRESS	135 E. Bonita Way		
CONTACT NAME	Patricia Riggs	CITY	Tempe	STATE	AZ ZIP 85281-6656
EMAIL	riggs.trish@yahoo.com	PHONE 1	(480) 967-6691	PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE or attach written statement authorizing the applicant to file the application(s)	<input checked="" type="checkbox"/> See attached letter. Digitally signed by See attached letter. Date: 2023.01.06 15:07:47 -08'00'	DATE	1/6/2023
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APPLICANT INFORMATION – REQUIRED					
COMPANY / FIRM NAME	VinsonStudio PLLC	ADDRESS	13910 E. Hawknest Rd.		
CONTACT NAME	Mark Vinson	CITY	Scottsdale	STATE	AZ ZIP 85262-0000
EMAIL	mark@vinsonstudio.net	PHONE 1	(480) 720-3566	PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	<input checked="" type="checkbox"/> Mark C. Vinson Digitally signed by Mark C. Vinson Date: 2023.01.06 15:26:29 -08'00'	DATE	1/6/2023
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs					
BUSINESS NAME		ADDRESS			
CONTACT NAME		CITY		STATE	ZIP
TYPE OF BUSINESS		PHONE		EMAIL	

<input checked="" type="checkbox"/> APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input checked="" type="checkbox"/> E. ZONING CODE AMENDMENTS		Map <input type="checkbox"/>	ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISIONS / CONDOMINIUMS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input type="checkbox"/> L. ABATEMENTS			CE	CM
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**





## AFFIDAVIT OF PUBLIC HEARING NOTIFICATION FOR PROPERTY OWNERSHIP LIST AND MAP

For all applications requiring a public hearing, it is the responsibility of the applicant to provide current and complete property ownership and tenant information for the subject property. Based on the applicant's submitted information, the City of Tempe will provide a notification map and mailing list. The City of Tempe uses the Maricopa County Assessor's parcel data for compilation of this list. The applicant acknowledges that the information provided as a courtesy by the City of Tempe is only as accurate, as the applicant's submitted information, and that of the Maricopa County Assessor's Office.

For compliance, please refer to Section 6-404 of Tempe Zoning and Development Code. Current tenant information for all parcels may be obtained from the current property owner or their designee. Additionally, for timely processing of the application, further mailing requirements are explained in the Instructions for Tenant List (next page).

**NOTE:** By signing this affidavit, the applicant (or its representative) shall not hold the City of Tempe responsible for any inaccuracies to the property ownership information which may cause delay in proper processing. If tenant information is required, signing this affidavit assumes the applicant (or its representative) is responsible to provide accurate and complete tenant information for the notification process, and any incorrect or incomplete information could cause delay in the proper processing of the application.

### Zoning and Development Code, Part 6, Chapter 4, Section 6-404, C (4), in part states:

The Community Development Department or the City Clerk shall issue public notices for all types of hearings under this Code as follows:

4. Mailing a hearing notice not less than 15 calendar days prior to the date of the initial hearing to:
  - a. The applicant or representative and owners of the subject property;
  - b. All property owners of record within 600 feet of the subject property which are included on the mailing list submitted by the applicant;
  - c. Provide notice by electronic communication, or if not applicable, by other standard means of noticing to the chairperson of the registered neighborhood association(s) and home owners association(s) within 1,320 feet (1/4 mile) of the subject properties;
  - d. All tenants, within the boundary of the subject property(ies); and
  - e. Mailing of hearing notices does not apply to Zoning and Development Code text amendments.
5. If notification is required for a public hearing with City Council, the City Clerk shall submit for publication in the official newspaper the request, at least once, fifteen (15) days prior to the meeting. If a Tempe City Code amendment is involved, the City Clerk shall comply with the requirements of the City Charter.

I have read and understand the foregoing information and requirements, particularly Section 6-404, Tempe Zoning and Development Code, and assume all liability and responsibility of the applicant for compliance with these requirements. The applicant hereby agrees to indemnify, defend and hold harmless the City of Tempe, its officers, agents and employees from any claims, demands, damages, fines, all costs, all fees and all expenses incurred in connection therewith, arising directly or indirectly out of the information provided for the vicinity ownership map, ownership/tenant list and any other information provided for compliance with Section 6-404, Tempe Zoning and Development Code.

**NAME:** Mark C. Vinson  
(PRINT NAME OF APPLICANT OR AUTHORIZED AGENT)

**SIGNATURE:** Mark C. Vinson Digitally signed by Mark C. Vinson  
Date: 2023.01.06 15:27:40 -08'00'  
(APPLICANT OR AUTHORIZED AGENT)

**DATE:** 1/6/2023

# Zoning Amendment Application Submittal Checklist Form



Part 1 of 2

CITY USE ONLY PL #: \_\_\_\_\_

Applicant	Staff	Items Required for a Complete Application																				
<i>Provided</i>	<i>Received</i>	<i>Below is a checklist of documents and plans required for a complete application, depending on scope of work. Missing items will deem an application incomplete. Correctly date/label all documents and plans. All plans shall be signed &amp; sealed by a design professional registered in the State of Arizona. DO NOT bind documents and plans or provide duplicate plans if a project requires multiple types of concurrent applications.</i>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1. Completed Planning Application Form with Property Owner Authorization</b>																				
<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Correct Fee Payment(s)</b>																				
<input type="checkbox"/>	<input type="checkbox"/>	<b>3. Development Plan Review Application (depending on scope of work):</b> <i>Shall be processed concurrently with a Zoning Map Amendment Application</i>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>4. Affidavit of Public Notification</b>																				
<input type="checkbox"/>	<input type="checkbox"/>	<b>5. Ownership/Tenant List (if applicable):</b> <i>One set of 8 ½"x11" size sheets</i> <ul style="list-style-type: none"> <li><input type="checkbox"/> List to include all tenants within the boundary of the subject property(ies); if a part of a commercial or industrial center, list must include tenants of the entire center</li> <li><input type="checkbox"/> Submit tenant's name, address, suite number, city, state and zip code</li> <li><input type="checkbox"/> Font should be all CAPS</li> <li><input type="checkbox"/> 5-digit ZIP code required, 9-digit ZIP code optional</li> <li><input type="checkbox"/> Street and State designation abbreviations acceptable</li> <li><input type="checkbox"/> Submit both a hard copy of the list and an electronic spreadsheet in Microsoft Word or Excel. See example below:</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUSINESS NAME</th> <th>ADDRESS</th> <th>CITY</th> <th>STATE</th> <th>ZIP</th> </tr> </thead> <tbody> <tr> <td>JOHN'S SHOE REPAIR</td> <td>111 S MCCLINTOCK DR #101</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> <tr> <td>SANDWICH SHOP</td> <td>111 S MCCLINTOCK DR #102</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> <tr> <td>NAILS BY MARY</td> <td>113 S MCCLINTOCK DR</td> <td>TEMPE</td> <td>AZ</td> <td>85281</td> </tr> </tbody> </table>	BUSINESS NAME	ADDRESS	CITY	STATE	ZIP	JOHN'S SHOE REPAIR	111 S MCCLINTOCK DR #101	TEMPE	AZ	85281	SANDWICH SHOP	111 S MCCLINTOCK DR #102	TEMPE	AZ	85281	NAILS BY MARY	113 S MCCLINTOCK DR	TEMPE	AZ	85281
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SANDWICH SHOP	111 S MCCLINTOCK DR #102	TEMPE	AZ	85281																		
NAILS BY MARY	113 S MCCLINTOCK DR	TEMPE	AZ	85281																		
<input type="checkbox"/>	<input type="checkbox"/>	<b>6. Public Involvement Plan (depending on scope of work):</b> <i>One set of 8 ½"x11" size sheets</i> <p>Staff must review and approve the Public Involvement Plan (PIP) prior to starting the public notification process. Each item listed below must be addressed in the PIP:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cover page with information such as the project name, address, general cross streets, and case number(s)</li> <li><input type="checkbox"/> Description of the proposed project, including the specific entitlement request(s)</li> <li><input type="checkbox"/> Draft copy of your notification letter and sign text in the plan for staff to review</li> <li><input type="checkbox"/> Describe the proposed format of the neighborhood meeting</li> <li><input type="checkbox"/> Assess whether language translation is needed for the notification and/or neighborhood meeting.</li> <li><input type="checkbox"/> Notification: <ul style="list-style-type: none"> <li><input type="checkbox"/> Notification area map and a list of the property owners who will be notified.</li> <li><input type="checkbox"/> List any Registered Neighborhood and Homeowners' Associations, and their representatives, who will be notified.</li> <li><input type="checkbox"/> Notification must occur a minimum of 15 days prior to the neighborhood meeting.</li> <li><input type="checkbox"/> Prior to any notification being issued, confirm the date of the neighborhood meeting to ensure City Planning staff attendance</li> </ul> </li> <li><input type="checkbox"/> Identify stakeholders affected by your proposal and concerns or issues these individuals may have</li> <li><input type="checkbox"/> State how individuals will be informed of any significant changes to the proposed development after the neighborhood meeting</li> <li><input type="checkbox"/> Schedule with estimated dates for completion of the Public Involvement Final Report.</li> </ul> <p><i>Full instructions for creating a Public Involvement Plan and Public Involvement Final Report is provided in the PIP Manual on pages 8 through 10 of this application packet; a Neighborhood Meeting Requirements handout is provided on pages 11 and 12.</i></p>																				
<input type="checkbox"/>	<input type="checkbox"/>	<b>7. Letter of Explanation:</b> <i>One set of 8 ½"x11" size sheets</i> <p>For a Zoning Map Amendment (including Overlay Districts) and Code Text Amendment, the letter of explanation shall describe the proposed project and provide supporting evidence that the request is in the public interest and conforms with and facilitates implementation of the General Plan and other area policy plans. To demonstrate conformance, the letter should explain how the request supports the goals and objectives of the following General Plan Elements:</p> <ol style="list-style-type: none"> <li>1. Land Use and Development</li> <li>2. Economic Development</li> <li>3. Circulation</li> <li>4. Conservation</li> </ol>																				

