



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/09/2023
Agenda Item: 4**

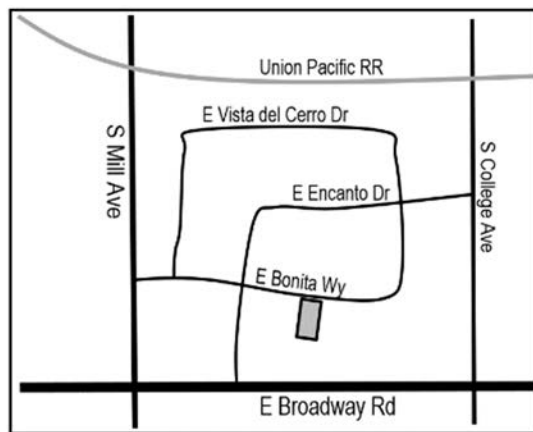
ACTION: Request for recommendation of approval of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6 with an Historic Overlay Designation" for the MCKEMY-RIGGS HOUSE property, located at 135 East Bonita Way. The applicant is Mark Vinson, on behalf of property owner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

FISCAL IMPACT: None

RECOMMENDATION: Staff – Approve (with Condition)
Historic Preservation Commission – Approve (8-0 vote, 1 absent)

BACKGROUND INFORMATION: MCKEMY-RIGGS HOUSE (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 proceeded 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	1 dwelling

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Zachary J. Lechner, Senior Planner/Historic Preservation Officer, (480) 350-8870

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Zachary J. Lechner
Reviewed by: Ryan Levesque

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 5th 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.

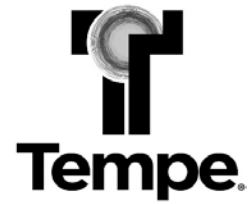
1. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, 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 a 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 adds two-story addition and basement to the rear of the house.
April 19, 2023	Historic Preservation Commission approved a 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.
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 MCKEMY-RIGGS HOUSE 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 MCKEMY-RIGGS HOUSE 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 MCKEMY-RIGGS HOUSE property.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment



DEVELOPMENT PROJECT FILE

for


MCKEMY-RIGGS HOUSE
(PL230011)

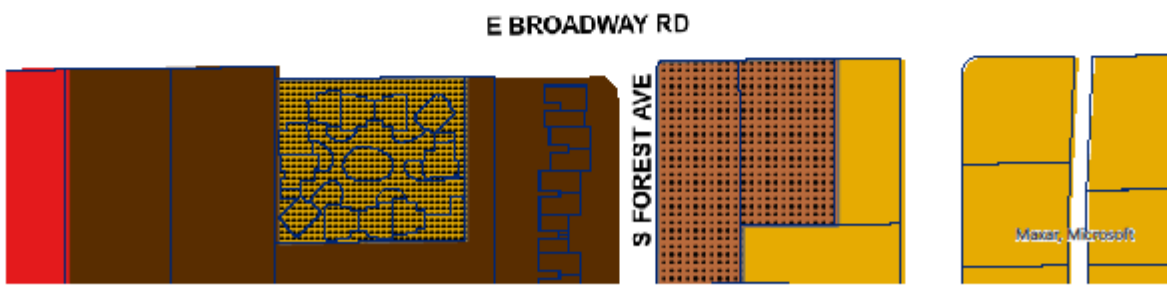
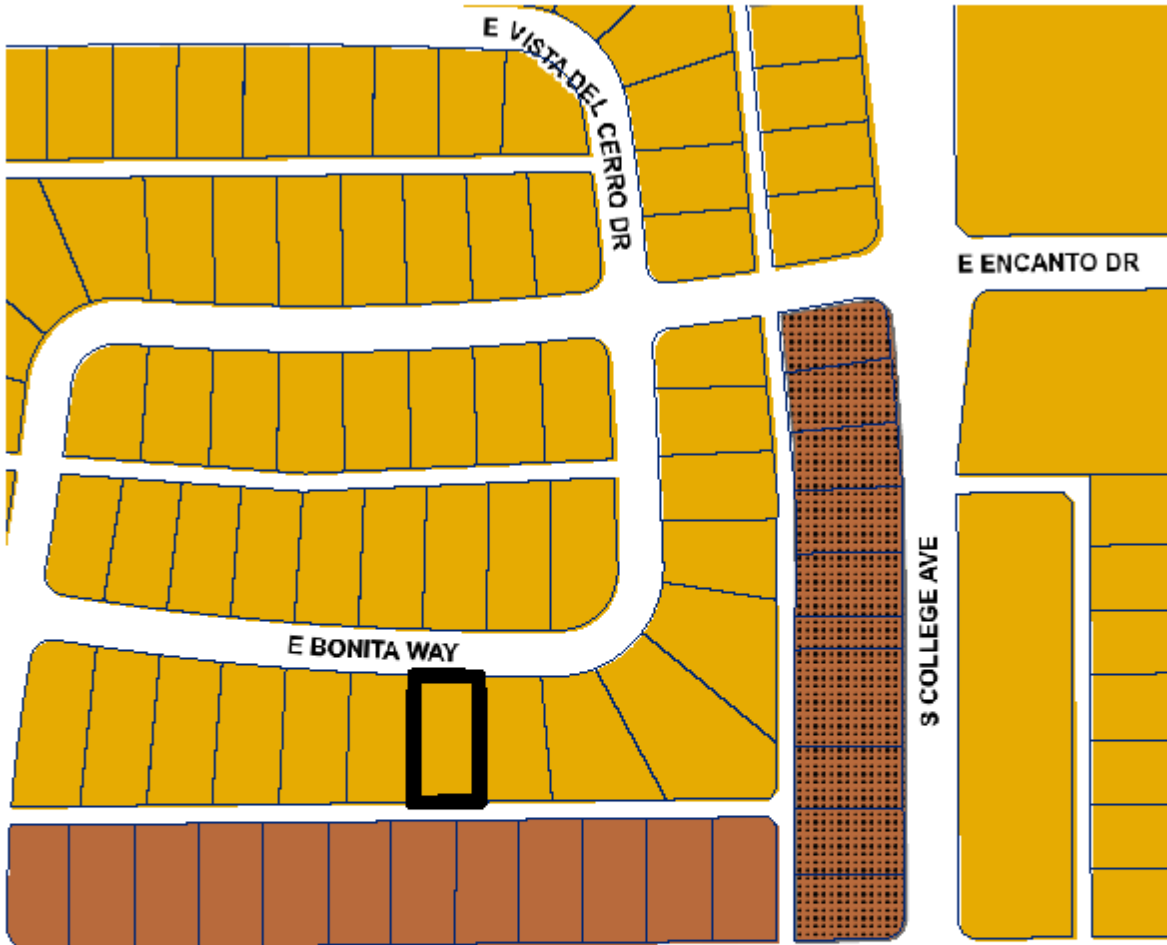
ATTACHMENTS:

