

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. ☞☞☞

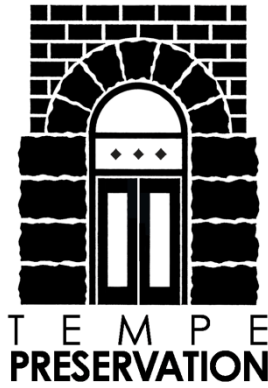
IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

- ☞ 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.



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Jared Smith
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
21 East 6th Street, Suite 208
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Tempe, AZ 85280

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Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

Date: THURSDAY, October 11, 2012

Location: Hatton Hall 34 East Seventh Street

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

Staff Present: Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Alyssa Matter, Joe Nucci, Nancy Ryan, Mark Vinson

Public Present: Carolina Chavarria, Lidia Chavarria, Vic Linoff, Mary O'Grady (THMAB)

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

1. Call to Audience NO REPLY

2. Approval of HPC Minutes 09/13/2012 Tempe HPC meeting

MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 09/13/2012 AS AMENDED, SECOND [SOLLIDAY], APPROVED, 7-0

3. Public Hearing Historic Eligible Classification

Nucci: Summarizes and explains benefits of local listing on the Tempe Historic Property Register and requests permission to designate those that are listed on the National Register of Historic Places as Historic Eligible (HE).

MOTION [BENNET]: THAT THE ANDRE BUILDING (1899), THE BORDEN CREAMERY COMPLEX (1892), THE VIENNA BAKERY BLDG (1893), AND THE WALKER, HARRY HOUSE (1903) ARE DESIGNATED AS HISTORIC ELIGIBLE FOR LISTING ON THE TEMPE HISTORIC PROPERTY REGISTER, SECOND [GRAHAM], APPROVED 7-0

Hallam and Nucci: Coordinate PowerPoint presentation the last 6 properties proposed for HE classification.

CONSENSUS THAT THE MULLEN, C.P. HOUSE BE CLASSIFIED AS HISTORIC ELEGIBLE ON NOVEMBER 1ST, 2012.

Nucci: Staff suggests using age or geography dictate the order of property designation.

CONSENSUS THAT GEOGRAPHY WILL DICTATE HOW HISTORIC ELIGIBLE PROPERTIES WILL BE DESIGNATED LOCALLY.

4. Presentation Arizona State University Update

Nucci: Continue item to the November meeting.

5. Discuss & Consider Tempe General Plan 2040 Update

- Ryan: Discussion of planning process, HP element, and the implementation of broad goals through specific strategies.
- Ryan: Discussion of Community Working Group Application indicating 15 members are needed in addition to representatives from a wide range of city commissions.
- Ryan: May 2014 the plan will be put to a public vote.
- Ryan: General Plan 2040 will be available digitally, with more visual components making it broadly accessible to the public.
- Gregory and Shears: Request revision of Tempe Historic Preservation Ordinance to include the visual impact to historic properties as a result of nearby development.
- Hallam: Demonstrates use of GIS mapping for Single Family Residential Subdivisions
- Hallam: Inclusion of plat maps, improvement district maps, and Arizona Historic Property forms to come.
- Hallam: Discussion of criteria for calling out new Cultural Resource areas.
- Gregory: Requests criteria to be applicable to protect Cultural Resource areas for 10+ years.
- Solliday: Evaluation of historical integrity is key in determining which areas should be Cultural Resources. These areas will be classified as Historic Eligible soon.
- Graham: Suggests using the Cultural Resource Area definition to determine new areas.
- Linoff: Schools closed may have great potential to be examples of adaptive reuse.
- Hallam: Expresses concern about historic commercial properties on arterial streets.
- Linoff: Suggests considering cultural resources by age, but also by the transition from grid to curvature street pattern.
- Kiser: Will commence revising HP Plan with Bilsbarrow.

6. Hayden Flour Mill & Silo Activities

- Nucci: 2,500 guests attended the October 5, 2012 event at the Mill.
- Kiser: 390 members of the community are signed up for future tours.
- Nucci & Linoff: Suggest using stationary guides and moving the tour.
- Gregory: Proposes starting the local designation process for the Mill.
- Solliday: Presents letter of support for local designation of the Mill – will make revisions.

