Historic Preservation Commission Regular Meeting

May 4, 2023 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ

Commission Members

Cheryl Bell
Erika Finbraaten
Bryan Saba
Jeff Velasquez
Devan Wastchak
Kevin Weight
Mark Yost

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Historic Preservation Commission and to the general public that the Historic Preservation Commission will hold a REGULAR MEETING open to the public on Wednesday, May 4, 2023, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Historic Preservation Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Historic Preservation Commission
Regular Meeting Agenda - May 4, 2023

Call to Order/Roll Call

Pledge of Allegiance

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Action Agenda

1. **Regular Minutes of April 12, 2023, Historic Preservation Commission**

   Move Historic Preservation Commission to approve Historic Preservation Commission meeting minutes of the Regular Meeting of April 12, 2023.

2. **PLH23-0031 Mic Drop Mania Sign, located at 51 E Boston St, generally located south of the southeast corner of Arizona Avenue and Chandler Boulevard**

   Move Historic Preservation Commission approve PLH23-0031 Mic Drop Mania Sign, approval of a sign that deviates from code, subject to conditions as recommended by Planning staff.

3. **PLH23-0028 McCullough-Price House Historic Preservation District Landmark designation, located approximately 1/2 mile south and west of Chandler Boulevard and Price Road**

   Move Historic Preservation Commission recommend City Council approve Ordinance 5053, McCullough-Price House Historic Preservation District Landmark

4. **Meeting days for the Historic Preservation Commission**

   Move to establish meeting days for the Historic Preservation Commission as the fourth Wednesday of each month.

Briefing

5. Staff briefing on historic preservation activities.

Member Comments/Announcements

Calendar

6. The next Regular Meeting of the Historic Preservation Commission will be scheduled as needed, or if approved by Commission action, will take place on May 24th, 2023.

Adjourn

ITEM 1

Historic Preservation Commission **Development Services** **Memo No. HPC 23-007**

Date: 05/04/2023
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Regular Minutes of April 12, 2023, Historic Preservation Commission

Proposed Motion:

Move Historic Preservation Commission to approve Historic Preservation Commission meeting minutes of the Regular Meeting of April 12, 2023.

Attachments

April 12, 2023 Historic Preservation Meeting Minutes

Meeting Minutes
Historic Preservation Commission
Regular Meeting

April 12, 2023 | 5:00 p.m.
Public Works & Development Services
South Atrium Conference Room
215 E. Buffalo Street, Chandler, AZ

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Community of Innovation

Call to Order

The meeting was called to order by Chairman Velasquez at 5:03 p.m.

Roll Call

Commission Attendance

Chairman Jeff Velasquez
Vice Chairman Kevin Weight
Commissioner Cheryl Bell
Commissioner Erika Finbraaten
Commissioner Bryan Saba
Commissioner Devan Wastchak
Commissioner Mark Yost
Ex Officio Member Jody Crago

Staff Attendance

Derek Horn, Director of Development Services
Harley Mehlhorn, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on questions you raise.

CHAIRMAN VELASQUEZ announced Action Agenda Item No. 3 will be heard before all agenda items and the record shall reflect Commissioner Finbraaten is appearing by way of WebEx.

Action Agenda and Discussion

1. Meeting Minutes of February 22, 2023, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation meeting minutes of February 22, 2023.

CHAIRMAN VELASQUEZ confirmed there were no questions or comments from the Commission regarding this item.

Action Agenda Item No. 1 Motion and Vote

COMMISSIONER WASTCHAK moved to approve Action Agenda Item 1, of the April 12, 2023, Historic Preservation Commission Meeting; Seconded by COMMISSIONER YOST.

Motion carried unanimously (7,0).

2. PLH23-0010 Historic Preservation Ordinance Amendments, Ordinance 5051 and General Design Guidelines for Historic Preservation Districts, Resolution 5680

HARLEY MEHLHORN, CITY PLANNER presented details regarding Historic Preservation Code Amendments of PLH23-0010, Ordinance 5051, as recommended by the Development Services Department.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES presented details regarding General Design Guidelines for Designated Historic Preservation Districts and Landmarks of PLH23-0010, Resolution 5680, as recommended by the Development Services Department.

COMMISSIONER WASTCHAK asked if it was the preference to discuss the elements item 2 separately or all together.

HARLEY MEHLHORN, CITY PLANNER stated the idea is to vote on one motion, but there can be discussions of specific items if the commission would like to itemize them and talk about them individually.

COMMISSIONER WASTCHAK stated he had some questions about the 60% and asked if there was going to be further information presented.

HARLEY MEHLHORN, CITY PLANNER stated the information has been presented and staff welcomes feedback and questions.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES clarified, the original threshold was set at 90% is based on other cities, experiences and because that Arizona proposition 207 was passed in 2006. He explained, the proposition established certain property rights, regarding zoning, and staff thought 90% was reasonable. He stated over the years, staff talked with several groups who

wanted to form preservation districts and they struggled to get 90%, but there seemed to be good support otherwise in the district. He further stated, staff thought 60% would be a good threshold as before proposition 207 other municipalities used 60% as a threshold for forming districts. He explained properties that did not opt into the district are not to be subject to the rules, but they can be apply to be added to the district later. He added the intent of the 60% is to allow interested groups likelihood of success.

COMMISSIONER WASTCHAK asked if there 100 homes were given a historic overlay, if the 40% who did not sign can do what they want with their houses. He further asked if those who did not opt in can do so later, but whoever buys after them is committed.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated yes they would be committed and even the successors of original owners that formed the district would be part of that history and subject to the rules.

HARLEY MEHLHORN, CITY PLANNER clarified that due to the zoning, it would stick with the property.

COMMISSIONER WASTCHAK thanked staff for the clarification and stated the 40% that decides they are not interested and are not subject to any of the requirements seems like it could cause a hodgepodge. He presented statements regarding Willow District in Phoenix and stated it sound like 60% is a good compromise.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated staff believes that over time, people will realize the value of being a district because it tends to stabilize and improve property values over time. He further stated that an owner who decided not to opt in can change their mind and staff wanted to create process for that.

VICE CHAIRMAN WEIGHT mentioned that the 90% change to 60% was discussed last meeting and he remembers stating it would be a good change and he still supports it. He asked if a different approach could be taken where owners have three years to file a claim and opt out and once that window expires their opportunity goes away.

THOMAS ALLEN, ASSISTAINT CITY ATTORNEY presented concerns and stated he can look further into this and report back to staff.

VICE CHAIRMAN WEIGHT stated that is correct and he just wanted to mention it for consideration but did not know the potential for legal issues. He further stated the potential for legal issues would need to be addressed.

CHAIRMAN VELASQUEZ asked Vice Chairman Weight if that is how the City of Phoenix operates.

VICE CHAIRMAN WEIGHT stated that the City of Phoenix has not been so bold as to even designate a district since prop 207 has taken effect. He further stated this is new territory as Phoenix has talked about it for years, but has not move forward with it yet, but may over the next two to four years.

THOMAS ALLEN, ASSISTAINT CITY ATTORNEY presented further legal concerns and stated he can look further into this with his office and report back to staff.

COMMISSIONER SABA presented concerns regarding the 60% cheapening the preservation yield of the historic preservation designation. He stated it could look like a hodgepodge or patchwork with 40% not involved. He struggles with the 60% because a higher number would be ideal, but he liked that 60% is enough to give a neighborhood a reasonable chance of success. He is also concerned if 40% opt out and the homes look brand new it can cheapen the significance of the designation. He explained that Vice Chairman's Weight idea is intriguing, but there could be legal complications. He advised that he is supportive of the idea but he is concerned that if 40% of the homes are not participating that the district will not appear to be a historic neighborhood.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated that is a concern of his as well, but staff will keep promoting and doing their best to get homeowners on board. He further stated there is a certain cool factor to historic neighborhoods for those who have experienced them.

VICE CHAIRMAN WEIGHT stated if the district is zoned single family residential with 60% of the homeowners on board and the other 40% do not respond, it seems like a safe situation to move forward. He further stated in the event of a multifamily residential, commercial, or high rise with vocal opposition, even with 60% it is best to steer clear of that situation given the risk.

COMMISSIONER FINBRAATEN stated the more homeowners who are bound by regulations and guidelines the better as it can be difficult for staff to enforce and make good decisions when there is a Swiss cheese effect within the district. She gave an example of solar panels on non-contributing properties and how those within the district can get upset when they are restricted but others are not.

COMMISSIONER WASTCHAK presented concerns regarding the idea for 60% commitment to make the district with three years to opt out and stated his support for the current proposal.

CHAIRMAN VELASQUEZ asked to explain the proposed exception regarding fencing.

HARLEY MEHLHORN, CITY PLANNER stated the City Code does not allow the primary material within a fence or wall. He further stated Silk Stocking has white picket fences in their front yards, and it is part of the character to neighborhood, therefore staff felt that it was worth putting into the new ordinance.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES thanked the commission members for their comments and stated the proposed code amendments will also go through Planning and Zoning Commission and City Council.

CHAIRMAN VELASQUEZ asked if the general design guidelines will also fall under an ordinance.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated the general design guidelines will fall under a separate resolution.

HARLEY MEHLHORN, CITY PLANNER stated the reason why staff is adopting the guidelines as a resolution versus ordinance is because it is much simpler process to pass through a resolution versus having to amend Chapter 35. He further stated it is a much more onerous process to do code language versus just amending a resolution.

COMMISSIONER FINBRAATEN presented concern regarding wording contained in the proposed amendments and presented recommendations. She asked about reconstruction and if this was something the city might consider for interpretation of important sites. She stated there are some clever ways that you can do that and explained there is a site is where they use tubular buildings to represent the outlines of the structure to show an old village. She presented further examples of the use of GIS and photographs to overlay the outline of a significant place to give the public a idea of what used to be there. She explained, these sorts of reconstructions are very educational and helpful to understand the past but not so literal. She presented concerns regarding windows and recommending weather proofing.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES thanked Commissioner Finbraaten for her comments and stated it was staff's intent to keep the design guidelines general, but he appreciated her input on the windows.

EX OFFICIO MEMBER JODY CRAGO stated Commissioner Finbraaten was referring to the Ben Franklin house which is absent as it was torn down years ago, but it currently a tubular structure so you can go to where Benjamin Franklin's house was and see the massing and the size of it compared to the neighborhood but it's just a structure.

COMMISSIONER BELL stated she is still a bit torn on the 60% as the intent is to have this overlay to protect the neighborhood and preserve the historic nature of it. She further stated she really feels that more than 60% is needed to accomplish that, but on the other hand 60% is at least something. She presented statements regarding losing a contributing property in her neighborhood because the home was sold to an investor who changed the windows and original siding on the house and how contributing numbers can be affected by rental properties. She further stated that the guidelines and other requirements make sense when examined comprehensively.

CHAIRMAIN VELASQUEZ asked if he lived in a historic neighborhood and wanted a rumination on the side of the home and there's room to do it, how would that process play out. He asked if there be a normal review process with a building permit through the city then Historic Preservation through your office.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated there is a process so that a building permit would not be issued on a historic property until it has been reviewed by historic preservation officer. He further stated in our system, there would be a requirement to sign off by a historic preservation office, therefore a building permit would not issued by accident. He advised this would be on a case-by-case basis and there would be discussions between the Applicant and historic preservation officer regarding the code.

CHAIRMAIN VELASQUEZ asked how paint changes would be processed.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated that could go through the guidelines.

COMMISSIONER SABA asked what if the homeowner and historic preservation officer could not reach an agreement and if there was an appeals process.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated there is a process in the original ordinance. He further stated it involves going through a public hearing process, then if an agreement is not reached Superior Court.

VICE CHAIRMAN WEIGHT stated during the presentation, it was specified that the guidelines do not apply to non-contributors and this number could be 40% of the district. He asked if the terms of non-contributor and participant should be defined to be specific as to what these statuses mean.

COMMISSIONER FINBRAATEN agreed with Vice Chairman Weight.

HARLEY MEHLHORN, CITY PLANNER stated maybe the addition of a disclaimer that a non-contributor is still part of that historic district as from a definitional standpoint.

VICE CHAIRMAN WEIGHT mentioned at City of Phoenix, they do not necessarily require non-contributors have their historic character preserved. He stated they do not try to preserve a character that has been lost, but still want non-contributors to be generally consistent with the larger district. He explained there needs to be a consistent setback on the street and the addition of a second story would not be appropriate in a one-story district. He wondered if it should be specified in the code amendments that non-contributors still need to be compatible with the district at large but not necessarily have to preserve their individual historic character.

HARLEY MEHLHORN, CITY PLANNER stated that is a great idea and presented concerns from an ordinance perspective. He explained the complications with applying them is that there must be some sort of superseding ordinance over those properties beyond what they allowed by Chapter 35 by right.

VICE CHAIRMAN WEIGHT clarified that he was talking about nonparticipants who never opt into the district and wanted to make additions to the building that protrudes into the front yard or adding a second story, things that are an extra level of intrusion to district. He wondered if there's anything that could be done to prevent those instances.

HARLEY MEHLHORN, CITY PLANNER stated maybe the addition of a disclaimer that a non-contributor is still part of that historic district as from a definitional standpoint.

VICE CHAIRMAN WEIGHT stated with the earlier review for signage, it is technically not contributing to the district, but it is still reviewed by the Historic Preservation Commission to ensure compatibility within the district and to make sure that it is consistent with that character, which is considered historic districts with non-contributors and changes.

COMMISSIONER FINBRAATEN stated if design was monitored closer, these non-contributors could be converted to a contributor.

COMMISSIONER SABA asked regarding the proposed change to 60%, if there was a reason a higher threshold was not chosen. He asked if staff experienced vocal opposition from homeowners or if there was just apathy and they could not get owners board.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated staff has not encountered a vocal opposition and that its more apathy. He explained as Commissioner Bell brought up there are a lot of rentals and out of State property owners who are hard to get a hold of.

COMMISSIONER SABA confirmed that staff has not encountered anyone that opposed. He stated that he is getting more comfortable with the idea of getting the overlay in place with the 60%, then trying to expand from there.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES reminded that the 60% is just the threshold and in most neighborhoods the participation could be well over 60%. He stated staff wanted neighborhoods to have an achievable threshold and explained there is an appeals processes built into the ordinance if a property owner and historic preservation officer cannot reach an agreement. He stated the first step is a public hearing scheduled with the Preservation Officer and the officer can hire an outside person for neutrality, the next step would be an appeal to the Historic Preservation Commission, then Superior Court.

COMMISSIONER SABA asked if a public hearing is the natural next step for this type of situation and if the public hearing would be advertised to the neighborhood for them to participate.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated this process was put in place years ago and read aloud, 35-3409 section 3D from the ordinance to provide clarification.

COMMISSIONER WASTCHAK asked if the Historic Preservation Commission in this aspect is acting as a recommending or decision-making body.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated the commission would be a quasi-judicial deciding body, but there is the opportunity for appeal to Superior Court.
COMMISSIONER FINBRAATEN stated she did not believe certificates of no effect could be appealed and presented concerns regarding the number of hearings if every decision of staff could be appealed.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated as the original ordinance is written they can be appealed.

COMMISSIONER YOST thanked staff for the presentation and work. He stated he used to live in Dearborn, Michigan, a town built by Henry Ford and the Ford Motor Company. He explained the town had distinctive streetlights and street signs to identify when one was in a historic area and asked if the City was considering putting historic features as such.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated there is the ability through the design guidelines to add certain features. He presented statements regarding a concrete street that is maintained in Silk Stocking because it is considered a historic feature.

HARLEY MEHLHORN, CITY PLANNER stated there is a small pool of funds for investments within historic districts for improvements. He further stated there is not enough of a pool at this time to do significant improvements, but in the future, there could be more funding that could potentially be invested into something like that.

CHAIRMAN VELASQUEZ presented statements regarding enhancing street signs.

HARLEY MEHLHORN, CITY PLANNER stated staff is currently working with the first historic conservation district that this commission recommended approval of this last year to get custom made historic markers to identify structures within the district.

DEREK HORN, DIRECTOR OF DEVELOPMENT SERVICES stated as the city gets more districts there will be more support for these kind of historic recognition elements.

CHAIRMAN VELASQUEZ confirmed there were no questions or comments from the Commission regarding this item.

Action Agenda Item No. 2 Motion and Vote

Code Amendments:
Move Historic Preservation Commission recommend City Council approve PLH23-0010, Ordinance 5051, Historic Preservation Code Amendments, as recommended by the Development Services Department.

General Design Guidelines:
Move Historic Preservation Commission recommend City Council approve PLH23-0010, adopting General Design Guidelines for Designated Historic Preservation Districts and Landmarks, Resolution 5680, as recommended by the Development Services Department.

VICE CHAIRMAN WEIGHT moved then withdrew his motion for the approval of Ordinance 5051, Historic Preservation Code Amendments as recommended by Development Services.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY recommended the motion include both elements of Action Agenda Item 2.

VICE CHAIRMAN WEIGHT moved to approve Action Agenda Item 2 in its entirety with modifications as discussed on record, of the April 12, 2023, Historic Preservation Commission Meeting; Seconded by COMMISSIONER FINBRAATEN.

Motion carried unanimously (7,0).

3. PLH23-0022 SanTan Sign Relocation, located at 8 S. San Marcos Place, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for architectural plan review approval to move an existing sign to a new location for an existing building located at 8 S. San Marcos Place, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard.

CHAIRMAN VELASAQUEZ asked if the sign would be maintained the same and internal illuminated.

HARLEY MEHLHORN, CITY PLANNER confirmed that noting would change and the Applicant is present and available for questions.

VICE CHAIRMAN WEIGHT asked if the current or proposed sign locations are in the right of way.

HARLEY MEHLHORN, CITY PLANNER stated the existing sedimentation is not in the right of way, but the proposed likely will be thus requiring a civil encroachment permit. He further stated this is a common process for civil overhang for right of away that can be done through the Development Services Department at the City.

JAMIE HOFFMAN, APPLICANT stated their intention is to move the sign as soon as they can find someone to do it.

COMMISSIONER WASTCHAK asked if there is more traffic in the back alley and if the purpose of moving the sign is to get more visibility than they currently have.

JAMIE HOFFMAN, APPLICANT confirmed this is correct, he explained that the Downtown Chandler Community Partnership (DCCP) put a pedestrian counter in the alley to track usage and this has motivated them to get more lighting in the alley. He further explained that they want the signage, but they also want the illumination of the sign to improve the lighting in the alley because of the pedestrian traffic.

EX OFFICIO MEMBER JODY CRAGO stated the alley will be part of a pedestrian pathway that will be connecting all the way to Wall Street and this is envisioned to be a major pedestrian corridor for the downtown in the future.

HARLEY MEHLHORN, CITY PLANNER explained there was a third-party study completed that spoke to the greater need for pedestrianization within this particular alley.

COMMISSIONER WASTCHAK presented statements regarding previous cases and stated it makes sense to move it to the back as there is enough signage out-front.

VICE CHAIRMAN WEIGHT thanked staff for clarifying in the report that this property is on the National Register but is a non-contributor.

CHAIRMAN VELASQUEZ confirmed there were no questions or comments from the Commission regarding this item.

Action Agenda Item No. 3 Motion and Vote

Move Historic Preservation Commission approve PLH23-0022 SanTan Sign Relocation, approval of the relocation of a sign that deviates from code, subject to conditions as recommended by Planning staff.

Upon finding the proposed exterior sign complements the existing Early Twentieth Century Commercial style of architecture, Planning staff recommends the Historic Preservation Commission approve PLH23-0022 SanTan Sign Relocation, located at 8 S. San Marcos Place, subject to the following conditions:

1. The sign shall be in substantial conformance with Exhibit A, kept on file in the City of Chandler Planning Division, in File No. PLH23-0022 SanTan Sign Relocation.

2. A sign permit must be processed for the subject signage.

COMMISSIONER WASTCHAK moved to approve Action Agenda Item 3, of the April 12, 2023, Historic Preservation Commission Meeting; Seconded by COMMISSIONER SABA.

Motion carried unanimously (7,0).

