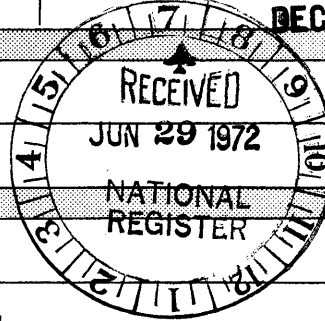


**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: <b>Arizona</b>	
COUNTY: <b>Maricopa</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	<b>DEC 26 1972</b>



**1. NAME**

COMMON:  
**Farmer - Goodwin House**

AND/OR HISTORIC:  
**Hiram Bradford Farmer Residence**

**2. LOCATION**

STREET AND NUMBER:  
**820 Farmer Avenue**

CITY OR TOWN:  
**Tempe** **85281**

STATE <b>Arizona</b>	CODE <b>04</b>	COUNTY: <b>Maricopa</b>	CODE <b>013</b>
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) <b>Boarding House</b>

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
**Woodrow Goodwin and Dorothy Vaughn**

STREET AND NUMBER:  
**820 Farmer Avenue (W. Goodwin)**

CITY OR TOWN: <b>Tempe</b>	STATE: <b>Arizona</b>	CODE <b>04</b>
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**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**Tempe City Hall**

STREET AND NUMBER:  
**31 Fifth Street**

CITY OR TOWN: <b>Tempe</b>	STATE <b>Arizona</b>	CODE <b>04</b>
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**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
**Tempe Historical Society Survey of Historic Houses**

DATE OF SURVEY: **1971**     Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:  
**Tempe Historical Society, Inc.**

STREET AND NUMBER:

CITY OR TOWN: <b>Tempe</b>	STATE: <b>Arizona</b>	CODE <b>04</b>
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SEE INSTRUCTIONS

STATE: <b>Arizona</b>
COUNTY: <b>Maricopa</b>
ENTRY NUMBER <b>DEC 26 1972</b>
DATE
FOR NPS USE ONLY

*Congressman Rhodes PH 0041441 HB NO UTM*

7. DESCRIPTION

CONDITION

(Check One)

Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

(Check One)

Altered     Unaltered

(Check One)

Moved     Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Originally, the Farmer House stood on 128 acres of agricultural land. A porch, one story tall, ran across the front of the house. In the rear, an enclosed porch housed the bath and kitchen while supporting a sleeping deck on the second level.

Today, these porches are missing and the house sits on a large size city lot in the middle of Tempe, Arizona. With reduced privacy and the advent of air conditioning, sleeping decks are no longer feasible.

The house is rectangular in plan; approximately 40 feet across the front and 30 feet on the sides. The orientation is east-west. Foundations are dressed stone, possibly granite. The plan is symmetrical with a central hall running east-west. Within the hall is located the stairway to the second floor. Interior partitions have been rearranged, but, presumably, the house was three rooms deep. Room ceilings are 12 feet in height.

The two story house is constructed of unfired adobe brick and finished inside and out with lime plaster. Corner quoins are simulated with plaster. Interior adobe walls are 16 inches thick while exterior walls are approximately two feet thick. Exterior walls are plain with no decorative treatment.

Fenestration is symmetrical with front and back facades matching each other, as do the sides. Lower windows are double hung and reach from floor to the ceiling in the manner of French windows. The main entry consists of two narrow casement doors which open inward to the main central hall. Upper windows are the casement type with a total of eight lites per window. Doors and windows are trimmed simply with flat sawn boards painted blue as is common to Mexican style adobe homes.

The roof is a low hipped affair with low gable dormers breaking the eave line: three dormers front and back; two dormers to a side. The roof is currently covered with corrugated iron sheeting. Original roof material is unknown. Eave trim is also wood painted blue to match window and door trim.

SEE INSTRUCTIONS

**SIGNIFICANCE**

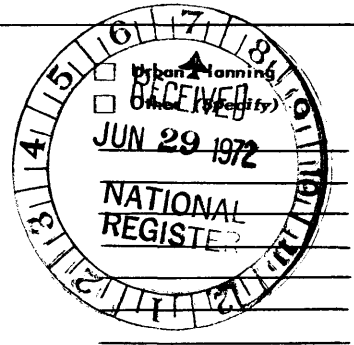
PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aboriginal              | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political      |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering          | <input type="checkbox"/> Religion/Phi-  |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry             | losophy                                 |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention            | <input type="checkbox"/> Science        |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape            | <input type="checkbox"/> Sculpture      |
| <input type="checkbox"/> Art                     | Architecture                                  | <input type="checkbox"/> Social/Human-  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature           | itarian                                 |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military             | <input type="checkbox"/> Theater        |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music                | <input type="checkbox"/> Transportation |



STATEMENT OF SIGNIFICANCE

The development of Tempe is closely allied to the development of the university, Arizona State. The Farmer-Goodwin House is closely allied to the beginnings of the university.

Hiram Bradford Farmer was the first principal and sole faculty member of Tempe Normal School; forerunner of the present Arizona State University. Farmer and his wife relocated to the Territory from New York, probably in response to advertisements in Eastern newspapers for teachers to come to Arizona.