# Zoning Amendment Application Submittal Checklist Form



Part 2 of 2

CITY USE ONLY PL #: \_\_\_\_\_

Applicant	Staff	Items Required for a Complete Application
<b>Provided</b>	<b>Received</b>	<p><i>Below is a checklist of documents and plans required for a complete application, depending on scope of work. Missing items will deem an application incomplete. Correctly date/label all documents and plans. All plans shall be signed &amp; sealed by a design professional registered in the State of Arizona. <u>DO NOT</u> bind documents and plans or provide duplicate plans if a project requires multiple types of concurrent applications.</i></p>
		<p>5. Open Space, Recreation and Cultural Amenities</p> <p>6. Public Facilities and Services</p> <p>The letter of explanation should address how the proposal supports any applicable area policy plans, including:</p> <p>A. <a href="#">Character Area Plans</a></p> <p>B. <a href="#">Downtown / Mill Avenue District Community Design Principles</a></p> <p>C. <a href="#">Mill + Lake District Streetscape Principles and Guidelines</a></p> <p>D. <a href="#">Historic Preservation Plan</a></p> <p>E. <a href="#">Apache Boulevard Redevelopment Plan</a></p> <p>F. <a href="#">Town Lake Design Documents</a></p> <p><i>The above criteria are used to evaluate a design application.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>8. Legal Description &amp; Exhibit:</b> <i>One set of 8 ½"x11" size sheets</i></p> <p><input type="checkbox"/> Sealed by land surveyor <input type="checkbox"/> Electronic copy of legal description in PDF (sealed) and Microsoft Word formats, and exhibit in PDF (sealed)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>9. Current and Proposed Zoning Map (if applicable):</b> <i>One set of 8 ½"x11" size sheets</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>10. Current and Proposed Text (if applicable):</b> <i>One set of 8 ½"x11" size sheets</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>11. Context Photos (subject to scope of work):</b> <i>One set of 8 ½"x11" size sheets</i></p> <p><input type="checkbox"/> Provide photo location map cover sheet <input type="checkbox"/> Photos are to be taken at the curb and along property boundaries to explain perimeter conditions <input type="checkbox"/> Photos to be taken at each property corner and in each cardinal direction (north, south, east, west) <input type="checkbox"/> Each photo shall be numbered to correspond with direction and location as identified in photo location map cover sheet <input type="checkbox"/> Limit 4 to 6 photos per sheet</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>12. Electronic Complete Application Submittal:</b> <i>One USB-Flash-Drive or Optical Disc</i></p> <p><input type="checkbox"/> When converted to Portable Document Format (PDF), the plan sheets shall be saved in the horizontal (landscape) position, so the top of the page is always at the top of the computer monitor. <input type="checkbox"/> All plans shall be provided in 8 ½"x11" and 11"x17" size sheets; and 24"x36" size sheets when applicable. <input type="checkbox"/> The documents shall be submitted in an Adobe Portable Document Format (PDF) compatible with Adobe Acrobat X (10) Professional. <input type="checkbox"/> PDF's shall be first generation vector-based file (direct conversion from AutoCAD, ArchiCAD, MS Word, etc.) and shall have security settings set to "Allowed" to allow plan reviewers to place comments on plans. <input type="checkbox"/> All sheet file names shall match or include the sheet number shown on the respective sheet title block and plan sheet index. The file name can also include a brief description of the plan sheet such as Title Sheet, Floor plan, Building Elevations, etc. <input type="checkbox"/> Corrected plan sheets submitted for second or subsequent reviews shall use their respective original file name.</p>



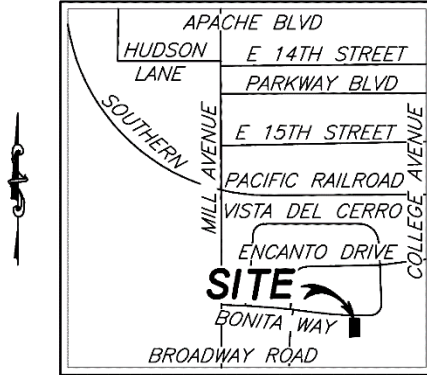
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### VICINITY MAP

NOT TO SCALE

## RECORD OWNER:

APN# 133-16-108

PATRICIA RIGGS

**PROPERTY ADDRESS**

135 E. BONITA WAY

TEMPE, ARIZONA 85281

## LEGAL DESCRIPTION:

WARRANTY DEED #2022-0013486. MCR

LOT 29, BLOCK 4, UNIVERSITY ESTATES,  
ACCORDING TO BOOK 46 OF MAPS, PAGE 5,  
RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTE: THE ABOVE ARE EXCERPTS FROM "RESULTS OF SURVEY,"  
DATED 9/8/22.



*Lance C. Dickson*

Patricia Riggs  
135 Bonita Way  
Tempe AZ 85281

December 28, 2022

Zachary Lechner, PhD  
Tempe Historic Preservation Officer  
City of Tempe – Community Development  
31 E. 5<sup>th</sup> St.  
Tempe AZ 85281

Re: McKemy-Riggs House

Dear Mr. Lechner,

I hereby nominate my home at 135 Bonita Way for designation as a Tempe Historic Property and listing on the Tempe Historic Property Register. The house was built in 1949-50 for Harvey and Marge McKemy, prominent Tempeans of the day. I purchased the property from the McKemy's heirs in 1981 after Harvey's and Marge's passing and have been the sole owner since. Although I have made some modifications, the house retains its primary characteristics from the McKemy's time. The surrounding neighborhood, University Estates, has experienced significant change over the past 20 years and continues to do so, making my home one of the few good examples remaining from the original build out.