Discussion

4. Discussion to determine if the commission would prefer to have a predetermined monthly meeting date.

HARLEY MEHLHORN, CITY PLANNER stated as the staff is expecting increasing frequency of Historic Preservation Commission meetings. Staff wanted to have the discussion of possibly having a regularly set monthly meeting day.

COMMISSIONER SABA stated he is in support of having a day set aside.

COMMISSIONER FINBRAATEN agreed and stated a monthly date is helpful to the public and Applicants.

HARLEY MEHLHORN, CITY PLANNER asked for feedback on the possibility of setting the monthly meeting date for 5:00 p.m. for the fourth Wednesday of the month.

COMMISSIONER SABA asked if staff could poll the commission through email so the commission would have a chance to review their calendars.

HARLEY MEHLHORN, CITY PLANNER stated he will follow up with the commission individually on this.

Member Comments/Announcements

THOMAS ALLEN, ASSISTANT CITY ATTORNEY thanked Derek Horn for this work and commitment to historic preservation and announced that Derek will be missed as he is retiring in a few months.

CHAIRMAN VELASQUEZ congratulated Derek and thanked staff for their work on this project.

Adjourn

The meeting was adjourned at 6:16 p.m.

Jeff Velasquez, Chairman

Derek Horn, Staff Liaison for Historic Preservation Matters and Designation

David de la Torre, Staff Liaison for City Center District Matters and Reviews

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Historic Preservation Commission Development Services Memo No. HPC23-002

Date:	05/04/2023
To:	Historic Preservation Commission
Thru:	Kevin Mayo, Planning Administrator David de la Torre, Planning Manager
From:	Harley Mehlhorn, Planner
Subject:	PLH23-0031 Mic Drop Mania Sign

Proposed Motion:

Move Historic Preservation Commission approve PLH23-0031 Mic Drop Mania Sign, approval of a sign that deviates from code, subject to conditions as recommended by Planning staff.

Background/Discussion

Mic Drop Mania is located at 51 E. Boston Street, in between Inchin's Bamboo Garden and Soho 63. This review was triggered due to deviations from the sign code of the City Center District (CCD). The proposed sign is internally illuminated with LED's and features changeable individual letters. Per the sign code section applicable to the CCD, hanging blade signs located below the colonnade shall not be illuminated and shall not have changeable copy. There is, however, precedent in approving such signage, as a similar sign was approved by the City Council at the northwest corner of Arizona Avenue and Frye Road, though the sign was never installed. According to the applicant, the red outline shown on the sign exhibits is for graphical purposes only, and the actual sign will have a white or black outline. Staff is proposing a stipulation to this effect.

The proposed signage is approximately 15.4 sq. ft. which is within the allowable 16 sq. ft. Staff feels that the proposed signage is reasonable and harmonious with the existing historic architecture due to the small scale and mid-century feel of the proposed modification. Staff finds that the proposed signage compliments the character of the existing buildings and that of Early Twentieth Century commercial

style.

National Register of Historic Places:
The subject building is on the National Register and is a contributing property.

Recommendation:
Upon finding the proposed exterior signs to complement the existing Early Twentieth Century Commercial style of architecture, Planning staff recommends the Historic Preservation Commission approve PLH23-0031 Mic Drop Mania Sign, subject to the following conditions.

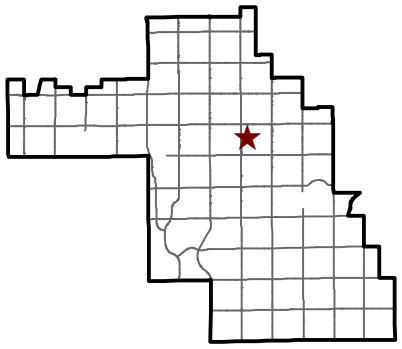
1. The sign shall be in substantial conformance with Exhibit A, kept on file in the City of Chandler Planning Division, in File No. PLH23-0031 Mic Drop Mania Sign.
2. The red outline depicted in Exhibit A shall be replaced with white or black.
3. A sign permit must be processed for the subject signage.

Attachments

Vicinity Maps
Exhibit A

PLH23-0031 MicDrop Mania Sign

Proposed Project Details
51 E. Boston St.
HPC approval for a sign that does not meet CCD Sign Code



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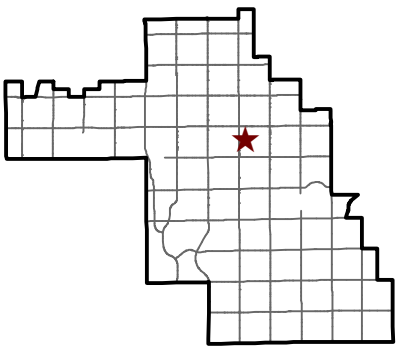
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH23-0031 MicDrop Mania Sign

Proposed Project Details
51 E. Boston St.
HPC approval for a sign that does not meet CCD Sign Code



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City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

SIGN SIZE FACTOR: PER CSP/CRITERIA | 75% HEIGHT | 75% WIDTH | SQFT | AESTHETICS

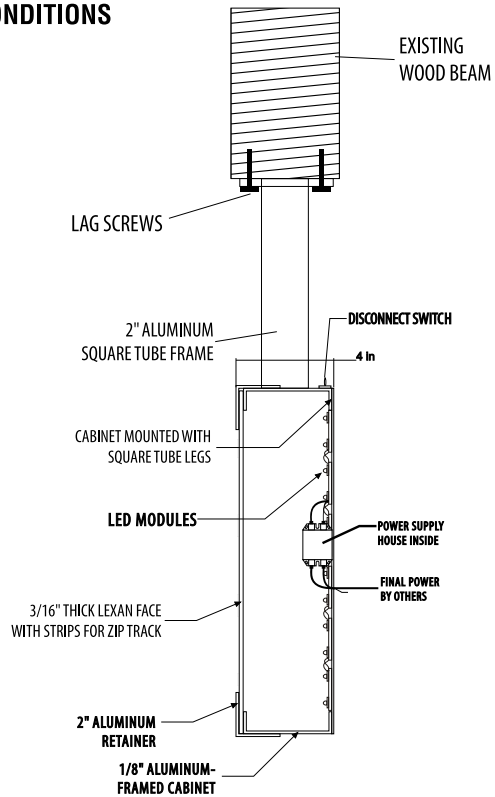
MIC DROP MANIA

NOTES
SIGN TYPE - INTERNALLY ILLUMINATED CABINET SIGN
FACES - 3/16" LEXAN WITH STRIPS FOR ZIP TRACK
RETURNS -
TRIMCAP -
ILLUMINATION - WHITE LEDS
LOW VOLTAGE LED DRIVER - PER DRIVER LOAD MAX
EXISTING SIGN - NA
REMOVAL - NA
PATCH & PAINT - NA
ELECTRICAL - YES
☐ ILLUMINATION
☐
☐

EXHIBIT "A"

B Letter Layout — 15.36 SQ. FT.

EXISTING CONDITIONS



A Section View — *PROPOSED NEW TECHNICAL LAYOUT*

INTERNALLY ILLUMINATED HANGING CABINET SIGN

C North Elevation — *PROPOSED NEW SIGN*

21 FT. FRONTAGE

1" FOR SCALING

Signarama CHANDLER
The way to grow your business.
3144 N COLORADO ST · CHANDLER, ARIZONA 85225
OFFICE PHONE NUMBER - 480.821.1100

Date:	3.16.23	Project Name:	MIC DROP MANIA
Scale:	NTS	Address:	51 E BOSTON ST.
Drawn:	3.16.23	City / State:	CHANDLER, AZ
Sales:	MM	Zip Code:	85225

This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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DESIGN DRAWING 2 of 2

File No: 44170

File Location: 03.23

Designer: TRISTAN

Historic Preservation Commission Development Services Memo No.

Date: 05/04/2023
To: Historic Preservation Commission
Thru: Derek D. Horn, Development Services Director/Historic Preservation Officer
Harley Mehlhorn, Planner/Assistant Historic Preservation Officer

From: Derek Horn, Development Services Director
Subject: PLH23-0028 McCullough-Price House Historic Preservation District Landmark Designation, Ordinance 5053

Proposed Motion:

Move Historic Preservation Commission recommend City Council approve Ordinance 5053, McCullough-Price House Historic Preservation District Landmark

Background/Discussion

Background:

The McCullough-Price House (House) sits just south of the Chandler Museum at the intersection of Frye Road and Chandler Village Drive. The House has been a fixture at that location since 1938 and provides significance to Chandler's history in three ways. First, the House was owned and occupied by prominent Chandler families and has a direct family connection to the City's founder, Dr. A. J. Chandler. Second, it is a near intact example of Pueblo Revival style architecture and one of the few remaining in the Valley. Third, it was designed by the well-known and prolific local architectural firm of Lescher and Mahoney. The House was placed on the National Register of Historic Places in 2009.

Discussion:

The Families:

William Davis McCullough, an industrialist from Detroit, Michigan, and his family began traveling to Chandler in 1936 to spend the winters at the San Marcos Hotel, a popular winter destination for wealthy and famous families. Deciding to stay for longer times during the winter, Mr. McCullough purchased 200 acres southwest of the town of Chandler in 1937, and two years later he purchased 40 more.

McCullough commissioned the Phoenix architectural firm of Lescher & Mahoney in 1938 to design the house in the Pueblo Revival style. The house was built on the McCullough property later that year.

McCullough died in May 1940. Mrs. McCullough decided to relocate back to Detroit, so she sold the property to her recently widowed friend, Odessa Lochhead, in July 1942. The Lochhead family owned Pecos Valley Milling Company and had been operating businesses in Chandler since the late 1920s. Mrs. Lochhead lived in the house until she passed in 1943. San Marcos Hotel manager John Quarty held the house in trust for the Lochhead family while their son, Jim finished his time in the service and completed subsequent schooling. Quarty also leased the house to visitors as an extension of the San Marcos Hotel. In 1946 Jim and his wife Anna moved into the house where it became a social gathering place for residents of Chandler. The Lochheads lived there until 1950 when they sold the house to Arthur and Louise Price.

Arthur Price grew up in the state of Washington and attended Washington State University, Harvard Law School and the University of Washington where he received a law degree. Originally planning on starting his career in California, he decided to try the Phoenix area instead. He passed the Arizona bar and became a legal counselor to Dr. Chandler in 1913. Seeing the vision and potential of the new town, Price decided to make Chandler his home and wrote its incorporation papers, constitution, by-laws and served as its first town attorney. He went on to be active in the community for many years.

Price married Louise Chandler, a niece of Dr. Chandler in 1918. They had three children and initially resided on Washington Street in the Silk Stocking district before moving into their new home.

After purchasing the house, the Prices spent their retirement years there until Arthur died in 1971. Louise lived in the house for three more years. After her death in 1975 the house passed into the hands of her daughter Suzanne Price Propstra.

The land around the McCullough-Price House remained primarily agricultural up until the 1980s. Gradually, however, the land around the house was sold for development, first on the west side for residential subdivisions, then in the early 2000s the remainder for a commercial complex that now includes the Chandler Fashion Center Mall. Fortunately, the house remained on its original site.

After the deaths of the Prices, the house remained mostly vacant and fell into disrepair. In 2001 Suzanne donated it to the City. Originally planned as a community center, the development adjacent to the house forced a change in

plans. After a renovation by the City that restored the exterior and parts of the interior to their original 1938 appearance, the house opened as a visitor center and gallery in 2007. Today it is listed on the National Register of Historic Places and is part of the Chandler Museum complex.

The House:
When the McCullogh family decided to build a house near Chandler, they commissioned the established and prolific Phoenix architectural firm of Lescher & Mahoney to design their new home. The firm was known for both its aesthetic designs and technical excellence. During its existence, the firm completed over 2500 commissions, many of which still exist. Lescher and Mahoney did primarily commercial and governmental buildings, so McCullough house was a departure from their standard practice. The design they produced is in the Pueblo Revival style which has its roots in the early Southwest. Examples of this style are rare in Chandler.

The house was constructed on the original McCullough property, which was 240 acres at its height. It is about 3,308 square feet in area. The front primary facade faces east and at one time was accessed from the east by a long driveway. It is "L" shaped with the living room, dining room, den and kitchen located in the main portion of the building. Four bedrooms and bathrooms were in the south leg of the "L." To the north of and recessed from the primary facade is a service wing that contained a maid's room, bathroom, laundry and three-car garage. The former bedrooms are now used as offices and the service wing contains the archive of the Chandler Museum. The garage is now a meeting room. The main living room is largely intact and serves as the Price Gallery for the Chandler Museum. The original plans show a rectangular stable building north of the house, but it is unknown if it was ever constructed.

The house is constructed of brick with a stucco finish and has several notable features including the wood lookouts, or "vigas" that run along the top of the facade; embellishments with Native-American inspired designs on the walls; and the original metal casement windows. The vigas, stucco exterior which mimics adobe, along with the minimal window penetrations give the house its Pueblo Revival style look. The house retains its original appearance from its construction in 1938. Additional information and details on the architectural features and history of the house and its families are in the National Register of Historic Places Registration Form which is attached to this memo.

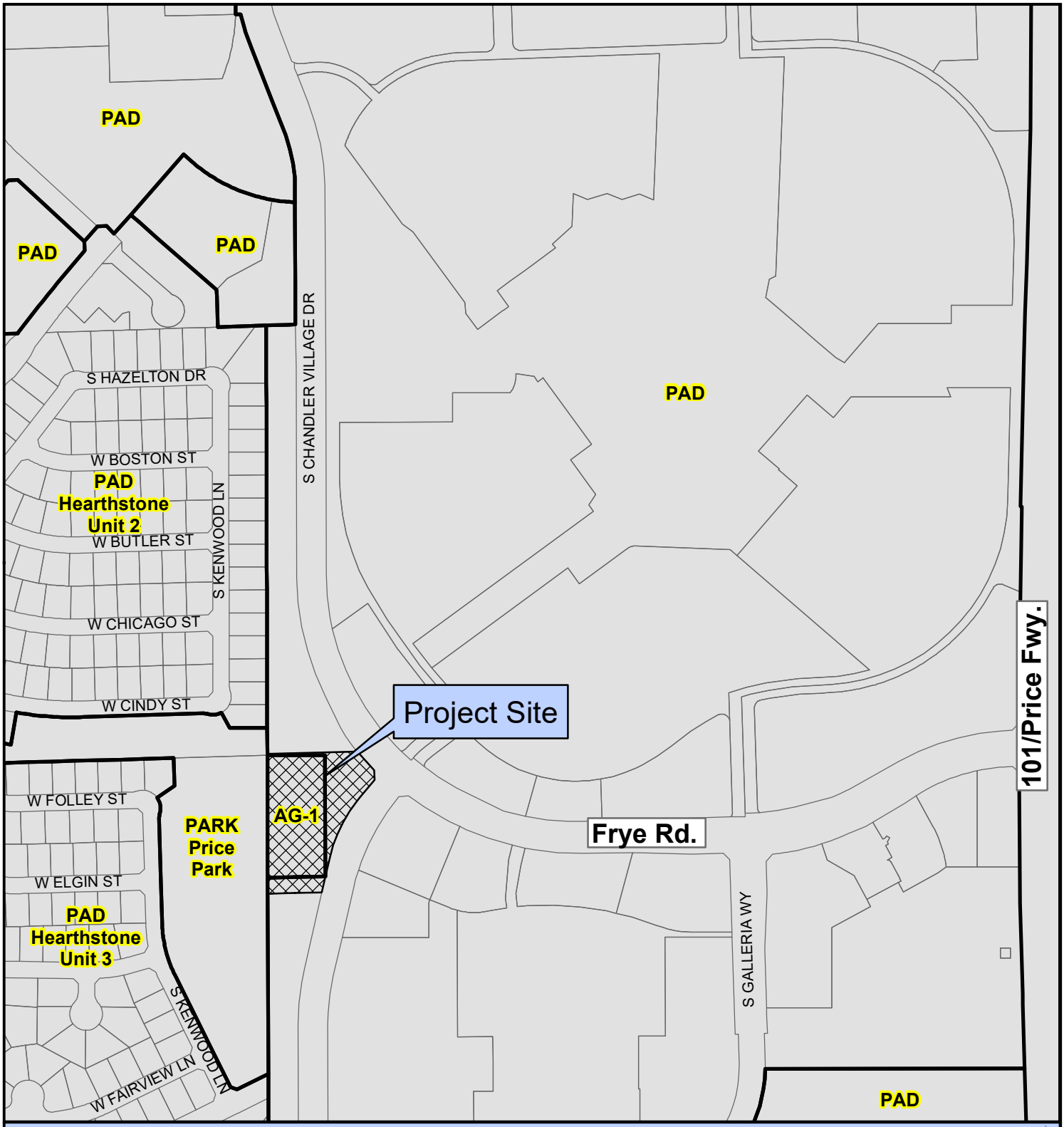
Conclusion and Recommendation:
Since its construction in 1938, the McCullough-Price House has been a part of the agricultural, commercial, and social heritage of the City of Chandler. Its families,

the McCulloughs, Lochheads, and Prices contributed to the founding, growth and development of Chandler. Former residences of founder Dr. A. J. Chandler no longer exist, so given the relationship of Louise Chandler Price to Dr. Chandler, the house is the closest to a founder's home in Chandler and its importance to Chandler's history cannot be understated. The house retains its original architectural integrity on the exterior and is judged the best example of both Pueblo Revival Style of architecture and of Lescher & Mahoney buildings in Chandler. Its listing on the National Register of Historic Places and connections to Chandler past also makes it eligible for Historic Preservation District designation as a Landmark in Chandler's history.

In conclusion, the Development Services Staff recommends the McCullough-Price be listed on the City's Historic Property Register as a Historic Preservation District Landmark.