1. McKemy-Riggs House location map
2. McKemy-Riggs House aerial map
3. McKemy-Riggs House property information
4. Cover letter and THPR nomination for the McKemy-Riggs House, written by Mark Vinson
5. Public Involvement Plan Report for McKemy-Riggs House

Location Map

135 E BONITA WAY

PL230011 



- Commercial Shopping and Services (CSS)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Limited (R-3)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential General (R-4)



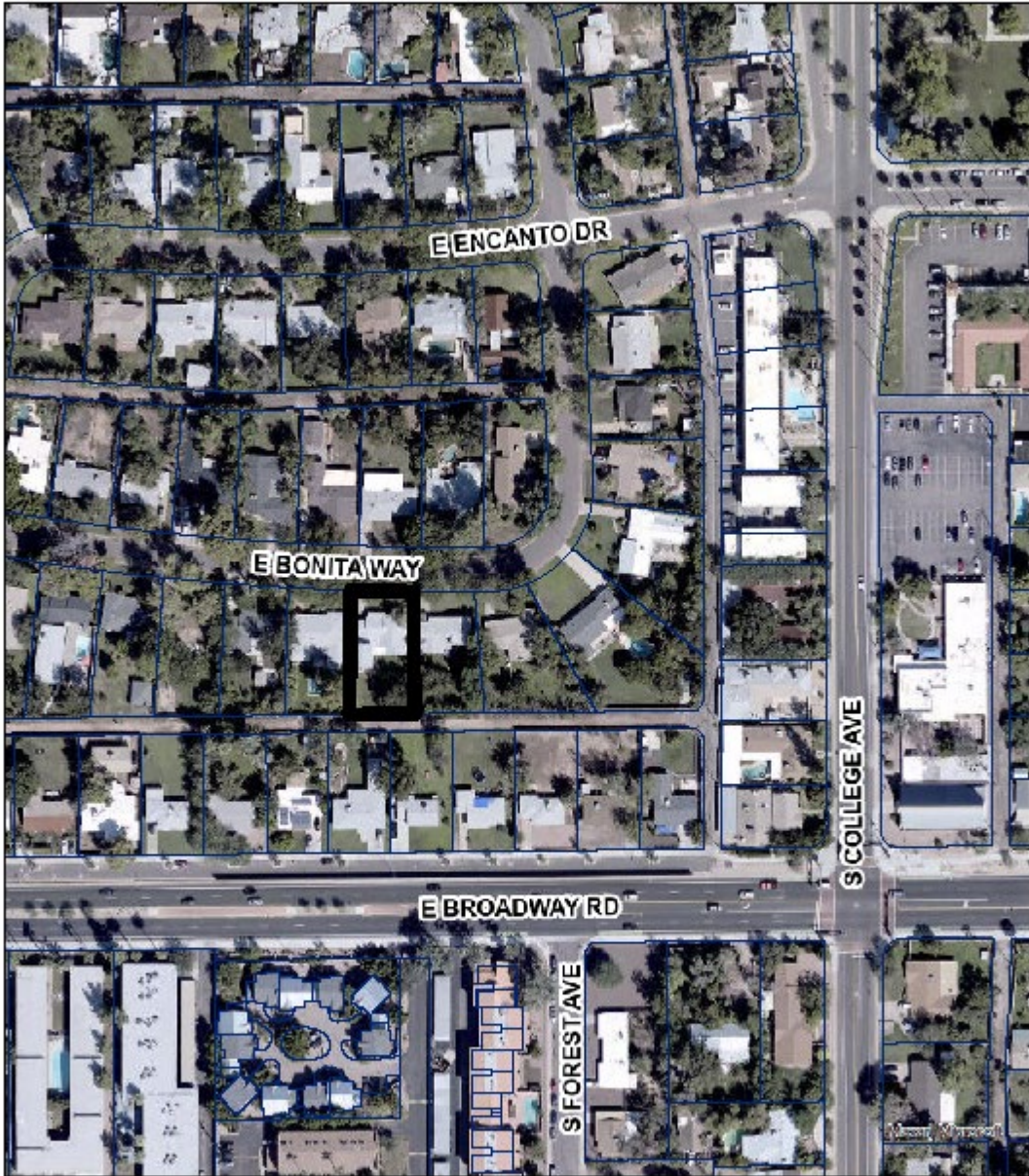
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Aerial Map

