



**TEMPE
PRESERVATION**

**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Vice-Chair
Anne Bilsbarrow
Brad Graham
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Scott Solliday
Korri Turner
Vacant, Alternate

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

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

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD
tempe.gov/historicpres

Tempe Historic Preservation Commission

AGENDA

Date: THURSDAY, October 11, 2012

Location: Hatton Hall, 34 E 7th Street, Tempe (parking in City Hall Garage)

6:00 PM Call to Order, sign in, introductions, (please mute cell phones)

1. **Call to Audience:** Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
2. **Approval of HPC Minutes**
09/13/2012 Tempe HPC Monthly meeting
3. **Public Hearing Historic Eligible Classification**
Hold a Public Hearing for HE Classification of 1) Andre Building (1899) 401 S Mill Av., 2) Borden Creamery (1892) 1300 - 1360 E. Eighth St., 3) Vienna Bakery Bldg (1893) 423 S. Mill Av., and 4) Walker, Harry House (1903) 118 E. 7th St.
Discuss & Consider properties proposed for HE classification on November 1, 2012
4. **Presentation Arizona State University Update**
Patricia Olson ASU Historic Preservation Update
5. **Discuss & Consider Tempe General Plan 2040 Update**
Nancy Ryan update on Public Involvement Program for General Plan 2040
Brad/Nathan) Update survey & inventory of Cultural Resource Areas
Brad/Alyssa) Update survey & inventory of Multi-family Development
Anne/Billy) Discuss and consider revising 2000 HP Plan for inclusion in GP-2040
6. **Hayden Flour Mill + Silos Activities**
Follow-up on Hayden Flour Mill Fundraiser on Friday, October 5 at 5:30 pm
Staff update on completion of pending Hayden Flour Mill + Silos Historic Designation & Listing in the Tempe Historic Property Register – discuss sending HPC letter in support to Mayor & Council
7. **Discuss & Consider Commission/Council Liaison Assignments**
October schedule - review presentations and topics - gift of historic image
8. **Discuss and Consider Graduate Student Intern Program Projects**
Korri/Alyssa) Moeur Park WPA Structures National Register Nomination
Charlie/Nathan) Kirkland-McKinney Ditch National Register Nomination
Ira/Billy) Tempe Double Butte Cemetery National Register Nomination
Anne/Alyssa) Tempe Municipal Building National Register Nomination
Andrea/Joe) Historic Preservation Graduate Student Intern Program update
9. **Discuss and Consider Chair / Staff Updates:**
Tempe HPO Social Media Project **n=2449** <http://www.facebook.com/TempeHPO>
Tempe HPF Social Media Project **n=1232** <http://www.facebook.com/TempeHPF>
10. **Current Events / Announcements / Future Agenda Items**
 - Member Announcements
 - Staff AnnouncementsNext HPC Activity: 10/17/2012 6:00 pm Historic Preservation Foundation Regular Monthly Meeting
November HPC Meeting Date: Thursday 11/01/2012 6:00 p.m. at Hatton Hall, 34 E 7th Street

Adjourn

To date in 2012 commission members report donating **544** volunteer hours to the City of Tempe



The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. Within 48 hours notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8007 (voice) or 350-8400 (TDD) to request accommodation.

City of Tempe, Arizona

Notice of Public Meeting of a Public Body

Sections 7.6.3, 7.7.4, 7.10.1

**NOTICE OF PUBLIC MEETING OF THE
TEMPE HISTORIC PRESERVATION COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tempe Historic Preservation Commission and to the general public that the Tempe Historic Preservation Commission will hold a meeting open to the public on Thursday, August 9, 2012, from 6:00 p.m. to 8:00 p.m., at Hatton Hall, located on the Governor B. B. Moeur Campus at 34 East 7th Street, Tempe, Arizona.

A copy of the agenda for the meeting will be available at Tempe City Hall, 31 East 5th Street, Garden Level East, Community Development Department, Historic Preservation Office at least twenty-four hours in advance of the meeting.

Dated this 4 day of October, 2012

Tempe Historic Preservation Commission

By

A handwritten signature in black ink, appearing to read "Joseph G. Huerfano". The signature is written in a cursive style with large, flowing letters.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Tempe City Clerk, 480-350-8007 (voice), or 480-350-8400 (TDD). Requests should be made as early as possible to arrange the accommodation.

RULES OF PROCEDURE
AS ADOPTED BY THE
TEMPE HISTORIC PRESERVATION COMMISSION
April 8, 2010

WHEREAS, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and
WHEREAS, application of these rules provide every member of the voting body of this Commission with equal rights, and
WHEREAS, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and
WHEREAS, the use of the rules offers a simple and direct procedure for conducting Commission business;
NOW THEREFORE, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission’s business as set forth herein and as follows:

MOTIONS, shall follow correct order ... considering only one question at a time, as such:

- ☞ A Commission member addresses the Chair, ☞
- ☞ The Chair acknowledges that member, ☞
- ☞ The member states the motion, ☞
- ☞ Another member seconds the motion, ☞
- ☞ The Chair repeats the motion, ☞
- ☞ The Chair calls for discussion of the motion, ☞
- ☞ The Chair puts the motion to a vote, ☞
- ☞ The Chair announces the results of the vote. ☞☞☞

IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

- ☞ Members may communicate to the Commission when recognized by the Chair, ☞
- ☞ The Chair maintains highest priority to direct the course of the meeting, ☞
- ☞ The maker of a motion will take precedence over others, ☞
- ☞ New speakers will take precedence over those who already spoke to a motion, ☞
- ☞ The Chair should typically request speakers for an opposing view. ☞☞☞

ORDER OF BUSINESS, shall proceed in consideration of interested public, invited guests, staff, and any having business with the commission, as such:

- ☞ A consent agenda may be presented by the Chair at the beginning of a meeting.*
- ☞ Call to order and approval of minutes shall be the Commission’s first business, ☞
- ☞ Members of the public and guests of the Commission shall next be invited to speak, ☞
- ☞ Public Hearing presentations or discussion shall be the Commission’s next business, ☞
- ☞ Public Meeting presentations or discussion shall be the Commission’s next business, ☞
- ☞ Presentations by City Staff shall be the Commission’s next business, ☞
- ☞ Presentations by Consultants shall be the Commission’s next business, ☞
- ☞ Presentations by Standing Committees of this Commission shall occur next, ☞
- ☞ Presentations by Special Committees of this Commission shall occur next, ☞
- ☞ General discussion and Commissioner’s Business shall then occur. ☞☞☞

* A consent agenda may be presented by the Chair at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda, be placed later on the agenda, or continued to another meeting at the discretion of the assembly.

WELCOME

TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

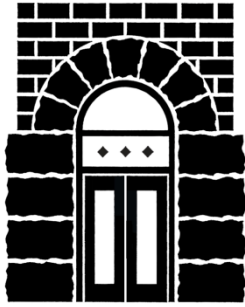
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd floor of the Orchard House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to joe_nucci@tempe.gov, or find us on Facebook at <http://www.facebook.com/TempeHPO>.



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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, September 13, 2012

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Brad Graham Korri Turner
Andrea Gregory Ira Bennett
Anne Bilsbarrow Brenda Shears
Scott Solliday

Staff Present: Kris Baxter Amy Douglass
Alyssa Gerszewski Billy Kiser
Joe Nucci Jared Smith
Mark Vinson

Public Present: John Kane
Vic Linoff
Jennifer (ASU)
Patricia Oliveria-Lauderdale
Mary O'Grady (THMAB)

Call to Order: 6:03 P.M., Andrea Gregory, Chair

1. Call to Audience No Comment

2. Approval of HPC Minutes 08/09/2012 Tempe HPC meeting and
*MOTION [TURNER]: MOVE TO APPROVE TEMPE HPC MEETING
MINUTES, AS AMENDED, FROM 08/09/2012, SECOND [GRAHAM],
APPROVED, 6-0*

3. Discuss & Consider Tempe Bakery Hackett House Alterations

- Mark Vinson update on proposed changes to Hackett House
- Sister Cities Org. wants to add permanent courtyard pavilion on east side
- Will serve as a permanent events center
- Presentation by architect John Kane on proposed addition/alterations
- Proposal will bring restrooms into ADA compliance
- Current storage facility will become restroom facility, and vice versa
- None of the alterations will touch the historic structure
- "Compatible yet distinct" is guiding principle for architectural modifications
- Attempting to attain a "garden-type" feel
- New restrooms will be accessed by passages, not shown on floor plan
- The entire compound will be considered one building, for code purposes
- Discussion on the window arches and their practicality/impracticality
- Architects working within a limited Sister Cities Org. budget
- Capacity of new pavilion will be approximately 120 people
- History overview: current pavilion site used to be a horse stable c. 1900
- New architecture incorporates extensive glass windows
- Windows might encourage vandalism, but building is in a downtown area, and that possibility will exist no matter what
- Architectural proposal to be heard by Council September 20

- The concept, as presented by Mark Vinson and John Kane was generally well-received by the Commission with the following comments:
 1. Pedestrian circulation through the proposed storage area could be problematic.
 2. Consider separation requirements per the building code.
 3. Consider enclosing the proposed exterior buffet space.
 4. Architectural character (“compatible, yet distinct;” “of its time”) is appropriate; references to arched windows and brick of historic Hackett House structures as shown are good, but don’t get too “heavy-handed.
 5. “Lantern” effect is lovely, but vandalism may be a concern with so much glass.
 6. Consensus expressed that the concept as presented was viable.

CONSENSUS: COMMISSION SUPPORT FOR BUILDING DESIGN AS PRESENTED

4. Hayden Flour Mill + Silo Activities

- Kris Baxter Update on Mill fundraising event to be held October 5, 2012
- Tempe HPF will be guiding tours. Approx. 200 tours already booked.
- Additional volunteer guides solicited
- Those wishing to serve as guides can contact Joe Nucci or Andrea Gregory
- Food vendors offering free samples at grand opening event
- Mission Palms hotel parking lot available for parking at grand opening
- Expecting 1000-3000 attendees
- A second event/tour date will be scheduled for later in October to accommodate demand
- Donation boxes will be set up for visitors wishing to contribute to preservation efforts
- Tours might have both a leader and a “trailer” at the end of the group
- HPO Interns will prepare talking points for group guides
- SRP-MIC president will be speaking at grand opening
- We will find out in coming weeks whether other members of the tribal council will be attending
- Staff is working with the tribe to ensure we have the appropriate Native American music and blessing at the event as well
- Entertainment will feature musical styles that conform with local cultures
- Volunteers get free parking at event
- HPO considering a historic landmark designation for the Hayden Flour Mill & Silos
- HPC (Solliday) will prepare a letter of support for landmark designation to Council

CONSENSUS: COMMISSION (SOLLIDAY) TO PROVIDE LETTER OF SUPPORT FOR DESIGNATION AND LISTING ON THE TEMPE HISTORIC PROPERTY REGISTER

5. Discuss & Consider Commission/Council Liaison Assignments

- Mark Vinson brought architectural renderings and Jared Smith brought historic photos, to be presented to council members
- HPC members will focus on two talking points with council members: Borden Homes design guidelines success, and possible creation of historic preservation awards
- Gregory brought one-page summary of historic preservation economic incentives, to be presented to council members
- HPO will provide copies of Borden Homes design guidelines, to be presented to council members
- Commissioners will meet with council members by the end of October

CONSENSUS: COMMISSION MEMBERS TO ARRANGE MEETING IN OCTOBER

6. Discuss & Consider Historic Eligible Classification

- Joe Nucci overview of “historic eligible” (HE) classification
- HE is not equivalent to historic designation and listing on the historic property register
- Any national register property is automatically a candidate for HE classification
- HE classification only requires one public hearing at HPC
- HE classification could be an interim step towards official historic designation and listing
- Nucci: overview of properties to be considered for HE classification
- Currently 18 properties have been identified eligible for HE classification
- Discussion on the level of detail to be provided in HE classification property reports. In general, only a brief historic/architectural summary is necessary
- Five properties on 900 block of Mill Ave. have recently sold to Armstrong Development, LLC
- Discussion on making all five aforementioned properties HE classification
- Only effect of this action would be to postpone any demolition for 30 days
- HE classification does not require property owner consent
- HE classification can be appealed to Council
- Discussion: Commission should not place all 5 Mill Ave. properties on agenda for consideration as HE; instead, only the Mullen-Van Petten House should be considered because it is already a national register property.
- Maple Ash Neighborhood Assn. might become involved once they learn about recent property sale and potential redevelopment
- These properties already have commercial zoning and have been sold as a single block property
- Gonzales-Martinez House (1880) is still in litigation pending court appeal
- HPO advised by Redevelopment staff to do nothing until litigation is completed
- Four properties (Andre Bldg., Vienna Bakery, Borden Creamery, and Walker House) will be placed on October agenda for HE classification.

CONSENSUS: RESUME PROCESS WITH 4 NATIONAL REGISTER LISTED DOWNTOWN PROPERTIES AT OCTOBER 11 MEETING

7. Discuss & Consider General Plan 2040 Update

- Single/Multi-Family Subdivision Maps have been completed
- Nathan and Alyssa G met recently with commissioner Brad Graham regarding at-risk properties, areas of intensified activity, and mixed-use spaces
- Sketches of historic properties will be incorporated into GP2040
- Proposal to rewrite the historic preservation plan for GP2040
- Anne Bilsbarrow, Brad Graham, Billy Kiser, and Joe Nucci to collaborate on rewrite of historic preservation plan
- This will require council approval because a meeting of the four above individuals would constitute a subcommittee under city ordinance
- Nucci will seek council authorization before this proceeds

8. Discuss & Consider Graduate Student Intern Program Updates

- Kiser: Double Butte Cemetery NRN scheduled for November HSRC meeting
- Kiser: Kirkland-McKinney Ditch NRN has been submitted to SHPO by Nathan Hallam
- Kiser: SHPO has given an opinion that Sandra Day O'Connor House is NOT eligible for the national register
- SHPO has indicated that NRN for Tempe Municipal Building will NOT be reviewed at HSRC because of mid-century modern architecture and criteria considerations relative to the property's age

- Nucci: HPO might try pursuing nomination of Tempe Municipal Building based on Criteria A instead of Criteria C.
- Gerszewski: Continuing work on NRN for Moeur Park WPA Structures

9. Presentation – Cultural Resource Area

Continued to next meeting

10. Discuss & Consider Chair / Staff Updates

Gregory: Update re: upcoming meeting with Phoenix HPC on multi-city preservation initiative. Date pending Ira Bennett's availability

11. Current Events / Announcements / Future Agenda Items

Next HPC Meeting Date Thursday 10/11/2012 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Meeting adjourned at 7:47 PM

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 10/11/2012

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.



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September 25, 2012

Board of Directors
Tempe Sister Cities
95 W 4th Street
Tempe, AZ 85281-4607

Re: New Courtyard Structure at Historic Hackett House

Dear Board of Directors:

Thank you for presenting preliminary plans for the courtyard structure to the Commission at our meeting on Thursday, September 13, 2012. As one of our oldest and most recognizable historic properties, the Hackett House is an important historic property both for the role it played in the early development of Tempe, as well as for its architectural design. As you are aware, there are many aspects of the property that make it significant. As stated at the meeting, the Commission is particularly interested in sympathetic design for the courtyard structure in reference to architectural features of the historic Hackett House including its brick construction, arched windows, eave and ceiling heights, and landscaping, as well as overall height and massing considerations.

It is my pleasure to provide a letter of support on behalf of the Tempe Historic Preservation Commission for the plan of a new courtyard structure being considered at the historic Hackett House. I hope that the input received from our Commissioners will aid in your design and planning of the structure and we look forward to continued collaboration on the project. It is our sincere hope that the structure will continue to enliven the space and accommodate increasingly varied uses of the property. We have no doubt that growing interest in the use of the space will foster an increased appreciation for the historic Hackett House and the important role it played in Tempe's history.

Sincerely,

Andrea Gregory, Chair



HISTORIC ELIGIBLE PROPERTIES - PUBLIC HEARING TEMPE HPC

The Public Hearing must be acknowledged:

“This is a Public Hearing by the Tempe Historic Preservation Commission for Historic Eligible (HE) classification of the following properties **the 1899 Andre Building located at 401 S. Mill Avenue, the 1892 Borden Creamery Complex located at 1300 - 1360 East 8th Street, the 1893 Vienna Bakery Building located at 423 S. Mill Avenue, and the 1903 Harry Walker House located at 118 East 7th Street** In Tempe.”

1) *Direct Staff to summarize the application and proposed action:*

“HPO please summarize this request and indicate the action before the Commission.”①

2) *HPO ① “At their meeting on September 13, 2012, the Historic Preservation Commission reached consensus to resume classification of Historic Eligible properties in accordance with Section 14A-4 of the Tempe City Code: “Designation of landmarks, historic properties and historic districts”. At that meeting, the commission also reached consensus to resume the process of classification beginning with those properties that are listed in the National Register of Historic Places thereby qualifying automatically for local Historic Designation and listing in the Tempe Historic Property Register and therefor are considered Historic Eligible by definition. Finally, at the September 13th meeting, the commission reached consensus to resume Historic Eligible classification with four properties that staff had ready and available for discussion, consideration, and classification.*

3) *Call for Commission discussion:*

“Is there discussion from the Commission regarding the information provided by Staff prior to taking public comment?”

4) *Public input must be taken:*

“This is a Public Hearing. Any person wishing to address the Commission regarding this Historic Eligible classification may do so at this time by first getting the attention of the Chair.”

5) *Public input must be accurately attributed:*

“Please state your name and address for recording in the meeting minutes.”

6) *Discussion may take place prior to a vote at the option of the members:*

“Is there discussion from the Commission regarding the information provided by public comment prior to closing the Public Hearing?”