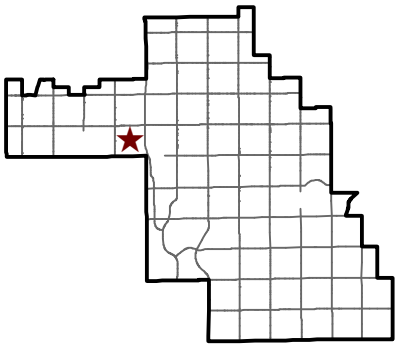
Attachments

Vicinity Maps
Ordinance 5053
National Register of Historic Places Registration Form
Original Building Plans
Existing Building Photos
Newspaper Excerpt
Arthur Price in Uniform
Roy Lochhead
Propstra Family
Royal Lescher
Leslie Mahoney



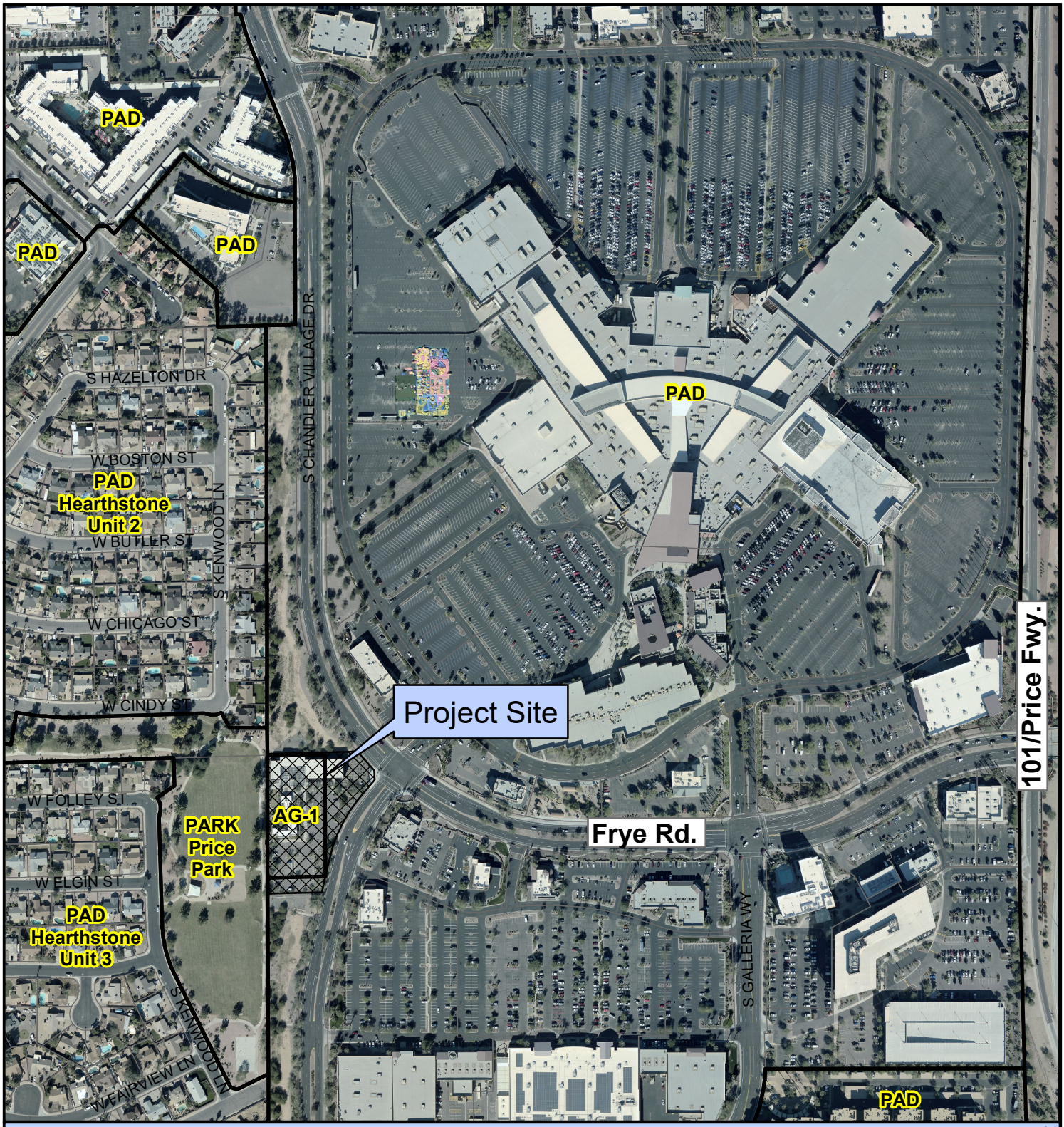
PLH23-0028 McCullough-Price House Historic Landmark District

Proposed Project Details
300 S. Chandler Village Dr.
Request Historic Landmark Designation



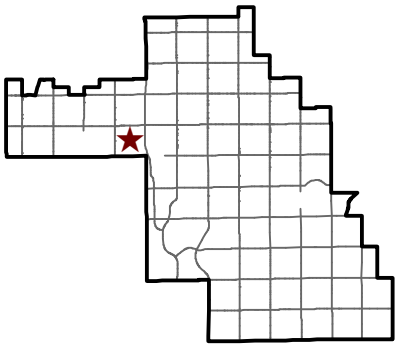
CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH23-0028 McCullough-Price House Historic Landmark District

Proposed Project Details
300 S. Chandler Village Dr.
Request Historic Landmark Designation



CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

ORDINANCE NO. 5053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY CREATING A HISTORIC PRESERVATION DISTRICT LANDMARK ZONING OVERLAY ON A PARCEL ZONED AS AGRICULTURAL DISTRICT (AG-1) IN CASE PLH23-0028 (MCCOLLOUGH-PRICE HOUSE) LOCATED AT THE SOUTHWEST CORNER OF WEST FRYE ROAD AND SOUTH CHANDLER VILLIAGE DRIVE WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for designating a Historic Preservation District Landmark zoning overlay on a certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Historic Preservation Commission as required by the Zoning Code; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby zoned AG-1 with Historic Preservation District Landmark Overlay, subject to the following conditions:

1. The property shall be subject to the General Design Guidelines for Historic Preservation Districts and Landmarks.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 15th day of June, 2023.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 29th day of June, 2023.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5053 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 29th day of June, 2023, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published in the Arizona Republic on:

Exhibit A

Legal Description

That portion of the South half of Section 36, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of Hearthstone Unit 3, according to Book 276 of Maps, page 41, records of Maricopa County, Arizona;

THENCE North 89° 50' 28" East at right angles to the East line of said Hearthstone Unit 3, a distance of 175 feet;

THENCE South 00° 09' 32" East parallel to said East line, 373.38 feet;

THENCE South 89° 50' 28" West 175 feet to a point on the East line of said Hearthstone Unit 3;

THENCE North 00° 09' 32" West, along said East line, 373.38 feet to the POINT OF BEGINNING.

NPS Form 10-900 OMB No. 1024-0018

RECEIVED 2280
APR 08 2009
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

311

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name McCullough-Price House

Other names/site number

2. Location

street & number 300 S. Chandler Village Dr. ☐ not for publication

city of town Chandler ☐ vicinity

State Arizona code AZ county Maricopa code 013 zip code 85226

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

____ **national** ____ **statewide** X **local**

James W. Garrison — Signature of certifying official

6 APRIL 2009 — Date

AZ STATE HISTORIC PRESERVATION OFFICER — Title

ARIZONA STATE PARKS — State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper — Date of Action

✓ entered in the National Register — Edson H. Beall — 5.20.09

____ determined eligible for the National Register

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [ ] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal
- [ ] private

Category of Property
(Check only **one** box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] building(s)
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
		buildings
1		**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / single dwelling

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE / museum

GOVERNMENT / government office

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS:

Pueblo Revival

Materials
(Enter categories from instructions)

foundation: CONCRETE

walls: STUCCO

roof: ASPHALT

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The McCullough-Price House is located in Chandler, Arizona, a suburban city of approximately 235,000 residents, located 20 miles southeast of Phoenix. The building is located on Chandler Village Drive, adjacent to the Chandler Fashion Center mall, approximately one-half mile south of Chandler Boulevard and one-half mile west of Price Road and the Loop 101 freeway. The property was originally part of a rural estate owned by the McCullough family that encompassed approximately 200 acres. Over time, the estate was divided so that the parcel containing the McCullough-Price House now consists of only 1.5 acres. The house, which was constructed in 1938, is a one-story, stuccoed brick building designed in the Pueblo Revival Style. According to the original drawings, the building had an L-shaped plan, with a living room, dining room, den and kitchen at the front, and four bedrooms and three bathrooms at the rear ell. A service wing extended from the north side of the building, with a maid's room, bathroom, laundry room and three-car garage. A large patio with an outdoor grill was located at the rear of the building, adjacent to the bedroom wing. In 2001, the building was acquired by the City of Chandler, who rehabilitated it for use as a visitor center, gallery, event facility and office. The rehabilitation was completed in June 2007. The footprint of the building is unchanged, as is the exterior appearance, except for a few door and window openings at the service wing and garage which were reconfigured to create public restrooms and a meeting room. The most significant interior spaces have been preserved, including the entry vestibule, living room, dining room and den. Despite these modifications, the building still retains sufficient integrity to convey its historical significance.

Narrative Description

See Continuation Sheets, Section 7

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [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.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- [ ] A owed by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1938

Significant Dates

1938

Significant Person
(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lescher & Mahoney

J.W. Mougeot

Period of Significance (justification)

The period of significance for the property is 1938, which is the year the house was built.

Criteria Consideratons (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of signficance and applicable criteria)

The McCullough-Price House is locally significant under Criterion C in the area of Architecture. Built in 1938 as a winter home for Michigan businessman William D. McCullough and his family, the imposing 3,308-square foot building was one of the largest residences in the Chandler area at the time. With its smooth stuccoed walls, tapered parapets, exposed roof beams, and ornamental cast concrete and stone, the house is the best early twentieth-century example of the Pueblo Revival Style in Chandler. The house also is one of the most impressive examples in the entire Phoenix metropolitan area of a Pueblo Revival-style residence built during the historic time period. The house was designed by the Phoenix architectural firm of Lescher & Mahoney, who primarily designed commercial and institutional buildings, including several Arizona landmarks. Of the firm's 2,541 commissions, only 25 of them were in Chandler or the surrounding area. Of these 25 commissions, only six are known to have survived. The McCullough-Price House represents the best remaining work of Lescher & Mahoney in the city of Chandler.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See Continuation Sheets, Section 8

Developmental history/additional historic context information (if appropriate)

See Continuation Sheets, Section 8

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been requested
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #_____
___ recorded by Historic American Engineering Record #_____

Primary location of additional data:

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
_X_ Local government
___ University
___ Other
Name of repository: City of Chandler

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.5 acres
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12	416050	3684470	3			
2				4			

Verbal Boundary Description (describe the boundaries of the property)

That portion of the South half of Section 36, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of Hearthstone Unit 3, according to Book 276 of Maps, page 41, records of Maricopa County, Arizona;
THENCE North 89° 50' 28" East at right angles to the East line of said Hearthstone Unit 3, a distance of 175 feet;
THENCE South 00° 09' 32" East parallel to said East line, 373.38 feet;
THENCE South 89° 50' 28" West 175 feet to a point on the East line of said Hearthstone Unit 3;
THENCE North 00° 09' 32" West, along said East line, 373.38 feet to the POINT OF BEGINNING.

Boundary Justification (explain why the boundaries were selected)

The boundary for this nomination is the property line for the 1.5-acre parcel containing the McCullough-Price House. The nominated property includes the building itself and the grounds within the 1.5-acre parcel.

11. Form Prepared By

name/title Kevin Weight, Consultant
organization City of Chandler – Community Services Dept. date March 28, 2009
street & number 6604 S. Pearl Dr. telephone (480) 802-1028
city or town Chandler state AZ zip code 85249
e-mail kevin.weight@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: McCullough-Price House

City or Vicinity: Chandler

County: Maricopa **State:** Arizona

Photographer: Kevin Weight

Date Photographed: June 8, 2007

Description of Photograph(s) and number:

1 of 15: Primary façade & main entrance (looking southwest)
2 of 15: Primary façade & driveway (looking west)
3 of 15: South façade (looking northwest)
4 of 15: North façade – former garage & service wing (looking south)
5 of 15: Front door (looking west)
6 of 15: Living room (looking southwest)
7 of 15: Fireplace in living room (looking west)
8 of 15: Former bedroom wing, now gallery & offices (looking southwest)
9 of 15: Den (looking southeast)
10 of 15: Dining room (looking northwest)
11 of 15: Kitchen (looking west)
12 of 15: Rear patio & barbecue (looking northwest)
13 of 15: North façade of bedroom wing (looking southwest)
14 of 15: Rear patio (looking southeast)
15 of 15: West façade of service wing (looking northeast)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

NARRATIVE DESCRIPTION

Setting

When the property was first purchased by the McCullough family in 1937, it consisted of approximately 200 acres, located within the section of land bounded by Chandler Boulevard on the north, the Gila River Indian Community on the south, Price Road on the east, and McClintock Road on the west. Over time, the large, rural property was divided several times. Today, the house is located on a much smaller parcel, which is only 1.5 acres in size.

The setting around the McCullough-Price House is now largely commercial, with the Chandler Fashion Center mall located immediately to the northeast. Other large retail establishments, including Target and Costco, are located to the southeast. Two major freeways, the Loop 101 and Loop 202, are located approximately one-half mile to the east and south, respectively. A neighborhood of single-family homes, known as Hearthstone, is located to the west.

The McCullough-Price House is located on Chandler Village Drive, which is the half-mile street between McClintock Drive and the Loop 101 freeway. The house is located just south of the intersection with Frye Road, which is the half-mile street between Chandler Boulevard and the Loop 202 freeway.

Adjacent to the 1.5-acre parcel containing the McCullough-Price House are two larger landscaped parcels (4.1 acres and 3.9 acres), which are also owned by the City of Chandler. Collectively, the three City-owned parcels are nearly 10 acres in size and present a welcome respite from the surrounding commercial and residential development.

The 1.5-acre parcel is accessed from Chandler Village Drive via a circular asphalt driveway. The circular drive is a replication of the driveway shown on the original plans; however, there is no evidence that this type of driveway actually existed prior to the City's ownership of the property. Aerial photos show that there was a long driveway extending one-half mile west from Price Road directly to the garage, with no circle. The current driveway has a planting island at the center of the circle, containing desert landscaping and a large fountain. A paved parking area is located to the north of the circular driveway, and a gravel parking area is located to the south (the rehabilitation plans show it is to be paved in the future).

On the north, east and west sides of the house there is a spacious green lawn. The lawn now comes right up to the front of the garage, whereas originally the driveway extended to this area.

At the rear of the building is a large patio, which is shown in the original plans. The patio consists of a grassy area framed by a 4-foot high stuccoed wall. At the northwest corner of the patio is a built-in outdoor grill composed of stuccoed brick. The grill includes a chimney, which is approximately 13 feet in height. In front of the grill is a flagstone hearth, which is part of the original design. Additional flagstone pavers have been installed around the perimeter of the patio, inside the wall, as part of the recent rehabilitation.

The original plans show that a stable was also to have been built on the site, just northwest of the garage. It is unclear whether this building, with a rectangular plan measuring approximately 20 x 100 feet, ever actually existed.

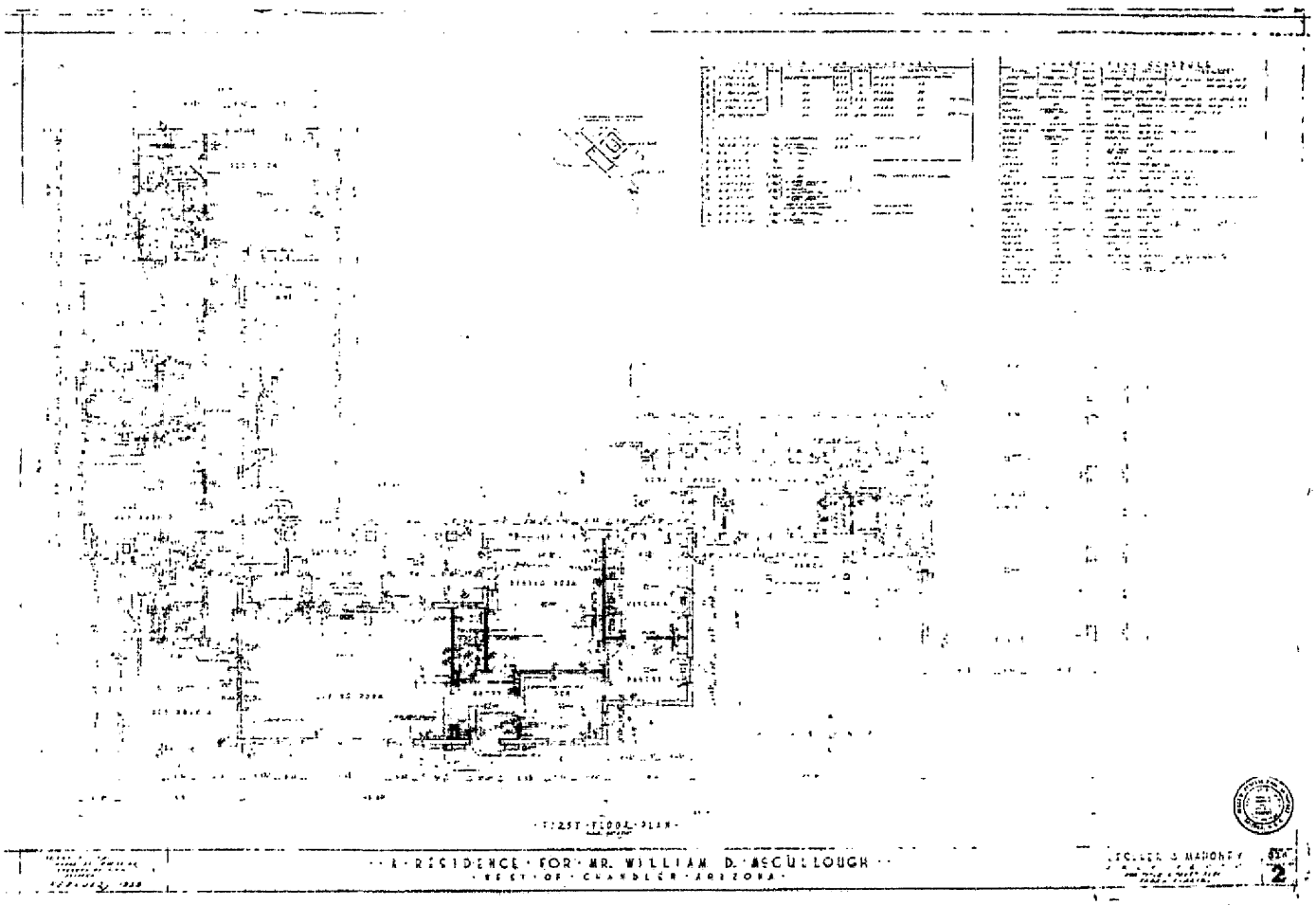


Figure 1. *Original floor plan for the McCullough-Price House, designed by Lescher & Mahoney, February 1938.*

Exterior

The 3,308-square foot building has an L-shaped plan, measuring approximately 77 feet in width by 125 feet in length. The living room, dining room, den and kitchen are located in the main portion of the building, with the former bedrooms and bathrooms at the rear ell. A service wing extends from the north side of the building, with what was originally a maid's room, bathroom, laundry room and three-car garage. The service wing is recessed behind the main portion of the building by approximately 25 feet.

The building has a concrete foundation, with a small basement located near the center of the rear ell. The walls are constructed of brick, which has been sheathed with a smooth stucco finish. The building is painted a light tan color, with tan and salmon-colored trim. The roof is flat with a raised parapet, which is tapered at the top and at the corners.

The main portion of the building consists of a raised central pavilion (approximately 14 feet in height) with lower projections at both the north and south ends (approximately 11 ½ feet in height). The north projection is recessed behind the central pavilion while the south projection extends to the front. The pavilion is highlighted by an offset entry with a single door. The wood door has a diamond-shaped window at the center and a diagonal design in the panels. The frame has a zigzag design. Also present is a large door surround, which is composed of cast concrete and natural "desert stone." The surround includes several cast stone inserts with "Indian hieroglyphics," including a very large panel directly over the door. Adjacent to the door surround, on each side of the front entry, are wrought iron light fixtures.

The windows on the house are steel casements. They are typically paired and have four lights, although some of the smaller windows are single casements with three lights. All of the windows have cast concrete lintels with zigzag designs. The windows do not have projecting sills; instead, the openings are tapered at the bottom and on both sides.

Perhaps the most significant ornamental features are the vigas, or "wood lookouts," which run along the top of the façade. The vigas are meant to mimic structural timbers, but in this case they are purely ornamental. They measure approximately 8 inches in diameter. Wood scuppers are also present to allow water to drain from the roof.

The rear bedroom wing is generally rectangular in plan, although the middle portion projects approximately 5 feet to the south and the rear portion projects approximately 9 feet to the north. The wing is approximately 11 ½ feet in height, with a ceiling height of 8 ½ feet. A small, tapered chimney is located along the south wall, approximately 25 feet back from the front façade, although it is apparently no longer functional. The bedroom wing has the same vigas and fenestration pattern as the front façade of the house, although on the north side of the wing there is an exterior stairway leading up to small roof deck. Underneath the stairway is a second stairway leading down to a small basement underneath the middle portion of the bedroom wing. The basement measures 15 x 25 feet and is 9 feet in height.

The service wing is located north of the main entrance to the house, and is recessed approximately 25 feet behind the front façade. The wing is generally rectangular in plan, with a large garage at the far end, which is also rectangular in plan. The wing measures approximately 11 by 35 feet, and the garage measures approximately 21 x 31 feet. Like the bedroom wing, the service wing is approximately 11 ½ feet in height with a ceiling height of 8 ½ feet. The wing's most prominent feature is a front porch with a "log" roof. The "logs" are rounded timbers, 6 inches in diameter, set atop 8 x 8 inch wood beams supported by 8 x 8 inch posts with Southwestern-style corbels. The front façade of the service wing features an intact steel casement window, along with three other openings that have been filled in to accommodate the new restrooms. The rear façade

of the service wing features three intact steel windows and two new openings that serve as the entrances to the new restrooms.