I sincerely hope you and the Tempe Historic Preservation Commission, Development Review Commission and City Council will agree that my home is worthy of preservation and designate it as a Tempe Historic Property, with corresponding listing on the Tempe Historic Property Register (as well as any zoning map amendment as may be appropriate).

I also hereby designate Mark Vinson, of VinsonStudio PLLC, to prepare and submit the appropriate nomination materials and act as my representative throughout the process.

Best regards,



Patricia Riggs



ARCHITECTURE ART  
PLANNING PRESERVATION

5 January 2023

Zachary Lechner, PhD  
Historic Preservation Officer  
City of Tempe – Community Development  
31 E. Fifth Street  
Tempe, Arizona 85281

Re: **McKemy-Riggs House**

Greetings:

Enclosed please find a nomination for designation as a Tempe Historic Property, with corresponding Zoning Map amendment, and listing on the Tempe Historic Property Register for the *McKemy-Riggs House*, 135 E. Bonita Way. Included is a letter from the current owner, Patrica Riggs, requesting the designation and authorizing VinsonStudio to make this submittal on her behalf and act as her representative throughout the process.

Best regards,

**Mark C Vinson** FAIA/AICP/NCARB  
President, **VinsonStudio** PLLC

13910 E HAWKNEST RD SCOTTSDALE AZ 85262  
480.720.3566 [MARK@VINSONSTUDIO.NET](mailto:MARK@VINSONSTUDIO.NET)  
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[WWW.FACEBOOK.COM/VINSONSTUDIO](http://WWW.FACEBOOK.COM/VINSONSTUDIO)



ARCHITECTURE ART  
PLANNING PRESERVATION

A NOMINATION FOR DESIGNATION AS A TEMPE HISTORIC PROPERTY AND LISTING ON THE TEMPE REGISTER OF HISTORIC PROPERTIES (WITH CORRESPONDING ZONING MAP AMENDMENT) FOR THE

# McKEMY - RIGGS HOUSE

LOCATED AT 135 EAST BONITA WAY, TEMPE AZ 85281, IN UNIVERSITY ESTATES.

OWNER/NOMINATOR: Patricia Riggs  
135 E. Bonita Way, Tempe AZ 85281

ARCHITECT/SUBMITTOR: VinsonStudio PLLC (Mark Vinson FAIA/AICP/NCARB)  
13910 E. Hawknest Rd., Scottsdale AZ 85262

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- K Interior
- L Landscape
- M Harvey McKemy



## PROPERTY INFORMATION

NAME OF PROPERTY:  
McKemy-Riggs House

ADDRESS:  
135 E. Bonita Way, Tempe Arizona 85281

LEGAL DESCRIPTION:  
Lot 29, Block 4 of University Estates,\* a subdivision of a portion of the SW quarter of Section 22, Township 1N, Range 4E, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.  
\* according to Book 46 of Maps, Page 5, Records of Maricopa County, Arizona.

ASSESSOR PARCEL NUMBER:  
133-16-108

ZONING/USE:  
R1-6 / single family dwelling

ARCHITECTURAL CLASSIFICATION:  
Early/mid Ranch (California Ranch substyle)

MATERIALS:  
Foundation: concrete / slab-on-grade (stained & polished at porch and living areas)  
Walls: painted 8 x 4 x 16 CMU (primary); painted wood clapboard siding (secondary)  
Roof: asphalt composition shingles on plywood sheathing on wood rafters with exposed tails  
Other: steel casement, single-pane windows (some modern replacements at sides and rear)

## NARRATIVE DESCRIPTION

### DEVELOPMENT AND CONSTRUCTION

The McKemy-Riggs House is a single story, Ranch-style, single family dwelling constructed in 1949-50 as part of the earliest development of the new University Estates subdivision. The house was designed and built by R. Lloyd Williams, a Tempe designer/builder residing nearby at 69 W. 13<sup>th</sup> Street, Tempe, where he had designed and built his own home and office in 1949.

The original property owners, for whom the house was designed and built, were Harvey and Marge McKemy, prominent Tempeans of the day. The McKemys remained in their home until Harvey's death in 1979, followed by Marge's passing in 1980. As the McKemys had no children, the property was inherited by distant nieces and nephews who put the property up for sale. Patricia Riggs, a Tempe native who had grown-up nearby, purchased the property, closing on 8 August 1981, and has resided there since.

The approximately 1460 SF house was situated on a flood-irrigated 0.23 acre lot, set-back from the front property line 25 feet, allowing for a large rear yard which was enclosed by a 5-foot high, 8x8x16 painted CMU wall as part of the original construction. Plantings by the McKemys included a bottle brush tree in front, a True Myrtle on the east side and a pecan\* at rear, all of which remain today.

\* Each property owner was encouraged to plant a pecan tree by the Aepli family, prior owners of the tract and owners of the first house completed in the new subdivision (119 E. Bonita Way).

University Estates, consisting of approximately 37.4 gross acres from Mill Avenue east to College Avenue and Broadway Road north to the railroad tracks, was platted for 120 residential lots in July 1949 by Phoenix Title Company, with a commercial tract reserved at the southwest corner. Several



homes, including 119 and 135 E. Bonita Way, were under construction by Williams & Wells soon thereafter. These two- and three-bedroom homes were built of red brick or concrete pumice block and sold for \$5,950 to \$6,650. The subdivision consists of relatively large custom homes (average area of 1750 square feet) on large flood-irrigated lots. The houses are early-to-mid Ranch style with most examples from the California and French Provincial Ranch sub-styles. Today, most are well maintained, but many have been substantially altered with enclosed carports and insensitive additions and repairs. The yards feature mature trees and lush vegetation, owing to the flood irrigation. Since lots on the south end of the subdivision faced Broadway Road, the plat design included Broadway Lane, a frontage road parallel to and just north of Broadway Road, as mitigation. Also present was the Double Butte Ditch which is no longer present, having been piped in 1961. In February 1950, Universal Homes announced that it would build 95 new homes in the subdivision with sales through Universal Realty Company. By July 1950, 25 homes had been built or were under construction. In 1951, Karl S. Guelich, president of Tonto Homes, Inc., began building concrete block houses along Broadway Lane, selling for \$7,500 each. University Estates was mostly built-out by 1953, nearly completely by 1959.

Character-defining features of University Estates include:

- Relatively large, single-story, single-family, Ranch style houses
- Red brick or 8 x 4 x 16 concrete block (CMU) construction
- Asphalt or wood shingle roofing
- Large, flood-irrigated lots with grass lawns, mature trees, and lush vegetation
- Curvilinear street plan
- Straight, one or two car width, driveways
- Rolled curb and gutters throughout with sidewalks along Broadway Lane only

The McKemys took out a mortgage for their new home in University Estates in February 1950, having previously resided at 33 E. 8th Street (University Drive). The house R. Lloyd Williams designed and built for them was in the early-mid period of the Ranch style, vaguely California Ranch in appearance, featuring details such as exposed, painted 8 x 4 x 16 concrete block walls, low-sloping (3/12) double-pitched roof forms clad with asphalt shingles, exposed rafter tails and steel casement windows. Exposed redwood sheathing and beams were employed for the porch roof. Interiors featured lath and plaster walls with coved ceilings, some featuring insets with inscribed geometric patterns, and exposed, red-stained, polished concrete floors (in the manner of Frank Lloyd Wright). A roof-mounted evaporative air conditioner with central ductwork kept the modest home livable year-round.