7) *Call the Question:*

“MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION CLASSIFY THE ANDRE BUILDING, THE BORDEN CREAMERY COMPLEX, THE VIENNA BAKERY BUILDING AND THE HARRY WALKER HOUSE AS HISTORIC ELIGIBLE AND LIST THEM AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:

8) *Is there a second? – Please Vote.*

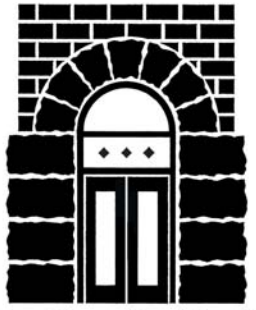
9) *Summarize what took place and what are the next steps:*

“The Tempe Historic Preservation Commission has just concluded a Public Hearing for Historic Eligible classification of four properties listed in the National Register of Historic Places which are not designated Historic and not listed in the Tempe Historic Property Register. The single effect of Historic Eligible classification is notification of the Historic Preservation Office in the event that a permit or other consideration by the city is requested for these properties, including the potential for a stay of demolition for a period not to exceed 30 days.

9) *The conclusion of the Public Hearing and resumption of the public meeting must be acknowledged.*

“This concludes the Public Hearings for Historic Eligible classification of the **Andre Building, the Borden Creamery Complex, the Vienna Bakery Building, and the Harry Walker House.**

Thank you for your interest in this important Tempe Preservation activity.



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Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

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

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street,
P.O. Box 5002
Tempe, AZ 85280
480.350.8070

tempe.gov/historicpres

Tempe Historic Preservation Commission (Tempe HPC)

Tempe Historic Preservation Office

September 25, 2012

MAXZACH LLC
401 SOUTH MILL AVENUE
TEMPE, AZ 85281

Congratulations!

Your property located at 401 South Mill Avenue is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The Andre Building was built in 1899 by R. G. Andre and C. G. Jones. It housed numerous Tempe businesses and provided meeting space for local fraternal organizations. Its architect, James M. Creighton, ranks among the most celebrated territorial-era Arizona architects; other Creighton buildings include Old Main at the University of Arizona, the Pinal County Courthouse, and the Niels Petersen House in Tempe.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, October 11, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

What does Historic-Eligible mean for my property?

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How does listing on the Tempe Historic Property Register add value to my property?

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- There is a similar but above the national average trend, for historic properties in Valley area,
- City of Tempe resources may be available to assist you in locating and preparing tax credit and grant applications to help maintain the historic character of your property,
- Technical assistance and referrals by City of Tempe staff and commissions may be available to help maintain your historic property, and
- Often increased pride of ownership and a sense of good stewardship over your piece of Tempe history may be realized.

Historic-Eligible designation is a terrific opportunity for you to consider listing the Andre Building in the Tempe Historic Properties Register. There is still no fee to the owner for listing, and we encourage you to contact the Tempe Historic Preservation Office at (480) 350-8070 or online at www.tempe.gov/historicpres for more information.

We look forward to hearing from you in the near future.

Yours Very Truly,

By 

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

enclosures

- 1) Legal Advertisement
- 2) HP Inventory Form

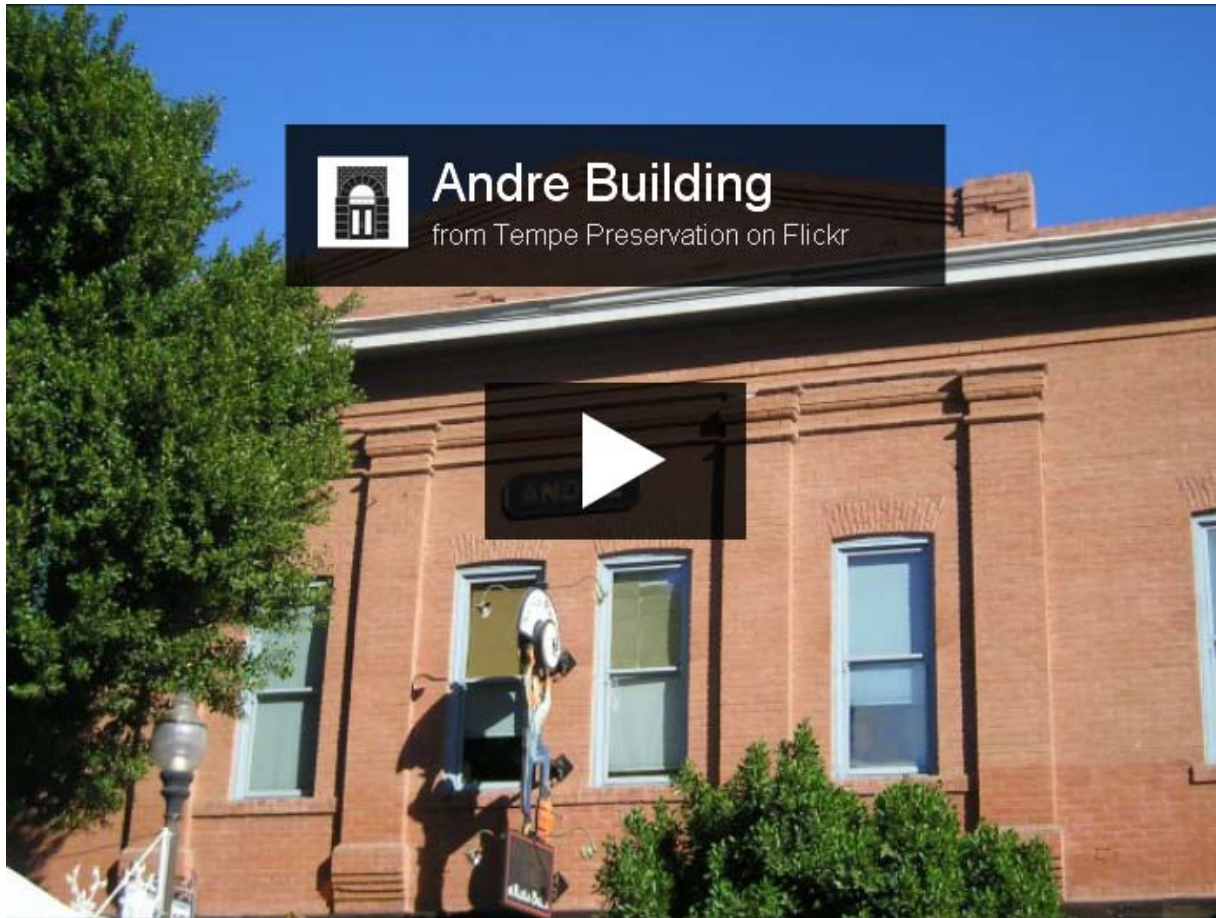
LEGAL ADVERTISEMENT

The City of Tempe will hold a public hearing for Historic Eligible classification of properties in Tempe that are currently listed in the National Register of Historic Places:

1. Andre Building (1899) 401 S Mill Av.
2. Borden Creamery (1892) 1300 - 1360 E. Eighth St.
3. Vienna Bakery Bldg (1893) 423 S. Mill Avenue
4. Walker, Harry House (1903) 118 E. 7th Street

A public hearing will be held by the Tempe Historic Preservation Commission at Hatton Hall, 34 East Seventh Street at 6:00 p.m. on Thursday, October 11, 2012. For more information, contact the Tempe Historic Preservation Office at (480) 350-8028, (TTD: 350-8913), or visit us online at – www.tempe.gov/historicpres

ANDRE BUILDING



Location:

401 S. Mill Avenue

Survey Number: **HPS-241**

Year Built: **1900**

Architectural Style: **Victorian / Neo-Classical**

SUMMARY

The Andre Building is significant for its association with R. G. Andre, a prominent Tempe businessman; and for its design, combining both Victorian Panel Brick Commercial and Neo-Classical elements. It is one of Tempe's finest examples of Victorian and Neo-Classical architecture.

B: PERSONS

The Andre Building is significant for its association with R. G. Andre, a skilled saddle maker and prominent businessman in early Tempe. While living in Phoenix, he built a commercial building at the southwest corner of Mill and 4th Street in 1888, and opened a saddle and harness shop. In 1893 Andre moved to Tempe and later partnered with M. Mertz in Andre and Mertz, specializing in harnesses, saddles, and vehicles. The Andre Building burned in 1899, but Andre built a new building on same site in the following year. The 1900 building was constructed in partnership with C. G. Jones. In 1902, Andre sold the property to C.G. Jones, whose family owned it until 1977. In addition to Andre's hardware and harness shop, the Andre Building has housed a number of businesses, including Price Wickliffe's Furniture and Undertaker (1912-1929), the Southside Progress newspaper (1939-1942), and the Arizona Cotton Growers Association (1919). The second floor has been a boarding house and apartments. The building has also been

the location for the U.S. Post Office (1917-1947) and the Masonic Lodge (1917-1953). The City purchased the property in 1977. The Andre Building was listed on the National Register of Historic Places in 1979. In 1981, the exterior of the building was restored to its original appearance. The building again suffered fire damage in 1999, but structural and fire safety improvements in the 1981 rehabilitation contributed to its survival.

C: ARCHITECTURE

The Andre Building is significant as one of Tempe's finest examples of Victorian and Neo-Classical architecture. Its design combines both Victorian Panel Brick Commercial and Neo-Classical elements. Rebuilt in 1900, the building remained true to the original design by prominent territorial architect James M. Creighton. The two-story red brick building has three bays, and the upper floor facade features Neo-Classical details such as pilasters (decorative columns on the wall), a pediment, and a cornice. This is the best-preserved, continuously-used commercial block in the Salt River Valley, retaining a high degree of integrity of its turn-of-the century appearance. As once typical of many two-story commercial buildings, the Andre Building was designed originally for retail uses on first floor and fraternal hall on the second floor.

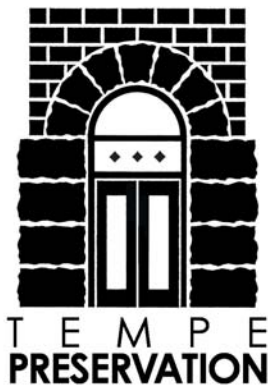
The Andre Building was individually listed in the National Register of Historic Places on 08/10/1979

This property was classified eligible for listing in the Tempe Historic Property Register on 08/12/2010

The Andre Building HAS NOT been listed in the Tempe Historic Property Register at this time

SOURCES

National Register Nomination, 1979



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

September 25, 2012

ARDEN PROPERTIES INC.
8021 VIA DE LARGO
SCOTTSDALE, AZ 85258

**TEMPE HISTORIC
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Tempe Historic
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Community Development
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31 East 5th Street,
P.O. Box 5002
Tempe, AZ 85280
480.350.8070

tempe.gov/historicpres

Congratulations!

Your property located at 1300 - 1360 East 8th Street is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The Borden Milk Company Creamery & Ice Factory Complex on Old 8th Street (Mesa-Tempe Road / Bankhead Highway) is significant as one of the largest employers in Tempe for many years; for its association with F. A. Hough, a pioneer ice maker; and as an excellent example of the Mission Revival style popular in early 20th century.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, October 11, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

What does Historic-Eligible mean for my property?

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- City of Tempe resources may be available to assist you in locating and preparing tax credit and grant applications to help maintain the historic character of your property,
- Technical assistance and referrals by City of Tempe staff and commissions may be available to help maintain your historic property, and
- Often increased pride of ownership and a sense of good stewardship over your piece of Tempe history may be realized.

Historic-Eligible designation is a terrific opportunity for you to consider listing the Borden Creamery Complex in the Tempe Historic Properties Register. There is still no fee to the owner for listing, and we encourage you to contact the Tempe Historic Preservation Office at (480) 350-8070 or online at www.tempe.gov/historicpres for more information.

We look forward to hearing from you in the near future.

Yours Very Truly,

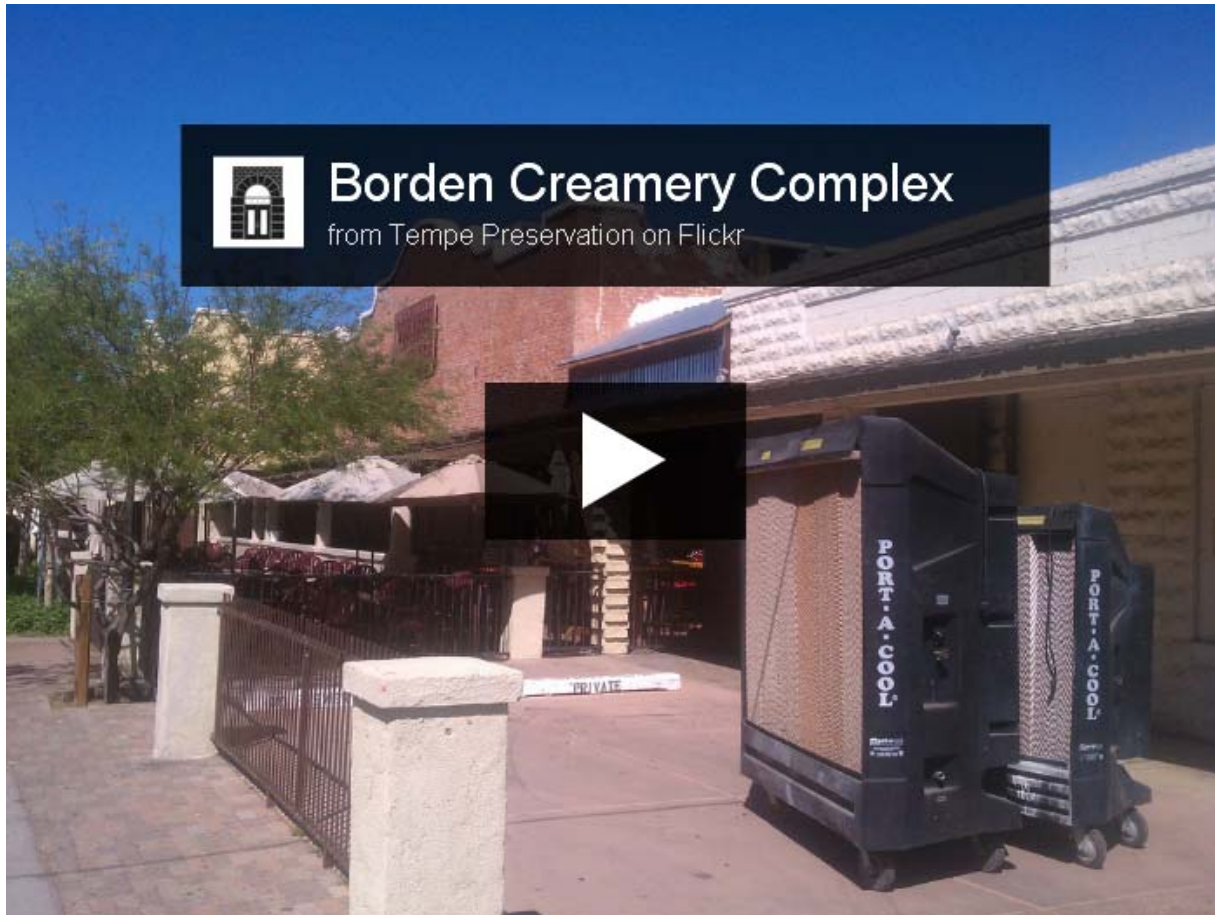
By 

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

enclosures

- 1) Legal Advertisement
- 2) HP Inventory Form

CREAMERY COMPLEX



Location:

1300 - 1360 E. 8th Street

Survey Number: **HPS-151 & 152**

Year Built: **1892**

Architectural Style: **Mission Revival**

SUMMARY

The Borden Milk Company Creamery & Ice Factory Complex on Old 8th Street (Mesa-Tempe Road / Bankhead Highway) is significant as one of the largest employers in Tempe for many years; for its association with F. A. Hough, a pioneer ice maker; and as an excellent example of the Mission Revival style popular in early 20th century.

A: HISTORIC EVENTS

The Creamery Complex on "Old Eighth Street" in northeast Tempe was built in 1892 as F. A. Hough's ice plant, but has been used mostly for processing dairy products. In its first ten years, it served as the Tempe Creamery and the Tempe-Mesa Produce Company. In December 1907, the dairy operation was acquired as a second location by the Pacific Creamery Company, a major California enterprise. The company promoted the fact that it invested in what is conceded to be one of the best equipped plants on the Pacific coast. Employing about fifty people made it one of Tempe's largest employers. Pacific Creamery produced condensed milk, butter, cheese "and ice, having a capacity for ice manufacture of 15 tons per day and shipped its "product(s) throughout Arizona, New Mexico and Old Mexico. Ownership again changed in 1927 when the creamery was acquired by the Borden Milk Company who expanded and modernized the complex. Façades were updated to reflect the emerging popularity of Spanish Revival architecture. Borden continued

operations for the next 26 years until it shut down in 1953. Through much of Tempe's history, the creamery was one of the largest employers in town.

B: PERSONS

The Creamery Complex started when F. A. Hough constructed his ice plant in 1892, ending the need to transport ice daily by wagon or train from Mesa for delivery to homes and businesses. Within its first decade Hough's plant was also capitalizing on local agriculture. It had become home to the Tempe Creamery and then the Tempe-Mesa Produce Company. It was known as the Pacific Creamery from 1907 to 1924, and was under the management of Justin B. Cook for most of that period (1907-1919). The creamery was purchased by Borden Milk Company in 1927, and Borden operated the plant until 1953.

C: ARCHITECTURE

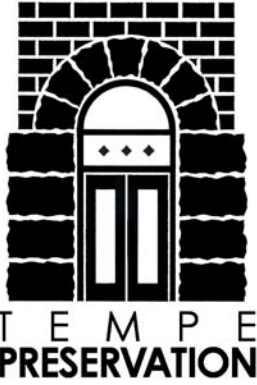
The current appearance of the Creamery Complex dates to 1927, when the original structure was remodeled and new buildings were added, doubled the size of the complex of nine buildings. At that time, the distinctive curvilinear parapet walls were added to the buildings, making it a perfect example of the Mission Revival style of architecture that was popular in early 20th century. The building shows a variety of construction techniques using brick, reinforced concrete, concrete block, frame, and metal. The Creamery Complex, includes the Tempe Creamery Office at 1350 E. 8th Street which was built in 1915 in the Commercial Box style which provides a good example of the use of Prism block in commercial construction. This building was added to the Creamery Complex as a response to the increased spatial needs of the business.