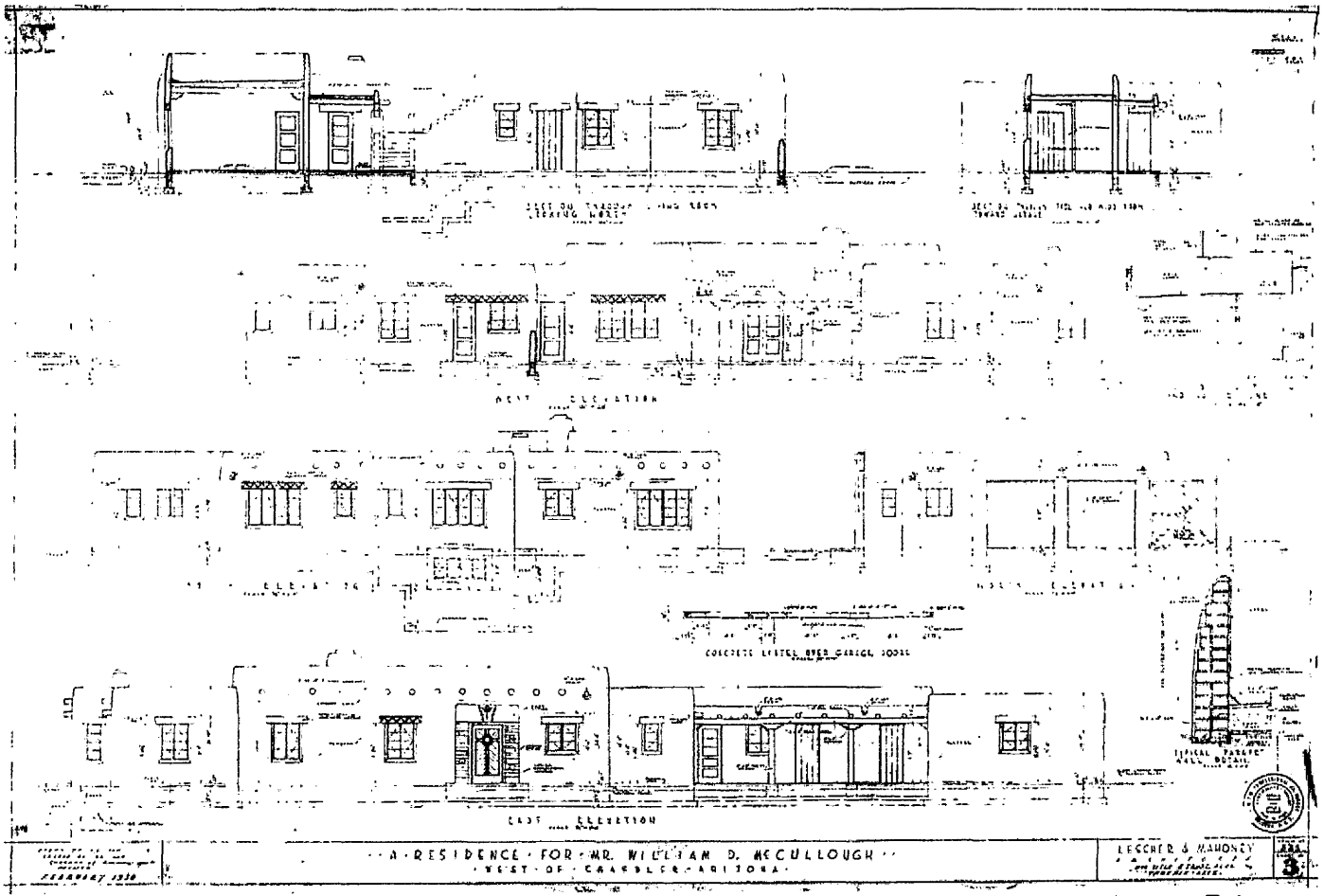


Figure 2. *Original elevations for the McCullough-Price House, designed by Lescher & Mahoney, February 1938.*

The garage is connected to the service wing by way of the front porch. The garage measures approximately 10 ½ feet in height, with a ceiling height of 9 feet. The original garage doors have been replaced with fixed panels, although the new panels replicate the diagonal pattern shown on the original plans. The center panel includes a pair of three-light French doors.

At the rear of the main portion of the building is a porch similar in design to the one at the front of the service wing. The main difference between the two is that the rear porch is supported by tapered stucco columns instead of wood posts. A large chimney is also located in this area; like the other chimney, it is tapered at the

top. The rear porch is accessed from the living room via two pairs of French doors (one on each side of the chimney) and from the dining room via a third pair of French doors. The porch floor features flagstone pavers, which appear to be original.

Interior

Just inside the front entry of the McCullough-Price House is a small entry vestibule, which measures approximately 8 x 10 feet. The vestibule features a tongue-and-groove wood ceiling with exposed 6 x 6 inch wood beams. At the center of the ceiling is a large metal light fixture. The opening leading from the entry vestibule to the living room has decorative 2-inch wood "poles" across the top. Like the vigas on the exterior of the house, these poles are intended to mimic structural elements, but are actually purely ornamental. The end poles facing the living room and vestibule are plastered, whereas the middle poles are exposed wood.

The living room is located immediately south of the entry vestibule and is the largest, most elaborate room in the house, measuring approximately 16 x 26 feet. Unlike the rest of the house, which has a ceiling height of 8 ½ feet, the living room ceiling is 10 feet in height. The living room has a tongue-and-groove wood ceiling with exposed beams, similar to the one in the entry vestibule, although the beams at the living room ceiling are larger, measuring 8 x 8 inches. Beneath each beam, at the juncture with the wall, are ornamental wood brackets, measuring 8 x 10 inches.

In addition to an original concrete floor, the living room also features a prominent fireplace at the center of the west wall. The fireplace is composed of cast concrete and "desert stone," with a projecting wood mantle. Above the mantle are two decorative tile grilles, which allow warm air to flow, and a pair of ornamental lamps. On each side of the fireplace, there is a pair of three-light French doors leading to the rear patio.

The dining room is located immediately west of the entry vestibule. It measures approximately 14 x 16 feet and, like the living room, has a ceiling height of 10 feet. The dining room also features a tongue-and-groove wood ceiling with exposed beams, although the beams are rounded. These 8-inch diameter "log" beams are supported by a second set of log beams, measuring 10 inches in diameter. Beneath the lower logs, at the juncture with the wall, are brackets in the form of rounded log ends. The log ends measure approximately 1 foot in length and are lashed to the beams above them. At the center of the ceiling is a large wrought iron light fixture. The dining room also has an original concrete floor and a pair of three-light French doors leading to the rear patio.

The den is located immediately north of the entry vestibule. It measures approximately 8 ½ x 10 feet, with a ceiling height of 8 ½ feet. The den features wood paneling on all four walls, with an elaborate wood frieze at the top. The frieze, which circles the entire room, has a Southwestern motif. Along the edge of the ceiling is a ½ x 3 ½ inch redwood board cut in an ornamental pattern.

North of the den is the kitchen, which connects the main portion of the house to the service wing. The kitchen was originally composed of two rooms—one was a small pantry—although the pantry has been removed to

make the kitchen larger. The kitchen is generally configured the same way as in the original plans, although the cabinets and appliances have been modernized.

The service wing, which originally consisted of a maid's room, bathroom, laundry room and several small work rooms, now consists of two modern restrooms and a janitor's room. The garage is now a meeting room. No significant interior features remain in these rooms.

Likewise, the interior of the bedroom wing has been reconfigured from four bedrooms and three bathrooms to a large gallery space with offices at the rear. Aside from the concrete floors, no original interior features remain.

Integrity

The McCullough-Price House retains sufficient integrity to convey its significance under Criterion C as an outstanding local example of the Pueblo Revival Style. Although the building now has a new use, it still has high integrity of design, particularly on the exterior, with the only modifications being a few door and window openings at the service wing and garage. The most significant interior spaces have been preserved, including the entry vestibule, living room, dining room and den. The building also has excellent integrity of materials, with its brick construction, smooth stucco walls and steel windows still intact. The integrity of workmanship is also very high, with all original Pueblo Revival details still intact.

The building remains in its original location, never having been moved. However, when the large agricultural tract was divided and sold for commercial and residential development, the rural setting was compromised and the association with farming was lost. Thus, the property does not retain sufficient integrity to convey its significance under Criterion A.

NARRATIVE STATEMENT OF SIGNIFICANCE

History of the Property

Early History

Following the establishment of the nearby Vulture Mine in 1864 and Camp McDowell in 1865, there was considerable interest in creating an irrigation system in the Salt River Valley to meet the demand for agricultural products. In 1868, the first canal of the modern irrigation system was dug and, very quickly, a network of irrigation channels marked the modern landscape.

Unfortunately, the Salt River, which provided water to the canal network, proved unpredictable, with periods of heavy flooding followed by long periods of drought. Valley land owners recognized that the only permanent solution to the area's water problem was to construct a storage reservoir on the upper Salt River, where the water flowed through steep canyons. A potential dam site had been surveyed in 1889, but area farmers lacked the resources to undertake such a monumental project.

Congress solved the problem when it approved, and President Theodore Roosevelt signed, the National Reclamation Act of 1902. The act provided federal assistance for construction of irrigation works, including water storage dams. In February 1903, Valley land owners incorporated the Salt River Valley Water Users' Association (SRVWUA) to entice the federal government, through the newly created U.S. Reclamation Service (USRS), to build Roosevelt Dam. The dam was one of the five original federal projects authorized on March 13, 1903 and was the first major project to be completed, on March 18, 1911.

The SRVWUA opened up membership to the landowners in 1903, and over the next decade area farmers signed up their acreage. Because the Reclamation Act limited to 160 acres the amount of ground for which any one owner could get water, several major landowners in the Valley were forced to subdivide their holdings.

One of these landowners was Dr. Alexander John ("A.J.") Chandler, a member of the SRVWUA's executive committee and owner of approximately 18,000 acres in southeastern Maricopa County. In 1911, Dr. Chandler subdivided his vast ranch, creating a townsite that would become the city of Chandler. The townsite was located three miles east of Section 36, Township 1 South, Range 4 East—the section of land where the McCullough-Price House would later be constructed.

Early USRS records indicate that, unlike other sections which had been claimed by homesteaders, Section 36 was "State Lands." However, by 1911, William S. Austin had entered 77 acres in the north half of the northeast quarter of Section 36 into the SRVWUA. Austin apparently leased the land from the government, as state trust lands were not sold until after the State Land Code was established in 1915. Austin had arrived in the Chandler area as a youth in 1888, traveling by covered wagon from Texas. In 1893, he married his wife, Lourena Cosner, a Tempe resident. In 1899, they purchased land and built a house near the intersection of present-day Price and Ray Roads. The Austin family raised barley, oats and bees, as well as cotton after

1918. One of their three sons, Wilfred, served for approximately 30 years as a sports coach, teacher, principal and district superintendent for Chandler schools.

In 1914, the Board of Survey established the lands that were eligible for membership in the Salt River Project (SRP). All of Section 36, T1S, R4E was designated as "Class C" lands, meaning that they were located within the irrigable district but not irrigated or for which no attempted appropriation of the flow in the river had been made. The 1914 Board of Survey map confirmed that the north half of the northeast quarter (the W.S. Austin property) was included in the SRP water delivery district. A 1921-1922 SRP zanjero map shows water delivery to the north end of the section. Water was delivered from the Consolidated Canal, via the Banta Lateral, or Lateral 13, which ran parallel to the road that is now Chandler Boulevard.

In 1926, Mormon Flat Dam was completed several miles downstream from Roosevelt Dam, thus allowing the water storage supply to be increased and additional lands scattered throughout the Salt River Valley to join the SRVWUA. In 1927, the remainder of Section 36 joined the SRVWUA as "Mormon Flat Lands": 198 acres in the south half of the northeast quarter and north half of the southeast quarter of the section by John Andersen; and 232 acres in the south half of the southeast quarter and all but the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter by Arthur & Louise Price.

By the 1930s, the main landholders of Section 36 continued to be the Austin, Price and Andersen families. W.S. and Lourena Austin still owned the north half of the northeast quarter; the Prices still owned the same acreage they had owned in 1927; and John Andersen's brother-in-law, Thomas Andersen, had acquired the southeast quarter of the northwest quarter. However, by 1937 the land previously owned by John Andersen was in the possession of the General American Life Insurance Company.

The McCullough Family

The family associated with the construction of the current McCullough-Price House had their roots in Detroit, Michigan. William Davis McCullough was the owner of a subcontracting business that sold automotive parts to the Chrysler Company. The McCulloughs also owned a ranch in the Detroit area that raised show horses. In 1936, the family began traveling to Chandler to stay for the winter season, which usually lasted from December until April. William and his wife, Grace, his daughter, Virginia, and his son, Jack, stayed at the San Marcos Hotel (NRHP listed 4/29/1982). By the 1930s, the hotel had become a favorite winter destination for many wealthy and famous families, such as the Vanderbilts, Firestones, Fords and Rockefellers. Prominent families from the East and Midwest flocked to the hotel, one of the few resorts in the Valley at the time.

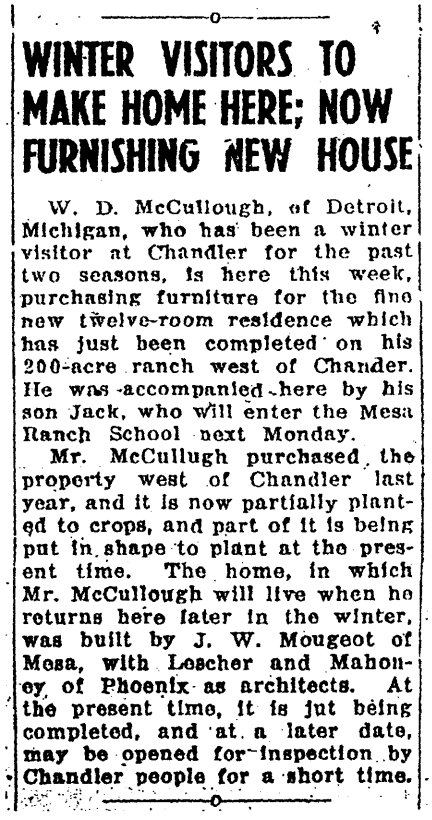
The McCullough family decided to build a house and stay for longer amounts of time during the winter. On April 30, 1937, William McCullough purchased 200 acres in Section 36, T1S, R4E, from the General American Life Insurance Company. Nearly two years later, on April 3, 1939, McCullough purchased an additional 40 acres from Thomas & Marva Andersen, expanding his property to 240 acres.

In 1938 McCullough hired the Phoenix architectural firm of Lescher & Mahoney to design the present-day house. He hired J.W. Mougeot, a Mesa contractor, to build the large Pueblo Revival-style home, which was completed in October of the same year.

According to the *Chandler Arizonan,* the McCulloughs hosted a "steak fry and housewarming party" on October 29, 1938. They invited a few friends from Chandler, Mesa, and Phoenix to celebrate the completion of their new "ranch." Guests included Dr. & Mrs. J.M. Meason, Dr. & Mrs. C.L. von Pohle, Mr. & Mrs. O.G. Johnson, Wayne Stapley and O.A. Gamble from Chandler; Jack Leyda and J.W. & O.L. Mougeot of Mesa; and E.R. Larraway of Phoenix. The family left and then returned some time later, staying in their new home for the winter season. Since the land was already under cultivation, the family rented out the farm. The farming operations were run from the foreman's home along Price Road, south of Chandler Boulevard. A barn and stables also were located on the farm near this building.

While in Chandler, McCullough met and became friends with local alfalfa mill owner Roy Lochhead. Lochhead invited McCullough to come to the mill's feedlot and herd cattle. Roy's wife, Odessa, became friends with Mrs. McCullough, and the children of the two families became acquainted as well.

William McCullough died on May 30, 1940. Upon her husband's death, Mrs. McCullough decided to sell the family's property in Chandler and remain permanently in Detroit. She sold the property to her friend, Odessa Lochhead, shortly after Mr. Lochhead had also passed away.



WINTER VISITORS TO MAKE HOME HERE; NOW FURNISHING NEW HOUSE

W. D. McCullough, of Detroit, Michigan, who has been a winter visitor at Chandler for the past two seasons, is here this week, purchasing furniture for the fine new twelve-room residence which has just been completed on his 200-acre ranch west of Chander. He was accompanied here by his son Jack, who will enter the Mesa Ranch School next Monday.

Mr. McCullugh purchased the property west of Chandler last year, and it is now partially planted to crops, and part of it is being put in shape to plant at the present time. The home, in which Mr. McCullough will live when he returns here later in the winter, was built by J. W. Mougeot of Mesa, with Lescher and Mahoney of Phoenix as architects. At the present time, it is jut being completed, and at a later date, may be opened for inspection by Chandler people for a short time.

Figure 3. *Article from* Chandler Arizonan, *October 28, 1938. Courtesy Chandler Historical Society.*

The Lochhead Family

Prior to purchasing the McCullough property, Odessa Lochhead had lived with her husband, Roy, and their son, Jim, in a Phoenix rental home. On December 9, 1941, Roy died, and Odessa decided she wanted a permanent home with a farm. She purchased the property from the estate of William D. McCullough on July 25, 1942. Odessa may have wanted to live closer to the Pecos Milling Company, which she had taken over after her husband's death. Jim was serving in the Air Army Corps at the time.

The Lochhead family had been operating a business in Chandler since the late 1920s. With roots in a Texas flour milling family, in 1912 a young Roy Lochhead began his own alfalfa milling company in Hagerman, New Mexico, called the Pecos Valley Milling Company. He eventually expanded, establishing milling operations in other states such as Arizona, Texas, Oklahoma, and later in Missouri and Ohio. Roy located his Arizona

operation in Chandler in the late 1920s, an ideal location due to the dry climate and abundance of sunshine. In addition, many local farmers grew alfalfa, which created a ready market.

During the late 1930s, over 10,000 tons of alfalfa were raised per year in the Chandler area, as well as 16,000 tons grown on the Gila River Indian Reservation. The company purchased much of this alfalfa, processed it, and then sold the hay locally for cattle feed, as well as to national companies such as Ralston Purina, who sold mixed feed for animals like horses and chickens. The mill was located east of the railroad tracks on what was to become Pecos Road, named after the company. In 1937, Roy decided to permanently locate his company headquarters in Chandler. He also built a cattle feedlot near the mill, holding over 3,000 head of cattle.

In 1942, several months after her husband's death, Odessa Lochhead sold the company to Jack Bogle, a Chandler resident who was Roy's business partner. Odessa had also sold their family house and farm in New Mexico. She lived in the Chandler house until March 28, 1943, when she passed away. Jack Bogle then worked out a deal with San Marcos Hotel manager John Quarty to hold the house in trust while Jim Lochhead finished his time in the service and began schooling at the University of Arizona. Between 1943 and 1946, the hotel rented out the house in the winter to George Pullman, who was related to the Pullman Company family.

In 1946, while attending the University of Arizona, Jim Lochhead met Anna Grijalva, a native of Superior, Arizona. Anna's family came from the pioneer Mexican American communities of Phoenix and Prescott. Her father, Raoul, worked as an accountant for the Superior Mining Company, and her mother, Marian, taught first grade for many years. Soon after meeting, Jim and Anna decided to marry. At the age of twenty, they moved into the vacant Lochhead house, and both attended Arizona State College for a brief period of time.

When the couple arrived at the house, Odessa's furniture still remained as it had been when she had resided there. Each bedroom included sets of different styles of furniture, and each of the four bathrooms was designed with a different color scheme: green, pink, coral, and black. The interior of the house included unusual features, such as a built-in bread box in a cabinet near the stove, and closets with automatic lights and drop boards to fold linens. The house also included servants' quarters with a bedroom and bathroom, and a separate entrance, located just off the kitchen. The house was surrounded by farm fields, set back half a mile from Price Road. A row of eucalyptus trees lined the irrigation ditch behind the house, and flowers grew along the walkway and the back patio wall. Grass grew in a front and side lawn, as well as in the courtyard area. Anna later recalled her first impressions of the house:

> Well, I thought it was beautiful; sitting out in the middle of 350 acres made it more dramatic. It went down a long driveway to the house. And all the fields were planted. It was really special. I had never lived on a farm. My grandfather had, but that wasn't like my grandfather's; it was much finer. It was really lovely and we enjoyed it very much. It was a lot of house for two people at the time.