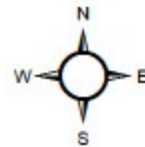


135 E BONITA WAY

PL230011 Tempe



Aerial Map





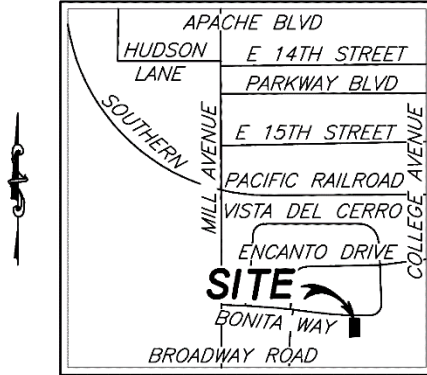
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VICINITY MAP

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.





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
WWW.VINSONSTUDIO.NET
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

TABLE OF CONTENTS:

PROPERTY INFORMATION	2
NARRATIVE DESCRIPTION (INCLUDING HISTORIC CONTEXTS)	2
CHRONOLOGY OF DEVELOPMENT/ALTERATIONS	10
INTEGRITY SUMMARY	10
STATEMENT OF SIGNIFICANCE	11
BIBLIOGRAPHICAL REFERENCES	11
ADDITIONAL DOCUMENTATION / PHOTOGRAPHS	13

Table of Images (all by Mark Vinson, unless noted otherwise)

- A Plan of Development/Construction
- B Historic Aerial Photographs (1949, 1951)
- C Plat Map
- D Site/Aerial 2021
- E View from Street
- F Front Porch
- G front (North Elevation)
- H Side (East) Elevation
- I Side (West) Elevation
- J Rear (South) Elevation
- K Interior
- L Landscape
- M Harvey McKemy



EXPIRES: 30 SEP 2025

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. 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.