SOURCES

National Register Nomination, 1984

Tempe History Member Blog - Ice plant of past evolves with changes of ownership

<http://www.azcentral.com/members/Blog/TempeHistory/41669>



Tempe Historic Preservation Commission (Tempe HPC)
Tempe Historic Preservation Office
September 25, 2012

CHAVARRIA ENTERPRISES LLC
1026 NORTH 7TH STREET
SCOTTSDALE, AZ 85257

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P.O. Box 5002
Tempe, AZ 85280
480.350.8070

tempe.gov/historicpres

Congratulations!

Your property located at 423 S. Mill Avenue is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1893 Vienna Bakery Building is significant as an example of the conversion of early Victorian style commercial buildings to the Spanish Colonial Revival style; for its association with John S. Armstrong, with the Charles Bauer Family, with German-born residents in Arizona, and as the only brick bay Territorial commercial building remaining on Mill Avenue.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, October 11, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

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Historic-Eligible designation is a terrific opportunity for you to consider listing the Vienna Bakery Building in the Tempe Historic Properties Register. There is still no fee to the owner for listing, and we encourage you to contact the Tempe Historic Preservation Office at (480) 350-8070 or online at www.tempe.gov/historicpres for more information.

We look forward to hearing from you in the near future.

Yours Very Truly,

By 

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

enclosures

- 1) Legal Advertisement
- 2) HP Inventory Form

VIENNA BAKERY BUILDING



Location: **423 S. Mill Avenue**

Survey Number: **HPS-238**

Year Built: **1893**

Architectural Style: **Victorian remodeled to / Spanish Colonial Revival**

SUMMARY

The 1893 Vienna Bakery Building is significant as an example of the conversion of early Victorian style commercial buildings to the Spanish Colonial Revival style; for its association with John S. Armstrong, with the Charles Bauer Family, with German-born residents in Arizona, and as the only brick bay Territorial commercial building remaining on Mill Avenue.

A. HISTORIC EVENTS

The Vienna Bakery Building is significant for association with waves of commercial remodeling and redevelopment in the downtown commercial area. The Vienna Bakery built in 1893 in the Victorian

commercial style, was modernized in 1928, to the Spanish Colonial Revival style that was popular at the time. Restored in 1980, it was one of the first major historic rehabilitation projects in downtown Tempe.

B: PERSONS

The 1893 Vienna Bakery Building is associated with a German immigrant family which carried on a bakery business in this location from 1904 until 1963, making it one of the longest-running businesses in Tempe. It is representative of the contributions of German-born residents in Arizona, at one time the largest group of non-Anglo-Saxon immigrants in Arizona.

The building was constructed in March of 1893 by John S. Armstrong, who had served as a postmaster in Tempe, president of the Farmers and Merchants Bank, and a member of the Thirteenth Territorial Legislature, where he introduced the bill that established the Territorial Normal School in Tempe in 1885. The first business in the building was T. F. Hudson's drugstore, which opened in April of 1893. Three years later, John Hodnett opened a hardware and undertaking establishment in the building. When Hodnett was appointed postmaster in 1897, this store became Tempe's post office, where it remained until 1900.

In 1904, Charles Bauer leased the building and opened the Vienna Bakery. The son of a flour miller in Bavaria, Bauer left his homeland to avoid conscription into the Prussian army and sought his fortune in the California Gold Rush. After losing a considerable fortune, he came to Phoenix to work on a telegraph line. He then worked for the Phoenix Bakery, and then came to Tempe to work for William Hilge, another German immigrant, at the Tempe Bakery (HPS-236). At that time (1900) Bauer sent for his wife and children, who had remained in Los Angeles. The Vienna Bakery was operated in the same location until 1963.

C: ARCHITECTURE

The Vienna Bakery is a one-story brick building, rectangular in plan consisting of a plain façade, now stucco, with three round arched openings. Two of the original windows were bayed, extending out from the façade, but they are now in a single plane with the central double-door opening, and are made of plate glass. It is the only brick bay Territorial commercial building remaining on Mill Avenue. Its pier-supported, individual bay, Commercial Victorian-style brick facade is the only example of this type in downtown Tempe. The Vienna Bakery was originally built in the Victorian commercial style. Like many of downtown Tempe's businesses, this one-story brick building was modernized in 1928, and changed to reflect the Spanish Colonial Revival style that was popular at the time. The 1928 appearance of the Vienna Bakery (white plastered walls, arched windows, and a Spanish tile cap) was restored in 1980. It was one of the first major rehabilitation projects in downtown Tempe. Creative design solutions and alternate construction methods were used to overcome conflicting requirements of federal, state, and local agencies. Its success showed that preserving historic buildings could be an important part of downtown redevelopment.

SOURCES

National Register Nomination, 1980

Tempe History Museum Historic Property Survey: HPS-238 Vienna Bakery Building



Tempe Historic Preservation Commission (Tempe HPC)
Tempe Historic Preservation Office
September 25, 2012

STONYBECK LTD PARTNERSHIP
304 EAST 15TH STREET
TEMPE, AZ 85281

**TEMPE HISTORIC
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31 East 5th Street,
P.O. Box 5002
Tempe, AZ 85280
480.350.8070

tempe.gov/historicpres

Congratulations!

Your property located at 118 East 7th Street is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1903 Harry Walker House is significant as a rare remaining example of the West Tempe residential neighborhood; as an example of a modest home built for a working class family; and as an excellent local example of the Georgian Revival mode of the Neo-Colonial style.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, October 11, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

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Historic-Eligible designation is a terrific opportunity for you to consider listing the Harry Walker House in the Tempe Historic Properties Register. There is still no fee to the owner for listing, and we encourage you to contact the Tempe Historic Preservation Office at (480) 350-8070 or online at www.tempe.gov/historicpres for more information.

We look forward to hearing from you in the near future.

Yours Very Truly,

By 

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

enclosures

- 1) Legal Advertisement
- 2) HP Inventory Form

HARRY WALKER HOUSE



Location: **118 E. 7th Street**

Survey Number: **HPS-105**

Year Built: **1903**

Architectural Style: **Neo-Colonial Influence**

SUMMARY

The 1903 Harry Walker House is significant as a rare remaining example of the West Tempe residential neighborhood; as an example of a modest home built for a working class family; and as an excellent local example of the Georgian Revival mode of the Neo-Colonial style.

A: HISTORIC EVENTS

West Tempe was an 18 block area of mixed land use laid out in relation to North Tempe (Hayden's property) and East (San Pablo) Tempe by Townsite Commissioners Winchester Miller, Chas. T. Hayden and David J. Wilson, in 1886. More than 14 years after map the original map was prepared, it was officially recorded to aid in promotion and development of the townsite. The Harry Walker House is one of the few remaining homes from what was one of Tempe's earliest residential neighborhoods, West Tempe.

B: PERSONS

Harry Walker was groundskeeper for the Tempe Normal School during the first decade of the twentieth century before becoming an engineer for the Santa Fe Railroad in Northern Arizona. The house was used primarily as a rental throughout the historic period and in 1954, Thomas S. Montgomery, local architect, opened his offices in the building. It has functioned as commercial property since that time

and its original architectural integrity has remained intact and enhanced through continued use and maintenance.

C: ARCHITECTURE

Constructed in 1903, the Harry Walker House is significant as a rare surviving example of an early Tempe house type and for its contribution to the interpretation of the architectural evolution of Tempe. Its construction dates from the period between the recession of the late Victorian design influences and the overwhelming popularity of the Bungalow style. This residential design era often included influences from the Georgian Revival mode of the Neo-Colonial style. The Harry Walker House is an excellent local example of this house type built for a modest working class family.

A: HISTORIC EVENTS

The house is significant as the oldest Queen Anne Style brick residence in the Salt River Valley. When Rev. Edward Decker inherited the house in 1927, he made modifications.

SOURCES

National Register Nomination, 1984

Please publish the legal advertisement below on Friday, October 19, 2012.

Thank you,

The City of Tempe will hold a public hearing for Historic Eligible classification of four Tempe properties currently listed in the National Register of Historic Places:

1. Laird, Hugh House (1908) 821 S. Farmer Avenue
2. Morrow-Hudson House (1904) 1203 E. Alameda Drive
3. Mullen, C. P., House (1924) 918 S. Mill Avenue
4. Redden, Byron House (1918) 948 S. Ash Avenue
5. Redden, Lowell, House (1920) 333 E. Carver Street
6. Scudder, B. H. Rental (1918) 919 S. Maple Avenue

A public hearing will be held by the Tempe Historic Preservation Commission at Hatton Hall, 34 East Seventh Street at 6:00 p.m. on Thursday, November 1, 2012. For more information, contact the Tempe Historic Preservation Office by phone at (480) 350-8028, or visit us online at – www.tempe.gov/historicpres

ASU HISTORIC PRESERVATION UPDATE
Tempe Historic Preservation Commission
October 11, 2012

EVALUATION OF HISTORIC PROPERTIES

Eligibility Determinations

- Eligibility determinations are on hold pending completion of the Tempe campus Multiple Property Documentation Form (MPDF). All properties over 50 years old are being treated as potentially eligible. Options for completion of the MPDF are under consideration.

TREATMENT OF HISTORIC PROPERTIES

Buildings

- Gammage Auditorium (1964)
 - 1) Replacement of the marblecrete at the loading dock walls was completed in July 2012. Landscaping and irrigation lines were also removed from along the wall to eliminate overspray onto the wall.
 - 2) A proposal and preliminary design for additional women's restrooms is under consideration.
 - 3) A project to rehabilitate the two bridges to the second floor is in progress. Bridges preservation will include repairs to the finish, drainage and lighting.
- Harrington Birchett House (1895): Exploration of options for the rehabilitation of the Birchett House is in progress in conjunction with the development of Block 12.
- Piper Writers House (1907): Interior rehabilitation is in progress (painting, floor finishes, restrooms, new furniture and rugs). SHPO consultation is in progress.
- University Club (1909): An exterior assessment of the University Club by Ryden Architects is in progress to determine necessary work to preserve the exterior.
- Social Science Building (1960): Interior remodeling for ROTC on the second floor and rehabilitation of the courtyard pool/fountain are in progress.
- Manzanita Hall (1967): Rehabilitation of the building for continued use as a dormitory is in the construction phase.

Archaeology

- Palo Verde Residence Hall: Archaeological monitoring being conducted by Rio Salado Archaeology in conjunction with new landscaping, seating areas and shelters.
- Tempe Campus Sun Devil Fitness Center: Archaeological investigation completed.
- Alpha Drive: Archaeological investigation in progress.
- Block 12: Archaeological investigation in progress.

ASU Historic Preservation website: http://uabf.asu.edu/historic_preservation



PUBLIC INVOLVEMENT PROGRAM FOR



"One generation plants trees, the next enjoys the shade"

City of Tempe
2040
general plan

Prepared by

Community Development Department
Neighborhood Services Division

Adopted by

Mayor and City Council, September 6, 2012
Resolution No. 2012.106

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1. INTRODUCTION

General Plan

The mission of General Plan 2040 is to guide Tempe in its efforts to foster and maintain a livable and sustainable urban environment that is sensitive to issues which impact the people who live, learn, work and play in Tempe. The focus is on land use maintenance and management, affirming Tempe's commitment to quality physical development.

The primary purpose of the General Plan is to assist the City Council, residents, Boards and Commissions, staff and developers throughout the development process by documenting the city's formally adopted goals, objectives and policies through which growth and development will occur.

Arizona Revised Statutes (ARS) 9-461.06 requires that a municipality's plan be readopted or a new General Plan be adopted every ten years. House Bill 2145, passed in April 2010, extended the ten-year provision to July 1, 2015 for both counties and municipalities. The City of Tempe is updating its general plan with the goal to hold an election to ratify it in 2014.

Public Involvement Requirements

ARS 9-461.06 also requires that the governing body adopting or amending a general plan shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:
 - a. The broad dissemination of proposals and alternatives.
 - b. The opportunity for written comments.
 - c. Public hearings after effective notice.
 - d. Open discussions, communication programs and information services.
 - e. Consideration of public comments.
2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of government, public land management agencies, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

The *Tempe Involving the Public Manual* serves as the primary set of guidelines for public involvement activities undertaken by the City of Tempe. This Public Involvement Program provides the framework for how the City will meet the requirements for early and continuous public participation.



2. PROGRAM PURPOSE AND SCOPE

The City of Tempe values public input and believes that community members should be engaged early on in decisions that affect them. The purpose of the Public Involvement Program (PIP) is to create an open and transparent process to guide the design of Tempe's General Plan 2040 resulting in a shared community vision.

The scope of the PIP is to:

- Provide objective information to assist the public in understanding the purpose and process for a general plan.
- Seek and encourage the involvement of all community members.
- Provide a variety of opportunities for the public to contribute ideas and provide feedback through all phases of the process.
- Make the process accessible and engaging to interested community members.
- Consider the public input in the design of the general plan.
- Initiate new forms of community input on a broad base with technology.

3. STAKEHOLDER ANALYSIS

An early step in the Public Involvement Program is to identify the internal and external community members that have an interest in the process.

Internal

Mayor and Council

Council Committees

City departments

General Plan 2040 Community Working Group

Boards and Commissions:

Aviation Commission

Board of Adjustment

Commission on Disability Concerns

Development Review Commission

Double Butte Cemetery Advisory Committee

Historical Museum Advisory Board

Historic Preservation Commission

Housing Trust Fund Advisory Board

Library Advisory Board

Mayor's Youth Advisory Committee

Municipal Arts Commission

Neighborhood Advisory Commission

Parks, Recreation and Golf Advisory Board

Transportation Commission



Governmental agencies and service companies required to review and comment:

- Maricopa County
- City of Chandler
- City of Mesa
- City of Phoenix
- City of Scottsdale
- Town of Guadalupe
- Salt River Pima Maricopa Indian Community
- Maricopa Association of Governments
- Flood Control District of Maricopa County
- Arizona Department of Transportation
- Arizona State Land Department
- Arizona Department of Commerce
- Arizona Department of Water Resources
- Salt River Project
- Arizona Public Service
- SW Natural Gas
- Valley Metro

External

- Residents
- Property owners
- Neighborhood and Homeowners' Associations
- Civic, Non-profit and Religious Groups
- Educational Groups (school districts, community colleges and ASU)
- Businesses

4. INVOLVEMENT TECHNIQUES & COMMUNICATION APPROACH

The *Tempe Involving the Public Manual (TIP)*, serves as the primary set of guidelines for all public involvement activities undertaken by city staff. Public involvement and communication techniques may vary depending on the phase of the general plan review. The level of public involvement used for the update of Tempe's general plan will be to involve, as explained in the TIP Manual, which directly engages the public. The approach will be to facilitate working directly with the public throughout the process to ensure that public issues and concerns are consistently noted, understood and considered.

While traditional methods (meetings, presentations, and hearings etc.) will still play an important role in public engagement, new participation and communication tools will also be extensively used to disseminate information and broaden outreach.



The following dedicated websites and online URLs will be used to share information and to collect feedback throughout the process:

Website <http://www.tempe.gov/GP2040>
E-mail GP2040@tempe.gov
Facebook <http://www.facebook.com/CityofTempe>
Twitter @tempegov
YouTube <http://www.youtube.com/Tempe11Video/GP2040>

Some or all of the following methods will also be used to achieve broad and continuous public participation:

- Documents will be posted on the project website and made available at the City Clerk's Office and the Tempe Public Library.
- Comment forms will be available at general plan public meeting(s), hearing(s), presentation(s), and on-line.
- Community survey of residents, businesses and other interested parties.
- Online dialogue and interactive activities. These will include the Tempe Forum powered by Peak Democracy, which was founded to provide an online platform for citizen engagement designed to have the order and decorum of government meetings.
- Presentations to stakeholder Boards and Commissions

The communication methods used will include:

- Press releases
- Tempe Today articles
- Water bill flyer insert
- Brochures and posters located in common public areas
- Mailed Notice
- Social media
- Tempe 11 video/banners
- Advertising
- Partner communication vehicles - work with the Tempe Chamber, Tempe Tourism, the Downtown Tempe Community, Arizona State University, the school districts and others to include information about the General Plan in print newsletters, e-newsletters and online.

5. PROJECT TIMELINE

Phase I - Internal Technical Corrections and Text Changes – January 2012- August 2012

Phase II – Public Review of the Draft Plan – November 2012 through May 2013

Phase III – Development Review Commission Hearings – September 2013 and October 2013



Phase IV – City Council Public Hearings and Adoption – November/December 2013

Phase V – Election to Ratify General Plan – May 2014

6. PUBLIC MEETING SCHEDULING, LOCATION & ACCESS

There will be three phases of general public meetings held; the first to collect the community's vision for the General Plan 2040 and the second to adopt the Final General Plan 2040. Public meetings will be scheduled at times and in various locations in the city that help maximize attendance, will be held in locations accessible to persons with disabilities and will be held as near as possible to transit routes when possible. The third phase will be the public vote to ratify the General Plan.

With 48 hours advance notice, special assistance will be provided for persons with sight and/or hearing impairments; a Spanish translator can also be made available for the meeting.

GP2040 Community Working Group Meetings - November 2012 through May 2013
on the second Wednesday of the month

Location: Tempe Transportation Center, Don Cassano Room

Time: 6 – 8pm (proposed)

Neighborhood meeting on Monday, September 24, 2012

Location: Tempe History Museum

Time: 5 –7pm

Neighborhood meeting on Tuesday, January 22, 2013

Location: Tempe History Museum

Time: 5 -7pm

Development Review Commission Hearings – September and October 2013

Location – One Meeting in northern Tempe, one meeting in southern Tempe

City Council Hearings – November/December 2013

Location City Council Chambers

Voter Ratification of the General Plan – May 2014



7. RESPONSIBLE DOCUMENTATION

Documentation of all phases of the process will occur for future use and understanding of how the program worked, what comments were received and how the results of the public involvement were used in the development of the Tempe's General Plan 2040.

Documentation will include:

- The adopted Public Involvement Program
- List and samples of outreach and communication documents
- Database of participant contact information
- All public comments made
- Results of Surveys
- Meeting summary notes
- Consensus agreements or statements
- Official minutes of all public hearings

Information related to General Plan 2040 will be translated into Spanish. Such summary information will be made available in other languages as requested.