7. Discuss and Consider Commission/Council Liaison Assignments

- Gregory: Discussion of Commissioner/Council Liaison meetings.

8. Discuss and Consider Graduate Student Intern Program Projects

- Gerszewski: Will incorporate HPC critique and feedback and move forward to NRN on Meour Park.
- Shears: Requests that Graduate Interns indicate the stage of the process on future NRN drafts.

9. Discuss and Consider Chair/Staff Updates

- Gregory: Calls for additional updates.

10. Current Events / Announcements / Future Agenda Items

- Next HPC Meeting Date: Thursday 11/01/2012 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Adjourned: 7:50 PM

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 11/01/2012

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 developme

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 1908 Hugh Laird House, located at 821 S. Farmer Avenue, the 1904 Morrow-Hudson House located at 1203 E. Alameda Drive, the 1924 C. P. Mullen (Mullen-Van Petten) House located at 918 S. Mill Avenue, the 1918 Byron Redden House located at 948 S. Ash Avenue, the 1920 Lowell Redden House located at 333 E. Carver Street, and the 1918 B. H. Sudder Rental House located at 919 S. Maple Avenue, 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. These properties are Historic Eligible by definition.*

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 HUGH LAIRD HOUSE – THE MORROW-HUDSON HOUSE – THE C. P. MULLEN HOUSE – THE BYRON REDDEN HOUSE – THE LOWELL REDDEN HOUSE –AND THE B. H. SUDDER RENTAL HOUSE AS HISTORIC ELIGIBLE AND LIST THEM AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT.”

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

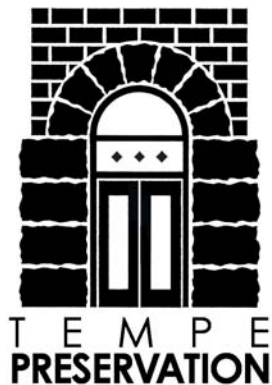
9) *Summarize what took place and what are the next steps:*

“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 historic properties.”

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



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

October 16, 2012

DONALD AND ADELAIDE BAHR FAMILY TRUST
19 E 15TH ST
TEMPE AZ 85281

**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, the HUGH LAIRD HOUSE located at 821 S. FARMER AVENUE is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The Hugh Laird House is significant for its association with the Farmer's Addition, one of Tempe's first subdivisions; with Hugh Laird one of Tempe's most outstanding citizens; and as one of the best-preserved remaining frame dwellings dating from the 1900s.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, November 1, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

What does Historic-Eligible mean for my property?

Historic-Eligible means your property appears to meet the criteria for historic designation and listing in the Tempe Historic Properties Register. Neither Historic-Eligible classification nor listing on the Tempe Historic Properties Register prevents you, the property owner, from altering or demolishing your property. It means that when you seek a permit from the City of Tempe to alter, remodel, or demolish your property issuance of a permit may be delayed for not more than 30 days to allow the Tempe Historic Preservation Office a chance to review the proposed work and, if necessary, recommend alternatives. After review, your permit will be issued, with or without consent of the Historic Preservation Office, provided all other applicable requirements have been met.



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

- There is a proven national trend toward higher property values associated with historic properties,
- 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 Hugh Laird 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

LEGAL ADVERTISEMENT

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) 350-8070, or visit us online at – www.tempe.gov/historicpres

Location: **821 S. Farmer Avenue**
Survey Number: **HPS-222**
Year Built: **1908**
Architectural Style: **Neo-Colonial**



SUMMARY - The Hugh Laird House is significant for its association with the Farmer's Addition, one of Tempe's first subdivisions; with Hugh Laird one of Tempe's most outstanding citizens, and as one of the best-preserved remaining frame dwellings dating from the 1900s.

A: HISTORIC EVENTS - Platted in 1886, the Farmer's Addition is one of Tempe's first subdivisions and is significant for its association with Hiram Bradford Farmer, the first principal (1886-1888) and the one-man faculty of the Arizona Territorial Normal School. When the railroad reached Tempe in 1887, Farmer developed a portion of his 160 acre homestead into one

of the town's earliest subdivisions.