* 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 21st 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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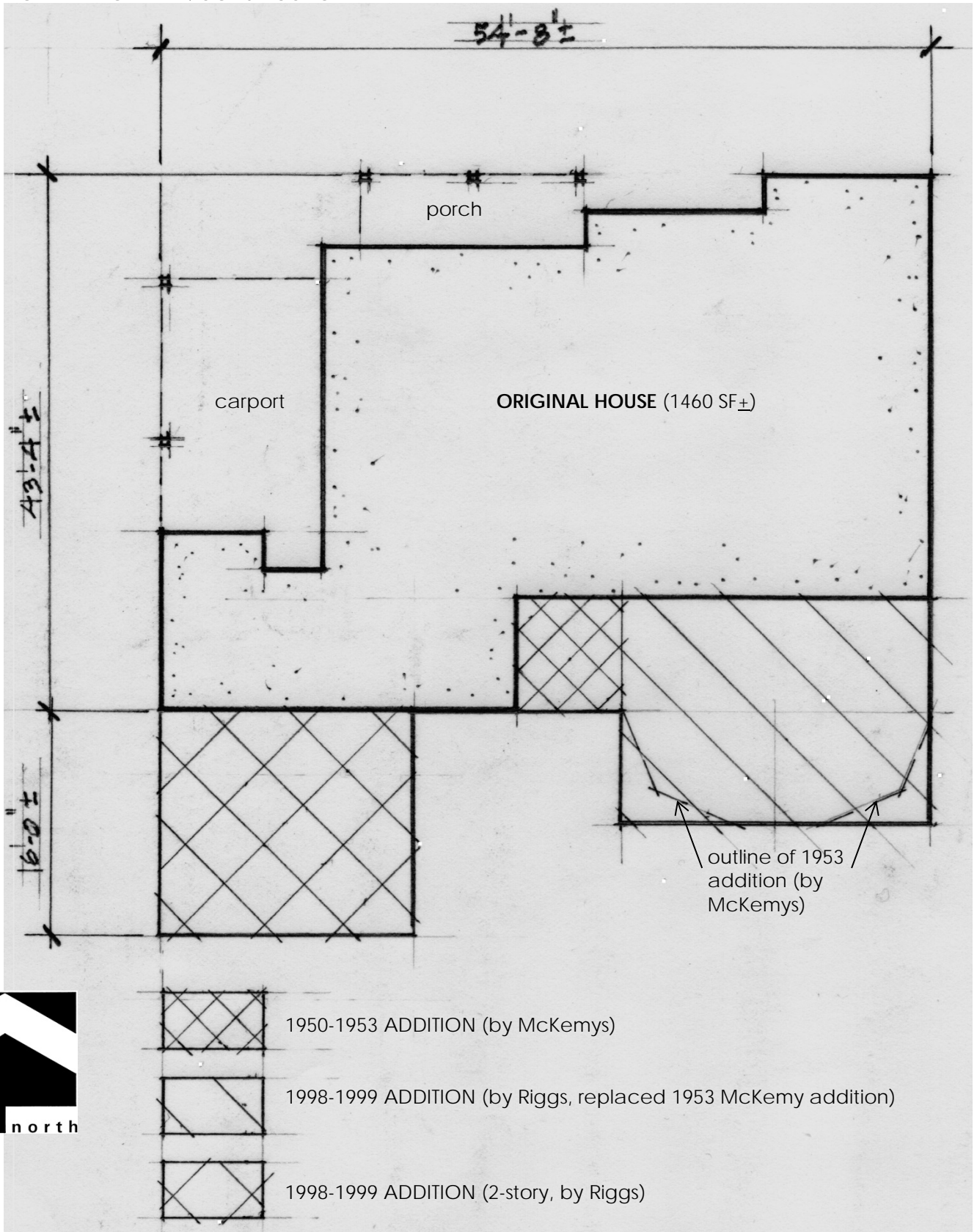
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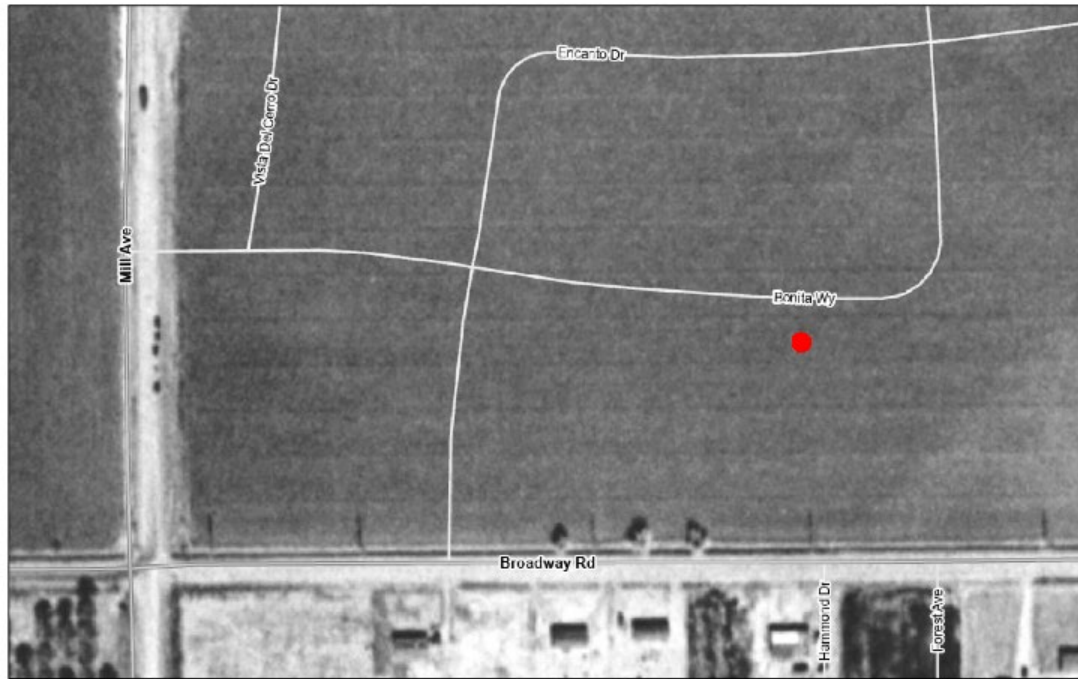
ADDITIONAL DOCUMENTATION / PHOTOGRAPHS

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 0.06 mi
0 0.03 0.05 0.1 km

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Historical Aerial Photography



12/13/2022, 12:21:31 PM

County Arterial
Local

1951

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

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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