Jim and Anna settled in quickly, enjoying their spacious, unique home and often relaxing on the patio while barbecuing on the outdoor grill. It could get warm in the house with only evaporative cooling, and the couple

often traveled to cooler climates during the summer. Like many wealthier families in the Valley, Jim and Anna employed domestic help, a black couple named Roy and Hiawatha White. The Whites lived in south Phoenix, and drove to the Chandler area every day to work. Roy did much of the cooking and heavy work around the house, while Hiawatha cleaned and shopped for groceries. Roy White had worked for Odessa's family in Texas, and came west with them. Once the Whites stopped working for them, Jim and Anna employed other black women from Chandler to help with the household chores.

The Lochheads had many social gatherings at the home, where they played cards and entertained other Chandler residents at dinner parties, such as the Bogles, Neats, Bevels, Ellsworths and Baldwins. Jim and Anna traveled three miles east into the small town of Chandler to shop at Basha's Grocery, Dudding's Drug or Stapley's Hardware and pick up necessities like gas and tires. They patronized the San Marcos Hotel to play golf and attend the annual Chandler Service Club Ball; Anna took knitting lessons there as well. Sometimes Anna attended mass at St. Mary's Catholic Church. They often went with friends to see the latest movies in Mesa, or drove forty minutes west along Baseline Road, past rows of citrus groves and flower gardens, to visit downtown Phoenix. In 1948, Jim and Anna moved to San Francisco, where their son Jim, Jr. was born. They didn't stay long and moved back to the house by the next year.

While living in the house, Jim tried his hand at farming the surrounding 350 acres, growing common crops like cotton and alfalfa, and less common crops as well. He later recalled:

> You think you are gonna find a wonderful new crop to grow, and its going to be the answer to all the farming problems. So one year I grew castor beans because they were using castor bean oil in the lubrication of jet engines. And then a couple years later I decided that flax might be a good crop—I think I grew 40 acres of it—the paint companies contracted and they used it for linseed oil. I tried that one year. I never did find the perfect answer, so I just went back to cotton and alfalfa.

Other farms surrounded the Lochheads' farm. East of the house, the Andersen family grew cotton and alfalfa. Further north, the Thude family owned a small dairy and raised cotton and alfalfa. Arthur Price owned farmland west of the Lochheads, and just north of the house along Chandler Boulevard was a small dairy. Next to the dairy was the tiny settlement of Hightown, where primarily agricultural workers of Mexican and Yaqui descent lived.

Jim hired local crews, including entire families, to work in the cotton fields. Workers helped thin plants in the spring and harvested in the fall. Entire families worked long hours in the fields, filling their sacks as quickly as possible. Most of the workers were local black, Mexican American or Yaqui residents, coming from south Phoenix, Guadalupe and Tempe.

Jim continued his family's close business ties with the Bogles, selling his alfalfa to the Pecos Valley Milling Company and ginning his cotton at the Bogle Gin in the Ocotillo area of Chandler. One part of the farm contained very sandy soil which, he soon discovered, would destroy the young cotton plants when the winds whipped up the dust. He also found that the water from the well on his farm contained a high salt content,

which formed an alkali on the ground. Interestingly, the Austin family living in the area in the teens and 1920s also encountered problems with salty water and had tried digging several wells to locate good drinking water. Eventually, the Austins had to haul their drinking water from Tempe. This potential problem became one of the reasons Jim eventually decided to sell the farm.

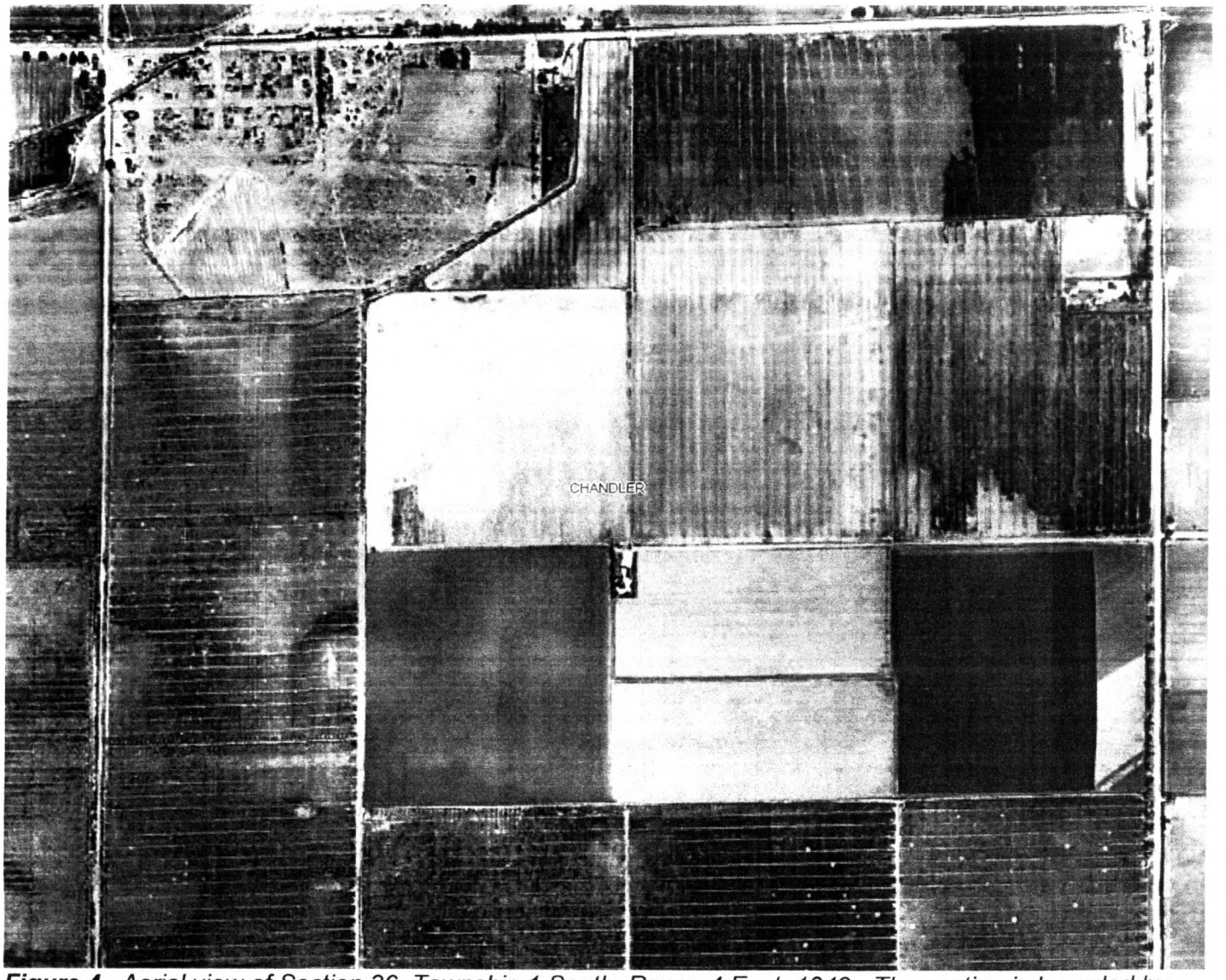


Figure 4. *Aerial view of Section 36, Township 1 South, Range 4 East, 1949. The section is bounded by present-day Chandler Boulevard to the north, Pecos Road to the south (not visible in this photo), Price Road to the east, and McClintock Road to the west. The McCullough-Price House is located at the center of the section. Courtesy Flood Control District of Maricopa County.*

In 1950, Jack Bogle spoke to Jim about selling the farm and the house, due to their concerns over the high salt content in the water. The Lochheads decided to move to north Phoenix and sold the land to Arthur and Louise Price, who owned much of the adjacent land to the west of their property.

The Price Family

After purchasing the land, Arthur and Louise Price moved from downtown Chandler into the home. Louise's family's roots in the Chandler area date to the late 1800s when her uncle, Dr. A.J. Chandler, first arrived. In 1888, A.J.'s younger brother, Harry, traveled from Michigan to Arizona to visit. In a memoir, Harry's wife, Bertha, recalled that he "felt that the west had opportunities, and (he) was instrumental in getting men with money interested in the (Arizona) country."

Following Harry and Bertha's marriage in 1891, the newlyweds moved to Phoenix, where Harry operated a drug store and a shoe store. The couple lived in an adobe home located near 2nd Avenue and Adams Street, where the Orpheum Theatre now stands. By 1897, Harry and Bertha had moved to Mesa, with their daughters Marian (born 1893) and Louise (born 1895), both of whom spent their early years with their mother in Michigan. Harry organized and became president of the Southside Gas and Electric Company in Mesa. He operated this business, which served Mesa, Tempe and Chandler, until 1929, when he sold it to the Central Arizona Light & Power Company. He began a farm in 1905, growing alfalfa and grains, and added dairy and beef cattle and hogs after 1911. His daughter Marian eventually managed the operations of the farm before and after Harry's death. Harry also helped organize the Mesa Public School system and was president of the Roosevelt Water Conservation District.

Meanwhile, Marian and Louise grew up in the Mesa area and eventually entered the private Mt. Ida School in Newton, Massachusetts. Upon graduation from Mt. Ida, both sisters entered college. Louise enrolled at the University of California in Berkeley, pursuing a degree in Literature. While living in Mesa, Louise met a young Arthur Price, who worked closely with her uncle, A.J. They married in 1918 in Arkansas, during the time Arthur was serving in World War I. After her marriage, Louise returned to school, finished her studies and graduated in 1921.

Arthur Price, born in 1889 in Eberton, Washington, graduated from Washington State University in 1909, majoring in history and economics. He then attended Harvard Law School for two years before returning to his home state where he received a law degree from the University of Washington in 1912. He traveled to California looking for a place to begin his career but decided to try the Phoenix area for business opportunities. In Arizona he passed the state bar exam and became a legal counselor for A.J. Chandler in 1913, at the age of twenty-four. Price originally intended to stay in Chandler for a short time in order to gain more legal experience before returning to Phoenix, but changed his mind after working for Dr. Chandler, whom he called "a natural builder with foresight to the future." Price ultimately opened his own law practice, with an office in the Bank of Chandler building.

As the only lawyer in the fledgling settlement of Chandler, Arthur wrote the town's incorporation papers, drafted the town's constitution and by-laws, and became the first Town Attorney. He helped organize

Chandler's Chamber of Commerce in 1914 and served as Chamber's charter president. In 1916, he became Chandler's first Justice of the Peace. Arthur served in World War I with the first contingent of soldiers from Arizona and was commissioned at Camp Pike in Little Rock, Arkansas. He served in France and became an artillery instructor. Once he returned to Chandler, he and Louise purchased a home on Washington Street near present-day Chandler Boulevard. Arthur worked as company attorney for Dr. Chandler's Chandler Improvement Company until 1930, when he shifted his focus to land development and farming as he began purchasing land in west Chandler and Chandler Heights.

By this time, Arthur and Louise had three children: Harriet, born 1920; Suzanne, born 1922; and Arthur, born 1927. The children grew up in Chandler, attending Chandler Grammar School and Chandler High School. They spent many hours with their grandfather, Harry, and their great-uncle, A.J., or "Uncle Alex," as they called him. Harriet attended Stanford and remained in California, and Arthur died in a plane crash at the age of twenty-one. After graduation from Chandler High in 1939, Suzanne attended Mills College in Oakland, California, and then the University of Arizona. She married Jack Propstra in 1943. After their marriage, they lived in Colorado and Washington, traveling to Arizona to visit Arthur and Louise with their three children, John, Diane, and Marilyn.

By 1950, Arthur and Louise had purchased the present-day Price House and 350 acres from the Lochhead family. The Price family may have owned as much as 1,000 acres of land in west Chandler by this time. They joined other families such as the Thudes, Andersens, Dobsons and Taylors as major operators of west Chandler farms. By moving to this home, Arthur could be closer to his land and farming operations in the west Chandler area. He primarily raised cotton and cattle, importing many of his cattle from Mexico.

During the 1950s, the small town of Chandler began to increase in population as post-war migration brought in new residents. Local homebuilders started new subdivisions and the town slowly spread out to the north, but agricultural fields continued to dominate the landscape. In 1954, the town of Chandler gained municipal status and became a city with a population of 5,200 residents, yet agriculture remained a major part of the economy. By the early 1950s the cotton industry contributed $3 million to the local economy, twelve cotton gins operated in the area, and alfalfa crops continued to be processed primarily at the Pecos Valley Milling Company. Many Chandler farmers invested in mechanized picking machines to cut down on labor costs and speed harvesting. Local ranchers raised over 9,000 head of cattle and sheep. Families like the Prices still traveled down dusty dirt or concrete roads to make the trip into town for shopping, entertainment, and everyday needs.

Suzanne and her family visited Arthur and Louise more frequently after they moved to Phoenix in 1953, where Jack opened his business, the House of Trophies. The house remained mostly unchanged from the time of its construction. Louise maintained the house with the help of her maid, Julie, an African American woman. Diane, Suzanne's second-oldest child, has many memories of the house she visited from the early 1950s to the 1960s:

> I remember it seemed palatial, and now it looks small compared to what has been built since. It was very peaceful driving down the road there. My grandfather (Arthur) loved to have flowers and in the spring you'd smell the sweet peas and the stock, and there's still a little vestige of the

garden right there outside of the house ... The irrigation ditch was often full of water and we would swim in it, and walk on the patio wall. If you look at it now, the layout is such that anybody would want a home with a fireplace and a barbecue ... I remember the marble fireplace and the leather-wrapped beams in the dining room. It was beautiful but it was just a home. It was a place where you felt very safe and secure, and it was a treat to be there.

Figure 5. *Arthur & Louise Price, far right, with family members in front of the McCullough-Price House, ca. 1955. Courtesy City of Chandler.*

Arthur died in a traffic accident near the driveway of the Price House in 1971, at the age of 82. Three years later, Louise moved to Phoenix to be near Suzanne and died the following year in 1975. The house and surrounding acreage passed into the hands of the Price daughters. Suzanne kept the house and the nearby land.

Rental Farming and Urban Development

Beginning in 1974, the Price and Propstra families rented out the farm to various tenants. Some of these families lived in the home. At this time, while Chandler was beginning to attract manufacturing industries to the city, the economic backbone of the city continued to be agriculture. In fact, around 1978 the Intel Corporation purchased 80 acres owned by Suzanne Propstra at Chandler Boulevard and Rural Road. A new electronics manufacturing plant rose in the place of cattle, stalls and open range. The establishment of Intel in Chandler paved the way for other large-scale electronics manufacturers in the city and brought in over 500 new jobs. The area around the McCullough-Price House remained part of the county until about 1974, when

Chandler included it as part of a nearly eight square mile annexation that doubled the city's size. By this time, Chandler's population had reached nearly 15,000.

The land around the McCullough-Price house was used for farming up until the 1980s, when it was sold for residential development. Rows of new homes ate up former cotton fields when Pulte Homes purchased a large amount of land just west of the house and constructed the Hearthstone subdivision. In 2001, Suzanne negotiated with retail developer Westcor to initiate the construction of the present-day Chandler Fashion Center. Today the house, surrounded by subdivisions and parking lots, sits on what remains of the original farmland.

Reflecting on how the McCullough-Price house symbolizes the pioneering spirit of early Chandler settlers, Diane Propstra Willian commented:

> It's important to remember what the city was like before development hit. Nobody thought anything of Chandler ... If you think about how he (Arthur Price) came from Washington, how he got to Arizona at that point in time is just remarkable—to think that people would have the foresight to say this place is really worth developing. It had to be so hot and so miserable, and these people could have lived anywhere. I think the home is like an outward and visible symbol of how he thought and how he lived his life.

Conclusion

The history of the McCullough-Price House begins with a wealthy Midwestern family looking for a place to spend mild winters and take part in the burgeoning agricultural opportunities in the Chandler area. The crops planted on the home's surrounding fields bolstered the local economy and provided the raw materials like alfalfa and cotton for products in national and international markets. These fields also provided work for local African American and Mexican American laborers. The house became a home for a newly married couple just beginning their lives and later provided a quiet place for an older couple with deep ties to the city's founding and agricultural development. It eventually housed families who tried their hand at rental farming, as the city's urban growth crept nearer and nearer. The house, with its distinctive southwestern flair that contrasted with other traditional farmhouses scattered about Chandler, remained virtually unchanged over time.

As in 1913 when Arthur Price arrived in the tiny, dusty town of Chandler and soon realized its potential for development, at the age of 79 he continued to predict the city's successful growth, as an urban center rather than a farming community. In 1968, three years before his death, a local newspaper provided the following quote from Arthur Price:

> This community and the surrounding area are really just beginning to move toward larger things. We have a lot going for us—industry in Chandler, proximity to the new freeways and other factors. I think Chandler is on the threshold of great growth and that all of this area will be intensely developed.

The McCullough-Price House now stands completely surrounded by the urban growth that Price predicted, symbolizing Chandler's rural yet progressive past.

The Architecture

The McCullough-Price House is significant as the best example of Pueblo Revival-style architecture in the city of Chandler. Relatively few examples of this style were built in Chandler during the historic time period, and the McCullough-Price House is best of the group, in terms of size, workmanship and design. It also ranks among the best examples of Pueblo Revival-style houses in the Phoenix metropolitan area.

Pueblo Revival Style

The Pueblo Revival Style was derived from late eighteenth and early nineteenth century Southwest Pueblos of the Rio Grande Valley, New Mexico and Arizona. It blended aspects of both Native American pueblos and early structures built by Spanish colonists in Mexico. Although it was an authentic regional style, the Pueblo Revival was first introduced in California where actual pueblos were not built. In 1894, Boston architect A.C. Schweinfurth designed a new hotel in Montalvo, California, generally considered the first modern building done in the Pueblo Revival Style.

The style became most popular, however, in Arizona and New Mexico, areas where the original prototypes survive. The style was especially popular in New Mexico, a state which contributed a modified replica of the Acoma church and convent to the Panama-California Exposition at San Diego in 1915. It is particularly common in Albuquerque and Santa Fe, where it endures today, in part because of special design standards in the cities' historic districts.

Pueblo Revival buildings imitate the hand-finishes of their Native American prototypes. Corners are often blunted or rounded, and wall surfaces are typically given irregular, stuccoed textures. In addition, rough-hewn "vigas" or roof beams, window lintels and porch supports carry out the hand-built theme. The stepped-back roof line of the original pueblos is often used. Like the original pueblos, many of the revival buildings feature adobe construction, although brick, concrete block and wood frame construction are also common.

A local variation of the style, termed the "Southwest Style" in *Historic Homes of Phoenix: An Architectural & Preservation Guide,* combines elements of the Pueblo Revival and Spanish Colonial Revival styles. This variation, which utilizes both the stuccoed, flat roofed, boxlike forms of the Pueblo Revival and the low-pitched gables and red tile roofing of the Spanish Colonial Revival, was much more common in the Salt River Valley than was the pure Pueblo Revival. It represents a natural borrowing and blending of neighboring design influences—pueblo forms from New Mexico and Texas to the east, and Spanish motifs from California to the west. A second local variation, which combines the Pueblo Revival form with elements of the Modernistic styles, is termed "Pueblo Deco." This variation was also more common than the pure Pueblo Revival and appears in several upscale residences and commercial buildings from the late 1920s to the 1940s.

Although the Pueblo Revival Style was primarily used for residences, it was also commonly used for buildings associated with parks or resorts. Examples of park buildings utilizing the style include the Arizona Museum at University Park, and the Webster Auditorium (NRHP listed 6/14/1990) at Papago Park, both in Phoenix. The administration building at South Mountain Park is also designed in the Pueblo Revival Style, although it features walls of native stone rather stucco. Several resorts utilized the style, using it to evoke a romanticized view of the "old Southwest." Examples include the Wigwam Resort in Litchfield Park; the Jokake Inn and Squaw Peak Inn (NRHP listed 7/19/1996) in Phoenix; and the Camelback Inn in Paradise Valley.