B. PERSONS - The Hugh Laird House was built about 1908 and was continuously occupied by Laird for almost 30 years. One of Tempe's most outstanding citizens, Hugh Laird came to Tempe with his family in 1888 at the age of 5 years. His residency in Tempe continued until his death in 1970. During that time his business and public service career included 60 years as a registered pharmacist, 66 years as owner of Laird and Dines Drug Store (T-196), 12 years as Tempe postmaster and two terms as a representative in the state legislature. Perhaps most outstanding contribution to local politics was his 32-year consecutive seat on the Tempe City Council, 14 of those years as Mayor. During that period, from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town saw substantial growth far beyond its anticipated boundaries, especially after the close of World War II. Policies generated during Laird's lengthy tenure on the City Council did much to shape the present environment and image of modern Tempe.

C: ARCHITECTURE - The Hugh Laird House is noteworthy as one of the best-preserved remaining frame dwellings dating from the 1900s. Designed in a subtle Neo-Colonial format, the house, with its boxlike massing, hipped roof, clapboard siding and modest exterior detailing, provides a good example of the pre-bungalow style in local residential construction. It is composed of two parts, both constructed during the same time period. The major portion of the house is rectangular in plan, 25 ft. deep by 30 ft. wide, and covered with a hipped roof. A 10-foot by 15-foot extension to the north is constructed of matching clapboard siding and supports its own scrimped gable, hipped roof. Enclosed eave and plain board fascia detailing is the same on both elements, as are the door and double-hung sash windows. An original pitched-roof screen porch extends the length of the front of the house, and access is through a central entry. The house shows the influence of the Neo-Colonial style in its very modest symmetrical plan, hipped roof, simple eave detail, s and clapboard siding which are all character defining features of this popular residential style during the turn of the century. The house still conveys its association with a particular epoch of Tempe's architectural development

SOURCES - National Register Nomination, 1984



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

October 16, 2012

LULA MAE HUDSON TRUST
2733 SOUTH MAE PLACE
TEMPE AZ 85282

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480.350.8070

tempe.gov/historicpres

Congratulations!

Your property, the THOMAS MORROW - E. W. HUDSON HOUSE located at 1203 E. Alameda Drive is considered eligible for listing in the Tempe Historic Property Register.

Why is my property historic?

The 1904 Morrow - Hudson House is significant for its association with Thomas Morrow, one of the first homesteaders south of the Salt River near Tempe; and with E. W. Hudson, the man who leveled the Salt River Valley.

What is going to happen?

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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 Morrow - Hudson 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

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Thomas Morrow - E. W. Hudson House

SIGNIFICANCE – The Morrow - Hudson House is significant for its association with Thomas Morrow, one of the first homesteaders south of the Salt River near Tempe; and with E. W. Hudson, the man who leveled the Salt River Valley.



A. HISTORIC EVENTS -

B. PERSONS - As one of the first homesteaders south of the Salt River near Tempe, Thomas Morrow became instrumental in development and expansion of the local canal system and the opening up of large amounts of desert acreage to agricultural use. During his 35 years as a farmer and cattle rancher he had served as a director of the Tempe Irrigating Canal Co., was

zanjero of the Tempe Canal, supervised its widening as well as construction of many of the laterals which extended water to the lands served by the Canal system. Thomas Morrow donated land for the Rural School.

Estmer (E.W.) Hudson was an Arizona pioneer who played an important role in the development of Arizona's agricultural resources, especially the development of Pima cotton. In 1916, with Charles Henry Waterhouse and through the Arizona Agricultural Extension Service he helped introduce the new Egyptian cotton, commonly known as Pima cotton. The war-time cotton demand led to vast areas of irrigable land being precisely leveled to meet the demands of this hybrid. This requirement almost literally paved the way for subsequent development of the fields for residential subdivisions. When World War I ended and the demand for cotton diminished Hudson moved onto other pursuits. In 1920, Hudson purchased 160 acres of land in what was then south Tempe and began a second career as a residential developer. His first project was College View and University Heights (1946-53) followed by Hudson Manor (1948-55) and Hudson Park (1958-59). Ultimately, he converted his vast land holdings (over 1,000 acres) in Tempe into residential development while he and his family resided in the Thomas Morrow house which he had remodeled.