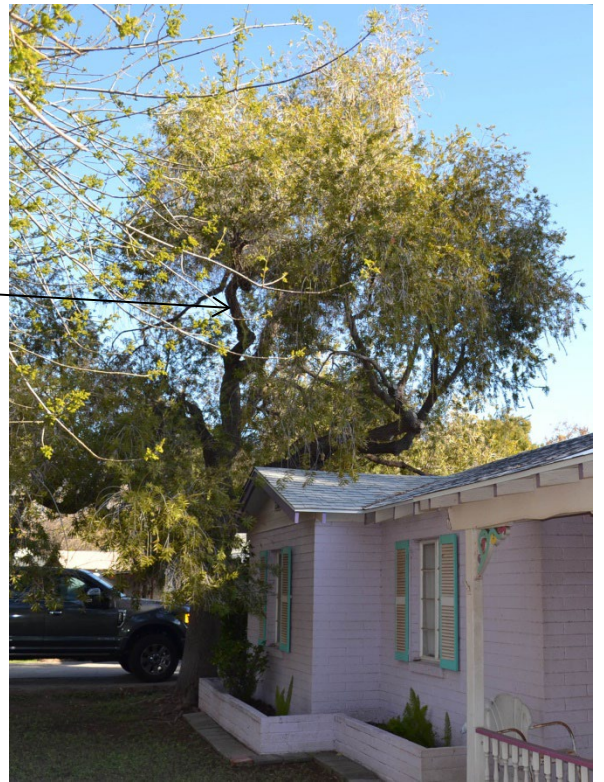


L LANDSCAPE

Flood Irrigation



Bottle Brush Tree in Front Yard
(planted by McKemys)



Pecan Tree in Rear Yard
(planted by McKemys)



M HARVEY MCKEMY

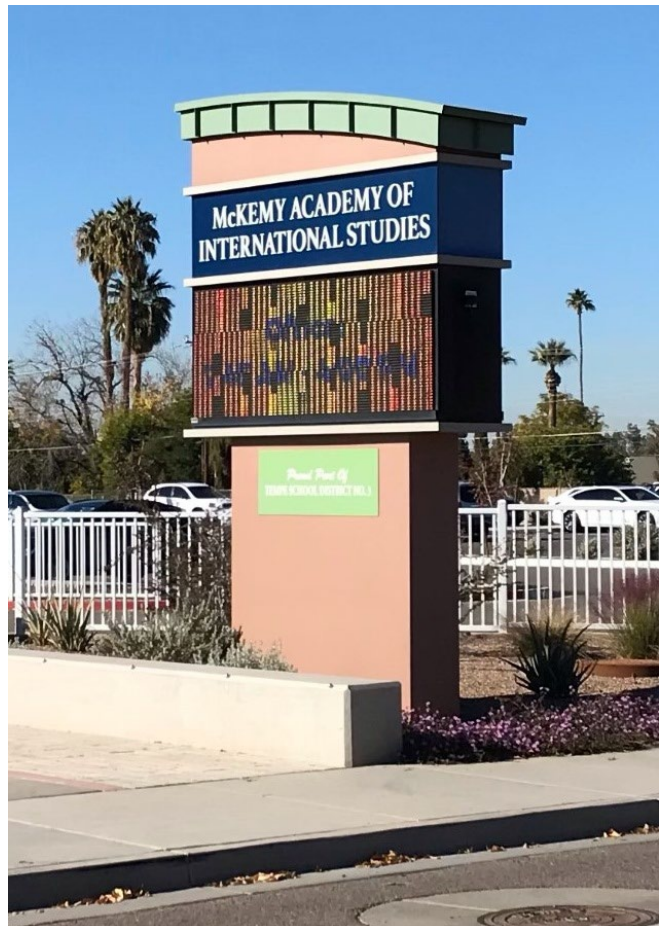


Harvey McKemy

(Tempe History Museum)



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



Public Involvement Plan Report

Zoning Map Amendment for Historic Overlay Application

McKemy-Riggs House

135 East Bonita Way

Case Number: PL230011

Overview:

This item 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. Riggs'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."

The purpose of this report is to summarize the outreach to date of the City of Tempe Community Development Department, acting on behalf of the applicant, regarding the request. Community Development has made a concerted effort to reach out to the community.

Mailing Notifications, Site Posting Dates, and Persons and Associations Notified: On January 20, 2023, the Community Development Department mailed notification letters (**Appendix B**) advising of the request and the official neighborhood meeting for the request scheduled for February 8, 2023.

Recipients included property owners within 600 feet of Guadalupe Cemetery and Neighborhood Associations (NAs) and Home Owners' Associations (HOAs) within 1,320 feet of the property, as required by ZDC Sec. 6-402.E. Additional notifications were mailed to all property owners and tenants within 300 feet of Guadalupe Cemetery, per Historic Preservation Ordinance (Sec. 14A-4[d-1-a]).

On January 20, 2023, Dynamite Signs posted a sign on the gate outside of the McKemy-Riggs House advising of the zoning map amendment request, the neighborhood meeting scheduled for February 8, 2023, as well as the upcoming Historic Preservation Commission, Development Review Commission, and City Council meetings scheduled to consider the request.

On April 4, 2023, postcards with information pertaining to HPC, DRC, and City Council hearings related to the request were mailed to the same persons and entities that received the original notification letters.

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 5th Street and online via WebEx. (see minutes in Appendix A).

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].)