The overall composition, when viewed from the street (north), consisted of a front porch and rectangular living space covered by a double-pitched roof oriented parallel to the street, stepping-down over the carport at the west end and a bedroom wing with a gable roof end perpendicular to the street to the east. The kitchen is oriented to the rear yard, as is a breakfast nook. Two modest additions were made to the rear (south) by the McKemys. Later additions, including a two-story bedroom/storage wing with basement to accommodate her mother, have also been made to the rear by current owner Patricia Riggs, resulting in the current total area of 2990 SF.

#### CONTEXT 1: HARVEY AND MARGE MCKEMY

Together with Grady Gammage, it is a fair observation that Harvey Montgomery McKemy is the most beloved and revered educator in Tempe history. As a teacher, principal and superintendent, as well as community volunteer, he touched the lives of thousands of Tempe children.

Born to Theorah Simpson McKemy and Clara Agnes Montgomery on 4 September 1891 in Fulton Illinois, McKemy attended Knox College there for two years. He moved to Missouri in 1914 where he began his career in education as a teacher in a one-room schoolhouse where he taught all eight grades and served as janitor. That was followed by teaching all subjects at a two-year high school where he also coached football. During that time, he met his first wife, May Elva Fulkerson. Her poor health precipitated a move to Arizona in 1927 where, it was hoped, a better climate would be conducive to

improved health. Once in Arizona, McKemy was able to continue his studies, graduating from the University of Arizona with a Bachelor's degree in Education in 1930 and earning his Master's in Educational Administration from the University of Southern California in 1934.

McKemy's tenure as a Tempe educator and administrator began as a teacher at Kyrene School, where he became principal for six years, followed by 28 years as superintendent of the Tempe Elementary School District. During his career, the district expanded from a single elementary school with 320 students to eight schools and 6000 students at the time of his retirement. When Tempe's first middle school, designed by Tempe architect Kemper Goodwin FAIA, was constructed in 1953, the district board, teachers and students all supported naming it after McKemy.

As superintendent, McKemy started many after-school, summer recreational, and leisure opportunities for young people. He was a member of the State Board of Education and president of the Arizona Association of School Administrators. Adjuncts to his educational career included service as a member of the State Board of Education, State Curriculum Committee, President of the Arizona Association of School Administrators and three times a candidate for State Superintendent of Public Instruction, losing to M.L. Brooks in 1948 and 1950, and C.L. "Cliff" Harkins in 1956. Although running as a Republican, his campaign slogans were: "Take the schools out of politics" and "The education office has suffered because it is an elective office."

McKemy's public service included volunteer director of Tempe's summer recreational program from 1935-42; president of Tempe Chamber of Commerce, 1937-38; developer and director of a WWII recreation program for local servicemen; board member for 35 years and president for 12 of the Tempe District, Roosevelt Council, of the Boy Scouts of America; president of the Tempe Welfare Association 1942-53, president of Tempe Community Chest (local forerunner of the United Way) from 1938-50 and executive director of Tempe United Way 1968-71. He was a member of Masonic and Knights of Pythias Lodges, Rotary and the Methodist Church. In the mid-1970s the Tempe Diablos dedicated their annual Red Carpet Horse Show to McKemy in honor of his many years of community service and his influence in education.

McKemy's long interest in athletics led him to play an instrumental role in bringing major league baseball spring training to Tempe. He was honored in March 1977 by the Tempe Diablos and Baseball Facilities Inc. when Harvey McKemy Day in Tempe was proclaimed.

Evidence of McKemy's status in the community can still be seen in school (McKemy Middle School, 1958-2018 / McKemy Academy of International Studies, 2021-present), building (McKemy Apartments) and street (McKemy Street) names in Tempe.

Despite the move to a warmer climate, May Fulkerson McKemy succumbed to her ailments in 1941. Sometime thereafter, Harvey met and married an attractive and energetic widow employed as an administrative assistant at Arizona State Teachers' College. Marge Lukatz was born in Hungary 1903 and brought to America at age 3. Her first husband was killed in an accident. She remarried and later moved to Arizona from Cincinnati in 1939 with her second husband, hopeful that a better climate would improve his health. Any improvement was short-lived, however, as he soon passed away.

Marge worked for 16 years at ASC/ASU as an administrative assistant in Scholarships and Financial Aids, as well as in the office of Clyde Smith, the athletic director. She was active in fund-raising for many Tempe and Greater Phoenix charitable organizations, serving as president or chairwoman of several. Marge was cited by James W. Creasman, Director of Special Events and Programs in the Office of the President of ASC as being instrumental in the successful fund-raising campaign to build the Memorial Union at the college in 1956 (another Kemper Goodwin design). Dr. W.P. Shofstall, Dean of Students at Arizona State College / Arizona State University, 1950-1969, and later State Superintendent of Public Instruction, said of Marge, "She gave to our office and our work a standard of professionalism one rarely finds." Marge served as State President of the Arizona Federation of Business

and Professional Women's Clubs, helping organize the Tempe Chapter. She was their first "Woman of the Year" in 1965. Marge was also named Arizona Business Woman of the Year in 1959 and 1966.

Harvey died on 11 May 1979 in a Mesa nursing home after a lengthy illness. Marge continued to live in their home at 135 E. Bonita Way until succumbing there to a brief illness on 11 March 1980, 10 months to the day after Harvey's death. Although they had no children of their own, Harvey and Marge McKemy's legacy lives on through the lives of thousands of Tempe school children and students at Arizona State University.

#### CONTEXT 2: ROBERT LLOYD WILLIAMS

Robert Lloyd "Lloyd" Williams was born in Tempe on 14 August 1919 to Josiah and Alice Kathryn (Holmsley) Williams, the youngest of their seven children. Williams graduated from Tempe High School and attended Arizona State Teachers College (now Arizona State University) where he studied architectural drawing and engineering, pausing from his studies long enough to marry Genevieve Adams on 25 September 1940.

Williams worked briefly for a mining company in Globe, then as a draftsman and as a clerk for the Salt River Power Company before being drafted into the armed forces during World War II. Following a medical discharge, he began what was to be a long and successful career as a building contractor. He and Warren W. Wells formed Wells & Williams Construction Company, which eventually became Williams & Sons Construction, building homes, apartments, churches and office complexes.

In addition to his business efforts, Williams served for several years on the Tempe Planning and Zoning Commission, helping regulate development during part of Tempe's most dynamic period of growth. He was also a member of the Church of Jesus Christ of Latter-day Saints where he served for many years.

R. Lloyd Williams, Builder (as he was listed in the 1952 Tempe Business Directory), died 3 October 2005 in Tempe at the age of 86.

#### CONTEXT 3: POST-WORLD WAR II RESIDENTIAL DEVELOPMENT

By 1945, the combined 15 years of the Great Depression and World War II had created a pent-up demand for goods, services, higher education and housing. An improving economy, relaxed restrictions on building materials, federally-guaranteed home loans, the G.I. Bill (sponsored by Arizona Senator Ernest McFarland) and the impending Baby Boom combined to fuel a nearly 30-year nationwide building boom. Nowhere was this more pronounced than in the "Sunbelt" cities of the Southwest. Accompanied by infrastructure improvements, the introduction of television and widespread clamoring for social change, the "Midcentury" era was a time unlike any other in American history.

At the conclusion of World War II, the federal government encouraged homebuilders to provide millions of new houses. Depression-era poverty and lack of financing, followed by wartime restrictions on construction, had created a significant national housing shortage. After years of austerity, many Americans finally had new jobs, disposable income and dreams of owning their own homes.