C. ARCHITECTURE – Built in 1904, this large brick house is all that remains of the original 160-acre Thomas Morrow homestead. Although this building has gone through some alterations it still retains its Queen Anne Victorian style and its overall historic character.



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

October 16, 2012

ANACE AOSSEY TRUST
1681 BILGARIE COURT NE
CEDAR RAPIDS, IA 52402

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tempe.gov/historicpres

Congratulations!

Your property, the C. P. MULLEN HOUSE located at 918 S. MILL AVENUE is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1924 Mullen-Van Petten House is significant for its association with the historic Gage Addition subdivision; with stockman and rancher C. P. Mullen, with educator and politician Donald R. Van Petten, with the Pacific Ready Cut Company and as the first and one of the most outstanding Period revival houses 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, November 1, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

What does Historic-Eligible mean for my property?

Historic-Eligible means your property appears to meet the criteria for historic designation and listing in the Tempe Historic Properties Register. Neither Historic-Eligible classification nor listing on the Tempe Historic Properties Register prevents you, the property owner, from altering or demolishing your property. It means that when you seek a permit from the City of Tempe to alter, remodel, or demolish your property issuance of a permit may be delayed for not more than 30 days to allow the Tempe Historic Preservation Office a chance to review the proposed work and, if necessary, recommend alternatives. After review, your permit will be issued, with or without consent of the Historic Preservation Office, provided all other applicable requirements have been met.



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

- There is a proven national trend toward higher property values associated with historic properties,
- 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 Mullen-Van Petten 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

SIGNIFICANCE - The 1924 Mullen-Van Petten House is significant for its association with the historic Gage Addition subdivision; with stockman and rancher C.P. Mullen, with educator and politician Donald R. Van Petten, with the Pacific Ready Cut Company and as the first and one of the most outstanding Period revival houses in Tempe.



A. HISTORIC EVENTS: The Gage Addition is just west of the ASU campus and is the northern part of the Maple-Ash neighborhood. It is one of the best preserved and oldest neighborhoods in Tempe, and could qualify as an historic district. It includes homes that were built in the early 1900s, along with newer houses dating to the 1940s and '50s.

B: PERSONS – C. P. Mullen was a stockman and rancher in the Kyrene District from about 1905 through 1921. The Mullen family occupied the house from its construction in 1924 until the mid-1930s.

Donald R. Van Petten, a Tempe educator and politician, served in the Arizona House of Representatives from 1928 to 1930 and taught at ASC/ASU from 1942 to 1961 in the history and political science departments. During this period, he wrote several editions of government texts used in Arizona schools.

The Pacific Ready Cut Company of Los Angeles California was one of six national companies selling kit homes through mail order. Pacific Portable Construction Company, later Pacific Ready-Cut Homes, sold regionally and internationally from Los Angeles (to California, Arizona, New Mexico, Nevada, Utah and Latin America). Pacific Homes sold about 40,000 kit homes during their 32 years in business (1908 – 1940). The Mullen/Van Petten House was built for C. P. Mullen in 1924 by the Pacific Ready Cut Company, and is one of our earliest a pre-fabricated houses.

C: ARCHITECTURE - The Mullen-Van Petten House is one of the most outstanding residential structures constructed during the revival of Period architecture in Tempe. Its fine architectural detailing and workmanship, executed in a Georgian Revival format, exemplify the national trend to return to styles of the past, popular during the late 1920s and 1930s. It is noteworthy also for being the first such Period Revival residence to be built in Tempe.