Summary of E-Mail and Phone Correspondence with Neighbors and Interested Parties:

To date, the Historic Preservation Office, which facilitated completion of the **Zoning Map Amendment** request application on behalf of the applicant, has received emails from four people and phone calls from three people. Mark Vinson also reported receiving a few phone calls about the **Zoning Map Amendment** request. A few people requested and received clarification about what the **Zoning Map Amendment** entailed and whether it would have any impact on their properties. Some individuals expressed opposition to the **Zoning Map Amendment** and **Historic** designation, typically arguing that they did not believe the McKemy-Riggs property has retained sufficient historic integrity to warrant designation. Neither the HPO nor Mr. Vinson received any communication from the public expressing support for the **Zoning Map Amendment/designation**.

Total Number of Persons Notified and/or Participating:

Based on notification lists and the enclosed meeting minutes excerpt from the HPC meetings held on February 8 and April 19 (**Appendix A**), approximately 220 persons and/or entities have been notified of the request and/or participated in the public review process to date.

Continued Outreach:

The Historic Preservation Office, on behalf of the applicant, will continue to field any additional inquiries related to the request.

Appendix A: Historic Preservation Commission Meeting Minutes Excerpts

02/08/2023 Historic Preservation Commission Meeting Minutes Excerpt: Neighborhood Meeting for Zoning Map Amendment request for the McKemy-Riggs House property (Final: Approved by HPC, 03/08/23)

Agenda Item 4:

Mark Vinson gave a presentation and facilitated the neighborhood meeting. Mr. Vinson is an architect with expertise in historic preservation. Patricia Riggs is the property owner at 135 West Bonita Way. Ms. Riggs has retained Mr. Vinson to represent her in the designation process. The McKemy-Riggs property is located in the University Estates neighborhood, north and east of Mill and Broadway in Tempe. It was once known as Professors' Row. The McKemy-Riggs House is a single-story, ranch-style, single-family dwelling (with two-story addition) constructed in 1949-1950. The house was designed and built by R. Lloyd Williams, a Tempe designer/builder residing nearby. The original property owners, for whom the house was designed and built were Harvey and Marge McKemy. The McKemys remained in the home until 1980. When the McKemys passed away, they had no children, so it was inherited by distant nieces and nephews, who put the property up for sale. Patricia Riggs, a Tempe native purchased the property in 1981 and has resided there ever since. The University Estates subdivision was platted in 1949. It consists of relatively large (for that date) single-story, single-family, ranch-style houses of either red brick or concrete block construction. It has large, flood-irrigated lots with grass lawns, curvilinear street plan and rolled curbs and gutters throughout, with sidewalks along Broadway Lane only. The house R. Lloyd Williams designed and built for the McKemys was in the early to mid-period of ranch style, vaguely California ranch in appearance, featuring details such as 8x4x16 concrete block walls, double-pitched roof forms with asphalt roofing, exposed rafter tails, and steel casement windows. Exposed redwood sheathing and beams were employed for the porch roof. The interior features lath and plaster walls with covered ceilings and polished concrete floors. The overall composition when viewed from the street consists of a front porch and rectangular living space. 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 added by Ms. Riggs, resulting in the current total area of 2,990 square feet. Mr. McKemy is the most beloved and revered educator in Tempe history. As a teacher, principal, and superintendent, as well as a community volunteer, he touched the lives of thousands of Tempe children.

Chair Kyle Woodson called to the audience for comments or questions.

Jon Austin, Tempe, spoke. He lives across the street from the McKemy-Riggs property. Mr. Austin stated that he is not in favor giving the home historic zoning. One reason is there are many historic buildings in Tempe, and they are very beautiful and have historical and architectural merit that warrants them being deemed historical. The McKemy-Riggs home is not as exciting architecturally. It is more like a box with a front porch, with a 2-story box added on to the back. If you are standing in front of the home, it is not a beautiful architectural site. It would be better for the neighborhood and property values if a future owner were allowed to change the home and make it more architecturally appealing. Mr. Austin said that Tempe has a lot of houses in his neighborhood that have changed, and a lot of them have been changed for the better. It can make the neighborhood much more exciting.

Chair Woodson called to online attendees wishing to make any comments on this item.

Vic Linoff (online) stated that after hearing Mr. Vinson's analysis of the property, he believes it does merit receiving designation.

Chair Woodson called on Commissioners for questions.

Commissioner Greg Larson asked Mr. Vinson if there are any other properties in the University Estates neighborhood that have historic overlay zoning? Mr. Vinson stated not to his knowledge. Historic Preservation Officer Zachary