8. PROCESS EVALUATION & CONCLUSION

The City of Tempe seeks continual improvement of all of its activities. Evaluation will be performed throughout the public involvement process to ensure the Public Involvement Program is meeting participation requirements mandated by state law. Feedback opportunities related to public involvement techniques will be provided through the website and meetings and continuously reviewed.

This Public Involvement Program may change as conditions change or additional resources become available. The most current information about upcoming meetings and comment opportunities will be available on the dedicated website.

For further information about the process, please contact the following City of Tempe staff:

Nancy Ryan
Project Management Coordinator
Community Development Department
480-350-8096
nancy_ryan@tempe.gov

Shauna Warner
Neighborhood Services Manager
Neighborhood Services Division
480-350-8883
shauna_warner@tempe.gov

One generation plants trees, the next enjoys the shade. As with the Chinese proverb, through the General Plan process, the City of Tempe thinks to the next generations to ensure the city's sustainable growth, economic prosperity and continual progress.



The General Plan is the overarching policy document for the City of Tempe. It holds the community's vision for the future and is an expression of how the community wants to grow and change over the next 30 years.



The General Plan is:

- A community vision for 30 years
- A statement of city policy
- A legal mandate
- A framework for more specific planning
- A tool for education and communication

The General Plan is NOT:

- A specific plan for development
- A zoning ordinance
- A master plan
- A Capital Improvement Plan or City Budget
- A static and inflexible document

Why are we doing this?

Arizona state statutes require each city to adopt a comprehensive, long-range General plan to guide the physical development of the community. The current General Plan 2030 is effective for up to ten years from the date the plan was initially adopted (December 2003) and ratified by voters (March 2004). On or before the tenth anniversary of the plan's most recent adoption, the city is required to either re-adopt the existing plan or adopt a new General Plan and take the document back to the ballot for public ratification by majority affirmative vote.

Get Involved

[Be part of the GP2040 Community Working Group](#)

This is an opportunity for you to participate in planning the city's future. It will involve attending monthly Community Working Group meetings from November 2012 through May 2013 and attending community open house meetings. While participating you are expected to talk with your friends, neighbors and co-workers about the General Plan so that many voices can be channeled through your representation.

[Apply](#)

Turn your application into the Tempe City Clerk's office once you have filled out your application. Hurry! It's due by Oct. 15, 2012.

[Community Meetings](#) The City of Tempe is now looking forward to 2040 and a new General Plan. Public meetings happen from **5 - 7 p.m.** on **Sept. 24 and Jan. 22** at the Tempe History Museum, 809 E Southern Avenue, Tempe AZ 85282.

What about General Plan 2030?

While General Plan 2030 contains many forward thinking concepts that are still valid today, it's time to update. General Plan 2030 included information on:

- Mixed use development
- Land use and transportation relationship considerations
- Strategic growth areas for economic development
- Brownfield development
- Integration of historic preservation and neighborhood enhancement
- Alternative transportation modes for sustained mobility/greater accessibility
- Importance of open space and recreation amenities within an urbanizing city
- Public art and cultural amenities that add to quality of life
- Public buildings that are attractive, functional and energy efficient
- Human services for those in greatest need



LAND USE & DEVELOPMENT

LAND USE GOAL

Foster quality development through land use that conserves resources and enhances the environment in which people live, learn, work and play.

COMMUNITY DESIGN GOAL

Promote design and development standards which improve our community's visual quality, urban form and functionality to enhance the quality of life for future generations.

ACCESSIBILITY GOAL

Utilize universal design to provide access to public and private facilities, services and programs.

HISTORIC PRESERVATION GOAL

Enhance community character and heritage through the identification and preservation of significant sites, properties and districts.

NEIGHBORHOOD PRESERVATION GOAL

Provide a participatory planning process and programs that enhance neighborhoods and encourage a sense of community.

HOUSING GOAL

Provide diverse housing opportunities for current and future residents, for all income levels and household types, with specific focus on providing affordable housing to those in greatest need.

REDEVELOPMENT GOAL **** NEW ****

Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the best economic, social and cultural potential.

PRESERVATION AND REHABILITATION GOAL **** NEW ****

Encourage modification, repair and reuse of vacant, deteriorated or obsolete buildings.



**CITY OF TEMPE
GENERAL PLAN 2040
COMMUNITY WORKING GROUP APPLICATION**



Please return completed application to:

City Clerk's Office, 31 East Fifth Street, Tempe, Arizona 85281
Email: clerk@tempe.gov

NAME **CONTACT PHONE NUMBER**

RESIDENCE ADDRESS **CITY** **STATE** **ZIP**

MAILING ADDRESS *(if different than above)* **CITY** **STATE** **ZIP**

E-MAIL ADDRESS

TEMPE RESIDENCY I am a resident of the City of Tempe. Yes No If yes, for how many years?

TEMPE BUSINESS AFFILIATION I am employed or am an employer of a Tempe Business Yes No

OCCUPATION/BUSINESS **ADDRESS** **CITY** **STATE** **ZIP**

WHY ARE YOU INTERESTED IN SERVING ON THE GENERAL PLAN COMMUNITY WORKING GROUP?

Questions regarding board and commission recruitments, applications and process can be Forwarded to the City Clerks Office at (480) 350-8241 or clerk @tempe.gov. Thank you for your interest in serving of the General Plan 2040 Community Working Group.

Community Development Department

City of Tempe
P. O. Box 5002
21 East Sixth Street, #208
Tempe, AZ 85280
480-350-8096
www.tempe.gov/GP2040



The City of Tempe is now looking forward to 2040 and a new General Plan. The General Plan is the overarching policy document for the City of Tempe. It holds the community's vision for the future and is an expression of how the community wants to grow over the next 30 years. Over the next year Tempe will take a fresh look at its General Plan.

We are in the process of creating the schedule for public meetings and formalizing the public involvement plan, which will give you many opportunities to give us your thoughts. Tempe is forming a Community Working Group as one element to ensure a broad and diverse representation of community engagement during development of the General Plan 2040. The Community Working group should include people who are residents, business owners, young and old, that bring diverse skills for working in a group and to represent all parts of the Tempe community. The Community Working Group will advise the staff during the development of the General Plan.

Formation of the General Plan 2040 Community Working Group (CWG):

This is an opportunity for you to participate in planning the city's future. It will involve attending monthly Community Working Group meetings from November 2012 through May 2013 and attending community open house meetings. While participating you are expected to talk with your friends, neighbors and co-workers about the General Plan so that many voices can be channeled through your representation. Some of the specific city Boards and Commissions will have representatives on the CWG, and there will also be community members selected at-large that may or may not have previously participated in civic activities. We expect the group to include 15 members; with 14 At-Large Representatives, and one designated Chairperson.

Means of reaching the community include:

- Briefing the Board and Commissions to encourage members to apply
- Press release about the formation and applications
- Twitter, Facebook and City Website announcements
- List serve notification through the Neighborhood Services division
- Posters at City facilities
- Word of mouth – ask your friends and neighbors to apply

September 7 through October 15 the City Clerk will accept applications.

An application to participate on the General Plan 2040 CWG is attached. Mayor and Council will formally appoint the members of the Community Working Group after reviewing the applications. Consideration will be given for Tempe residents and Tempe businesses as well as representation within all Tempe zip codes. The number of CWG representatives could expand by up to four members to ensure there is geographic representation and participation from Boards and Commissions.

If you have questions about the CWG, please contact Nancy Ryan at 480-350-8096 or at nancy_ryan@tempe.gov.

Historic Preservation Element

Tempe is one of the oldest incorporated cities in the valley and enjoys a rich multi-cultural heritage evident through its historic buildings, open spaces, neighborhoods, and structures. Less visible, but equally important, are the archaeological resources of Tempe's past, including the remains of several Hohokam villages. In 1995, City Council adopted the Historic Preservation Ordinance, which created the Tempe Historic Preservation Commission and the Historic Preservation Officer position. In 1997, the Commission drafted and Council approved the Historic Preservation Plan. In 2002, Tempe had 46 properties listed on the National Register of Historic Places and 21 properties listed on the Tempe Historic Property Register ("H" designation). Several other properties are potentially eligible for historic designation, as are a number of historic districts. In addition to these cultural resources, approximately 15 percent of Tempe's land area is classified as Archaeologically Sensitive (AS).

Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. Tempe's built environment tells the story of Tempe's growth through a blend of the past with the present, thus enriching our city, residents and visitors.

Tempe Historic Property Register

Carns-Buck House
College (Valley Art) Theatre
C.T. Hayden House (Monti's La Casa Vieja)
Eisendrath House
Elias-Rodriguez House
Farmer-Goodwin House
First Congregational Church
Garfield Goodwin Building
Governor Benjamin B. Moeur House
Hiatt-Barnes House
Moeur Park WPA Structures
Our Lady of Mt. Carmel Catholic (Old Saint Mary's) Church

Pedro Escalante House
Tempe (Hilge Bakery) – Hackett House
Tempe (Old Mill Avenue) Bridge
Tempe Woman's Club
Tempe Beach Stadium/Ash Avenue Bridge
Abutment
Tempe Hardware Building
The Niels Petersen House
W.A. Moeur House (Ninth and Ash/Casey Moore's)
White Dairy Barn (Murphy's Irish Pub)

Archeological Sites

Hayden Butte Mountain Preserve
Loma del Rio

Tempe has conducted a survey of post-WWII subdivisions, which defines the architectural character of early Tempe neighborhoods. Seven of those subdivisions are currently eligible for designation as historic districts. By 2030 over half of Tempe's housing will be 50 years old. On the following page is a map of post World War II (1945 – 1960) subdivisions. Subdivisions indicated with a letter in the legend are currently eligible for designation as historic districts. Subdivisions indicated with a number in the legend are those that may become eligible for designation as historic districts by 2030, based on survey and inventory work reported in the *Post World War II Subdivisions Tempe, Arizona* study.

An historic district consists of an area with a substantial concentration of properties, buildings or structures which individually meet the eligibility criteria, as well as others which contribute generally to the overall distinctive character of the area. Within districts, these resources are united historically or visually by plan or physical development. An historic district may include, or be composed of, one or more archaeological sites.

insert map
Post WWII Subdivisions

The goal of the Historic Preservation Element is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts.

Objectives

- Identify, preserve and protect significant historic properties and archaeological sites
- Identify historic districts most worthy of historic designation and preservation
- Foster economic vitality through preservation and/or adaptive rehabilitation of historic properties that contribute to character of the community
- Integrate historic preservation planning with boards, commissions, neighborhood and redevelopment planning efforts to protect and enhance community heritage and complement city redevelopment and revitalization efforts

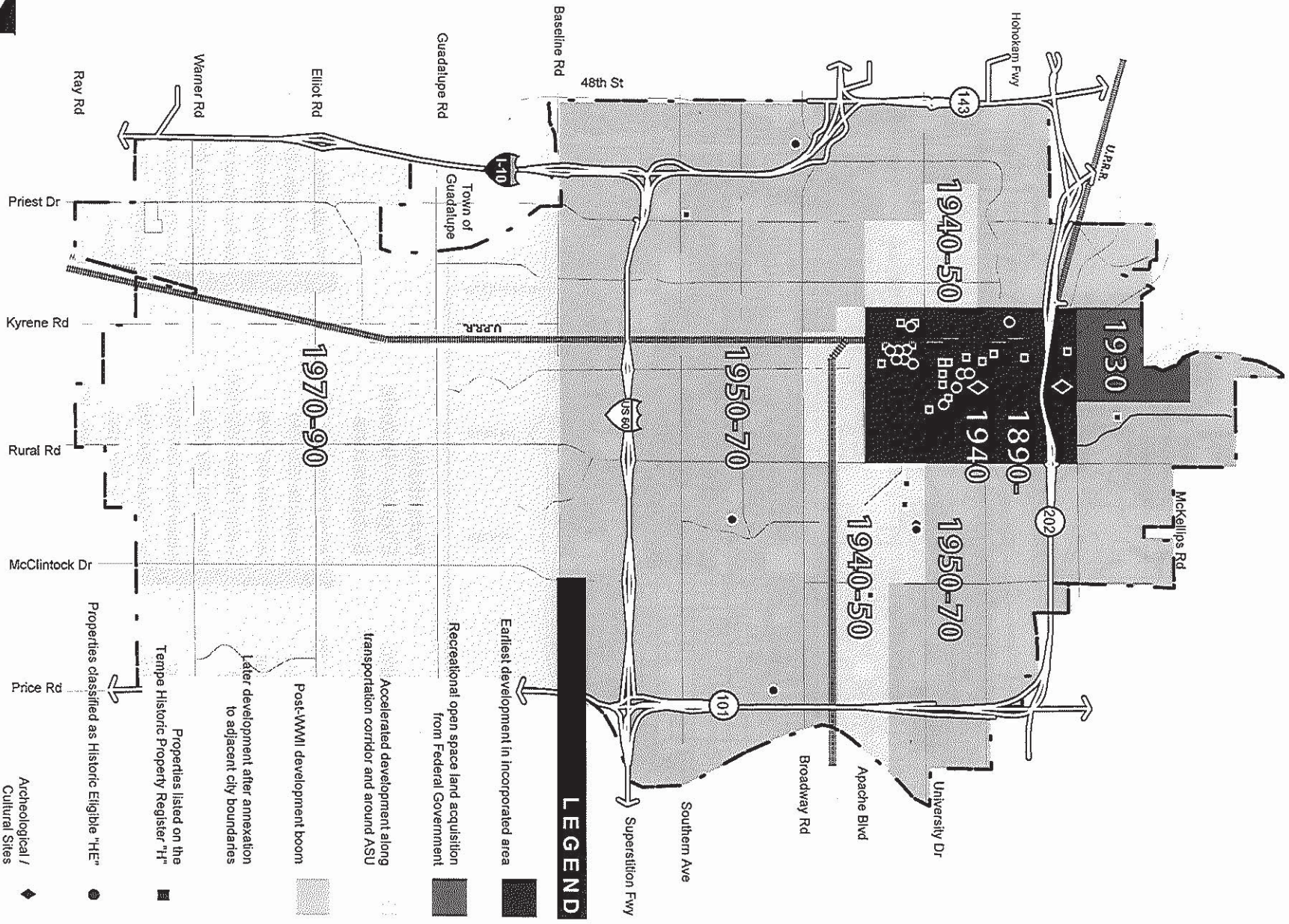
Strategies

- Maintain city status as a Certified Local Government Program to administer historic preservation programs
- Retain the Historic Preservation Commission
- Retain the Tempe Historic Preservation Office and the process for historic property identification, explanation, documentation, designation, registration, review of impacts, and public participation
- Identify, inventory and assess historic buildings, structures, districts and archaeological sites to provide property use alternatives. Use this information to set preservation priorities and promote the identification and classification of properties that are eligible for historic designation. Recommend appropriate properties, districts and sites to the Planning and Zoning Commission for designation in the Tempe Historic Property Register
- Consult with representatives of Native American tribes to identify concerns regarding the treatment of archaeological resources
- Compile information about historic properties and the historic character of Tempe to identify sites worthy of preservation and share information for current and future development
- Review Proposals that may impact designated or potentially eligible historic properties, including nearby development that might visually impact historic properties
- Increase awareness of Tempe history and historic properties among students, residents, visitors and businesses for the education and promotion of historic preservation
- Preserve and promote the historic character and cultural significance of downtown Tempe
- Advise the city boards and commissions and the city council on all matters pertaining to historic structures, properties or sites
- Consider applications to alter in any way, or demolish, historic properties
- Encourage historic property ownership and neighborhood preservation by assisting owners in rehabilitation, restoration or maintenance through incentives obtained or developed with city, state or federal assistance

Sources

- Historic Preservation Plan
- Historic Preservation Ordinance
- Tempe Historic Property Register
- Tempe Historic Eligible and Archaeologically Sensitive Property Lists
- City of Tempe Multiple Resource Area Update
- Post World War II Subdivisions Tempe, Arizona: 1945-1960

Historic Development



Map labels include: Baseline Rd, 48th St, Guadalupe Rd, Town of Guadalupe, UPRR, Hohokam Fwy, 143, 1940-50, 1930, 1890-1940, 1940, 1950-70, 1970-90, Rural Rd, Kyrene Rd, Priest Dr, Warner Rd, Elliott Rd, Ray Rd, Superstition Fwy, Southern Ave, 101, Apache Blvd, University Dr, 202, Mckellips Rd, Broadway Rd, McClintock Dr, Price Rd.