Nationally, single-family detached houses became the new standard. Lessons learned in wartime mass production were put to use in post-war homebuilding. Construction methods and materials developed before the war, such as balloon framing, plywood, a variety of glues and caulks, widespread availability of milled lumber, concrete block, prefabricated window units and, most impactful in the Phoenix metropolitan region – air conditioning – now expanded into widespread use. These were particularly suited to fast and inexpensive building. Large-scale production made it possible to build several hundred houses simultaneously, allowing for more efficient site development and greater specialization of labor. Such standardization and large-scale production, as William Levitt

demonstrated with his Levittown, New York, community, allowed homebuilders to provide what the market demanded – affordable housing of a consistent quality.

Following the model of federal intervention established during the Roosevelt “New Deal” era, the Federal Housing Administration (FHA) assumed a dominant role in financing and promoting construction of housing and, as a consequence, determining the appearance of houses and neighborhoods. FHA building and planning standards, intended to protect property values, effectively controlled nearly every aspect of residential development, including construction techniques, building materials, design and layout of houses and minimum square footage requirements, as well as the layout and appearance of the subdivision (subdivision design was considered as important to long-term stability of a property's value as construction of the house itself). FHA design standards encouraged the careful arrangement of lots and streets to protect the subdivision from commercial encroachment and discourage through traffic. These standards were codified as planning commissions throughout the country adopted them into their zoning ordinances. Although this facilitated more efficient production of housing to reduce prices and stabilize values, it also limited creativity and differentiation, while contributing to suburban sprawl, as builders were forced to comply with the guidelines or risk denial of mortgage insurance.

By the early 1950s, several years of construction at a frenetic pace had somewhat satiated the demand for new housing. With a growing population and a rising middle class, however, a potential market for larger and more stylistically diverse new homes began to develop. The homebuilding industry had become very competitive and builders had to increase the appeal of their products to attract buyers. Many tract housing prototypes were now being designed by architects or builders with some architectural training. Recognizing changes in the market, the Housing Act of 1954 lowered the down payment for houses costing up to \$25,000, making larger houses easier to finance. By the late 1950s, houses became generally larger and more expressive. Builders were offering a greater variety of models with more optional features. In Tempe, the proliferation of home builders in the late 1940s and beyond led to a new creativity in design. They began mixing traditional and modern stylistic elements. As a result, there was much greater diversity in residential architecture by the advent of the 1960s, in contrast to the smaller, more regimented houses of the preceding 15 years.

Post-war development of the Greater Phoenix area reflected and embraced these national trends as appropriate models for accommodating (and promoting) the exponential growth made possible by the sunny, warm climate and plentiful water and electricity (thanks to the Salt River Project). The East Valley communities of Tempe, Mesa and Chandler were transformed from agricultural settlements with individual identities to rapidly coalescing small cities.

A central location, opportunities for higher education and traditional role as a transportation corridor contributed to Tempe's stability and growth. Initially focused along Mill Avenue north and west of the college and extending south from the Hayden Flour Mill, Tempe's population increased from about 5000 in 1945 to nearly 90,000 by 1975. Owing to its “landlocked” status, Tempe reached the limits of its expansion capability sooner than other East Valley communities.

Tempe's development evolved hand-in-hand with that of Arizona State University, as former service men and women took advantage of the G.I. Bill to attend college. In the 60 years prior to 1945, the local institution of higher learning had grown from a normal school with a three-year curriculum and a handful of students to a thriving college of nearly 1500 coeds. As the soldiers returned at the end of World War II and demand for additional degree programs increased, the legislature granted Arizona State Teacher's College the authority to confer non-education degrees and drop “Teachers'” from its name. Dr. Grady Gammage, president of the institution, aggressively and tirelessly campaigned for financing and recognition. He would achieve his greatest victory when, in November 1958, voters approved a fiercely contested statewide referendum changing the name and status of the school to Arizona State University. Previous attempts had been denied by the Arizona Board of Regents, a board comprised mostly of alumni of the University of Arizona in Tucson. Local business and

community leaders had felt that, without a university providing engineering and other graduate degrees, the "Valley of the Sun" would be hard-pressed to attract major manufacturers. By 1975, enrollment at Arizona State had increased to 35,000. Like the community within which it is located, the university had limited expansion capability, forcing campus planners to demolish or radically alter older structures and neighborhoods in order to construct new facilities – a trend that continues today.

In his Tempe Post-World War II Context Study of 2001, Scott Solliday noted:

*Many local contractors were building houses in Tempe in the late 1940s. They produced custom homes of various sizes, using a wide range of construction materials, including concrete block, brick, stone, wood, and stucco. Some builders incorporated their own distinctive design elements in their houses. Post-war neighborhoods appeared to reflect a degree of stylistic diversity, but this was an illusion created by relatively minor design details, for all new homes in Tempe exhibited the characteristic features of the Ranch Style. Virtually all houses of the late 1940s were one story structures built on a concrete slab foundation. They typically had a long rectangular or L-shaped plan, with a simple gable or hip roof. A few notable subtypes of the style -- California Ranch, Spanish Colonial Ranch, American Colonial Ranch, and French Provincial Ranch -- influenced the design of homes in Tempe, but in most cases, these houses were stripped down interpretations, lacking many of the characteristic decorative elements of the style.*

*By 1950, a few builders came to dominate the housing market in Tempe. Herman Goldman, Karl S. Guelich, and Harl Chamberlain, in particular, were quite effective at applying techniques of mass-production to homebuilding. The houses that they produced tended to be stark and featureless, consisting of little more than plain block walls, casement windows, and a roof. Nearly all were constructed of concrete block, often using a locally produced type of lightweight pumice block. These Ranch houses generally had no true porch; instead, a broad overhanging eave, with or without porch posts, extended over the entry. A carport attached to the side was a standard feature on all houses built after 1950.*

By the mid-1970s, the population boom began to wane. Social and military issues dominated political discourse, while music and other forms of entertainment continued to evolve. The Arab Oil Embargo of late 1973 and the resulting rise in gasoline prices, combined with government-mandated pollution controls, dampened America's infatuation with the automobile. Meanwhile, architects, developers and homebuyers seemed to lose their taste for exuberance and experimentation. An era was ending, the likes of which may never be seen again.

#### CONTEXT 4: THE RANCH HOUSE

In the years immediately following World War II, the Sunbelt states were perfectly positioned to adopt an emerging architectural housing form especially adapted to temperate climates and inexpensive land that allowed for decidedly horizontal rather than vertical design. The South Side, as the East Valley was called at the time, was an early adopter of the Ranch Style home.

More than any other style, the Ranch House has come to be identified with the midcentury period, tract housing and, for better or worse, suburban sprawl. A uniquely American residential style, Ranch began as an interpretation of late 18th and early 19th century California's sprawling adobe rancheros, reminiscent of a romanticized way of life associated with the Spanish Dons. Elements of the Arts and Crafts and rustic styles, as well as Prairie School, were also incorporated.

Designer Cliff May and other architects developed the style primarily in southern California in the late 1930s using indigenous southwestern building materials such as adobe, stucco, exposed wood beams and wood roof shakes or clay tiles. Promulgated by Sunset Magazine, these large suburban homes were low-profile, one-story structures with wings defining a patio or courtyard. Interiors featured large common areas and were designed to embrace "outdoor living" by blurring the distinction between interior and exterior. Houses of this nature were fairly expensive to build, however, putting them

beyond the reach of the typical American, especially during the Great Depression and World War II. The public's fascination with California and its informal style of living was so pervasive, however, that builders sought to incorporate some of the features from these prototypical ranch houses into smaller, more affordable homes.