The Farmers acquired the two story adobe structure in an unfinished condition in 1886. (Original builder unknown.) After finishing the house, the Farmers rented rooms to the girls attending classes at Tempe Normal at a rate of \$20.00 per month, board included. This arrangement was acceptable to the community at large and the Farmer Home became known as the unofficial dormitory of Tempe Normal.

The Farmer's residence is historically linked to the growth of a large state university system: from Tempe Normal and its one man staff evolved Arizona State. The University even occupies the original site of Tempe Normal. Nothing remains of the original school, however.

The Farmer-Goodwin House is also nominated for its architectural interest. The large two story adobe, trimmed in the manner of the Anglo-Territorial style, is a unique reminder to Tempe of its origins and its aspirations. Aside from the Carl Hayden birthplace which is now a restaurant, there is no other structure capable of that act.

It should be noted that, except for the missing front and rear porches, the residence appears very much as it did originally. The Farmer-Goodwin House is still functioning much as it did originally: the owners operate a boardinghouse for ASU students on the premises.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Arizona State University Story by E. J. Hopkins and A. Thomas, Jr.

Tempe Historical Society Survey of Historic Houses

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	33°	25'	17"
NE	°	'	"	°	'	"	111°	57'	08"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE:  
**Robert Fink, Historic Sites Preservation Officer**

ORGANIZATION: **Arizona State Parks** DATE:

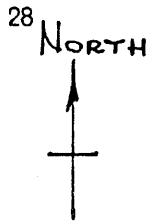
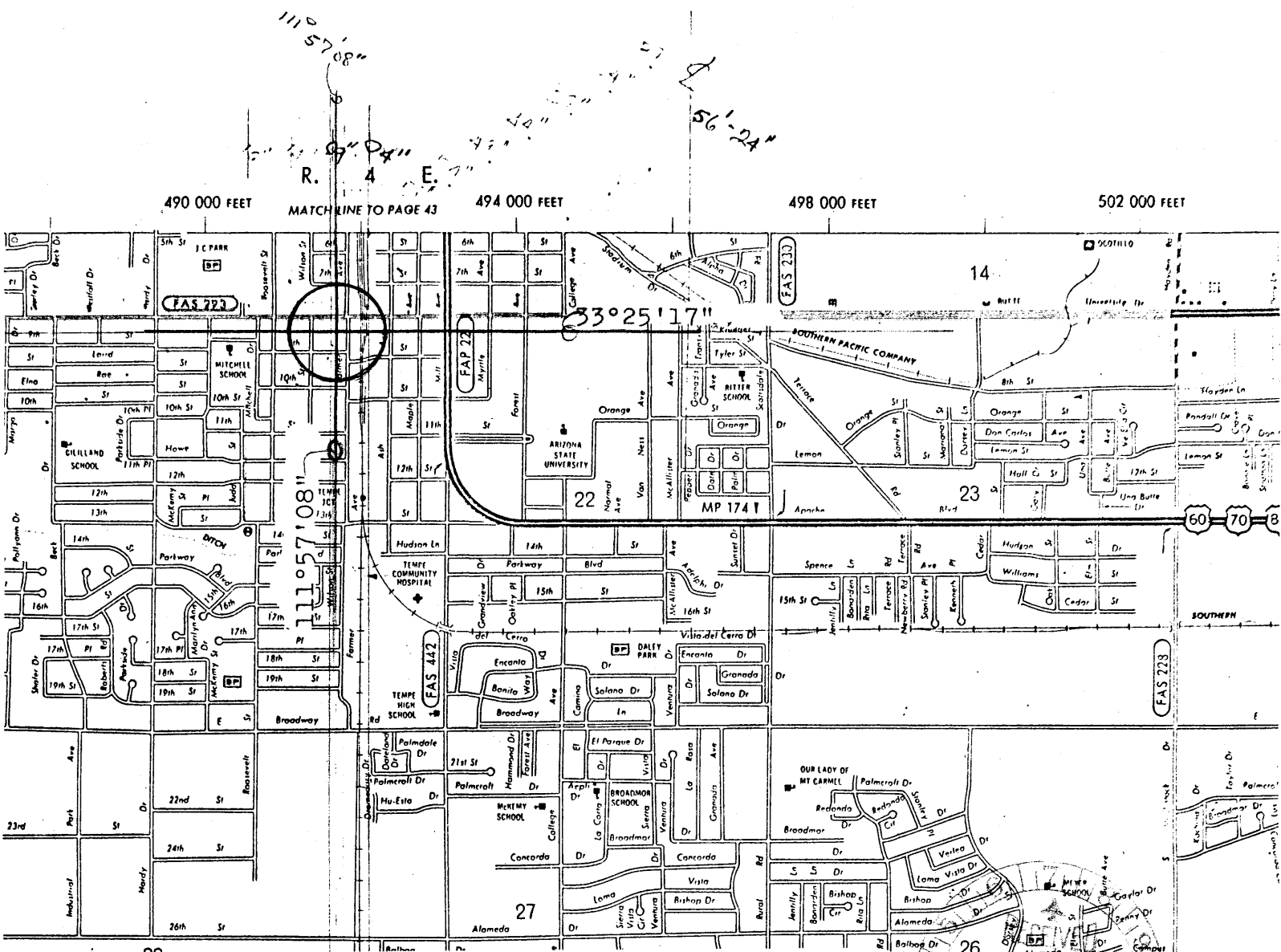
STREET AND NUMBER:  
**1688 West Adams**