Post WWII Subdivisions



Currently Eligible Historic Subdivisions

- A. Roosevelt Addition 1946~1950
- B. Borden Homes 1947~1957
- C. University Park 1946~1956
- D. College View 1946~1953
- E. Park Tract 1930~1960
- F. Gage Addition 1909~1954
- G. Goodwin Homes 1949~1959

Potentially Eligible Historic Subdivisions

- 1. Papago Parkway 1954~1960
- 2. Cavalier Hills 1960~1960
- 3. Carlson Park 1957~1959
- 4. Tomlinson Estates 1950~1953
- 5. Hudson Park 1958~1959
- 6. Hudson Manor 1948~1955
- 7. Hughes Acres 1954~1959
- 8. Sunset Vista 1958~1960
- 9. University Heights 1954~1960
- 10. Boradnor Vista 1958~1960
- 11. University Terrace 1950~1955
- 12. Broadnor Manor 1955~1960
- 13. University Estates 1948~1960
- 14. Tempe Estates 1958~1960
- 15. Nu-Vista 1958~1960
- 16. Date Palm Manor 1953~1959
- 17. Campus Homes 1952~1955
- 18. University Homes 1951~1960
- 19. Laird Estates 1955~1959
- 20. Mitchell's Subdivisions 1950~1960
- 21. Tempe Terrace 1951~1960
- 22. Willacker Homes 1950~1955
- 23. D bar L Ranchos 1956~1960
- 24. Parkside Manor 1956~1960
- 25. Tempe Heights 1956~1959



North

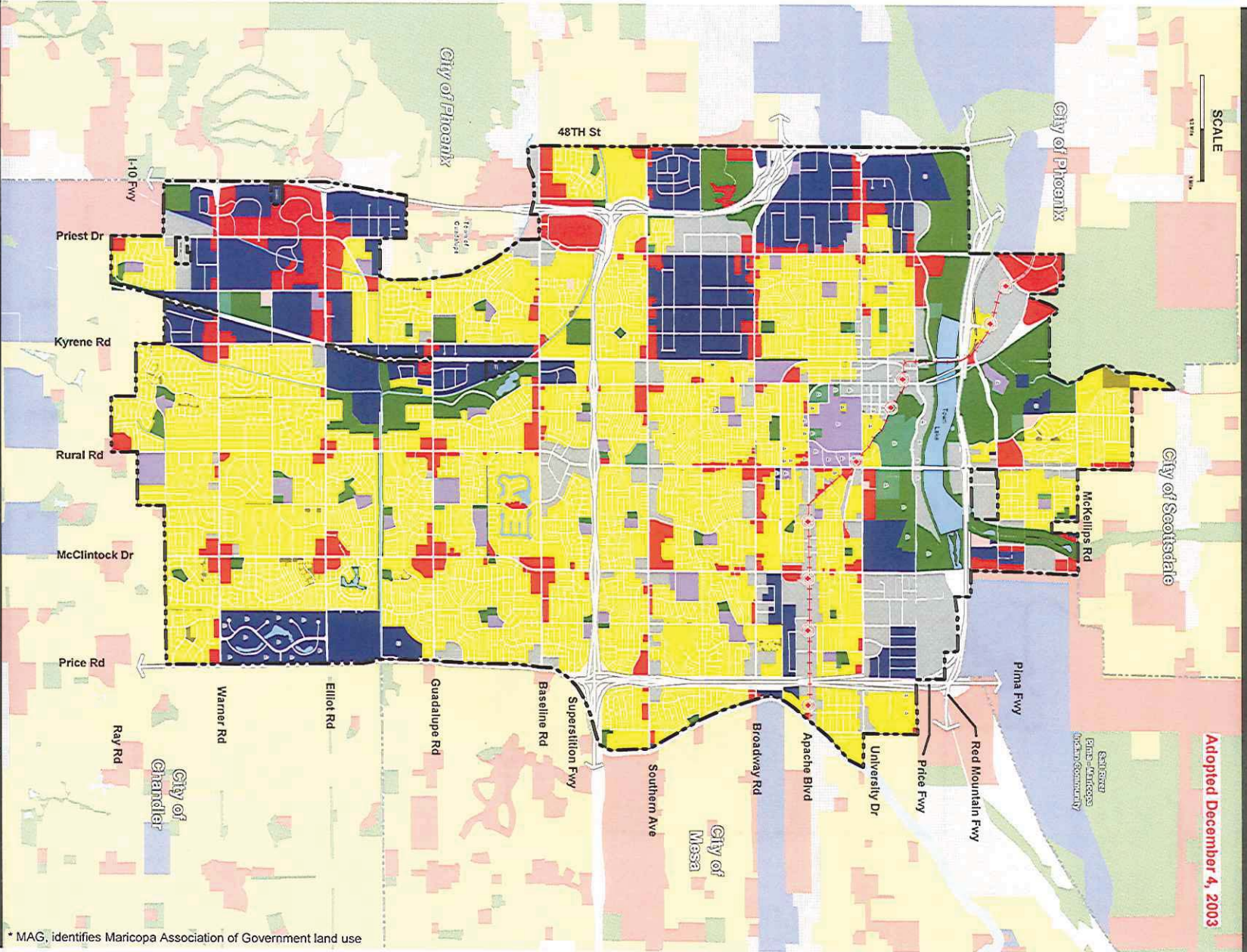


Projected Land Use

City of Tempe
General Plan 2030

SCALE
1" = 1/4 MI
1" = 1/2 MI
1" = 1 MI

Adopted December 4, 2003



Live		Residential
Work		Commercial
Live/Work		Mixed-Use
Work		Industrial
Work		Civic
Learn		Educational
Play		Public Open Space
Play		Water
Play		Private Open Space
Play		Public Recreational/Cultural
		Proposed Lt. Rail Station
		Municipal Operations
		ASU

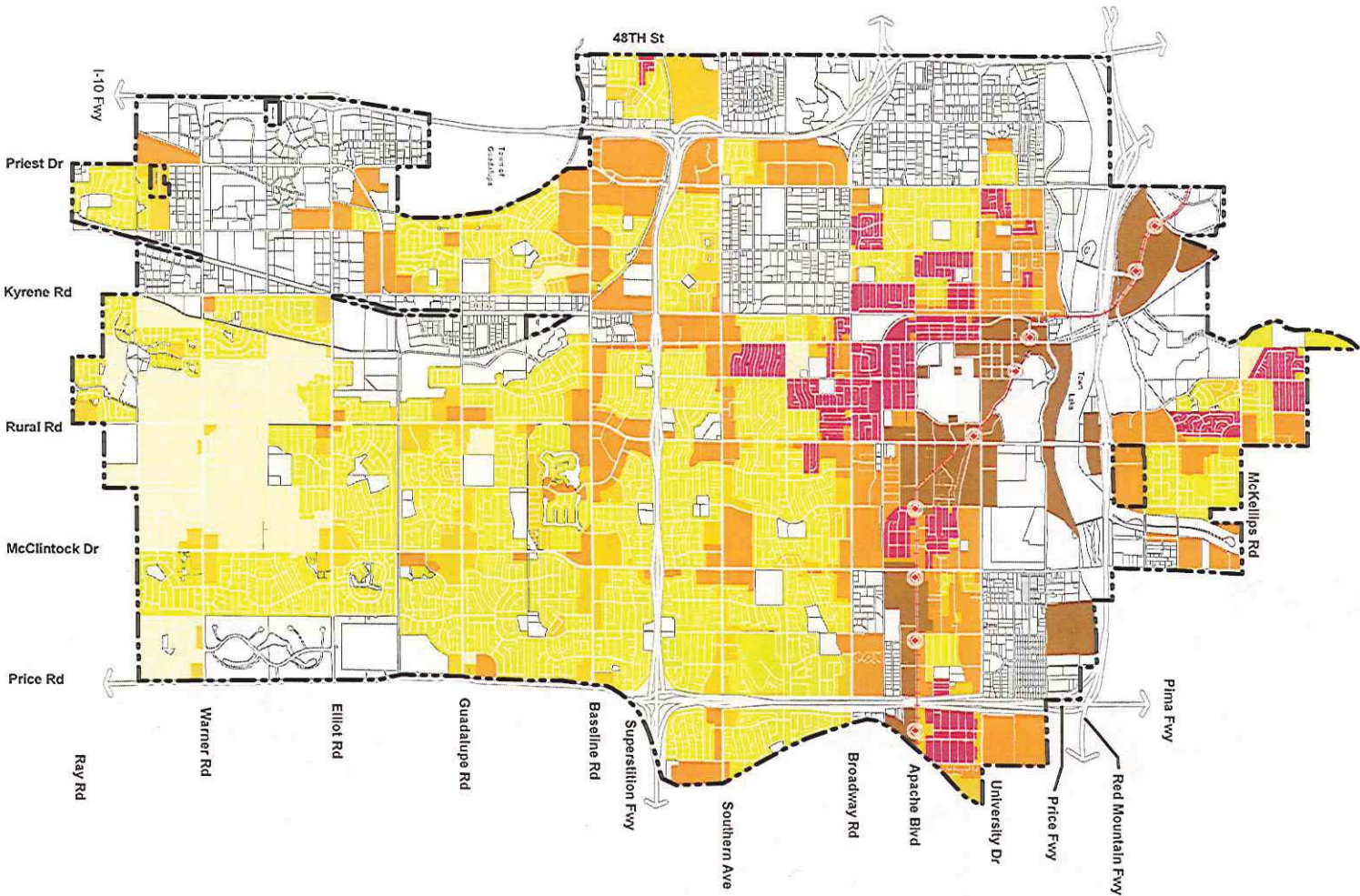
* MAG, identifies Maricopa Association of Government land use



Projected Residential Density

City of Tempe
General Plan 2030

Adopted December 4, 2003



(du/ac) = dwelling units per acre

Low Density
(up to 3 du/ac)

Low to
Moderate Density
(up to 9 du/ac)

Medium Density
(up to 15 du/ac)

Medium to
High Density
(up to 25 du/ac)

High Density
(> than 25 du/ac)

Cultural
Resource Area

Proposed
Lt. Rail Station



HAYDEN FLOUR MILL
GRAND OPENING TOUR 10/05/2012

The Hayden Family

Across the street to the west is the Charles T. Hayden House (Monti's La Casa Vieja), listed on both the National Register of Historic Places and the Tempe Historic Property Register. As one of the Salt River Valley's oldest surviving properties, and as the longtime home of the "founder of Tempe," it is among the community's most important historic landmarks.

Charles Trumbull Hayden (1825-1900) was the first Anglo-American to establish commerce and industry in the area, beginning with his Salt River ferry and expanding soon thereafter to include milling operations and other business ventures. On November 17, 1870, he founded the Hayden Milling and Farming Ditch Company, marking the beginning of the mill's history in Tempe.

Hayden was involved in the development of the community in many ways. He was a director of the Tempe Irrigating Canal Company, a member of the Maricopa County Board of Supervisors, a trustee of Tempe School District No. 3, and president of the Territorial Normal School's Board of Education from 1885 to 1888. He played a crucial role in lobbying for the establishment of the institution that would one day become Arizona State University.

Hayden's son, Carl, incorporated the Tempe Milling Company in 1915 and thus continued the family's involvement in the local industry. Carl Hayden would go on to become a prominent politician, serving as Arizona's first member of the House of Representatives in 1912 before going on to become a 6-term U.S. Senator, from 1927 until 1969. The Hayden family remained involved in operations at the mill until 1981, when their stake was sold to a Massachusetts-based company.

HAYDEN FLOUR MILL

General Facts

Operations at the Mill began in 1874. In its earliest days, the mill's final product was distributed across the territory to mining towns, military camps (especially nearby Fort McDowell), and other burgeoning settlements. For its first 50 years, water from the Kirkland-McKinney Ditch was used to generate power for the milling operations; in the 1920s, this method was replaced with electric lines, which were installed along First Street by the Salt River Project Water Users Association.

Nearby Salt River Pima and Gila River Indians provided wheat to the mill, linking it to a multicultural regional trade network.

The original milling structures (built of adobe) no longer exist. The first structure burned in 1895, and its replacement suffered the same fate in 1917. The Hayden Flour Mill that you see today is the oldest cast-in-place, reinforced concrete building in Tempe. Although the structure was not erected until 1918, the technology used to build it was developed in response to the 1906 San Francisco earthquake and fire.

The existing mill, built by prominent local concrete contractor J.C. Steele, began operations on July 10, 1918. It is the largest known construction effort in Steele's career, and an excellent example of the "daylight" construction technique. The daylight-construction method used at the mill developed in response to the propensity of mill facilities to spontaneously combust, and this type of construction was therefore intended to reduce hazards for workers.

The mill has been considered eligible for the National Register of Historic Places since 1984, but has not yet been listed. The National Register is administered by the National Park Service as a means of recognizing historic properties across the nation for their significance, either at the local, state, or national level of history. Listing on the register adds considerable prestige to historic properties. It is hoped that the mill will eventually be listed on this registry.

Construction and history of the 1918 mill building and 1951 silos

On July 10, 1917, Hayden Flour Mill caught fire and burned to the ground. The Tempe Milling Company began rebuilding immediately. They could hardly afford to wait, as World War I had sent the price of flour and other commodities skyrocketing. Twelve months after the fire, the Tempe Milling Company had the new Hayden Flour Mill up and running. This is the building you are standing in today. Designed by architects Royal W. Lescher and John R. Kibbey of Phoenix and built by Tempe contractor J. C. Steele, the new mill was a fire-proof, cast-in-place concrete building with capacity to produce 110 barrels of grain per day.

Rounds of expansions followed, and by the late 1960s the mill produced over 500 barrels of grain per day. Much of this growth was achieved in 1951 with the introduction of seven 117-foot grain silos and a 150-foot grain elevator. These buildings stored grain throughout the year, allowing for production in all seasons; they remained the tallest structures in Tempe until 2007.

Production Flow

Hayden Flour Mill is a relic of old Tempe—a small tree-lined town surrounded by miles of farmland and anchored, economically, by the processing, packaging, and marketing of grain, cotton, fruits, vegetable, and dairy products. Foremost among the town's industries was Hayden Flour Mill, a major purchaser of locally-grown wheat and barley. "The mill," noted the *Arizona Republican* in 1908, "handles most of the wheat and barley raised on lands under the Tempe canal and also draws heavily from other canal districts and also from the Indian reservation." From these sources the mill produced two well-known flours: a popular hard wheat flour called "Sifted Snow" and a spring flour called "Pride of Arizona."

After World War II the mill expanded its product line, marketed beans, rice, canned foods, and baking supplies. It also made new brands of flour such as “Arizona Rose” and “Family Kitchen” famous throughout the southwest and northern Mexico; a hand-painted sign on the mill’s north façade depicts a box of Family Kitchen Flour.

Machinery in the mill and how the process worked

Most of the machinery that remains in Hayden Flour Mill was installed after 1981, the year the Hayden family sold the mill to the Bay State Milling Company of Massachusetts. Bay State made a series of upgrades that increased the mill’s daily production five times over. On the first floor the company installed a new electrical panel and imported mechanical grinding rollers from a retired mill in Lancaster, Pennsylvania. This contrasted with the mill’s oldest interior feature: Charles T. Hayden’s decorative safe.

The milling process began when grain left the silos and entered the mill. First it was conditioned through a series of separators and scourers before entering the grinding rollers, which cracked and ground the grain into fine particles. These raw particles were then sifted and purified, separating the flour from bran, shorts, and other middlings before packaging. Throughout the process, a negative-pressure pneumatic conveyance system transported the grain through a network of pipes in the much same way that a vacuum cleaner pulls dirt from a floor; systems such as these helped keep the process sanitary by keeping out insects and other pests.

The Mill as it Exists Today

The existing three and four-story brick and concrete structure measures 40 x 140 feet. The tallest 5-level section at the north side is considered the grain elevator. The middle 4-level section is the “mill,” and the 3-level section at the south end was used as the “grain-bin” and also served as office space on the ground level.

Two “wash towers” stand on the east side of the building. The north wash tower is larger, with a concrete base similar to the mill itself, and is shown on a 1927 Sanborn Fire Insurance map. The north tower is thought to have been added circa 1920, while the south tower is thought to have been added around 1930.

The concrete grain elevator and the seven silos were built in 1951. The silos added 18 million pounds of grain storage capacity and took eleven days to construct, pouring cement continuously around the clock. The grain elevator at the south is 150 feet high and the silos, consisting of 15-foot-diameter cylinders, are 117 feet high. A basement level, where grain was collected and conveyed by tunnel, is located under the main portion of the complex. The final additions to the silos structure were made in 1966. Upon completion, the silos became the iconic landmark of Downtown Tempe – they are still widely recognized as the trademark of the Mill Avenue district.

Workers in the mill—their livelihoods

From the early 1870s through the twentieth century, Hayden Flour Mill—like the creamery east of town and the cotton gins, citrus packing sheds, and juicing plants on Ash Avenue—provided stable industrial employment in a town best known for farming and higher education. Like the citrus packing sheds, Hayden Flour Mill maintained an almost exclusively Mexican American workforce, a practice that began in the 1870s with the men who helped Charles Trumbull Hayden build the old mill.

Jobs at the Hayden Flour Mill were sometimes handed down through generations. The Peralta family offers case-in-point. Manuel Peralta Sr. worked his entire career as a packer—“he used to come home still white with flour”—while his three sons, Gerardo, Pat, and Manuel Jr., attained positions of influence: Manuel Jr. worked a supervisor, Pat served as warehouse foreman, while Gerardo delivered flour “to practically every little town in Arizona.” “The Peralta family,” recalled Biddy Hayden, “were there for generations...from the first Peralta that worked for Charles Trumbull Hayden.”

Modern Preservation Efforts

The mill has been the subject of local preservation efforts for many years, and it remains a topic of conversation to this day. In 2000, local residents spoke out in opposition to potential development efforts at the site, which would have detrimentally impacted historic integrity and might even have jeopardized the mill itself.

The property is currently moving through the process for historic designation and listing in the Tempe Historic Property Register. This process began in 2005 but was suspended pending resolution of litigation regarding ownership of the property. That litigation has been successfully resolved and the designation process is scheduled to be completed this fall. The property remains eligible for listing in the National Register of Historic Places for its association with broad patterns of community development at the regional level of significance.

SUMMARY

The Hayden Flour Mill is significant for many reasons:

It is the longest continuously-used industrial site in the Salt River Valley

It bears a close association with the pioneer Charles Trumbull Hayden family, who founded and operated the mill for three generations

It represented the most important local (Tempe) industry throughout the settlement and development periods

It is the oldest cast-in-place reinforced concrete building in Tempe

It is a landmark structure, providing an unmistakable connection to community history

It is located in an area known to be archaeologically sensitive

It is the namesake of Downtown Tempe’s Mill Avenue

The mill is currently slated for listing on the Tempe Historic Property Register

Tempe Butte

To the east rises Tempe Butte, or, as it is known to many throughout the community, “A Mountain.” This 300-foot-tall rock outcropping has been an important geographic landmark for centuries, dating back to the valley’s occupation by the Hohokam, who inhabited the area until about 1450 A.D. The area is still considered to be archaeologically sensitive.

For members of the modern Four Southern Tribes, including the Salt River Pima-Maricopa and the Gila River Indian Communities, it remains a traditional cultural place. Tempe Butte was listed on the National Register of Historic Places in 2010 through the assistance and cooperation of local tribes, archaeologists, and the City of Tempe.

Tempe Butte was also important in Charles Hayden’s selection of this site for the mill. The butte marked the location of a hard-rock riverbed crossing—the only one in the area—that provided wagons with access to the north bank of the river, where the larger city of Phoenix was located several miles downstream. Later, this would be the site of the railroad bridge and, ultimately, of the highway bridge. Thus, the mill was built with transportation in mind, a crucial consideration because the mill’s products had to be shipped to many various locations.