As the ranch house became more popular nationally it began to lose its association with its regional antecedents, becoming more banal and ubiquitous. Beginning in the early 1940s, fueled, and to a large extent, shaped, by loans guaranteed by the Federal Housing Authority (FHA), the suburban ranch house underwent a transformation that eventually made it the dominant form of tract housing in the country. The wings of the larger prototypical ranch houses were reduced or eliminated altogether, replaced by more modest L-shaped plans on larger houses, or by faux gables and other roof treatments on smaller ones. Front porches withered, as ranch houses emphasized a more private orientation toward the side or rear yard; courtyards became patios, many of which were nothing more than concrete slabs attached to the rear of the house; picture windows and sliding glass doors served to link the indoors and the outdoors; second stories were eliminated (although later to be partially revived in split- and tri-level ranch houses) and low-pitch roofs (typically side-gabled or hipped) with extended eaves were employed to give ranch houses the low profile that was their primary distinguishing feature.

The Ranch Style's departure from the more romantic look of the earlier Period Revival styles could be seen as a reflection of Modernism's tenets of straightforward, uncluttered design, but there were other factors in its popularity. The growing importance of the automobile contributed to the sprawling subdivisions with wider lots, resulting in the broadest elevation of the house becoming the primary facade. The work of Frank Lloyd Wright and other architects associated with the "Prairie School," with their emphasis on horizontality, inclusion of carports and opening-up the interior so that one space flowed into another, as well as to the exterior, was another influence. Low to the ground, Ranch Style homes lacked traditional status symbols, such as porticoes and tall gables. Typically, the one extravagance was a large window facing the street. These "picture" windows maintained a relationship of the home's occupants to the street in the absence of the larger, more prominent porches of bungalows and other preceding styles.

Perhaps the greatest determinant of the Ranch Style, however, was its simplicity and ease of construction. Builders initially melded emerging Ranch characteristics with Minimal Traditional forms to provide a more affordable and easily replicated product. Slab-on-grade floors with brick, concrete block or board-and-batten siding over wood frame walls, combined with pre-fabricated steel casement windows, allowed for rapid construction and lower costs. Later, the use of pre-fabricated wood trusses in lieu of traditional roof framing further reduced construction time and cost. The greater span capabilities of the trusses also allowed for more open interior spaces and larger homes overall. The mass production of these pleasant, if not spectacular, homes, combined with FHA financing and the GI Bill, brought "the American Dream" within reach of more Americans than ever before.

Although a rich variety of forms and materials are evident throughout the various permutations of the Ranch era (Transitional/Early Ranch, California Ranch, Character Ranch, Contemporary Ranch, International Ranch, Los Ranchos, and Late/Post Ranch), some common aspects and elements can be observed:

- Low, horizontal emphasis
- Rectilinear or, in larger custom examples, sprawling L-or-U-shaped open floor plan around an outdoor patio area
- Facades of board-and-batten wood siding, brick, concrete block (often with veneer stone accents) or combinations thereof
- Low-pitched hip or gable roof covered with wood shakes, clay tile or asphalt shingles with wide overhang and exposed rafter tails
- Attached carports or garages
- Steel casement windows (in earlier examples), picture windows, and sliding windows

- Few decorative exterior features, although faux shutters, detailed barge boards and other elements appeared on Character Ranch sub-styles
- Elongated, asymmetrical façade
- Usually one-story, although split-levels eventually appeared
- Rear porch or patio

Earlier types, such as European avant-garde and Frank Lloyd Wright's Prairie and Usonian Houses, obviously influenced the emerging residential architecture of the postwar era. However, the FHA favored more traditional architecture. Modern designs, which were considered a passing fad, and thus, a high risk, received low ratings, making them ineligible for mortgage insurance. Nonetheless, modern design was slowly incorporated into the two dominant styles of American homes -- Ranch and International.

The International, or Contemporary Style, was influenced by modern design. In large buildings, the International Style often incorporates steel, concrete, and glass to emphasize the externally visible structure of the building; in residential design, the style is simplified, and construction is often similar to the Ranch house. The International Style house typically has one story with a flat or very low-pitched roof and a low profile, and may include the use of geometric shapes and cantilevered overhangs.

An important characteristic of both Ranch and International styles is the innovative use of interior space. The open plan, first introduced in Frank Lloyd Wright's Usonian designs, makes use of continuous interior spaces and, in some examples, indirect lighting to create an informal and open atmosphere. In the 1940s, architects began combining the dining room with the kitchen or living room, using open spaces instead of walls between the different living areas. This flexibility in the arrangement of interior space led to a functional open plan, with more central access to all rooms. The layout was quite compatible with the new lifestyle of the postwar period, with its emphasis on family life, the television, and casual entertaining with cocktail and dinner parties. The modern plan typically added a utility or laundry room and multi-use rooms. The family room became a standard feature in most new homes about 1955; by 1960, it tended to be the center of activity in the home with the living room becoming more of a traditional formal space. Kitchens became larger, sometimes including an informal eat-in area, and there were more cupboards and closets for storage.

New technology also contributed to changes within the interiors. With the increased use of central air conditioning and heating, high ceilings were no longer necessary and eight feet became the standard ceiling height. The lessened need for ventilation, along with improvements in indoor lighting, allowed the use of fewer and smaller windows, especially on the front of the house. However, floor-to-ceiling glass was sometimes incorporated into the design. Large glass windows and/or doors typically separated the living room from the back patio, effectively extending the living area into the back yard. The "new" look of the house from the inside was a large part of the appeal of the modern style.

By the 1970s, home buyers had grown tired of the usually predictable floor plan of the basic Ranch Style house, with rooms strung along a central hallway. Land became scarcer and more expensive, limiting lot widths. By the 1980s, developers began to promote two-story floor plans as a way to accommodate ever-bigger homes on smaller lots. The relative variety of materials and sub-styles in the Ranch Style palette gave way to boxy "stick-and-stucco" extrusions clothed in vaguely Spanish Colonial Revival exteriors throughout the Southwest and beyond. Happily, the past 15 years have proven that you can't keep a good style down, as Ranch Style houses have demonstrated enduring qualities, stylistic and structural, that make them easily adaptable to 21<sup>st</sup> century lifestyles. Neighborhoods featuring Ranch Style houses are now well-established, with mature landscaping. Modifications by new owners have replaced their seemingly inherent repetition with individual character, to the extent that a Ranch Style home which today retains a high degree of integrity from its original construction, especially those from the earlier periods, is often an anomaly within its own neighborhood.

## CHRONOLOGY OF DEVELOPMENT/ALTERATIONS

July 1949:	University Estates platted by Phoenix Title Company.
After July 1949:	Construction commenced by R. Lloyd Williams / Wells & Williams Construction, per Williams' design, including original house configuration and 5-foot high painted 8x8x16 CMU wall enclosing rear yard.
Completion:	Prior to February 1950.
Ownrshp./Occpntn:	February 1950 by Harvey and Marge McKemy.
After February 1950:	Bottle Brush (front), True Myrtle (east side) and Pecan (rear) trees planted; flood irrigation established. Small 8x4x16 concrete block with divided lite picture window addition adjacent to breakfast nook at rear (may have been an addendum to original construction by Wells & Williams); original French Doors relocated.
July 1953:	Wood frame and glass "T.V. Room" addition in the shape of a ½ decagon to southeast/rear by Wells & Williams.
April 1964	Replacement of original swamp cooler with refrigeration, fed through existing ducts (note: this may be the source of the erroneous construction date on the Maricopa County Assessor web page which caused the property not to be considered/included in the 2001 Solliday study).
11 May 1979	Death of Harvey McKemy.
11 March 1980	Death of Marge McKemy.
1 August 1981	Purchase/occupation by Patricia Riggs (current owner/resident/applicant)
1988	Addition of removable/decorative elements at north/front (faux shutters at windows, balustrade at porch and filigree trim at porch post-beam connections).
1998-1999:	Compatible yet distinct two-story + basement addition for storage and living quarters for owner's mother at southwest/rear; addition of compatible 16" high painted CMU planters at northeast/front and various locations at rear;

## INTEGRITY SUMMARY

Location:	The house occupies its original site.
Design:	The house and property retain original design characteristics.
Setting:	With its mature, flood-irrigated landscape and assortment of early-mid ranch Style homes, the University Estates neighborhood retains much of its original character, although many individual houses have been altered to greater and lesser degrees.
Workmanship:	Original workmanship is evident in the exposed concrete block walls, exposed rafter tails and interior plaster on walls and coved ceilings.