CITY OR TOWN: **Phoenix** STATE: **Arizona** CODE: **04**

**12. STATE LIAISON OFFICER CERTIFICATION**      **NATIONAL REGISTER VERIFICATION**

<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name: <u><i>Dennis McCarthy</i></u> <b>DENNIS MCCARTHY</b></p> <p>Title: <b>State Parks Director</b> <b>State Liaison Officer</b></p> <p>Date: <u><i>June 23, 1972</i></u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u><i>Robert Fink</i></u> Chief, Office of Archeology and Historic Preservation</p> <p>Date: <u><i>12/26/72</i></u></p> <p>ATTEST:</p> <p><u><i>William J. ...</i></u> Keeper of The National Register</p> <p>Date: <u><i>12.20.72</i></u></p>
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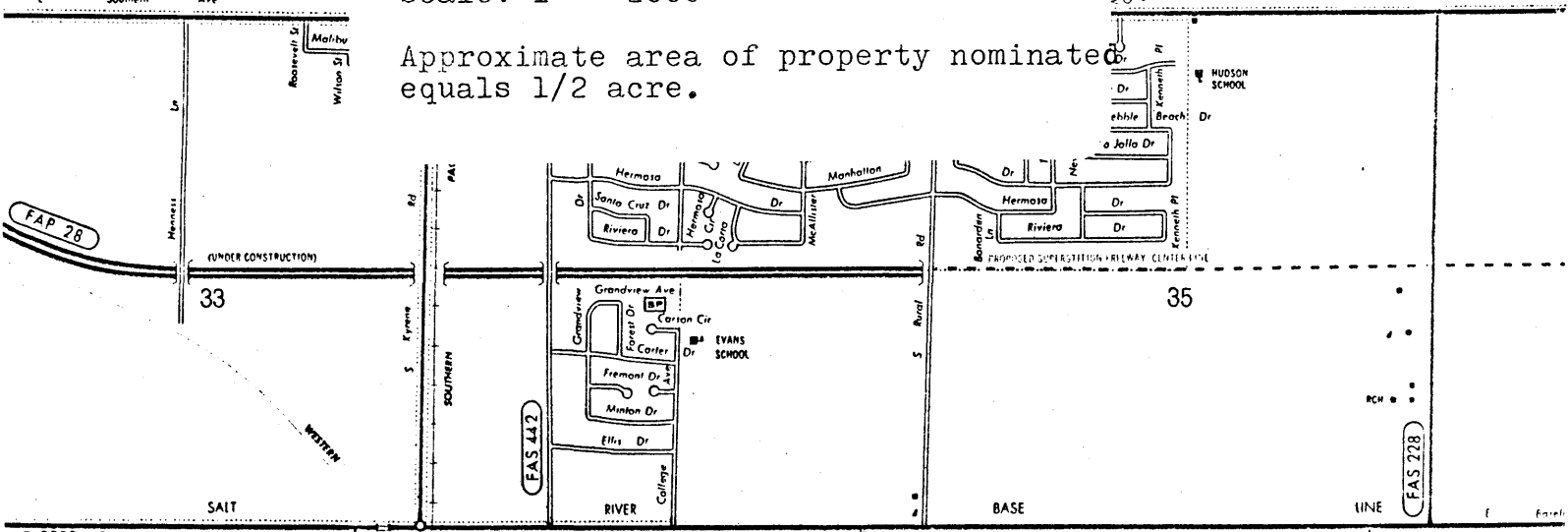
SEE INSTRUCTIONS



FARMER-GOODWIN HOUSE, Tempe, Arizona

Source: Arizona Department of Highways  
 General Highway Map: Maricopa County  
 Date: 1958-Revised 1968  
 Scale: 1" = 2000'

Approximate area of property nominated  
 equals 1/2 acre.



**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	Arizona	
COUNTY	Maricopa	
FOR NPS USE ONLY		
ENTRY NUMBER	DEC 26 1972	DATE

SEE INSTRUCTIONS

<b>1. NAME</b>		
COMMON:	Farmer-Goodwin House	
AND/OR HISTORIC:	Hiram Bradford Farmer House	
<b>2. LOCATION</b>		
STREET AND NUMBER: 820 Farmer Avenue		
CITY OR TOWN: Tempe		
STATE: Arizona	CODE 04	COUNTY: Maricopa
<b>3. MAP REFERENCE</b>		
SOURCE: Arizona Highway Department; General Highway Map of Maricopa Co.		
SCALE: 1" = 2000'		
DATE: 1958; revised 1968		
<b>4. REQUIREMENTS</b>		
TO BE INCLUDED ON ALL MAPS		
1. Property boundaries where required.		
2. North arrow.		
3. Latitude and longitude reference.		