Tempe (Old Mill Avenue) Bridge

The Mill Avenue Bridge is the second oldest automobile crossing on the Salt River in the Phoenix metropolitan area, and has been in continuous use since its completion in 1931. It was the major transportation link Routes 60, 70, and 80) and Arizona’s only north-south route, U.S. Route 89, until the freeway system was begun in the 1950s. The bridge was built to replace a wagon bridge built twenty years earlier at Ash Avenue which had become increasingly congested and was no longer able to adequately support wider and heavier motorized vehicles.

In 1928, a group of Tempe businessmen submitted a request to the Arizona Highway Commission that a new bridge be planned. The bridge was designed by the Arizona Highway Department in 1929. Ralph Hoffman, the bridge engineer for the State of Arizona, signed the contract with Lynch-Cannon Construction Company of Los Angeles, implementing Federal Project 2-B. The bridge was opened to traffic in August of 1931, but was not officially dedicated until 1933. Presiding at the ceremony was Arizona Governor B. B. Moeur, a Tempe physician.

The Mill Avenue Bridge is a ten-span poured concrete, open spandrel structure. The spans are multiple ribbed with open spandrels, each 140 ft. long, supporting a concrete roadway on beamed and webbed columns above the ribs.

The Salt River Union Pacific Railroad Bridge was built in 1912.

The Tempe State Bridge (Ash Avenue Bridge Abutment) was completed in 1913 and demolished in 1991.

The south-bound Mill Avenue Bridge opened in 1931, and was dedicated in 1933.

The north-bound Mill Avenue Bridge opened in 1994.

The Valley Metro Light Rail Bridge opened when the project was completed in 2008.

Comments, Feedback, and Notes

HAYDEN FLOUR MILL + SILOS

Tempe Historic Property Register #26

Tempe Historic Preservation Commission Process Update



Background + Status

On February 24, 2005, at Issue Review Session, Mayor and Council directed staff to nominate the Hayden Flour Mill & Silos to the Tempe Historic Property Register. Accordingly, the Tempe Historic Preservation Commission considered the nomination at a public hearing on April 7, 2005, and unanimously identified the Hayden Flour Mill & Silos as eligible for historic designation. On May 3, 2005, the Redevelopment Review Commission recommended approval of the historic designation; and on May 15, 2005, the Rio Salado Advisory Commission added their unanimous support for historic designation of the Hayden Flour Mill and Silos. Continuing the designation process, on May 19, 2005, City Council introduced and held the first public hearing for the historic designation of the Hayden Flour Mill and Silos.

On June 2, 2005, City Council held the second public hearing for historic designation of the Hayden Flour Mill & Silos. At this point the process was “tabled” pending resolution of litigation regarding ownership of the property. That litigation has been successfully resolved and the designation process is now proposed to be concluded by holding the second public hearing and taking the appropriate action.

DESCRIPTION:

Description Summary

The property being considered for historic designation consists of an approximately 10 acre site containing significant historic and prehistoric cultural resources located at 119 South Mill Avenue in the MU-4: Mixed Use, High Density zoning district. The Hayden Flour Mill site is a combination of historic archaeological and architectural resources that span the period from the 1870s to the present. The original 1874 adobe mill burned on July 8, 1895, and was rebuilt and expanded. That structure, also constructed of adobe, was completely destroyed by fire on July 10, 1917. The mill structure we see today was constructed south of the adobe mills and began operations on July 10, 1918. The mill property has been the site of numerous additions, deletions, and modifications which, on balance, have not overwhelmed its extraordinary architectural presence nor destroyed its ability to convey its remarkable historic significance. Two "Wash Towers" remain on the east side of the building, but they have lost their structural integrity and are considered to be noncontributing resources and are recommended for removal prior to redevelopment. In 1951 the concrete grain elevator with seven silos was added to the site, dramatically increasing the production capacity of the plant and creating the iconic landmark at the heart of our downtown community. In 1966, two additions were constructed on the top levels of the original mill building. They retain their structural integrity and have become significant in their own right by defining the familiar skyline of the landmark property. The mill exists in an area known to be archaeologically sensitive. In addition to historic archaeology related to the original hydraulic power source, the railroad spur, and earlier historic-era use of the property: the site lies within the boundaries of a large, previously recorded prehistoric habitation site, portions of which are known to contain cultural resources associated with the Hohokam. The site is likely to continue to yield information about our prehistory and about the establishment of one of the earliest historic-period communities on the south bank of the Salt River.

Dates of construction - Construction materials - Principal engineers –

The 1918 Hayden Flour Mill building was built by prominent Valley concrete contractor, J. C. Steele. Constructed of reinforced cast-in-place concrete using post and beam and integral slab construction, the structure is the largest known construction effort in Steele's career. The existing three and four-story rectangular brick and reinforced concrete structure measuring 40 feet by 140 feet was designed by prominent Arizona architects Royal W. Lescher and John R. Kibbey of Phoenix. The walls have discrete awing windows and large freight door openings. The marks of the six-inch wide rough-sawn boards used as wall forms are clearly evident. Roofs are flat with minimal parapets in multiple levels. The tallest section at the north is considered the "grain elevator", the middle section the "mill", and the section at the south was used as the "grain-bin" and for offices at ground level.

Power source –

The Tempe/Hayden Canal, AZ U:9:189 (ASM), is an historic canal that brought water to the east side of the early flour mill providing hydrological power to run the mill. In November 1870, perhaps less than a year after the Kirkland-McKinney team began constructing the first modern-era water delivery facility on the south side of the Salt River, a Tucson-based freighter named Charles Trumbull Hayden and four others established the Hayden Milling and Farm Ditch Company downstream from the Kirkland-McKinney Ditch. The company filed claims for over 180,000 annual acre-feet of water from a canal head in the vicinity of Tempe (Hayden) Butte. But this was not to be, instead, the mill would come to be operated from an extension of the Kirkland/McKinney Ditch.

In the fall of 1870, a month after the Hayden Milling and Farm Ditch Company had organized; Jack Swilling and five associates including B. W. Hardy formed the Hardy Irrigation Canal Company. The company claimed over 360,000 annual acre-feet of water with a canal head near what is now Mesa Drive in Mesa. In January 1871 these three entities—the Kirkland-McKinney Ditch, the Hayden Milling and Farm Ditch Company, and the Hardy Irrigation Canal Company—consolidated as the Tempe Irrigating Canal Company (TICC) under the direction of Swilling and his partners. By then workers had extended the Kirkland-McKinney Ditch to Kirkland's farm near what is now the intersection of East University Drive and South Rural Road in Tempe: this infrastructure was quickly integrated into the larger and more elaborate Tempe Irrigating Canal Company system.

In April 1871, Swilling and his associates offered Hayden seventeen shares, or over 700 annual acre-feet of water, on the condition he suspend the Hayden Milling and Farm Ditch Company's earlier water claims and move forward with the construction of a flour mill at Tempe Butte. Once Hayden agreed, laborers relocated the head of the Kirkland-McKinney Ditch to a lateral off the main Tempe Canal and extended the facility around Tempe (Hayden) Butte to the mill site, where Hayden and his laborers located a fall for the canal. In the summer of 1874 the mill became operational, and thereafter the Kirkland-McKinney Ditch became known colloquially as Hayden Ditch (others called it "Hayden Canal" or "Hayden Branch of the Tempe Canal," while east of what is now South Rural Road many referred to the facility by its original name, the Kirkland-McKinney Ditch).

Archaeological investigations completed in 2007 identified 13 features of the Hayden Ditch including several important working components of the canal in relationship to the mill over three general periods of use: 1871-1917, 1918-1956, and 1956-1998. Among these were a concrete enclosed culvert and associated headwall that housed the ditch adjacent to the 1918 mill building, a concrete check/drop gate structure, a gunnite-covered berm to cap and prevent erosion of loose sediments, a concrete-lined diversion ditch and a concrete lined head race to divert water to the mill penstock. The head race included a turn-out gate and sloped concrete slab for runoff; the rock-lined tailrace exited the mill from an intact stone arch deeply buried where the canal exits from the Mill Building.

Buildings and structures –

The Hayden Flour Mill Complex, AZ U:9:278 (ASM) – is an archaeological site that includes all historic standing or demolished features associated with the mill. The three and four-story rectangular brick and reinforced concrete structure measuring 40 feet by 140 feet was constructed in 1918. In 1966 two additions were constructed on the top levels of the original mill building distinguishable by their concrete block walls and by the projection of the original roof overhangs extending below. In its current configuration the tallest five-level section at the north side is considered the grain elevator, the middle four-level section is the “mill,” and the three-level section at the south end was used as the “grain-bin” and also served as office space on the ground level. Constructed of reinforced cast-in-place concrete, the structure is the oldest reinforced cast-in-place concrete building in Tempe.

In addition to the above described 1918 mill with 1966 additions, the most prominent structure on the site is the 1951 concrete grain elevator with seven silos which, when added to the site, dramatically increased the production capacity of the plant and created the iconic landmark at the heart of our downtown community. Constructed by the Mayer-Osborn Company of Denver, Colorado, the silos added 18 million pounds of grain storage capacity and took eleven days to construct, pouring cement in slip-forms continuously around the clock. The grain elevator at the south is 150 feet high and the silos – paired fifteen-foot diameter cylinders – are 117 feet high. A basement level where grain is collected and conveyed by tunnel is located under the main portion of the complex which is oriented slightly off the north-south axis in response to the railroad spur between the silos and the mill. The silos structure is the iconic landmark of Downtown Tempe. Visible from numerous vantage points across the Valley, it is widely recognized as the hallmark of Mill Avenue uniquely identifying the heart of our community.

Two “Wash Towers” remain on the east side of the building, but they have lost their structural integrity and are peeling away from the mill building and rotating off their center of gravity. These towers are built of two-by-ten dimensional lumber laid flat in a stacked pattern with interlocking courses. The north wash tower is larger with a concrete base similar to the mill itself and is shown on a 1927 Sanborn Fire Insurance Map. The north tower is thought to have been added circa 1920. The south tower is shorter, lacks a concrete base, and is not shown on the 1927 map. The south tower is thought to have been added circa 1930. These towers are considered to be noncontributing features and are recommended for removal prior to redevelopment.

Alterations –

Archaeological remains of a Grain-Warehouse building are present at the west edge of the site along Mill Avenue. This building was constructed circa 1918-1920 and demolished in the early 1990s. Between this building and the mill building was an enclosed passageway constructed and demolished at various dates.

Archaeological remains of a River-Warehouse building are present at the north end of the site along Rio Salado Parkway. This building was constructed circa 1935 and demolished in 1998, in preparation for the realignment of Rio Salado Parkway. The project included archaeological test excavations and data recovery at the mill locus within the Rio Salado Parkway realignment corridor. At roughly the same time, expanding the Rio Salado Parkway right of way and moving it south coincident to the First Street alignment in the vicinity of Mill Avenue resulted in the demolition of several modern-era buildings and structures at the north end of the site including the Annex Warehouse circa 1951, the New Warehouse circa 1966, the CMU Addition circa 1983, and the sixty-foot diameter corrugated metal Grain Silos circa 1978.

On September 30, 2002, a three-alarm fire damaged the heavy timber Wood Frame Additions circa 1930, on the east side of the mill which gave level access to loading railcars on the spur siding. Firefighters were called to the mill just before 2 pm after a pilot spotted the flames from the air. To safeguard the mill from further trespass and vandalism, these additions were completely removed from the property. Also at this time, remnants of the so-called Covered Passage including the north and east walls of the circa 1918 single story Grain Warehouse seen prominently in the foreground of many historic photos at the very edge of Mill Avenue were removed.

Historic machinery and equipment –

Water-powered for the first 50 years, the mill was set in motion when falling water spinning the vertical shaft of a wooden turbine powered a series of gears and belts and turned horizontal drive shafts with large belted wheels driving the milling equipment. Today a set of drive shafts with wheels and belts still exist attached to several milling machines and provide a last connection to the era of hydro power at the mill. It is believed but not proven that the turbine may also exist within the raceway. The corrugated steel rollers installed in 1918, replaced the original grinding stones, and were still in use at the end of operations along with a vast array of milling machinery, some of which is thought to represent original patented prototype equipment.

Site transportation systems –

The Phoenix & Eastern Railroad AZ U:16:299 (ASM), is an historic railroad that serviced the mill from 1904 and, under a variety of corporate entities, up until the mill ceased operations in 1998. The main railroad bed or grade representing the former mainline of the Phoenix & Eastern Railroad extends along the east side of the Grain Elevator and Silos and then south along the base of Tempe (Hayden) Butte. This was the line that crossed the river due north of the site and connected Phoenix to Tempe and Mesa. The P&E RR originally extended from Phoenix to Winkelman and was constructed between 1903 and 1904. The line that extends through Tempe was owned by Southern Pacific Railroad and its subsidiary Arizona Eastern Railroad for most of its existence (1907-1996).

Railroad bed or grade representing spur lines for the mill in operation between 1906 and 1998 are also present between the mill building and the silos. These tracks delivered rail cars of wheat and other bulk grain to the mill and allowed bagged or bulk flour and other products to be loaded onto cars for delivery to markets across Arizona.

SIGNIFICANCE:

Statement of Significance Summary

Like many old and very significant landmarks, Hayden Flour Mill & Silos is important to our community identity and sense of place for a variety of reasons. From the start of operations in 1874, the mill became one of the most widely known institutions in the Arizona Territory and that association with events that have made a significant contribution to the broad patterns of our history remains embodied in the buildings and structures that survive today. The mill is also intimately linked to three generations of the pioneer Hayden Family beginning with Charles Trumbull Hayden who is generally credited as being the founder of Tempe and who certainly influenced the early development of the community in many positive ways. The association of the mill with the lives of significant persons in our past affords an additional basis for historic designation. The mill is the oldest reinforced cast-in-place concrete building in Tempe and serves as an excellent example of the daylight construction industrial building type. In addition to providing an iconic landmark structure visible from numerous points across the Valley, the silos survive as emblematic of the central role played by agricultural industries in our community development and, along with the older building, embody distinctive characteristics of a type, period, and method of construction which represents an additional basis for historic designation. Finally, the mill site has the ability to yield information important to our history and prehistory. The historic and prehistoric archaeology present at the property was the subject of extensive study in a project sponsored by the Salt River Pima – Maricopa Indian Community and published in 2008 by Archaeological Consulting Services in three volumes titled "*Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona*". As this study makes evident, the character of a community as it is expressed in its prehistory, history, and built environment is different from any other place, and the City of Tempe is no exception. The integrity of the Hayden Flour Mill & Silos property contributes significantly to Tempe's authentic sense of place as one of the oldest settlements in the Valley, with a unique commercial core that was one of Arizona's first urban areas. Preservation of the cultural resources at the mill site should remain an essential component of future plans for downtown redevelopment and Historic designation and listing in the Tempe Historic Property Register is an aid to that objective.

On October 10, 1984, upon completion of a substantive review, the Keeper of the National Register of Historic Places determined the Hayden Flour Mill was eligible for listing on the National Register of Historic Places at the State Level of Significance. On April 7, 2005, the Tempe Historic Preservation Commission unanimously recommended approval for the historic designation of the Hayden Flour Mill and Silos, followed shortly thereafter by a similar recommendation from the Tempe Development Review Commission and the Tempe Rio Salado Commission. The period of significance is 1874, 1918, 1951, and 1966, representing the year milling started and continuing to the year-built of three significant character-defining features of the property; the 1918 reinforced, cast-in-place concrete mill building,

the 1951 landmark concrete grain elevator with seven silos, and the 1966 CMU upper floor additions to the 1918 mill. These features of the Hayden Flour Mill & Silos remain today with their original integrity only slightly modified over the years to accommodate the continuous evolution of complex milling practices. The Hayden Flour Mill was the larger of two such mills in Arizona until April 01, 1998, when Bay State Milling ceased operations, thereby ending the longest run of continuous use for an industrial site in Maricopa County.

Association with events significant to broad patterns of history

From the start of operations in 1874, the Hayden Flour Mill quickly became one of the most widely known institutions in Arizona Territory. In early territorial days the product of this mill was carried in freight wagons and by pack-trains to most of the mining camps and military posts in the Territory and its output was estimated in millions of dollars. Army and government contracts running into hundreds of thousands of dollars were filled from this mill and Hayden Flour was known in every town and mining camp in Arizona. The Salt River Pima Indians grew wheat which they brought to the mill by horseback, and Hayden established trading posts on the Gila River Indian Reservation to supply the mill. Hayden Mills flour sacks were an important source of children's clothing for many pioneer families. The mill, along with Hayden's store, warehouses, blacksmith shop, and ferry, became the trade center for the south side of the Salt River Valley.

The power of the Salt River was first used to turn the wheels of industry at the Hayden Flour Mill. Powered by an extension of the Kirkland/McKinney Ditch, the first historic-era canal to be constructed on the south side of the Salt River, the mill represents the first industrial use of hydropower on the Salt. Beginning in 1874, and for fifty years thereafter, this location was the site of water-powered milling. A contract for electrification of the mill was approved by the Board of Governors of the Salt River Project Water Users Association on Thursday, June 7, 1923, and on February 6, 1924, SRP began installing a 11,000 volt electric line along First Street at the Tempe Milling Company's plant to replace the water power which had operated the mill for half a century.

The Hayden Flour Mill was the larger of two such mills that existed in the state in 1981, when Bay State Milling took over operations and expanded production capacity. Bay State made a series of upgrades that increased the mill's daily production five times over. Eventually Bay State withdrew from retailing, becoming instead a "destination miller" providing specially milled flour direct to wholesale bakers. The 4000-100 weight capacity pneumatically operated mill remained an important component of the local economy until April 1, 1998, when Bay State Milling stopped operations and thereby ended the run of the longest continuously operated industrial site in Maricopa County.