Lechner also agreed that there are currently no other homes in the neighborhood with an historic overlay; this home would be the first. Commissioner Larson asked Mr. Vinson if he had an idea when the structure's exterior brick was painted. Mr. Vinson stated possibly from day 1. The concrete block was never intended not to be painted. Vice Chair Fackler asked Mr. Vinson if the architecture of the house (ranch style) is significant or if the person associated with the house is significant? Mr. Vinson stated that the most significant aspect is the person associated with the home. The architectural significance is just that it is an example of a type of style that flourished in Tempe at that point in time. It is not something above and beyond what other homes would be at that time. Chair Woodson asked Mr. Vinson if the University Estates has an official historic designation. Mr. Vinson stated there is no designation. Chair Woodson asked if there is a current proposal to do that. Mr. Vinson stated not that he is aware of one. Chair Woodson asked if the owner of the home intends to seek a listing in the National Register. Mr. Vinson stated the owner has not expressed that interest. Chair Woodson asked if Mr. Vinson is aware of any other homes in Tempe with similar ranch style/age listed on the Tempe Register? Mr. Vinson stated one example would be the Roosevelt Historic District, the entire neighborhood on Roosevelt Street east of Farmer Avenue. They are all homes of similar construction and time period. That neighborhood is on the Tempe Register. The entire neighborhood is listed, not individual homes. There are individual homes in the Tempe Register-designated homes in the Maple-Ash neighborhood that also fit similar criteria as the McKemy-Riggs home. Mr. Vinson stated that to his knowledge there are homes with similar criteria but none with the association of a significant person like the McKemy-Riggs house. Chair Woodson asked what year the 2-story addition was added and if there a review process for the Commission at that time. Mr. Vinson stated the addition was made in 1998 and a building permit was obtained. There was no review needed by a commission because there was no historic designation, and it is a single-family residence. Chair Woodson asked if Ms. Riggs built the addition in a similar or compatible style. Mr. Vinson stated that he believes that was her intent, so you would be able to see what was built in 1949 and what was added in 1998. Chair Woodson asked if there was anything in the Tempe Character Area studies that provides a framework for attempting to get individual homes listed in the local Register. Mr. Vinson stated that the studies do point out the value to the community of the flood-irrigated neighborhoods and the preservation of the distinctive characteristics of the neighborhoods. Principle Planner Ambika Adhikari stated that the Character Area plans do have a historic preservation section that contain general encouragement to preserve a property the way it is if it is historic, and if people qualify, they can move forward with the designations of these properties. Commissioner Larson asked what is the manner of construction on the 2nd story addition in the rear? Mr. Vinson stated it is concrete block on the lower level and framed on the upper level. Commissioner Larson asked how high the concrete blocks go up and whether it is the same block as the rest of the house. Mr. Vinson stated 8 feet and, yes, the block is similar. Above the block on the upper level, it is shiplap wood siding. Commissioner Larson asked if the addition has a basement. Mr. Vinson stated, yes, the addition is 2 stories and includes a basement. Including the basement and other addition, it doubles the size of the original home.

Dr. Lechner explained that after the completion of the neighborhood meeting, the next steps will be the commissions and City Council review process for the zoning map amendment. Per City Code, there must be at least 30 days in between the neighborhood meeting and the 1st commission meeting, which will be the HPC. Action on whether to recommend approval of the zoning map amendment will occur at the April HPC meeting. If the HPC recommends approval, the item will move on to the DRC for approval in May. If the DRC recommends approving the request, it will then go to City Council for 2 hearings, both held in June. If approved by City Council, it would be the 54th addition to the Tempe Historic Property Register.

4/19/23 Historic Preservation Commission Meeting Minutes Excerpt: Request for Recommendation of Approval of Zoning Map Amendment for McKemy-Riggs House (Draft minutes not approved by the Commission)

Agenda Item 5:

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

Presenter Mark Vinson, applying on behalf of the homeowner Patricia Riggs, was not initially present online. Historic Preservation Officer Zachary Lechner gave a presentation on the McKemy-Riggs House property. Dr. Lechner noted that Mr. Vinson gave a presentation at the neighborhood meeting for this request, which was held at the February Historic Preservation Commission meeting. If approved, this item would go to the Development Review Commission on May 9th for consideration of a recommendation for approval, before moving on to City Council for 2 required Council meetings. The 1st meeting will be in early June and the 2nd meeting will be in mid-June. If everything goes through as the applicant and homeowner desire, Council will approve the Zoning Map Amendment request, thereby designating this property in the Tempe Historic Property Register. Dr. Lechner stated that the Historic Preservation Office fully supports designation and the zoning map amendment that will facilitate the Historic designation.

Chair Kyle Woodson called to the Commission for any questions.

Commissioner Anders Engnell asked if there are certain signage requirements, plaques, or other features that must be added to the property if it is approved. Dr. Lechner stated that there are no specific requirements to add signs. In the past, the City has assisted with getting a plaque created, with funds provided by the property owner. The Tempe Historic Preservation Foundation has typically provided funds to install the signs. If the property is designated and the property owner is interested in having a sign, the City has a uniform sign design for all the properties in the Tempe Historic Property Register. The City can assist the property owner with facilitating that process. Dr. Lechner would then speak to the Foundation to see if they would cover the cost of installation.

Chair Woodson called for public comments.

Jon Austin, Tempe resident, stated he lives across the street from 135 East Bonita Way. Mr. Austin stated that he is against having this property designed as a historic property. Mr. Austin stated that there is a recent addition to the back of the house that is an eye sore. He would like future buyers of the property to have the flexibility to be able to change the addition in the back. If the front part of the house is the historic part, he asked, is there some way to isolate that part and have the back part of the home be open for development? The house is not historic the way it currently is, he said. He would like future owners to be able to do something with the property other than leave it the way it currently is. If it is designated as a historic property, it will have some impact on the property values of everyone living closely.