- Feeling: The building and site convey a strong feeling of the 1950s in architectural design and landscape. Visible alterations are either removable or set-back and compatible, yet distinct.
- Association: The building's design strongly conveys its associations with the historical contexts of Harvey and Marge McKemy, R. Lloyd Williams, Post World War II Development in Tempe and the Ranch House architectural type/style.

## STATEMENT OF SIGNIFICANCE

APPLICABLE CRITERIA (based on National Register criteria, as adapted for local consideration)

- X A: Property is associated with events that have made a significant contribution to the broad patterns of Tempe history (Post World War II Development).
- X B: Property is associated with the lives of persons significant in Tempe history (Harvey and Marge McKemy).
- X C: Property embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (early-Mid Ranch Style).
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

PERIOD OF SIGNIFICANCE

1950 – 1980 Duration of ownership and occupation by Harvey and Marge McKemy.

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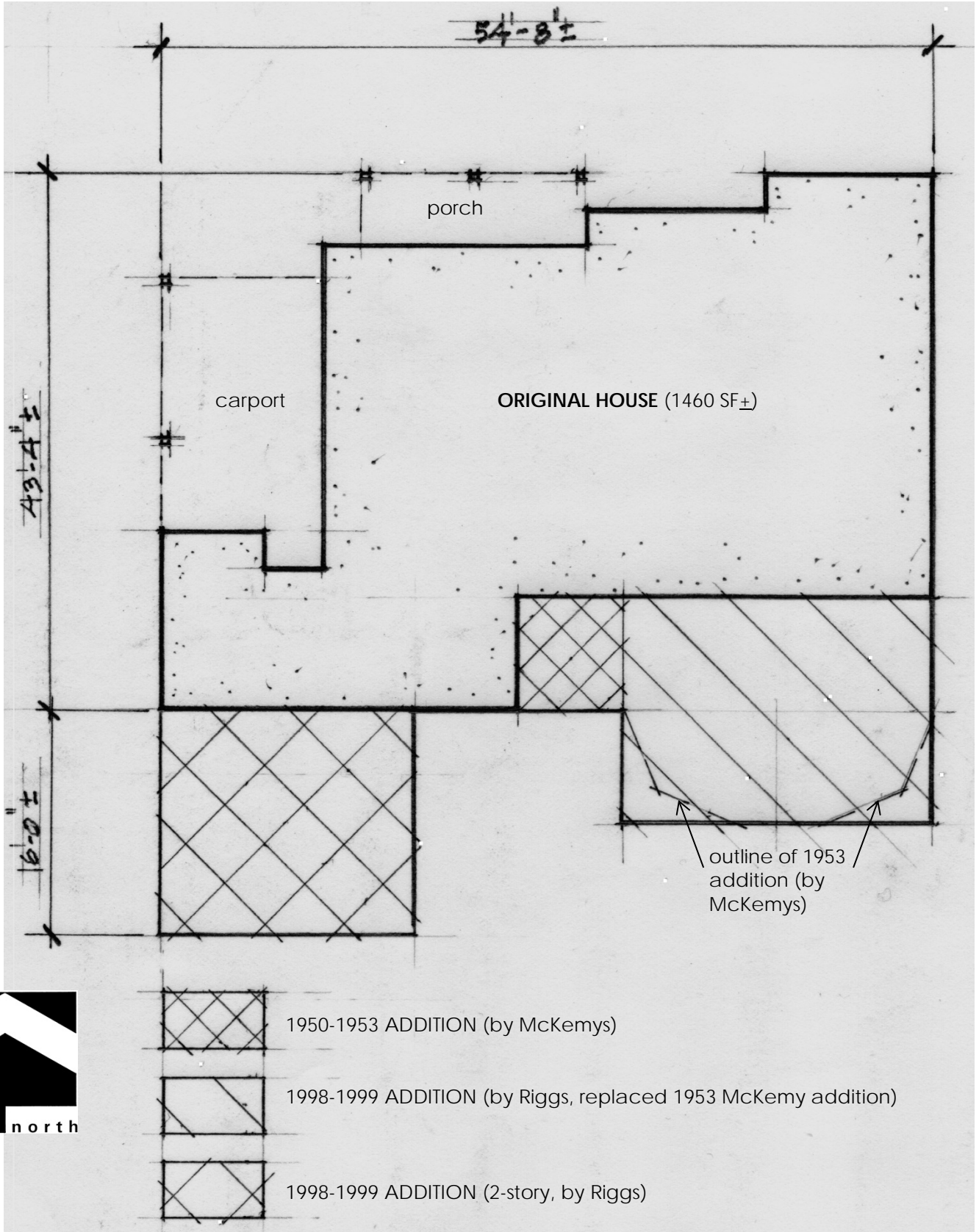
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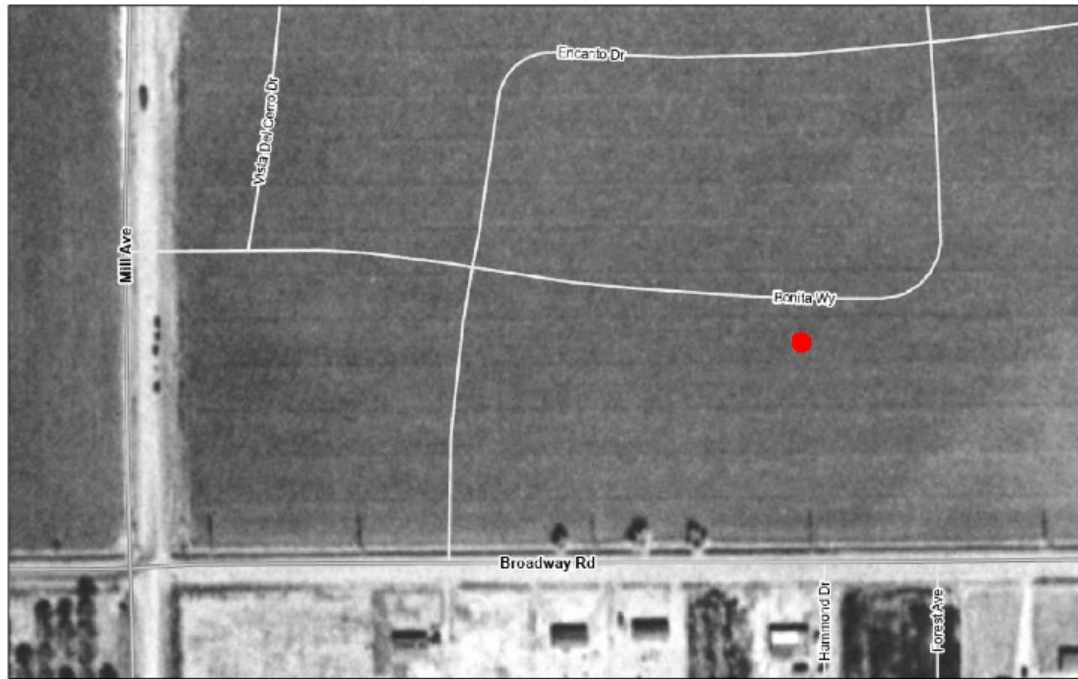
ADDITIONAL DOCUMENTATION / PHOTOGRAPHS