Association with lives of persons significant in our past

Charles Trumbull Hayden (1825-1900) is generally credited with being the founder of Tempe. He was the first to establish commerce and industry in the area, which made expansion of the settlement possible. When Hayden heard that settlers were building a canal on the south side of the Salt River, he brought his wagons up from Tucson and offered much needed tools and supplies for the workers. On November 17, 1870, he gave notice of the formation of the Hayden Milling and Farming Ditch Company, and recorded his claim to portions of Section 15, stating work had begun on the project. On December 6, 1870, the Hardy Irrigating Canal Company was formed to provide water for other farming ventures south of the river, which by their prosperity would come to ensure the success of Hayden's milling operation. This company was quickly reorganized as the Tempe Irrigating Canal Company, where, when meeting on April 28, 1871, shareholder Jack Swilling moved to grant 2,000 inches of water or 17 shares of stock to anyone building a grist mill. Hayden accepted and began his preparations for construction of a flour mill to be powered by an extension of the Kirkland McKinney Ditch. In 1872 he opened a store and laid the foundation for the mill. A canal was extended along the base of Tempe Butte to bring water to the mill to turn the grinding stones. On May 30, 1874, the Tucson newspaper, *Arizona Citizen*, reported "Judge Hayden has completed a flouring mill at his ferry on the Salt River".

Charles Trumbull Hayden was involved in the development of the community in many ways. He was a director of the Tempe Irrigating Canal Company, a member of the Maricopa County Board of Supervisors from 1880 to 1882, a trustee of Tempe School District No. 3 in 1884, and president of the Territorial Normal School Board of Education from 1885 to 1888. Charles Hayden married Sallie Calvert Davis in Nevada City, California, on October 4, 1876. They had one son, Carl Trumbull Hayden, who would later serve as Arizona's longtime Congressman and Senator, and three daughters: Sally, Anna, and Mary. On February 25, 1900, community leader, social activist, and true humanitarian Charles Hayden died at the age of 74, passing the family business interests to his eldest son Carl, who had hastily interrupted his education at Stanford to return to his ailing father just months before.

Carl Trumbull Hayden (1877-1972), although disinclined to continue in the management of family business enterprises, nonetheless worked diligently to organize family assets to be able to put his sisters through school and to provide an income for his widowed mother. On February 19, 1912, Carl became Arizona's first member of the House of Representatives, and on June 11, 1915, Hayden, along with C. G. Jones, and F. A. Van Ritten incorporated the Tempe Milling Company to continue operation of the mill with the day-to-day management in capable hands. Hayden served as Arizona's first member of the House of Representatives until March 4, 1927, when he began service in the U. S. Senate. Re-elected in 1932, 1938, 1944, 1950, 1956, and 1962, he did not seek re-election in 1968, and retired to Tempe in 1969. At the time of his retirement Senator Hayden had the honor of serving the longest total length of service in Congress, 56 years. Increasingly during this time, Hayden family involvement in the mill was taken up by Charles' grandson and Carl's nephew, Hayden C. Hayden.

Hayden C. Hayden (1922-2005), started working at the mill in 1948, after serving in World War II. While working his way up the managerial ladder, Hayden was quietly buying out shareholders until, in 1955, he gained control of a majority of shares. At that point he quickly began modernizing both the plant and its operation. He diversified products, greatly expanding manufacturing, and established a food brokerage operation to distribute a wide range of food and paper products from the mill warehousing and transportation facilities. Once again under family control, the mill reached its 100th year of operations more productive than ever, even purchasing Arizona's entire crop of milling wheat in its centennial year. Hayden grew, diversified, and expanded the business steadily, ultimately employing over 100 people and once again made the mill a major economic force in the community. On January 07, 1981, Hayden sold the mill to Bay State Milling Company of Quincy Massachusetts, concluding three generations of family ownership of this landmark business. Hayden would continue his involvement with the mill until his retirement in 1991, a decade after the mill had been sold to Bay States Milling.

Distinctive characteristics of a type, period, or method of construction

The existing reinforced concrete structure measuring 40 feet by 140 feet was designed by prominent Arizona architects Royal W. Lescher and John R. Kibbey of Phoenix and was built in 1918 by prominent valley concrete contractor, J. C. Steele. Constructed of reinforced cast-in-place concrete, the structure is the largest known construction effort in Steele's career and is the oldest reinforced cast-in-place concrete building in Tempe. The mill was built using the post and beam - integral slab construction method, a nascent technology developed in response to the 1906 San Francisco earthquake and fire. Although reinforced concrete had been used on the West Coast during the last quarter of the nineteenth century, in 1906 it was still in the early stages of development. After the success of this technology in San Francisco, architects worked to improve its ability to withstand seismic forces. By 1918, they were still erring on the side of safety, and today the mill remains rock solid in testimony to this conservative engineering.

The daylight-construction method used at the mill developed in response to the propensity of mill facilities of all types everywhere to spontaneously combust. Before building codes existed, insurance companies underwriting various milling operations required their policy holders to take steps to reduce the risk of explosion and fire inherent in the milling process. The daylight-construction method improved mill safety by specifying a high ratio of window to wall area along with large, unobstructed, structural bays to facilitate cross ventilation to keep levels of dust and particulate entrained in the air of the plant below the flash point. On September 30, 2002, a three-alarm fire burned the landmark Hayden Flour Mill with a blaze that took 100 firefighters many hours to contain. That the conflagration did not destroy this community cultural resource is further evidence of the exceptional quality of its construction.

In 1951 the concrete grain elevator with seven silos was added to the site, dramatically increasing the production capacity of the plant and creating the iconic landmark at the heart of our downtown community. Constructed by the Mayer-Osborn Company of Denver, Colorado, the silos took eleven days to construct, pouring cement in slip-forms continuously around the clock. The grain elevator at the south is 150 feet high and the silos, paired fifteen-foot diameter cylinders, are 117 feet high. A basement level where grain is collected and conveyed by tunnel is located under the main portion of the complex, which is oriented slightly off the north-south axis in response to the railroad spur between the silos and the mill. The grain elevator and silos structure is oriented at a slight angle to the north-south mill building in response to existing railroad tracks and the topography of Tempe (Hayden) Butte. This unique siting further emphasizes the structure's landmark character.

In 1966, additions were constructed on the top levels of the original mill building as two discrete projects. These additions are distinguishable by their concrete block walls and by the projection of the original roof overhangs extending below. Existing since 1966, they retain their structural integrity and have become significant in their own right as the familiar skyline of the landmark property.

Likely to yield information important in prehistory or history:

The mill exists in an area known to be archaeologically sensitive. This site occurs within the boundaries of a large, previously recorded prehistoric habitation site called La Plaza, AZ U:9:165 (ASM), portions of which are known to contain buried cultural remains associated with the Hohokam. The continued presence of historic structures in situ and relatively undisturbed indicates the site has strong potential to provide additional information about this brief period in Arizona settlement history; establishment of one of the earliest historic period communities on the south bank of the Salt River.

In 2006, the City of Tempe, with financial support from the Salt River Pima-Maricopa Indian Community began in earnest to prepare the historic mill site for redevelopment. Through a generous State Shared Revenue grant from the Community, hometown archaeological firm, Archaeological Consulting Services (ACS) prepared a detailed and in-depth report of the cultural resources on site titled "*Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona*". A compendium of historical research, historic architecture, and archaeology, the research synthesizes contextual redevelopment and provides an historic preservation plan to ensure that redevelopment includes reuse of historic buildings and structures and development of the vacant land surrounding them. During the summer of 2006, ACS conducted archaeological testing to determine whether significant intact cultural deposits were located at the site. Excavations identified a total of 49 features and 14 prehistoric and historic earthen canal exposures. Based on the results of testing, a data recovery work plan was developed and fieldwork was conducted by ACS during the fall of 2006. Nineteen previously identified features and two previously identified canals (one prehistoric and one historic) were revisited during data recovery and twenty new features were discovered. The original adobe mill foundations were uncovered on the north and east sides of the current Mill Building, as was the historic calaboose (jail) and the deeply buried Hayden Canal stone arch where the canal exits from the Mill Building.

Cultural resources associated with the Hayden Flour Mill and Silos site and Tempe (Hayden) Butte are some of the most significant and visible resources in Tempe. As redevelopment efforts move forward, the City of Tempe recognizes that important first steps in the process include historic preservation planning to retain those historic qualities that lend Tempe its sense of place and history. Toward those goals, the City of Tempe has made it a priority to recover significant historic information, preserve significant cultural resources, and develop historic and prehistoric resources for public interpretation and heritage tourism. The Hayden Flour Mill Archaeology provided by ACS is the basis for informed redevelopment operating in concert with strategic historic preservation actions. Historic designation and listing of the mill property in the Tempe Historic Property Register is another responsible action toward the goal of appropriate site stewardship and community-based preservation.

INTEGRITY:

Statement of Integrity Summary

After 124 years of productive operations and on since then, the mill property has been the site of numerous additions, deletions, and modifications which, on balance, have not overwhelmed its extraordinary architectural presence nor destroyed its ability to convey its remarkable historic significance as a place-maker located at the heart of our downtown and linked inexorably to the very origins of our community.

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and it must also possess sufficient integrity to communicate its significance to persons unfamiliar with either the property or the community. A property is evaluated according to those aspects of integrity which must be present in different combinations based on the criteria under which historic significance is being tested. Like many old and very significant landmarks, Hayden Flour Mill & Silos achieves significance under multiple criteria. Tempe Preservation argues that the landmark Hayden Flour Mill & Silos property is eligible for historic designation and listing under all four criteria. As we will see, each applicable Criterion requires different aspects of integrity to persist in order to convey the property's historic significance.

National Park Service Criterion A states –

The quality of significance in American history, architecture, and culture is present in buildings and structures that possess integrity of location, materials, feeling, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history. The quality of significance in American history, architecture, and culture is present in sites that possess integrity of location, setting, feeling, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history. Accordingly, for a nomination to be successful under Criterion A, we must test buildings and structures for integrity of location, materials, feeling, and association, and the site for integrity of setting.

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. Integrity of location exists for the buildings, the structure, and the site of the landmark Hayden Flour Mill & Silos property. The cultural resources of the mill site exist in their original location at the location from which the products of their industry once produced a substantive effect over a vast area of the Arizona Territory. Located at a point where hydrologic power could be realized from a fall of water almost 25 feet in height, and where distribution to take advantage of first a ferry crossing the Salt River and then a railroad as early as 1885, the mill site is the namesake for the broad modern avenue in its address.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. Integrity of setting exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. The property is nestled at the western foot of Tempe (Hayden) Butte at the site of the historic Salt River Crossing and is located prominently on its namesake Mill Avenue across from the La Casa Vieja, the oldest building in Tempe. The property remains, as it has always been, at the juncture of the commercial city center and the river, now Tempe Town Lake. While the built environment has changed considerably over the last 140 years, the mill site in its riverine contextual setting provides a last and lingering vignette of early Tempe that we must savor and conserve for future generations.

Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form an historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. Integrity of materials exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. Constructed of reinforced cast-in-place concrete, the 1918 mill structure is the oldest reinforced cast-in-place concrete building in Tempe. Although reinforced concrete had been used on the West Coast during the last quarter of the nineteenth century, in 1918 the post and beam - integral slab construction method used at the mill was still a nascent technology developed only recently in response to the 1906 San Francisco earthquake and fire. The slip-formed continuous-pour reinforced concrete method used in constructing the grain elevator and silos in 1951 represented the state of the technology in efficiency and effectiveness at the time. Historic era and prehistoric era archaeological features remain with their material integrity intact throughout the site, allowing ongoing opportunities to discover information about the large prehistoric Hohokam habitation site called La Plaza and the establishment of one of the earliest historic period communities on the south bank of the Salt River called Hayden's Ferry or Tempe.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. Feeling is somewhat less subjective than the aspects of integrity discussed so far and may depend more on an individual's ability to perceive the nuance of a place. Integrity of feeling exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. At the height of its productive industry the mill property covered 30 acres on the north and west slopes of the butte. Now pared back to its most essential core and on roughly one third of its original area, the landmark Hayden Flour Mill & Silos property continues to dominate the spectacular sense of arrival set against the magnificent backdrop of Tempe (Hayden) Butte. Standing on the railroad tracks between the 1918 mill and the 1951 grain elevator and silos one cannot fail to notice the industrial nature of the place, where although now out of commission for almost 15 years, the hum of productivity and efficiency remains almost palpable. The contrast in scale and character of the two facilities provide a metaphor for where the community started and what it has come to be, while the latent image of commerce and vitality at this location calls us to return these most significant cultural resources to community service once again.

Association is the direct link between an important historic event or person and a historic property. A property retains integrity of association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, an industrial property whose natural and manmade elements have remained intact since the period of significance will retain its quality of association with its productive life. Integrity of association exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. After 124 years of productive operations and fourteen years of retirement, and through numerous additions, deletions, and modifications, the character of the place has not been overwhelmed but continues to convey its remarkable historic significance as a place-maker at the heart of our downtown still associated with the very origins of our community.

National Park Service Criterion B states –

The quality of significance in American history, architecture, and culture is present in buildings and structures that possess integrity of materials, feeling, and association, and that are associated with the lives of significant persons in or past. The evaluation of integrity may be modified for different eligibility criteria however, it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. From the detailed discussions presented above in defense of eligibility under Criterion A, we have found integrity of materials, feeling, and association, and the site for integrity of location. Accordingly, we submit that aspects of integrity exist in the correct combination to also qualify the nomination by association with the lives of significant persons in or past.

National Park Service Criterion C states –

The quality of significance in American history, architecture and engineering is present in buildings and structures that possess integrity of design, workmanship, materials, and feeling, and in sites that possess integrity of setting, and: embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity. From the detailed discussions presented above in defense of eligibility under Criterion A, we have found integrity of location, materials, feeling, and association. Accordingly, for a nomination to be successful under Criterion C, we must additionally test buildings and structures for integrity of design and workmanship. We submit that aspects of integrity exist in the correct combination to qualify the nomination of the site as embodying the distinctive characteristics of a type, period, or method of construction, and that represent a significant and distinguishable entity.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Integrity of design exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. The Phoenix architectural firm of Royal W. Lescher and John R. Kibbey was the direct antecedent of the firm of Lescher & Mahoney, often considered the most prominent and prolific architectural practice in twentieth-century Arizona. Fires, such as the one that seriously damaged the Hayden Flour Mill in 1895, or the one that completely destroyed the reconstructed and expanded adobe mill in 1917, were a constant problem for early manufacturing buildings. Initially, it was insurance underwriters, not building codes officials that motivated engineers to seek solutions to these combustible conditions. Also, as the scale of manufacturing increased, the load on the building's structural system grew in proportion to the weight and vibration of equipment, machinery, and manufactured product. Portland cement processing methods were improved in the 1880s and 1890s and by 1900, engineers were implementing the first uses of concrete for industrial building construction. Reinforced concrete was even better for industrial building construction – and it was fireproof. Additionally, vibrations from machinery were absorbed and deadened by the massive continuous material. In 1886, John Patterson of Dayton, Ohio introduced the daylight factory, a new work environment in which the majority of the reinforced concrete walls were operable steel sash windows. Daylight factory design began to be applied more generally, and shortly before 1918 it had matured into a fully developed and common architectural style and treatment in industrial building design. In addition to fire safety, savings on lighting and mechanical ventilation, along with improved worker health and safety, provided impetus for expanded application. Indeed, the mill building operated with only minimal electric lighting and without a mechanical heating or ventilating system whatsoever. The development of grain elevators and silos was of central importance to the milling industry at a time when it was growing exponentially. They were designed to automate handling of massive quantities of raw materials and product in a manner that would allow production to soar to levels never before possible. A product of their time, they represent a structural style that is the essence of functionality and efficiency.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of an historic or prehistoric period, and reveal individual, local, regional, or national applications of technological practices and aesthetic principles. Integrity of workmanship exists for the buildings, structures, and site of the landmark Hayden Flour Mill & Silos property. The mill was built in 1918 by prominent valley concrete contractor, J. C. Steele. The building is the largest known construction effort in Steele's career and it is the oldest reinforced cast-in-place concrete building in Tempe. Although construction of the mill building was the crowning achievement of his career, Steele did not embellish the fit and finish of the job, which reveals a classic industrial rusticity. The 1951 concrete grain elevator with seven silos was constructed by the Mayer-Osborn Company of Denver, Colorado. The silos took eleven days to construct, with cement poured in slip-forms continuously around the clock. The logistics of pouring concrete continuously for 11 days in the Sonoran Desert certainly represents a challenge even today; in 1955 the 150 foot tall grain elevator and the seven 117 foot tall pairs of 15 foot diameter cylindrical silos represented a significant construction accomplishment. When added to the site they not only dramatically increased production capacity of the plant, they simultaneously created an iconic landmark at the heart of our downtown community.

National Park Service Criterion D states –

The quality of significance in American history, archeology, and culture is present in buildings, sites, and structures that possess integrity of location and materials; and that have yielded or may be likely to yield, information important in history or prehistory. From the detailed discussions presented above in defense of eligibility under other criteria, we have found integrity of location and materials and, accordingly, we submit that aspects of integrity exist in the correct combination to also qualify the nomination based on the ability to yield information important in history or prehistory. During the summer of 2006, ACS conducted archaeological testing to determine whether significant intact cultural deposits were located at the Hayden Flour Mill property. These excavations identified a total of 49 features and 14 prehistoric and historic earthen canal exposures. Based on the results of testing, a data recovery work plan was developed and fieldwork was conducted by ACS during the fall of 2006. Nineteen previously identified features and two previously identified canals (one prehistoric and one historic) were revisited during data recovery and twenty new features were discovered. The original adobe mill foundations were uncovered on the north and east sides of the current mill building, as were the historic calaboose (jail) and the deeply buried Hayden Canal stone arch where the canal exits from the mill. Cultural resources associated with the Hayden Flour Mill and Silos site and Tempe (Hayden) Butte are some of the most significant and visible resources in Tempe.

Response to Public Call for Action

Over 60 people attended the October 14, 2000, meeting of the Tempe Historic Preservation Commission to discuss development in the Hayden Butte/Flour Mill vicinity. Many spoke of the historic significance of the Butte and the Flour Mill, some strongly indicating their concerns about the potential adverse impacts that proposed development could have. Statements were made by a broad range of citizens, including members of the Salt River Pima-Maricopa Indian Community, Arizona State University faculty, staff, and students, as well as archaeologists, historians, and Tempe residents expressing concern about the archaeological sensitivity of the area. This was the meeting where residents submitted a petition bearing 400 signatures, calling for the designation of Tempe (Hayden) Butte as an historic site. Since that time Mayor and Council have designated Tempe (Hayden) Butte as historic and listed it not only on the Tempe Historic Property Register but on the National Register of Historic Places as well. In fact, since the year 2000, the City has extended the value of historic designation and listing in the Tempe Historic Property Register to numerous districts, sites, buildings, and structures, more than tripling the number of properties afforded the status of Historic Property designation.