In Chandler, the Pueblo Revival Style is rare, as are other Period Revival styles, such as Tudor, Colonial, Classical and Italian Renaissance. According to the *Chandler Historic Resource Survey,* prepared by Alliance Architects in 1998, less than one tenth of the historic housing stock in the survey area represented the Period Revival era. Where Period Revival designs occur, they usually follow the precedent of the San Marcos Hotel and the several Mission Revival-style commercial buildings found in the Chandler Commercial Historic District (NRHP listed 9/22/2000). Only one example of the Pueblo Revival Style is recorded in the survey, located at 308 N. Washington Street. While this house is a good representation of the style, it is much more modest in size (1,221 sq. ft. vs. 3,308 sq. ft.) and workmanship than the McCullough-Price House.
The McCullough-Price House also compares favorably to other examples of Pueblo Revival-style residences found throughout the Valley. The table below lists 16 of the best examples, along with their location, architect, construction date and size. Of the examples listed, the McCullough-Price ranks fifth in terms of size.

NAME	ADDRESS	CITY	ARCHITECT	YEAR BUILT	HOUSE SIZE (sq. ft.)
Converse, Ralph, House	6617 N. Central Ave.	Phoenix	Unknown	1935	7,262
Eisendrath, Rose, House	1400 N. College Ave.	Tempe	Robert Evans	1930	5,250
Pueblo Revival Residence	9 E. Country Club Dr.	Phoenix	Unknown	ca.1922	4,896
Encanto Model Home ("The Indian House")*	2040 Encanto Dr. SE	Phoenix	Unknown	ca.1929	3,345
McCullough-Price House	300 S. Chandler Village Dr.	Chandler	Lescher & Mahoney	1938	3,308
Arnold, Oren, Residence**	34 W. Pasadena Ave.	Phoenix	Unknown	ca.1944	3,072
Boies, Cal, House	301 W. Mariposa St.	Phoenix	Unknown	ca.1930	2,357
Bohn, Louis, House	8001 N. 7th St.	Phoenix	Unknown	1928	2,328
Pueblo Revival Residence	8048 S. 14th St.	Phoenix	Unknown	ca.1930	2,097
Pueblo Revival Residence***	1146 W. Culver St.	Phoenix	Unknown	ca.1931	1,773
Pueblo Revival Residence	46 E. Greenway Rd.	Phoenix	Unknown	ca.1927	1,751
Boone, Daniel, House	1720 W. Elm St.	Phoenix	Unknown	1940	1,592
Clark, W.W., House	345 E. Catalina Dr.	Phoenix	Unknown	1939	1,535

NAME	ADDRESS	CITY	ARCHITECT	YEAR BUILT	HOUSE SIZE (sq. ft.)
Pueblo Revival Residence***	1102 W. Culver St.	Phoenix	Unknown	ca.1936	1,453
Wilkie/Pueblo Revival House	1290 S. Maple Ave.	Tempe	Unknown	1937	1,222
Williams, R.L., House	308 N. Washington St.	Chandler	Unknown	ca.1940	1,221

Table 1. *Pueblo Revival-style residences in the Phoenix metropolitan area built prior to 1957. Sources: Maricopa County Assessor and historic property surveys obtained from the cities of Chandler, Phoenix and Tempe. *Listed on National Register as contributor to Encanto-Palmcroft Historic District. **Listed on National Register as contributor to Medlock Place Historic District. ***Listed on National Register as contributor to F.Q. Story Historic District. The remaining residences are not listed on the National Register either as individual properties or as contributors to a historic district.*

The Architects

The McCullough-Price House is one of only a handful of buildings in the Chandler area designed by the prolific Phoenix architectural firm of Lescher & Mahoney. This firm, who primarily designed commercial and institutional buildings, was responsible for many of Arizona's architectural landmarks. The McCullough-Price House represents the best remaining work of Lescher & Mahoney in the city of Chandler.

The firm was known for its aesthetic designs and technical excellence, responding to the needs of each client and to the popular styles of the era. Lescher & Mahoney's designs do not necessarily have a personalized style, as do the work of some contemporary architects whose designs have a signature "look," but rather have forms that respond to the time, place and function of each commission. Considering that their work spans a period of 65 years and represents nearly every conceivable architectural style, the high aesthetic qualities that they were able to maintain are truly remarkable.

Royal W. Lescher

The senior partner in the firm, Royal W. Lescher, was born August 12, 1882, in Galesburg, Illinois. He moved with his family at an early age to Carpinteria, California, and in 1902 graduated from the Throop Polytechnic Institute (now the California Institute of Technology).

After graduation, Lescher worked for the Pacific Railway Company of Los Angeles under the direction of E.S. Cobb, a bridge engineer. In 1904, Lescher relocated to Buffalo, New York, where he worked for an architectural firm. After four years, he moved to Phoenix, Arizona, to work with Thornton Fitzhugh, one of the leading architects in the Arizona Territory. For Fitzhugh, Lescher helped with the design of the First Federal Savings & Loan Building and a ward of the territorial hospital in Phoenix; the territorial prison at Florence; and the Chandler Court apartments in Mesa. After working for Fitzhugh for two years, Lescher decided to start his own practice. In 1910, he purchased the office equipment of W.A. Bleisner and opened his own firm.

For his first project, Lescher won a competition to design the West End School, a two-room schoolhouse in Phoenix. Following this first commission, Lescher received two other school design jobs—a new building for the Littleton School District in Cashion and a two-room addition to the original Murphy School. Over the years, Lescher and his associates became the leading designers of school buildings in Arizona. They designed elementary and high school buildings in every county in the state.

Lescher & Kibbey

After the three small school jobs, Lescher received his first big commission. In 1911, he received a contract to design the Woman's Club of Phoenix at a cost of $16,500. Two years later, Lescher's expanding practice led him to take in John R. Kibbey as a partner, and the firm became known as Lescher & Kibbey.

Significant Lescher & Kibbey buildings include the Mohave County Courthouse and Jail (NRHP listed 8/25/1983), Graham County Courthouse (5/25/1982), Florence Union High School (6/22/1987), Globe High School, Gilbert Elementary School (6/16/1980), Brophy College Chapel (8/10/1993) and Aspen Hall in Phoenix.

Lescher, Kibbey & Mahoney

The increasing number of large commissions led Lescher to expand his firm once again. In 1917, 25-year old Leslie J. Mahoney joined the firm. Born January 21, 1892, in DeSoto, Missouri, Mahoney was the son of a building contractor and traveled widely with his father during childhood. He studied liberal arts at Santa Clara College and later became a designer with the Los Angeles architectural firm of Allison & Allison. When a friend wrote that he was leaving his job with Lescher & Kibbey because Phoenix was too hot for his taste, Mahoney said he would take his place. He wrote to Royal Lescher and asked for $50 in train fare to come to Phoenix.

By 1921, Mahoney had been taken in as a partner and the firm became known as Lescher, Kibbey & Mahoney. However, in 1923, Kibbey left the firm, succumbing to the lures of California, where he became a movie set designer.

Significant Lescher, Kibbey & Mahoney buildings include Peoria High School, Scottsdale High School, Jerome High School, and Temple Beth Israel and Balsz Elementary School in Phoenix.

Lescher & Mahoney

Upon Kibbey's departure, the name of the firm was changed to Lescher & Mahoney. From 1923 until the firm was sold in 1975, the firm was both prolific and groundbreaking. Mahoney kept careful track of each job; by the time he retired, the list of jobs totaled 2,541. Over 19,000 of the firm's drawings are preserved at the archives of the Arizona Historical Society in Tempe. The firm designed many of the major public and institutional buildings in Phoenix through the 1950s and designed buildings throughout the state. The vast

majority of their early work centered on public buildings such as schools, courthouses and hospitals. After 1930, their major projects shifted to commercial commissions, primarily in Phoenix.

The firm worked in numerous styles, conforming to the trends of the time. Major buildings in the early years were primarily Classical Revival in style. By the mid-1920s, the firm's work shifted toward other Period Revival styles, particularly Spanish Colonial Revival, though often retaining the formality and symmetry associated with the earlier Classical Revival forms. During the shift, the firm became more active in commercial buildings. This is best represented by the Spanish Colonial Revival-style Orpheum Theatre (NRHP listed 9/4/1985), constructed in Phoenix in 1929. The firm's pragmatic approach to architecture and design versatility served them well as predominant styles changed. This stylistic shift continued with the Art Deco-influenced Title & Trust Building (NRHP listed 9/4/1985), constructed in 1931, and was essentially complete with the construction of Hanny's (NRHP listed 9/6/1985), an International-style department store which opened in 1947.

A Guide to the Architecture of Metro Phoenix, published by the Central Arizona Chapter of the American Institute of Architects in 1983, lists and briefly describes 10 buildings designed by Lescher & Mahoney. This is a large number for a single firm and includes a diverse body of work: two schools, two government buildings, an office building, a theater, a post office, a church, a building on the Arizona State University campus, and Veterans' Memorial Coliseum.

As of November 12, 2007, a total of 25 buildings designed by Lescher & Kibbey or Lescher & Mahoney were individually listed on the National Register of Historic Places. These buildings are shown in the table below:

ARCHITECT	STATE	COUNTY	RESOURCE NAME	DATE LISTED
Lescher & Kibbey	AZ	Graham	Graham County Courthouse	5/25/1982
Lescher & Kibbey	AZ	Maricopa	Brophy College Chapel	8/10/1993
Lescher & Kibbey	AZ	Maricopa	Gilbert Elementary School	6/16/1980
Lescher & Kibbey	AZ	Mohave	Mohave County Courthouse & Jail	8/25/1983
Lescher & Kibbey	AZ	Pinal	Florence Union High School	6/22/1987
Lescher & Mahoney	AZ	Maricopa	Arizona Citrus Growers Association Warehouse	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Cartwright School	8/12/1993
Lescher & Mahoney	AZ	Maricopa	El Zaribah Shrine Auditorium	3/9/1989
Lescher & Mahoney	AZ	Maricopa	Glendale High School Auditorium	5/2/2006
Lescher & Mahoney	AZ	Maricopa	Hanny's	9/6/1985
Lescher & Mahoney	AZ	Maricopa	Irving School	11/8/2000
Lescher & Mahoney	AZ	Maricopa	Kitchell, Denison, House	5/19/1994
Lescher & Mahoney	AZ	Maricopa	Knights of Pythias Building	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Maricopa County Courthouse	2/10/1989
Lescher & Mahoney	AZ	Maricopa	Moeur, B. B., Activity Building	9/11/1985
Lescher & Mahoney	AZ	Maricopa	Orpheum Theater	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Pay'n Takit #5	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Ross, John M., House	2/24/2000

ARCHITECT	STATE	COUNTY	RESOURCE NAME	DATE LISTED
Lescher & Mahoney	AZ	Maricopa	Title & Trust Building	9/4/1985
Lescher & Mahoney	AZ	Maricopa	U.S. Post Office	2/10/1983
Lescher & Mahoney	AZ	Maricopa	Whitney, J. T., Funeral Home	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Whittier, John G., School	8/12/1993
Lescher & Mahoney	AZ	Maricopa	Wickenburg High School & Annex	7/10/1986
Lescher & Mahoney	AZ	Maricopa	Wickenburg High School Gymnasium	7/10/1986
Lescher & Mahoney	AZ	Yuma	Mohawk Valley School	12/29/1986

Table 2. *National Register-listed properties designed by Lescher & Kibbey and Lescher & Mahoney. No Lescher, Kibbey & Mahoney-designed properties are listed. Source: National Park Service.*

In addition to these properties, the John R. Kibbey-designed C.H. Tinker House in Glendale, Arizona, is also listed (1/11/2006).

The firm also designed contributing buildings in several National Register-listed historic districts. These include the Country Club Park (12/21/1994) and Windsor Square Historic Districts (12/13/2000) in Phoenix, the Fort Tuthill Historic District in Flagstaff (4/6/2004), the Florence Townsite Historic District (10/26/1982), the Kingman Commercial Historic District (listed 5/14/1986) & the Globe Downtown Historic District (5/28/1987).

Of the firm's 2,541 commissions, only 25 of them were in Chandler or the surrounding area. The table below shows a list of the commissions (sorted chronologically):

NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Arizona Eastern Railroad – Station Agent's Residence	Chandler	Lescher & Kibbey	Unknown	126	Demolished
San Marcos Hotel – Help's Quarters	Chandler	Lescher & Kibbey	1917	225	Unknown
Peterson, H.L., Residence	Chandler	Lescher & Kibbey	1918	248	Intact
Friedberg, Joseph, Store Building	Chandler	Lescher & Kibbey	Apr. 1919	270	Intact
First National Bank Building	Chandler	Lescher & Kibbey	1919	271	Intact
Reliable Hardware Co. Store Building	Chandler	Lescher & Kibbey	1919	274	Intact
Church of Jesus Christ of Latter-Day Saints, Chandler Ward – Church Building	Chandler	Lescher & Kibbey	Jun. 1919	276	Demolished

NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Stapley, O.S., Store Building	Chandler	Lescher & Kibbey	Dec. 1919	308	Intact
Johnson, W.M., Residence	Chandler	Lescher & Kibbey	1920	335	Unknown
Ames, Dr., Residence	West of Chandler	Lescher, Kibbey & Mahoney	May 1921	338	Unknown
Chandler Ice Co. – Ice Storage Building	Chandler	Lescher & Mahoney	Apr. 1926	455	Demolished
San Marcos Hotel – Hotel Building	Chandler	Lescher & Mahoney	Nov. 1926	471	Unknown
Chandler, Dr. A.J., Residence ("Hacienda de la Chandler")	Unknown	Lescher & Mahoney	Oct. 1929	575	Demolished
Brinton, Helen, Guest Cottage Residence (additions & alterations)	West of Chandler	Lescher & Mahoney	Dec. 1936	755	Unknown
McCullough, Mr. William D., Residence	West of Chandler	Lescher & Mahoney	Feb. 1938	828	Intact
Chandler Improvement Co., 50 Houses – FHA	Chandler	Lescher & Mahoney	1941	1042	Unknown
Chandler, Dr. & Mrs. A.J., Cottage (additions)	San Marcos Hotel, Chandler	Lescher & Mahoney	May 1944	1155	Demolished
El Rancho Theater (Mr. & Mrs. J.H. Woods, owners)	Chandler	Lescher & Mahoney	Aug. 1944	1164	Never Built
White Cross Drug Co. (alterations)	Chandler	Lescher & Mahoney	1944	1189	Unknown
Porter, Mr., Slaughterhouse	Near Chandler Heights	Lescher & Mahoney	Nov. 1945	1295	Unknown
Williams Air Force Base – Officer's Club (additions)	Chandler	Lescher & Mahoney	Nov. 1955	2000	Unknown
M.S.T.&T. Chandler – 1962 Dial Building (addition)	Chandler	Lescher & Mahoney	May 1961	2263	Unknown
Williams Air Force Base – Medical Facilities	Chandler	Lescher & Mahoney	Jun. 1969	2496	Unknown

NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Williams Air Force Base – Housing (remodel & additions – Phase II)	Chandler	Lescher & Mahoney	Apr. 1972	2520	Unknown
Chandler, Dr. A.J., Stable Buildings (alterations)	Phoenix	Lescher & Mahoney	Unknown	Unknown	Unknown

Table 3. *Commissions in the Chandler area by Lescher & Kibbey; Lescher, Kibbey & Mahoney; and Lescher & Mahoney. Source: Arizona Historical Society.*

Of these 25 commissions, the McCullough-Price House is one of only six properties known to have survived, and is one of only two known residential properties still in existence.

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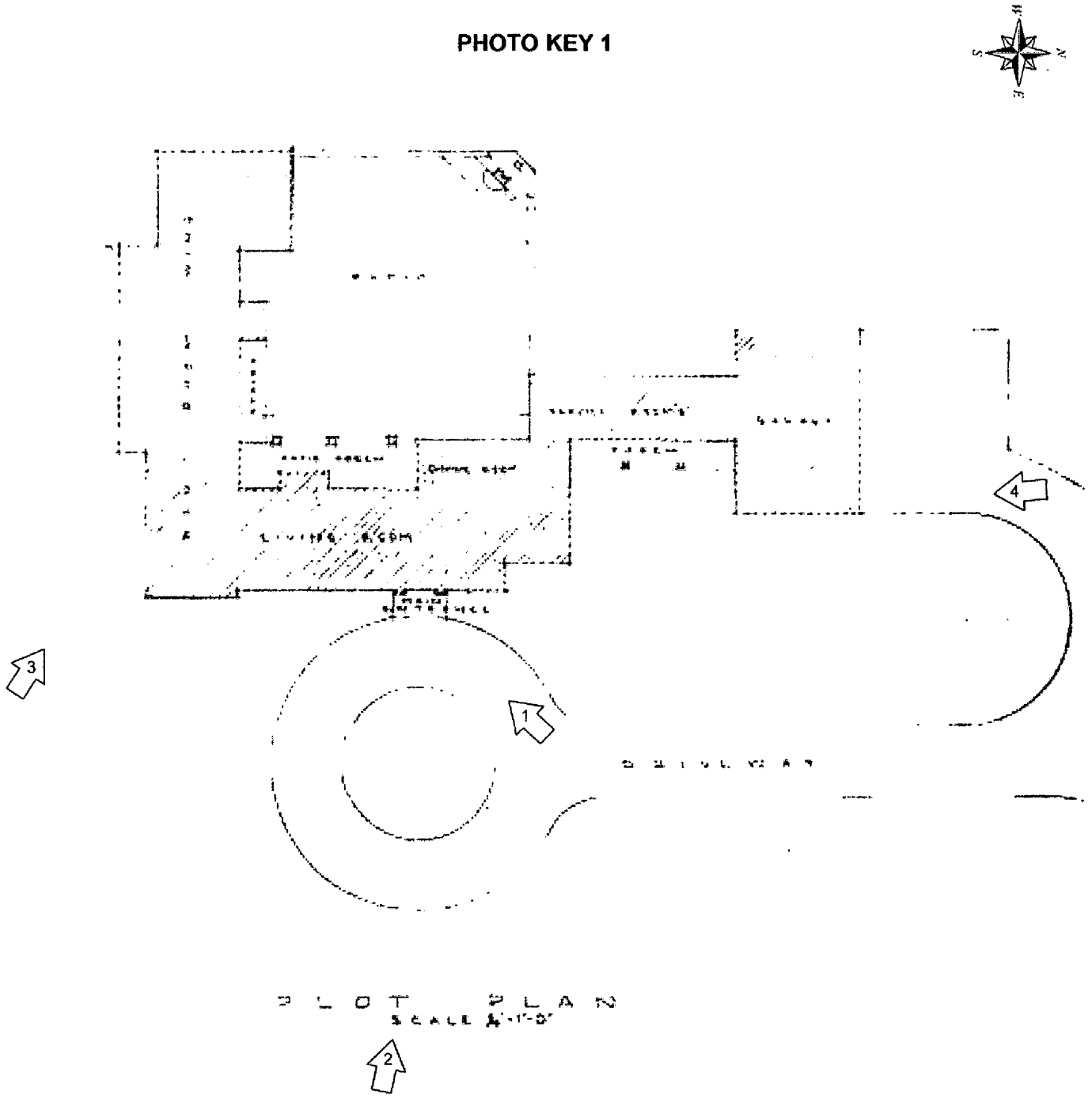