A PLAN OF DEVELOPMENT/CONSTRUCTION



B HISTORIC AERIAL PHOTOGRAPHS

Historical Aerial Photography



12/13/2022, 12:20:07 PM

County Arterial  
Local

1949

1:2,257  
0 0.01 0.03 0.05 mi  
0 0.03 0.05 0.1 km

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Historical Aerial Photography



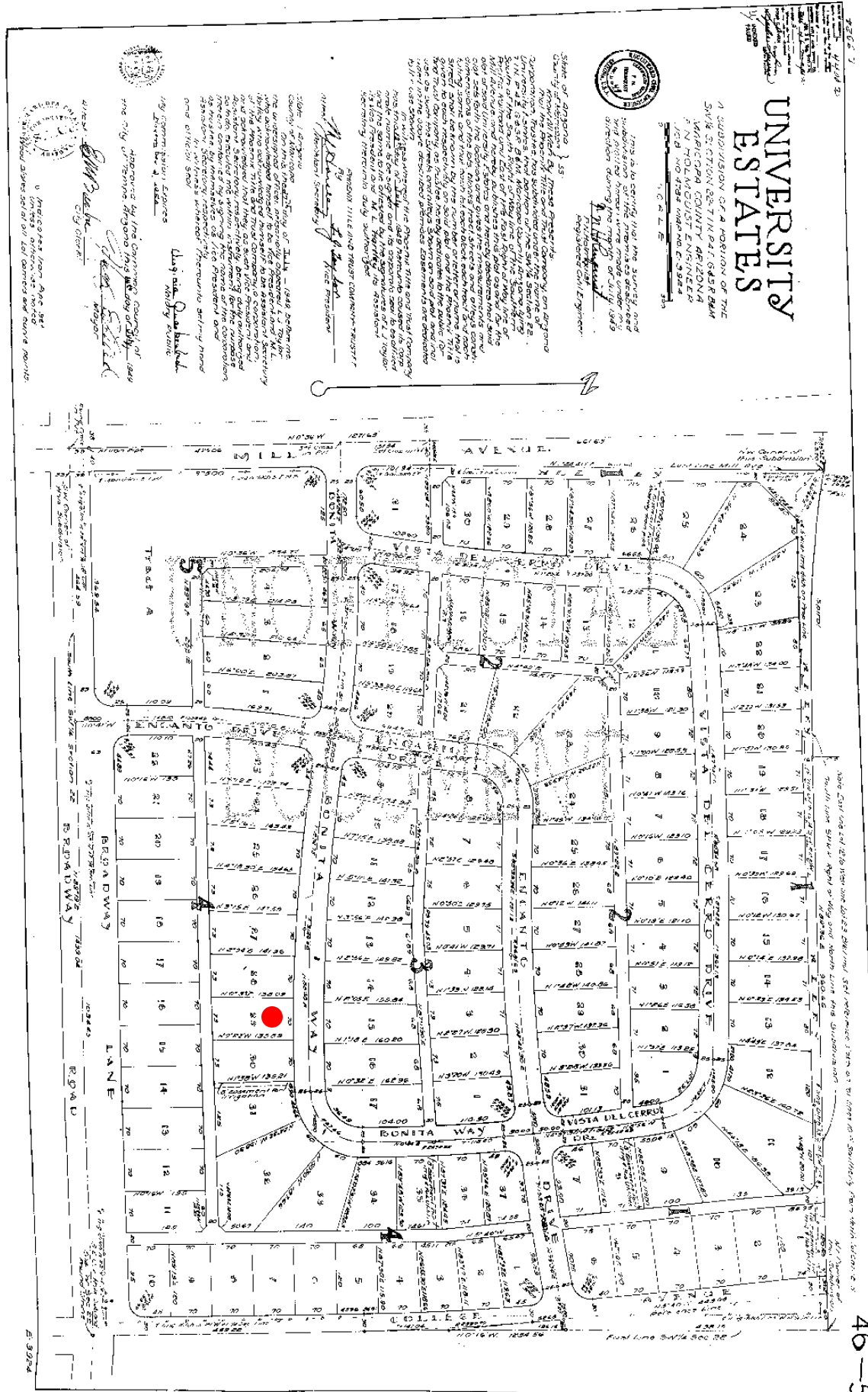
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County Arterial  
Local

1951

1:2,257  
0 0.01 0.03 0.05 mi  
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State of Arizona } ss.  
 County of Maricopa } ss.  
 I, the undersigned, being duly sworn, depose and say that the above described subdivision of land is a true and correct copy of the original subdivision map as filed in the office of the Registrar of Deeds for the County of Maricopa, Arizona, on the 15th day of July, 1949, and that the same is a true and correct copy of the original subdivision map as filed in the office of the Registrar of Deeds for the County of Maricopa, Arizona, on the 15th day of July, 1949, and that the same is a true and correct copy of the original subdivision map as filed in the office of the Registrar of Deeds for the County of Maricopa, Arizona, on the 15th day of July, 1949.

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Notary Public for Arizona

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Subscribed and sworn to before me this 15th day of July, 1949.

Notary Public for Arizona

D SITE/AERIAL 2021 (Maricopa County Assessor)



E VIEW FROM STREET

compatible yet distinct addition at rear (1998-99)



F FRONT PORCH

original exposed rafter tails, beams and posts

removable balustrade and filigree (1988)



G FRONT (NORTH) ELEVATION - FROM NORTHEAST



CMU planter (1998-99)

Removable shutters, typ. (1988)

Original steel casement windows, typ.

H SIDE (EAST) ELEVATION - FROM NORTHEAST





I SIDE (WEST) ELEVATION



J REAR (SOUTH) ELEVATION



compatible yet distinct additions (1998-99)

early infill addition by McKemys

True Myrtle tree  
planted by  
McKemys

K INTERIOR: HAND PLASTERED, COVED WALLS AND CEILINGS

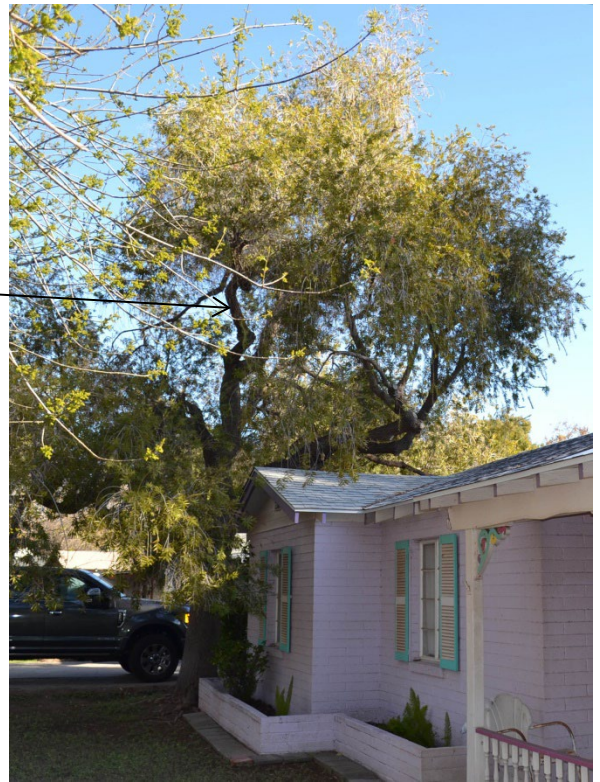


L LANDSCAPE

Flood Irrigation →



Bottle Brush Tree in Front Yard  
(planted by McKemys) →



← Pecan Tree in Rear Yard  
(planted by McKemys)



M HARVEY MCKEMY



**Harvey McKemy**

(Tempe History Museum)



Harvey McKemy Day, March 1977  
(McKemy seated in auto. Tempe History Museum)