The Downside to Historic Designation

- Extends the public hearing process, requiring an additional review-body to make recommendations or decisions.
- Potentially delays requests for a demolition permit for up to 180 days.

The Benefits of Historic Designation

- Extends the public hearing process, gaining input from an additional review-body with insight into best preservation practices
- Potentially delays requests for a demolition permit for up to 180 days.
- Maintains tangible links to past events, people, and artistic expressions that have molded the character of Tempe.
- Focuses community attention on historically significant properties/recognizes important community resources.
- Contributes to the revitalization of neighborhoods and business districts and by promoting tourism.
- Provides assistance in locating sources of financial assistance, tax credits, grants, and potential third party sponsorship.
- Provides assistance in obtaining other benefits available through City, State, and Federal historic preservation programs.

Conclusion

The Hayden Flour Mill & Silos is significant as the longest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumbull Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of early Tempe history. The Hayden Flour Mill is significant as the oldest cast-in-place reinforced concrete building in Tempe and provides an excellent example of the daylight construction method. The Hayden Flour Mill & Silos is a landmark structure providing a tangible connection to community history by recalling the founding of the Tempe settlement. The Hayden Flour Mill and Silos exist in an area known to be archaeologically sensitive and likely to continue to yield information important to understanding the prehistory and the history of our community. Staff recommends to the City Council that the Hayden Flour Mill and Silos be designated as a Tempe Historic Property and that Historic Overlay Zoning be applied to the property.

REASON(S) FOR APPROVAL:

1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.
 - (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
 - (1) It meets the criteria for listing on the Arizona or national register of historic places;
 - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; and
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.
2. The Historic Preservation Commission recommends approval for the nomination that the Hayden Flour Mill and Silos be designated as a historic property and listed on the Tempe Historic Property Register.

CONDITION(S) OF APPROVAL:

NONE

HISTORY & FACTS:

November 17, 1870	Charles T. Hayden gave notice of the formation of the Hayden Milling and Farming Ditch Company.
1874	The Hayden Mill began operations with the original adobe mill.
July 8, 1895	Original 1874 adobe mill burned and a second mill was built on the site, also constructed of adobe.
June 11, 1915	Carl Trumbull Hayden (1877-1972), C. G. Jones, and F. A. Van Ritten incorporated the Tempe Milling Company to continue operation of the Hayden Flour Mill.
July 10, 1917	The second adobe mill burned.
July 10, 1918	The mill (current) was rebuilt and began operations.
1951	A concrete grain elevator with seven silos was added to the site.
1966	Two additions were constructed on the top levels of the mill building.
January 7, 1981	Bay State Milling took over operations.
October 10, 1984	Hayden Flour Mill eligible for listing on the National Register of Historic Places.
April 1, 1998	Bay State Milling stopped operation of the mill.
October 1, 2002	A three-alarm fire burned a portion of Hayden Flour Mill, one of Tempe's oldest landmarks.
August 8, 2002	City Council approved the establishment of the Hayden Butte Preserve consisting of approximately 27 acres, which included 6 acres of the Hayden Flour Mill site. (Resolution #2002.43)
April 7, 2005	Historic Preservation Commission unanimously recommended approval for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.
May 3, 2005	Redevelopment Review Commission recommended approval for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.
May 15 2005	Rio Salado Advisory Commission recommended approval for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.
May 19, 2005	City Council introduced and held the first public hearing for the historic designation of the Hayden Four Mill and Silos, consisting of approximately 10 acres, located at 119 South Mill Avenue.
June 2, 2005	City Council held the second public hearing and "tabled" the request for historic designation of the Hayden Four Mill and Silos, located at 119 South Mill Avenue. THE COUNCIL TABLED THIS REQUEST UNTIL RESOLUTION ON CURRENT LITIGATION OF A PENDING LAWSUIT IS FINALIZED.
August 10, 2006	Historic Preservation Commission recommended a new approval for the historic designation of the Hayden Flour Mill and Silos, located at 119 South Mill Avenue.

ZONING AND DEVELOPMENT CODE REFERENCE: Section 6-304 Zoning Map Amendments

CITY CODE REFERENCE: Chapter 14-A Historic Preservation

National Register of Historic Places Registration Form

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 if needed (NPS Form 10-900a).**

1. Name of Property

historic name Moeur Park Works Progress Administration Structures and Objects

other names/site number _____

2. Location

street & number 715 North Mill Avenue not for publication

city or town Tempe vicinity

state Arizona code AZ county Maricopa code 013 zip code 85281

3. State/Federal Agency Certification

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

I hereby certify that this ___ 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 ___ 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 ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

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

<input type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input checked="" type="checkbox"/>	structure
<input checked="" type="checkbox"/>	object

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

<u>Contributing</u>	<u>Noncontributing</u>	
		buildings
		district
		site
9	3 (roof/power)	structure
12	1(planter border)	object
21		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

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Recreation and Culture: Outdoor Recreation

Current Functions
(Enter categories from instructions.)

Recreation and Culture: Outdoor Recreation

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: Rustic Architecture

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Stone

roof: Metal: Steel

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 Works Progress Administration structures and objects are located in Moeur Park at 715 North Mill Avenue in Tempe, Arizona. The intersection of North Mill Avenue and Curry Road separates the north and south portions of the park. This recreational space features 23 WPA stone structures and objects including raised planters, stairs, planter borders, benches, tables, ramadas, an automobile bridge, retaining walls, and irrigation boxes which are all great examples of Rustic Architecture. The park contains a grass lawn along with trees, shrubs, and bushes scattered throughout the property. Minor alterations to the structures and objects occurred over the 76 years of their existence. Overall, the WPA structures and objects display high levels of historical integrity with their location, design, materials, workmanship, feeling, and association **intact** making them eligible to be listed on the National Register of Historic Places.

Narrative Description

Location

Moeur Park is located north of the Salt River in the southwest ¼ of Section 10 (T1N, R4E) in Tempe, Arizona. It is owned and maintained by the City of Tempe. The WPA structures and objects are located within the north and south portions of the park separated by the convergence of North Mill Avenue and Curry Road. North Mill Avenue, which was known as East Van Buren Street in the 1930s, forms the western boundary of the park. <<Phoenix/Tempe highway and the Gateway to Tempe>> Papago Park abuts Moeur Park forming the eastern boundary.

The surrounding natural Sonoran Desert landscape is noticeable resulting from the close proximity of Papago Park to the immediate northwest, and the Hayden Butte to the south. The Loma del Rio Archeological site and the Eisendrath House are Tempe historic resources that exist in nearby Papago Park as well.

Feeling

The sound of passing automobiles on North Mill Avenue and Curry Road contributes to the feeling of the park in the 1930s. The design and spatial relationship of the WPA structures and objects in Moeur Park induce a sense of recreational experiences in the 1930s. It also provides an understanding of what it was like for travelers that stopped there to rest. The use of stone and concrete to construct these structures and objects is indicative of the Rustic Architecture Style used by National Park Service the 1920s and 1930s in the West.¹ Based on the workmanship and craft seen in Moeur Park, it appears that the Works Progress Administration used similar designs and materials under the New Deal between 1935 and 1943 in Tempe.

Structures and Objects, South Moeur Park

The smaller portion of Moeur Park is located south of Curry Road and contains 5 WPA structures and objects. Facing east from the sidewalk along North Mill Avenue, two ramadas, one retaining wall, and two benches are visible. A combination of concrete, sandstone, and basalt rock provides the **fabrication** for each of the structures and objects and reveals a Rustic Architectural style for recreational use. Considered structures, the two ramadas rise from the foundation to the slightly gabled roofs. The ramadas have stone benches intended for shaded leisure. The two stone benches are situated between the ramadas. The semi-circular arrangement of these four structures and objects creates a design that provides adequate space for automobiles to park and turn around. Additionally, a stone and concrete retaining wall spans the eastern boundary of the southern portion of the park.

Structures and Objects, North Moeur Park

The larger portion of Moeur Park is located north of Curry Road and contains 18 WPA structures and objects. A small stone and concrete bench is observable when facing east from the sidewalk near the corner of Curry Road and North Mill Avenue. The remainder of the structures and objects built from a mixture of sandstone, basalt rock, and river rock are clustered near the northernmost area of the park. Concrete provides the foundation and support for these structures and objects. The first staircase seen from the sidewalk is attached to a raised planter. Positioned directly to the west of that also along the sidewalk is another raised planter. Moving northward, visitors are able to walk or drive across the Salt River Project easement that runs through the park by way of a stone automobile bridge.

¹ William C. Tweed, Laura E. Soulliere, and Henry G. Law. *Rustic Architecture: 1916-1942*. (National Park Service: Western Regional Office, Division of Cultural Resource Management, 1977), http://www.nps.gov/history/history/online_books/rusticarch/part4.htm.

Departing from the automobile bridge, a driveway is distinguishable with adequate parking space. The absence of grass in this area north of the automobile bridge partially exhibits the natural Sonoran desert environment. A stone ramada rises from the base to the slightly gabled roof. It contains stone benches and tables for relaxation. Additionally, 4 planter borders occupy the space surrounding the ramada. Located to the northeast of the ramada, 2 benches are positioned with 2 accompanying tables. The design, materials, and workmanship of these structures and objects illustrate the aesthetic and exhibit a sense of the 1930s recreational experience in the park. The final structures and objects situated adjacent the ramada include a staircase attached to an irrigation box which was built into a slight incline in the landscape. Moreover, another stone table is placed nearby as well.

Alterations and Additions

Over the past 76 years, minor alterations to some of the WPA structures and objects occurred. These alterations and additions are non-contributing characteristics. The low-pitch gabled rooftops on the 3 stone ramadas were originally covered with palm thatch and have since been replaced with corrugated steel.² Both of the ramadas in the South portion of Moeur Park are now wired for electricity. Subsequently, one of the planter borders is in slight disrepair.

² Don W. Ryden. *City of Tempe Multiple Resource Area Update*. (Phoenix: Ryden Architects, 1997).

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.
- 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 Owned 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.)

Entertainment/Recreation

Social History

Community Planning and Development?

Period of Significance

1935-1943

Significant Dates

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

Beginning 1935, the Works Progress Administration operated both in Tempe and across the United States. By 1939, the Works Progress Administration became known as the Works Projects Administration and continued to function as a federal agency until 1943.³ This justifies the period of significance for the structures and objects.

Criteria Considerations (explanation, if necessary)

N/A

³ William S. Collins. *The New Deal in Arizona*. (Phoenix: Arizona State Parks Board, 1999), 294.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Moeur Park WPA structures and objects are eligible for listing on the National Register of Historic Places under Criterion 'A' for their association with the New Deal and subsequently the Works Progress Administration between 1935 and 1943. After 1936, the area that became Moeur Park served as a rest stop for travelers driving along US Highways 60, 70, 80, and 89.⁴ Each of the highways came together to cross the Salt River at the Tempe Bridge. The employment of unskilled laborers by the Works Progress Administration provided temporary relief to the community of Tempe. WPA workers constructed the structures and objects and assisted the Tempe Garden Club in the beautification of the roadside park. Moeur Park provided a venue for travelers and Valley residents to find shade and water, repose, as well as use of picnic facilities on their journeys.⁵

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

1930-1935 land use

The elimination of the Papago Saguaro National monument in April of 1930 was the first step in creation of Moeur Park and the WPA structures and objects. This event allowed for the sale of land to the city of Tempe.⁶ As reported in the *Tempe News* "This area of 480 acres will be used by the city for parks and playgrounds."⁷ A small percentage of the 480 acres (southwest ¼ of Section 10 (T1N, R4E) of the Tempe portion of Papago Park would become Moeur Park. The land that became Moeur Park remained a dump and an area where many Depression transients could rest until late 1936.⁸

New Deal/WPA

The WPA structures and objects were created within a context characterized by economic crisis and high unemployment. The severe economic conditions of the Great Depression of the 1930s provided the impetus for the expansion of the social welfare state in an effort to reform social problems plaguing society. As a result, new federal agencies like the Works Progress Administration were formed in order to implement New Deal legislation and administer funding to the state and local levels. The intent of the WPA was to ameliorate the issue of unemployment. Subsequently, the WPA employed laborers by providing them with "...jobs that would save a worker's skills and restore his self-esteem, jobs that would, as nearly as possible, match the conditions of private employment and thus avoid the stigma of charity."⁹

The WPA in Arizona facilitated the employment of workers on improvement and construction projects.¹⁰ It also employed women, as well as individuals in professional jobs.¹¹ Through the allocation of federal funds, the WPA in Arizona constructed and improved highways, roads, streets, schools, airports, bridges, culverts, sidewalks and other similar projects.¹²

The WPA structures and objects in Moeur Park, situated at the intersection of North Mill Avenue and Curry Road, were a direct result of such a project under the New Deal. It must be noted that during the 1930s North Mill Avenue was considered East Van Buren Street. The area around what would become Moeur Park was also the convergence of four major highways: U.S. 60, 70, 80, and 89.¹³ According to the *Summary of Inventory of Physical Accomplishments by the Work Projects Administration*, "Another typical section of highway improvement accomplished with WPA labor in the widening and paving of U.S. Highway No. 89, along East Van Buren from Sixteenth Street to the Tempe Bridge, a distance of six and one-half miles. The route in this area was widened to 56 feet, to provide four lanes of traffic and along the entire distance curbs, gutters and sidewalks were installed."¹⁴ WPA laborers also performed roadside landscaping and beautification from 24th street in Phoenix to the Salt River in Tempe along East Van Buren Street.¹⁵

⁴ "Garden Club Marks 50th, Still Proud of Past Projects," *Tempe Daily News* 17 October 1986.

⁵ **Include article author** "Garden Club's First Leader Values Tempe Roots," *Tempe Daily News* 19 November 1980.

⁶ "Senate Passes Papago Park Bill," *Tempe News* 5 April 1930.

⁷ "Senate Passes Papago Park Bill," *Tempe News* 5 April 1930.

⁸ "Garden Club Marks 50th, Still Proud of Past Projects," *Tempe Daily News* 17 October 1986.

⁹ Anthony Badger. *The New Deal: The Depression Years, 1933-1940*. (Chicago: Ivan R. Dee, 1989), 201.

¹⁰ Collins, *The New Deal in Arizona*, 280.

¹¹ *Ibid*, 280.

¹² *Summary of Inventory of Physical Accomplishments by the Works Projects Administration*. (Phoenix: Federal Works Agency, Works Projects Administration, 1940), 10-12.

¹³ Marshall Trimble. *Roadside History of Arizona*. (Missoula, MT: Mountain Press Publishing Co., 1986), 146.

¹⁴ *Summary of Inventory of Physical Accomplishments by the Works Projects Administration*. (Phoenix: Federal Works Agency, Works Projects Administration, 1940), 22.

¹⁵ *Ibid*, 22.

Tempe Garden Club 1936-

The Moeur Park WPA structures and objects were a result of not only the WPA, but also of the efforts brought forth by the Tempe Garden Club. The Tempe Garden Club began in October of 1936 under the direction of Helen Wexler.¹⁶ Honor Anderson Moeur, wife of Governor B. B. Moeur, was instrumental in coordinating the first project that the Tempe Garden Club would undertake. In a *Tempe Daily News* article, Helen Wexler explained that “It was really a great thing. In those days there was nothing but desert all the way from here to Phoenix. That spot where you crossed the bridge on the way to Tempe bothered everyone.”¹⁷ In reference to the Depression transient population, Mrs. Wexler continued by stating “It has become a dumping area—both of humans and trash.”¹⁸ Therefore, in conjunction with the use of local WPA labor to build the structures and objects, the Tempe Garden Club assisted in the beautification of Moeur Park in 1936.¹⁹ The Tempe Garden Club selected the flora and palms to complete the project. Travelers used the ramadas, tables, benches in the new roadside park for picnicking and resting while passing through Tempe.²⁰ Helen Wexler articulated that the park “had trees and water and all the facilities. People were using it constantly.”²¹ Civic-minded members of social organizations during the 1930s and 1940s, like those of the Tempe Garden Club, encouraged the generation of public venues for entertainment, recreation, and leisure.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Tempe News

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Collins, William S. *The New Deal in Arizona.* Phoenix: Arizona State Parks Board, 1999.

Ryden, Don, W. *City of Tempe Multiple Resource Area Update.* Phoenix: Ryden Architects, 1997.

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¹⁶ Mary Leffler Cochran. *Advancing Gardening for 75 Years: The Story of Tempe Garden Club, Tempe, Arizona 1936-2011.* (), 5.

¹⁷ “Tempe Garden Club Boasts History of Beautifying Parks,” *Tempe Daily News* 31 May 1982.

¹⁸ Ibid.

¹⁹ Mary Leffler Cochran. *Advancing Gardening for 75 Years: The Story of Tempe Garden Club, Tempe, Arizona 1936-2011.* () 8.

²⁰ “Gardeners Work Noted On Roadways: Tempe Roadside Beautification Attracts Visitors,” *Arizona Republican* (*Romantic Progressive Arizona—The 1941 Edition*) 15 November 1941.

²¹ Include article author “Garden Club’s First Leader Values Tempe Roots,” *Tempe Daily News* 19 November 1980.

Tweed, William C., Laura E. Soulliere, and Henry G. Law. *Rustic Architecture: 1916-1942*. National Park Service: Western Regional Office, Division of Cultural Resource Management, 1977, http://www.nps.gov/history/history/online_books/rusticarch/introduction.htm.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than 1 acre

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12 N</u>	<u>412401</u>	<u>3699993</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Boundary Justification (Explain why the boundaries were selected.)

11. Form Prepared By

name/title Alyssa Gerszewski
organization City of Tempe date _____

street & number 31 East 5th Street telephone _____
city or town Tempe state AZ zip code 85281
e-mail Alyssa_Gerszewski@tempe.gov

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 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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name City of Tempe
street & number _____ telephone _____
city or town Tempe state AZ zip code 85281

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.).

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