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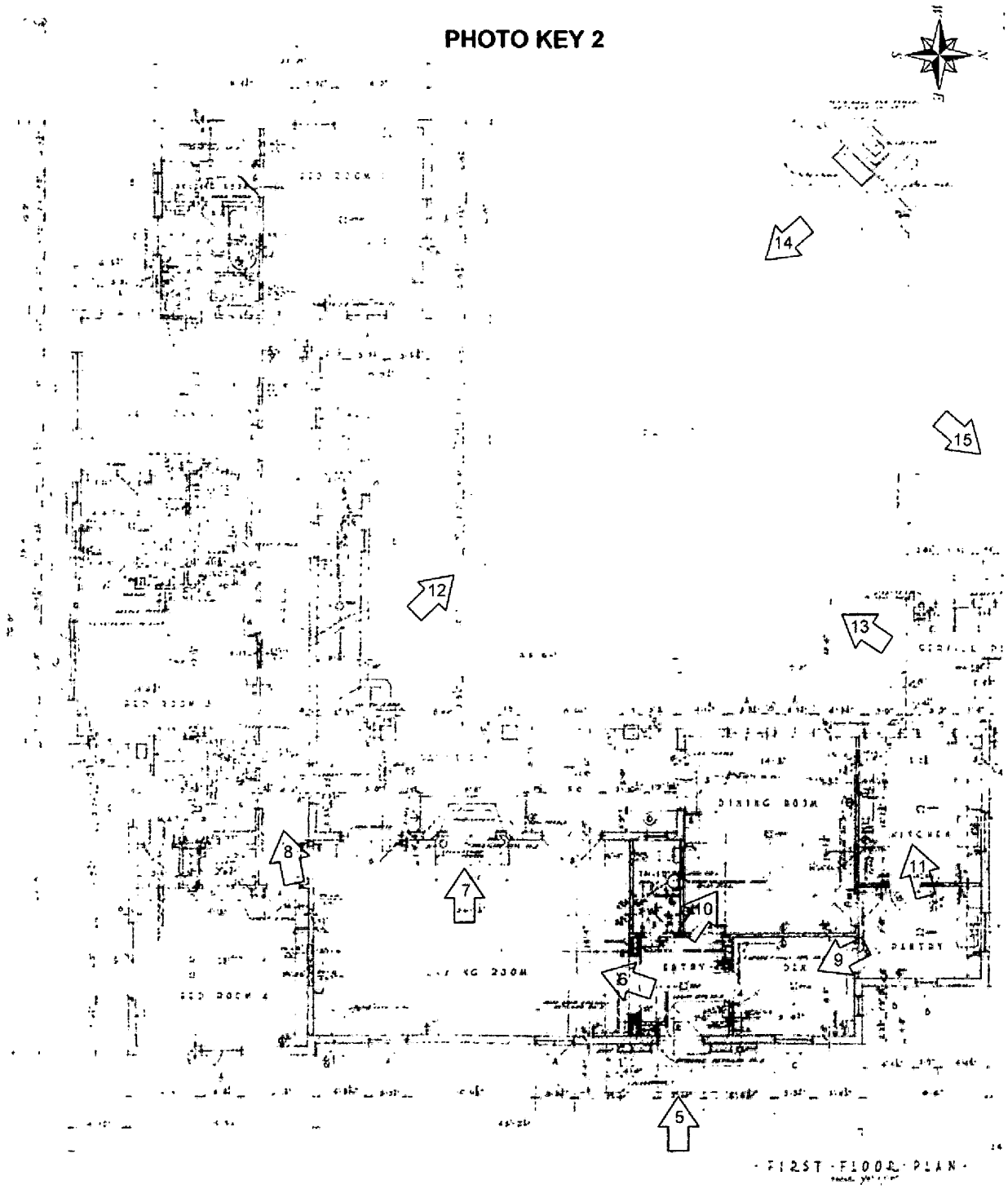
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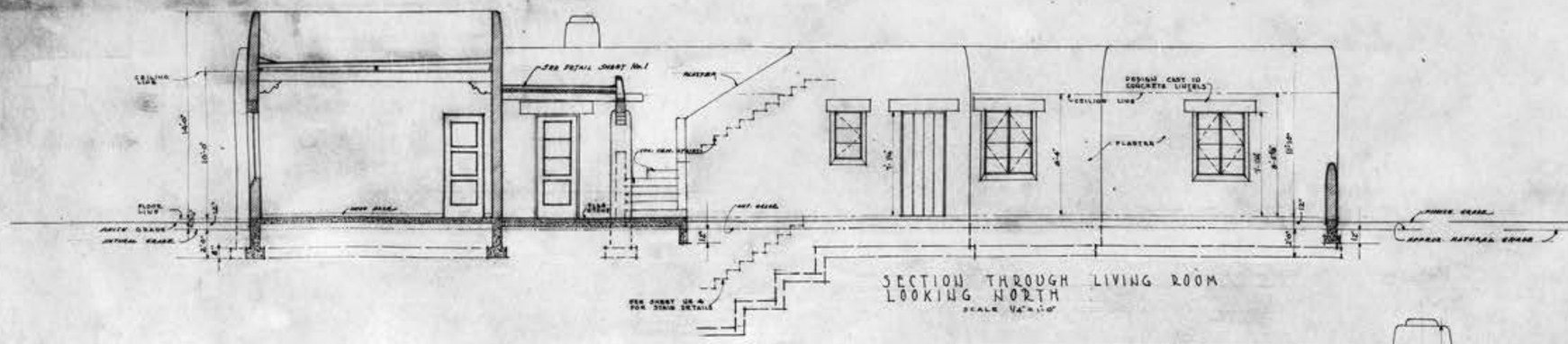

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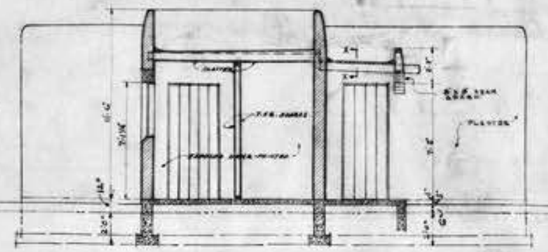

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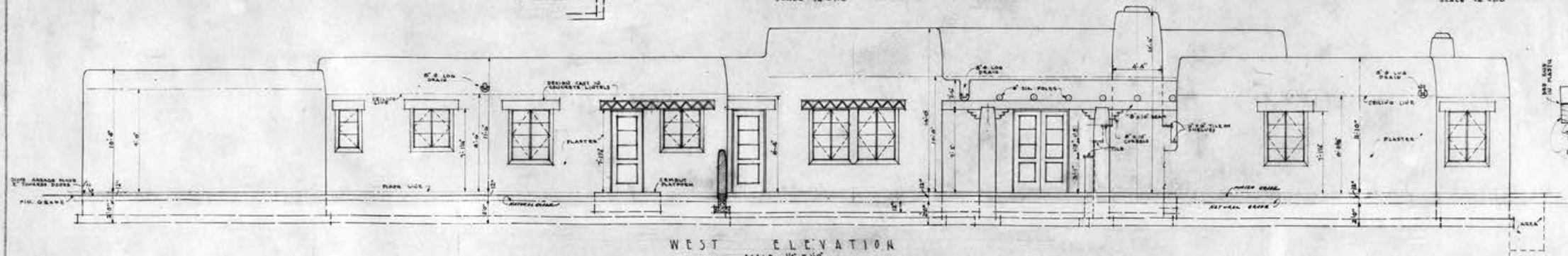
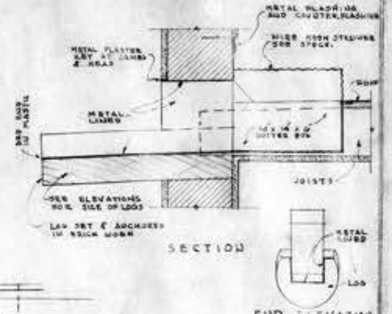


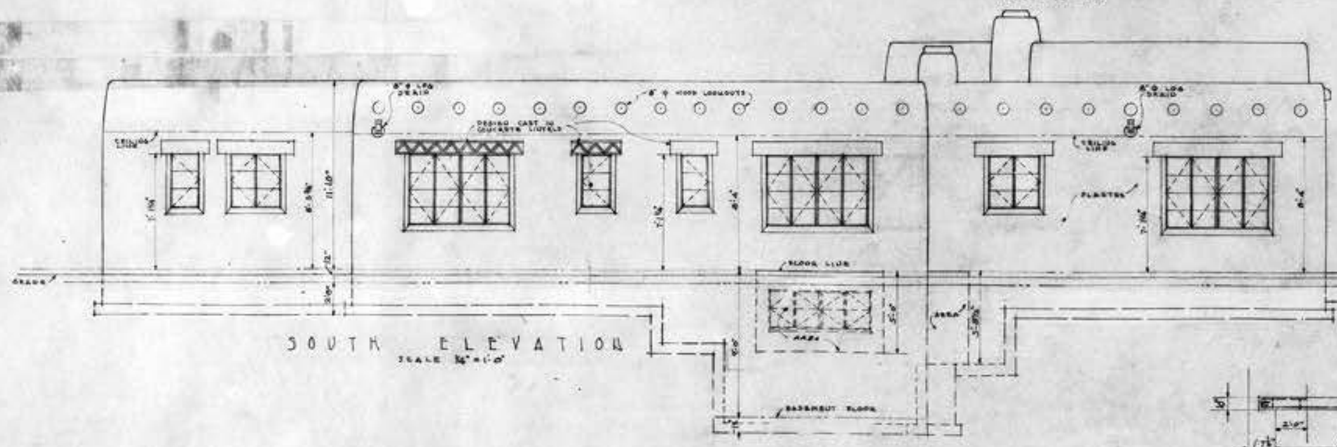
WEST ELEVATION
SCALE 1/4"=1'-0"



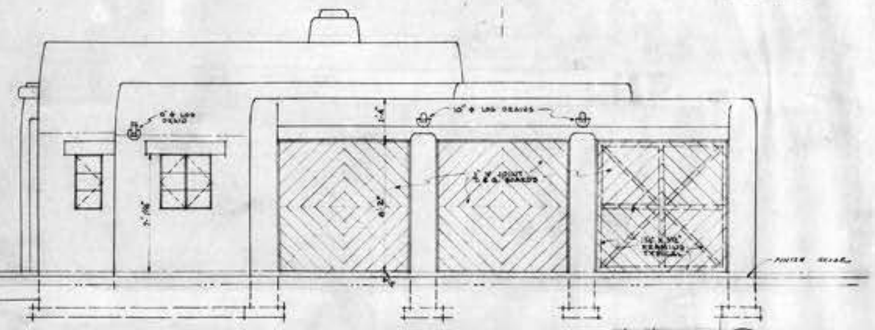
SECTION

END ELEVATION

DETAILS OF ROOF DRAINS AND GUTTER BOXES
SCALE 1 1/2"=1'-0"

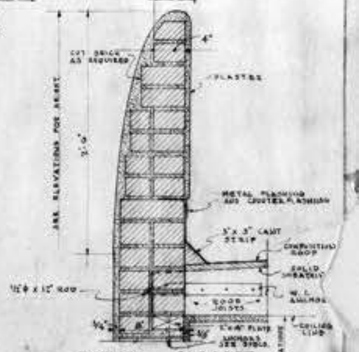


SOUTH ELEVATION
SCALE 1/4"=1'-0"

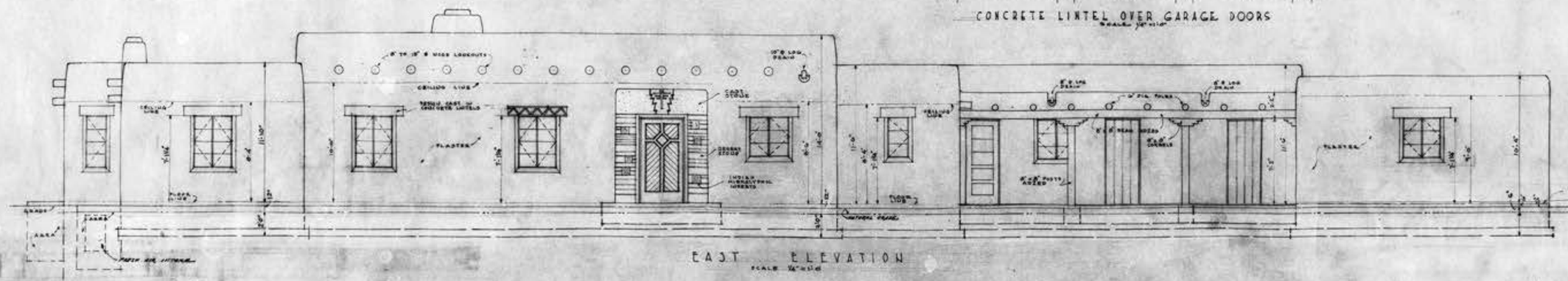


NORTH ELEVATION
SCALE 1/4"=1'-0"

CONCRETE LINTEL OVER GARAGE DOORS
SCALE 1/4"=1'-0"



TYPICAL PARAPET WALL DETAIL
SCALE 1 1/2"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

DRAWN BY K.G. BHK.
TRACED BY K.G. LHK
CHECKED BY R.M.L.
REVISED
FEBRUARY 1938

··A·RESIDENCE·FOR·MR. WILLIAM D. McCULLOUGH··

·WEST·OF·CHANDLER·ARIZONA·

LESCHER & MAHONEY
ARCHITECTS
1120 TITLE & TRUST BLDG.
PHOENIX·ARIZ.

DRWG. NO. 825
SHEET NO. 3

SECT. THRU SINK

ELEV. NORTH WALL

ELEV. EAST WALL

ELEV. INTERIOR

ELEV. SOUTH WALL

DETAIL OF KITCHEN CABINETS

ELEV. NORTH WALL

SECT.

DETAIL OF PANTRY CABINET

TYP. KIT. & PANTRY CAB. DETAILS

WINDOW DETAIL AT KITCHEN & PANTRY CABS.

ENTRANCE DOOR JAMB

TYPICAL BUILT-UP DOOR

PLAN

SECT. 'A'

ELEVATION

SECTION

DETAIL OF TYPICAL BATH

TYPICAL ELEVATION OF PRECAST CONCRETE LINTEL

SECTION 'A-A'

JAMB-HEAD SIMILAR

HEAD

JAMB

DETAIL OF GARAGE DOOR

DETAIL OF STAIRS TO ROOF & BASEMENT

HEAD

SILL

TYPICAL EXTERIOR DOOR

DETAIL OF FRONT ENTRANCE

JAMB

SILL

TYPICAL WINDOW DETAIL

TYPICAL INTERIOR DOOR

JAMB

BASE

LINEN CAB. DETAILS

HALF ELEVATION

SECTION

DETAIL OF LINEN CABINET

SECTION

HALF ELEV. INSIDE

HALF ELEV. OUTSIDE

DETAIL OF DRESSING ROOM WARDROBE

WARDROBE JAMB

WARDROBE BACK

REGISTERED PROFESSIONAL ARCHITECT — CERTIFICATE EXPIRES — ROYAL H. LESCHER AND LESLIE A. MAHONEY — DEC. 31, 19[illegible] — ARIZONA, U.S.A.

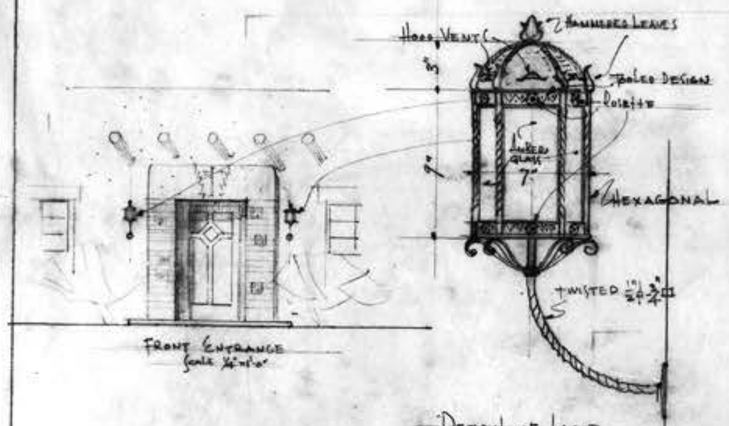
DRAWN BY R.C.
TRACED BY C.D.
CHECKED BY R.H.L.
REVISED
FEBRUARY 1938

A RESIDENCE FOR MR. WILLIAM D. McCULLOUGH

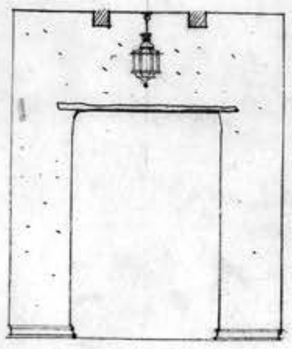
WEST OF CHANDLER ARIZONA

LESCHER & MAHONEY
ARCHITECTS
1120 TITLE & TRUST BLDG.
PHOENIX, ARIZ.

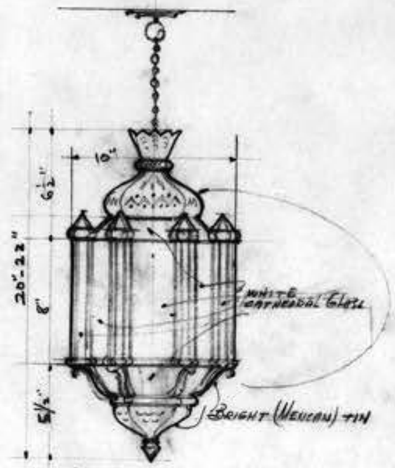
DRAWING NO. 828
SHEET NO. 4



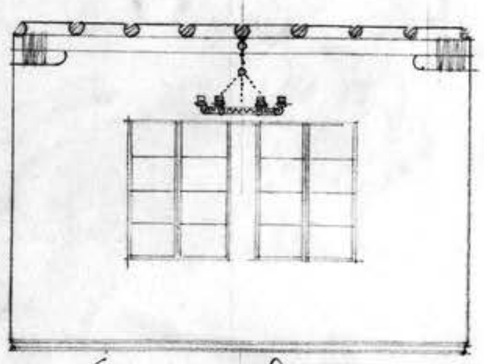
FRONT ENTRANCE FIXTURES
WROUGHT IRON



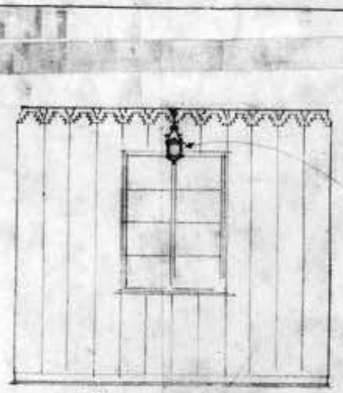
ENTRANCE HALL LIGHT
MEXICAN TIN



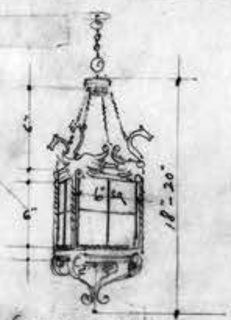
Detail of Fixture
Scale 3"=1'-0"
Hexagonal



Elevation of Living Room
Scale ½"=1'-0"

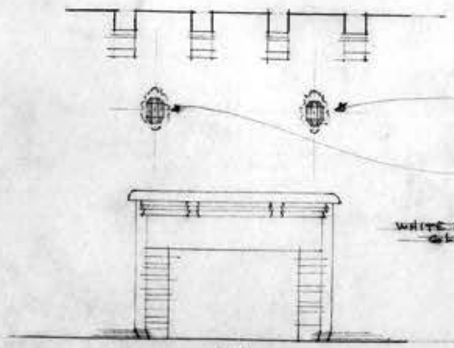


Elevation of Den
Scale ½"=1'-0"



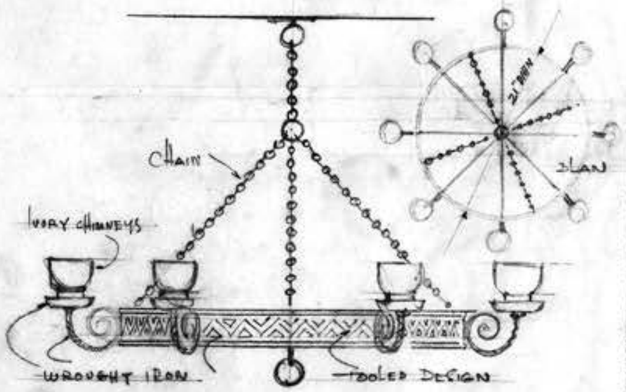
Sketch of Lamp
(Wrought Iron)