Dr. Lechner stated that while the Zoning Map Amendment would cover the entire property, both the historic and non-historic portions of the home, if a future owner of the property was interested in removing the two-story addition, that would be considered increasing the home's historic integrity. From the Historic Preservation Office's perspective, it would not be an issue for the homeowner to do that. If you read the nomination closely, Dr. Lechner stated, Mr. Vinson notes the main basis for the home's designation is not because of the architecture; rather, it's the connection to the McKemy family and the home's association with postwar suburban-style residential development.

Commissioner Jean Robinson asked Dr. Lechner to explain the impact this would have on the house in the future. How will it affect future architectural changes? Dr. Lechner stated that requests for changes to the home would still

fall under the same requirements as any house that is designated. Any alterations to the home would have to go through the Historic Preservation Office for consideration for a Certificate of No Effect or would have to be forwarded to the HPC, if the changes are deemed more substantial and impactful to the historic character of the building, for a Certificate of Appropriateness.

Chair Woodson asked Mr. Austin if that answered his questions. Mr. Austin stated that, yes, that was new information for him. Mr. Austin asked if this is mainly about the McKemys, is there another way to acknowledge the history with a plaque in front of the house or another way to show they lived there? Mr. Austin stated that the McKemys already have a school and a street named after them. There is not a lot of value in having a house designated a historic property if there is another way to honor the residents that would be better. If there is not going to be a plaque in front of the house, what is going to be the point?

Chair Woodson stated that this item will be voted on by the HPC tonight but that it will then ultimately go to City Council and there is no certainty that it will be approved. Mr. Austin asked if paint approval for the home would have to go through the HPC? Dr. Lechner stated that it would need to go through the HPO and not necessarily the HPC. Mr. Austin stated that it seems that the designation is a restrictive thing for future homeowners to have on the house. Dr. Lechner stated that designating any building would place restrictions on the building. You would expect a future purchaser of the property to be interested in historic properties and they wouldn't find it burdensome to be required to maintain the historic integrity of the home. Mr. Austin stated that if a future homeowner would have to have interest in the historic aspect of the home, that would reduce the population of people that would be interested in the property. In response to a statement from Mr. Austin to the contrary, Dr. Lechner stated that property values typically go up in a neighborhood where there are historic-designated homes.

Mr. Mark Vinson joined online. Mr. Vinson added that there is another property in the city comparable to this home: the Governor Howard Pyle house in the Maple-Ash Neighborhood. That home was designated primarily because of its association with Governor Pyle. The home was preserved and has a plaque placed outside the home.

Motion by Vice Chair Dave Fackler to approve a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6, Single-Family Residential with an Historic Overlay Designation" for the McKemy-Riggs House property: second by Commissioner Engnell. Motion passed on **8-0** vote.

Ayes: Chair Kyle Woodson, Vice Chair Dave Fackler, Commissioners Erin Davis, Anders Engnell, Jean Robinson, Laurene Montero, Greg Larson, and Kiyomi Kurooka

Nays: None

Abstain: None

Absent: Commissioner Reylynne Williams

Appendix B: Notification Letter Text

January 20, 2023

Dear Neighbor:

This notification is to inform you that Mr. Mark Vinson, on behalf of Ms. Patricia Riggs, has filed a Zoning Map Amendment application (PL230011) for Ms. Riggs' property located at 135 East Bonita Way (the "Property"), in Tempe, Arizona.

The purpose of Ms. Riggs' request is to amend the City of Tempe Zoning Map from R1-6 zoning district to R1-6 with a Historic Overlay so that the Property can be designated in the Tempe Historic Property Register.

The request is currently under review by the City of Tempe's Community Development Department Planning staff. During this initial review period, you are invited to attend a neighborhood meeting that will occur as part of the Tempe Historic Preservation Commission meeting at 6:00 p.m. on February 8, 2023. You may attend in person at City Council Chambers, located at 31 East 5th Street, or virtually via WebEx. To access the meeting virtually, click on the following link:

www.tempe.gov/virtualplanning and click on the button "FEBRUARY 8TH HPC MEETING"

The following tentative hearing dates associated with the zoning map amendment review process are listed below:

1. Historic Preservation Commission meeting: April 19, 2023
2. Development Review Commission meeting: May 9, 2023
3. City Council Hearing (Introduction/1st hearing): June 1, 2023
4. City Council Hearing (2nd/final hearing): June 15, 2023

For questions about the nomination, please feel free to contact Mark Vinson at 480-720-3566 or via email at mark@vinsonstudio.net.

You may also contact me at 480-350-8870 or via e-mail at zachary_lechner@tempe.gov should you have any issues participating in the virtual neighborhood meeting, require interpretative services to participate in the neighborhood meeting, need to request a reasonable accommodation, or have any questions regarding the zoning map amendment application.

Thank you for your attention to this notification.

Sincerely,

Zachary J. Lechner, Ph.D.
City of Tempe Historic Preservation Officer

Enclosures