DEN CEILING FIXTURE



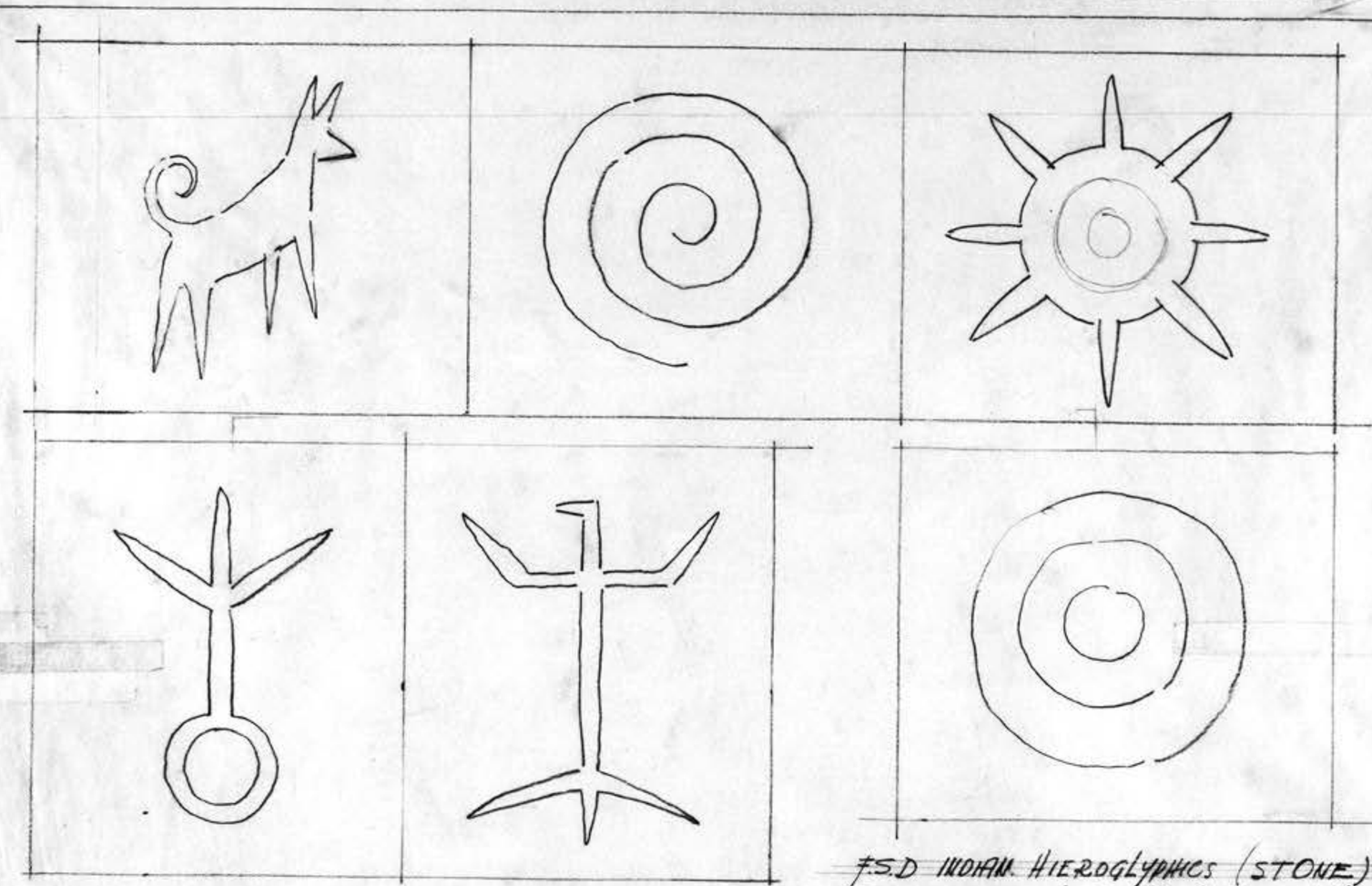
Detail of Fixtures
Scale 3"=1'-0"

OVER MANTEL FIXTURES - LIVING ROOM (MEXICAN TIN)

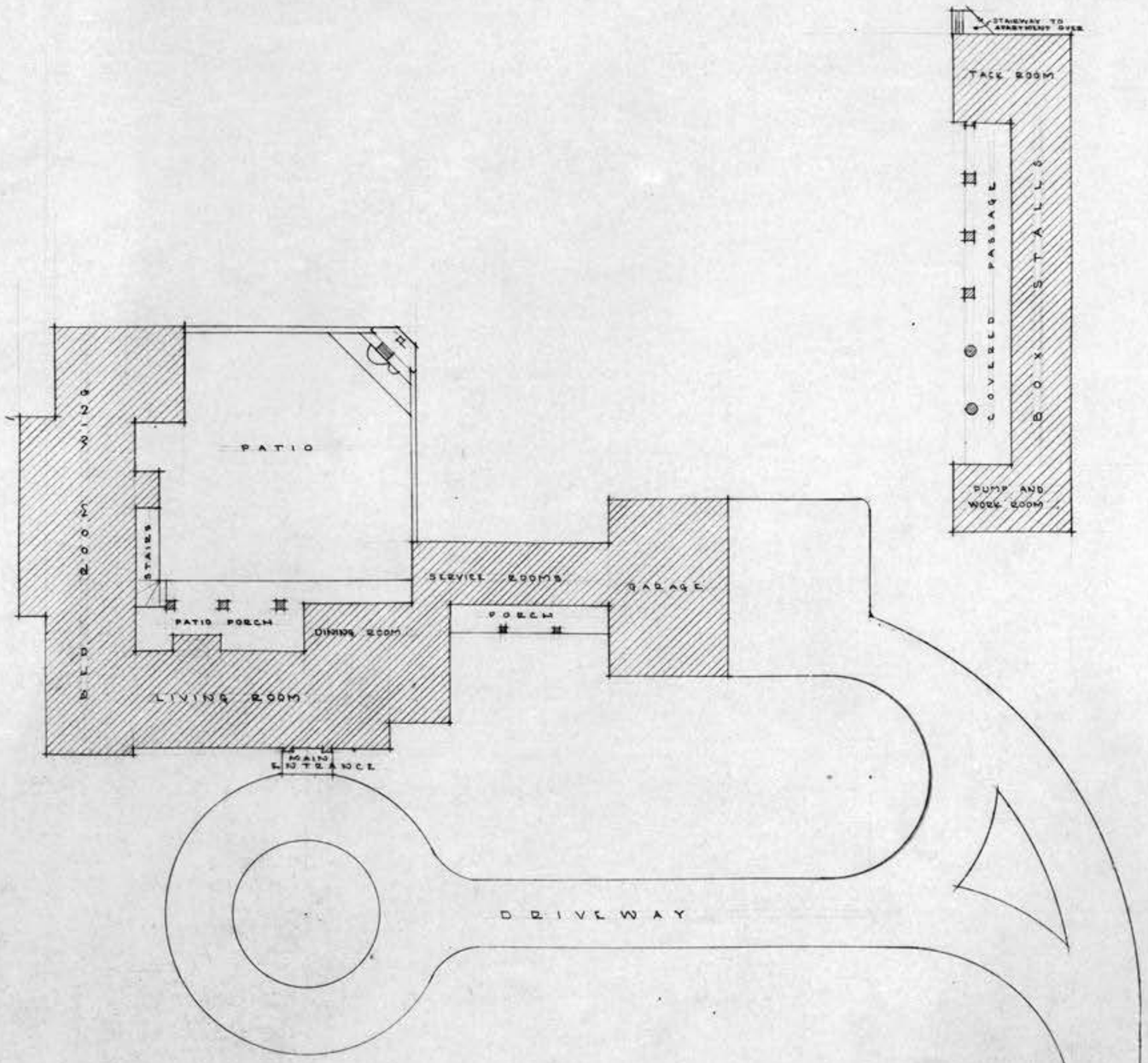


Detail of Fixture (Wrought Iron)
Scale 3"=1'-0"

DETAILS OF SUGGESTED SPECIAL ELECTRIC LIGHT FIXTURES Wm D. McCULLOUGH HOUSE
WEST OF CHANDLER, ARIZONA
Lescher and Mahoney, Architects



F.S.D INDIAN HIEROGLYPHICS (STONE)
RESIDENCE of C.D. McCULLOUGH Esq
WEST of CHANDLER, ARIZONA
LESCHER AND MAHONEY, ARCHITECTS



PLOT PLAN
SCALE 1/16" = 1'-0"

REGST'D. PROFESSIONAL ARCHITECT
CERTIFICATE EXPIRES DEC. 31, 1938
ROYAL W. LESCHER AND LESLIE J. MAHONEY
ARIZONA, U. S. A.

WILLIAM D. McCULLOUGH RESIDENCE
LESCHER & MAHONEY ARCHITECTS
1100 TITLE AND TRUST BUILDING
PHOENIX ——— ARIZONA
DRAWN BY R.P.A. JUNE 28, 1938.

· DOOR · & · WINDOW · SCHEDULE ·

NO	SIZE	THICK	KIND	GLASS	LIGHTS	REMARKS
A	31/16" x 6'-8"		SECTIONAL CASEMENT	A.G.	8	ST. GOBAIN HEAT-RESISTING SHUTTER
B	1'-7 1/16" x 3'-3 1/16"		DO	P.G.	3	ST. GOBAIN DO
C	31/16" x 3'-3 1/16"		DO	P.G.	6	ST. GOBAIN DO
D	PR. 2'-1 7/16" x 6'-8"		DO	P.G.	8	ST. GOBAIN DO STD. MILL.
E	1'-7 1/16" x 6'-8"		DO	P.G.	4	ST. GOBAIN DO
F	PR. 31/16" x 2'-3 7/16"		DO	P.G.	4 EA.	ST. GOBAIN DO STD. MILL.
2	3'-0" x 7'-0"	1 3/4"	V-JOINT PANELS	P.G.	1	SEE DETAIL 28-A
3	PR. 4'-0" x 7'-0"	1 3/4"	3 PANEL & LOUVER EL.	P.G.	3 EA.	
4	2'-8" x 7'-0"	1 3/8"	3 PANEL			
5	2'-6" x 7'-0"	1 3/8"	DO			FULL MORTISE, SEE DW. SIDE MORTISE HINGES
6	2'-0" x 7'-0"	1 3/8"	DO			
7	2'-8" x 7'-0"	1 3/8"	DO			METAL COVERED BENT DW. SIDE
8	3'-0" x 7'-0"	1 3/4"	V-JOINT PANEL W/ WIRE SPACE			
9	3'-0" x 7'-0"	1 3/4"	3 PANEL & LOUVER EL.	P.G.A.	3	
10	2'-8" x 1'-0"	1 3/4"	V-JOINT PANEL W/ WIRE SPACE	-	-	
11	5'-0" x 8'-0"	2"	VERT. V-JOINT DOUBLE DR. W/ 3/16" FRAME	-	-	SEE ELEVATION
12	2'-8" x 7'-0"	1 3/8"	3 PANEL			DOUBLE ACTING
13	2'-8" & 1'-0"	1 3/8"	3 PANEL & LOUVER EL.	P.G.A.	1	

· ROOM · FINISH · SCHEDULE ·

NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
LIVING ROOM	COLORED CEMENT	WOOD	TEXTURED PLAS.	T.&G. V.J. WOOD	BEAM CEILING - SEE DETAIL 28-E
ENTRY	FLAGSTONE	WOOD	DO	DO	DO. SEE DETAIL 28-E
TOILET	TILE	TILE	SMOOTH PLAS.	SMOOTH PLAS.	
DINING ROOM	COLORED CEMENT	WOOD	TEXTURED PLAS.	T.&G. V.J. WOOD	BEAM CEILING - SEE DETAIL 28-E
DEN	DO	WOOD	TEXTURED PLAS.	T.&G. V.J. WOOD	BEAM CEILING - SEE DETAIL 28-E
PANTRY	LINOLEUM OVER CONC. SLAB	DO	SMOOTH PLAS.	SMOOTH PLAS.	CABINETS SEE DW. 4
KITCHEN	DO	DO	DO	DO	DO
SERVICE PORCH	CEMENT	CEMENT	SMOOTH PLAS.	SMOOTH PLAS.	
MAIDS RM.	COLORED CEMENT	WOOD	SAND PLAS.	SAND PLAS.	PICT. MOULD
BATH 4	LINOLEUM OVER CONC. SLAB	DO	SMOOTH PLAS.	SMOOTH PLAS.	
CLOSET	CEMENT	DO	DO	DO	
WOOD	DO	-	T.&G. WOOD, STRIP PANELS	SAND PLAS.	BRICK WALLS BUTTERED SCRUB, JOINTS
TOOLS	DO	-	DO	DO	DO DO
GARAGE	DO	-	UNFINISHED	EXPOSED BEAM CEILING	
PORCH	DO	-	RATE PLAS.	T.&G. V.J. WOOD	SEE DW. 8
HALL	COLORED CEMENT	WOOD	SAND PLAS.	SAND PLAS.	PICT. MOULD
BED RM. 4	DO	DO	DO	DO	PICT. MOULD
CLOS.	DO	DO	SMOOTH PLAS.	SMOOTH PLAS.	
BATH 3	TILE	TILE	DO	DO	TILE ABOVE THE 6'-0" LINE (BACK & SIDE)
CLOS. (OFF HALL)	COLORED CEMENT	WOOD	DO	DO	
BED RM. 3	DO	DO	SAND PLAS.	SAND PLAS.	PICT. MOULD
CLOSET	DO	DO	SMOOTH PLAS.	SMOOTH PLAS.	
BATH 2	TILE	TILE	DO	DO	TILE ABOVE TUB - TILE WAINSCOT 5'-0" HIGH IN SHOWER - SEE DETAIL
BED RM. 2	COLORED CEMENT	WOOD	SAND PLAS.	SAND PLAS.	PICT. MOULD
CLOSET	DO	DO	SMOOTH PLAS.	SMOOTH PLAS.	
BED RM. 1	DO	DO	SAND PLAS.	SAND PLAS.	PICT. MOULD
DRESSING RM.	DO	DO	DO	DO	
BATH 1	TILE	TILE	SMOOTH PLAS.	SMOOTH PLAS.	TILE ABOVE TUB - TILE WAINSCOT 5'-0" HIGH IN SHOWER - SEE DETAIL
PATIO PORCH	FLAGSTONE	-	RATE PLAS.	LOG	SEE DW. 8
EQUIPMENT RM.	CEMENT	-	UNFINISHED	EXPOSED BEAM CEILING	
BENT-STAIRS	DO	-	DO	DO	PIPE RAILING
BOILER RM.	DO	-	DO	DO	

PATIO

· FIRST · FLOOR · PLAN ·
SCALE 1/4" = 1'-0"

REGISTERED PROFESSIONAL ARCHITECT — CERTIFICATE EXPIRES — ROYAL H. LESCHER AND LESLIE A. MAHONEY — DEC. 31, 1938 — ARIZONA, U.S.A.

DRAWN BY RJC
TRACED BY RJC
CHECKED BY R.H.L.
ASSISTED
FEBRUARY 1938

· · A · RESIDENCE · FOR · MR. WILLIAM D. McCULLOUGH · ·
· WEST · OF · CHANDLER · ARIZONA ·

LESCHER & MAHONEY
ARCHITECTS
1100 TITLE & TRUST BLDG.
PHOENIX · ARIZ.

CONTRACT NO. 328
SHEET NO. 2

BOILER ROOM FLOOR SLAB

ELEVATION OF FURNACE AND CONNECTNS

· ROOF JOIST 'J' AND 'H' ·

PATIO PORCH

LIVING ROOM

SECT. A

SECT. B

TYPICAL HEAT WALL STACK

SECTION THRU BOILER ROOM

· ROOF JOIST 'A' 'B' AND 'C' ·

· ROOF JOIST 'D' AND 'E' ·

· ROOF · PLAN ·

· SECT. THRU AREA ·

BOILER ROOM

· BASEMENT · & · FOUNDATION · PLAN ·

TYPICAL PORCH

TYPICAL EXTERIOR WALL

ROOF FRAMING SCHEDULE

SLAT ROOF DETAIL

DRAWN BY
TRACED BY
CHECKED BY
REVISED
FEBRUARY 1938

· · A · RESIDENCE · FOR · MR. WILLIAM D. McCULLOUGH · ·

· WEST · OF · CHANDLER · ARIZONA ·

LESCHER & MAHONEY
ARCHITECTS
1160 TITLE & TRUST BLDG.
PHOENIX · ARIZ.

COMM. NO. 328
SHEET NO. 1

SECT. THRU SINK

ELEV. NORTH WALL

ELEV. EAST WALL

ELEV. INTERIOR

ELEV. SOUTH WALL

DETAIL OF KITCHEN CABINETS

ELEV. NORTH WALL

SECT.

DETAIL OF PANTRY CABINET

TYP. KIT. & PANTRY CAB. DETAILS

WINDOW DETAIL AT KITCHEN & PANTRY CABS.

ENTRANCE DOOR JAMB

TYPICAL BUILT-UP DOOR

PLAN

SECT. 'A'

ELEVATION

SECTION

DETAIL OF TYPICAL BATH

TYPICAL ELEVATION OF PRECAST CONCRETE LINTEL

SECTION 'A-A'

JAMB-HEAD SIMILAR

HEAD

JAMB

DETAIL OF GARAGE DOOR

DETAIL OF STAIRS TO ROOF & BASEMENT

HEAD

SILL

TYPICAL EXTERIOR DOOR

DETAIL OF FRONT ENTRANCE

JAMB

SILL

TYPICAL WINDOW DETAIL

TYPICAL INTERIOR DOOR

JAMB

BASE

LINEN CAB. DETAILS

HALF ELEVATION

SECTION

DETAIL OF LINEN CABINET

SECTION

HALF ELEV. INSIDE

HALF ELEV. OUTSIDE

DETAIL OF DRESSING ROOM WARDROBE

WARDROBE JAMB

WARDROBE BACK

REGISTERED PROFESSIONAL ARCHITECT — CERTIFICATE EXPIRES — ROYAL H. LESCHER AND LESLIE A. MAHONEY — DEC. 31, 19[illegible] — ARIZONA, U.S.A.

DRAWN BY R.C.
TRACED BY C.D.
CHECKED BY R.H.L.
REVISED
FEBRUARY 1938

A RESIDENCE FOR MR. WILLIAM D. McCULLOUGH

WEST OF CHANDLER ARIZONA

LESCHER & MAHONEY
ARCHITECTS
1120 TITLE & TRUST BLDG.
PHOENIX, ARIZ.

DRAWING NO. 828
SHEET NO. 4

300

300

A
TRASH
RECYCLE

FIRE ALARM PANEL

ENTER
HERE

WINTER VISITOR STARTS WORK OF IMPROVING PROPERTY NEAR HERE

W. D. McCullough, winter visitor in Chandler for the past several seasons, is beginning work this week on a large Spanish style residence on his ranch property west of Chandler.

Mr. McCullough purchased 200 acres of land three miles west and one-half mile south of Chandler a year ago, and is now starting the improvement of the property, preparatory to using it for a winter residence. Besides the home, landscaping, fencing, stables and other improvements will be made on the property. Lescher and Mahoney of Phoenix are the architects in charge of the work.

E. F. Foley
N.Y.

CHANDLER arizona
Community of Innovation

Historic Preservation Commission Development Services Memo No. 23-008

Date:	05/04/2023
To:	Historic Preservation Commission
Thru:	Kevin Mayo, Planning Administrator
From:	David De La Torre, Planning Manager
Subject:	Meeting Days

Proposed Motion:

Move to establish meeting days for the Historic Preservation Commission as the fourth Wednesday of each month.

Background/Discussion

The Historic Preservation Commission discussed potential meeting days at the previous meeting held on April 12, 2023. Subsequently, staff followed up with Commissioners individually to identify a day that would work for regularly scheduled Commission meetings. Based on feedback from the Commission, the fourth Wednesday of each month was identified as a day that potentially meets everyone's schedules.

Should the Commission vote to establish a meeting day, regular meetings would continue to be scheduled on an "as needed" basis on the next established meeting day of the month after the required public hearing notification period.