The Mullen/Van Petten House is a Period Revival single-story frame house with a shingled pitched roof and is rectangular in plan. Georgian Revival style characteristics include the symmetry of the facade, a portico with pedimented gable covering the single-leaf central door, and gable returns. The pedimented gable of the portico feature

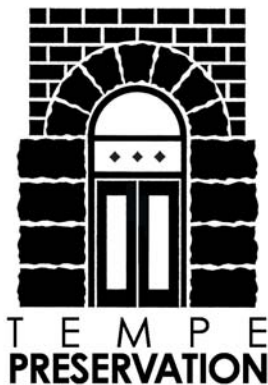
embossed scrollwork and is underscored with brackets. The portico has two sets of triplet square pillars rising from the floor to a frieze framing the three sides of the portico. Decorative crosspieces link the pillars in each triplet. Gable ends of the house are characterized by boxed eaves, louvered vents, and gable returns. The siding covering the house rises to the roofline. Casement windows are in triplets on the front facade and in pairs on other facades.

<http://www.tempe.gov/museum/t7dist.htm>

<http://homepage.mac.com/ljatker/ready.html>

http://www.tempe.gov/museum/Tempe_history/properties/cite194.htm

http://www.tempe.gov/museum/Tempe_history/properties/hps194.htm



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

October 16, 2012

CHRIS/REBECCA ROWLEY
948 S. ASH AVENUE
TEMPE AZ 85281

**TEMPE HISTORIC
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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

Congratulations!

Your property, the BYRON REDDEN HOUSE, located at 948 S. ASH AVENUE, is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1918 Bungalow style Byron Redden House is significant for its association with the Gage Addition, with Byron Redden, and as one of the remaining bungalows built during Tempe's building boom between 1915 and the early 1930s.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, November 1, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

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- 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 Byron Redden 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

SIGNIFICANCE – The 1918 Bungalow style Byron Redden House is significant for its association with the Gage Addition, with Byron Redden, and as one of the remaining bungalows built during Tempe’s building boom between 1915 and the early 1930s.

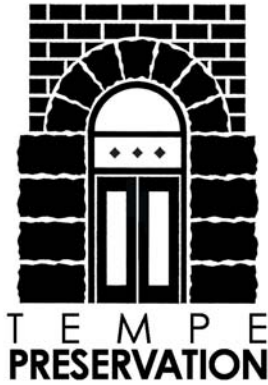


A. HISTORIC EVENTS - The Gage Addition west of ASU is the northern part of the Maple-Ash neighborhood and one of the best preserved and oldest neighborhoods in Tempe. Eligible for historic district designation, it includes homes built in the early 1900s, along with newer houses dating to the 1940s and '50s. This area of the Gage Addition retains the original character of the large residential lots and lush flood irrigated landscapes characteristic Tempe at the turn-of-the-century.

B: PERSONS - The house was built in 1918 by Charles H. Gable, and was bought by Byron Redden in 1920. The Redden family occupied the house until 1942. Byron Redden arrived in Arizona from California in the early 1880s. He was a successful rancher and served 25 years as a zanjero (irrigation canal manager) for the Tempe Canal Company. Redden died at the family home in 1939.

C: ARCHITECTURE – The house is one of the remaining bungalows built during Tempe’s building boom between 1915 and the early 1930s. The popular bungalow style played a part in solving the city’s housing shortage, providing modest homes for the growing population. The Byron Redden House is a single-story, frame house clad in stucco with a concrete foundation. The bungalow styling of the house is most evident in the low-pitched intersecting gable roof, square triplet, latticework vents, in the front gable end, open eaves, and broad overhangs. A concrete water table encircles the house at the floor line. A flight of stairs leading to the front entry is framed with stepped, low concrete walls. Windows on the front porch are two, six-light and one rectangular double-hung window. The front façade features a triplet of windows, two small double hung framing a larger double hung. Other windows are individually placed and all are wood framed consistent with the style. The house is a noteworthy as a well maintained example of bungalow styling and was originally built with a solar hot water system, later removed after deterioration. A bay window with shed roof and open eaves has been added to the south side of the house. Although the front and rear porches have been enclosed, this house retains its distinctive bungalow styling and is in excellent condition. The garage and apartments at the rear of the property were built after the Redden’s sold the property.

http://www.tempe.gov/museum/tempe_history/properties/hps123.htm



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

October 16, 2012

STANNA LEE SPERLING TRUST
3370 N HAYDEN RD UNIT 178
SCOTTSDALE AZ 85251

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

tempe.gov/historicpres

Congratulations!

Your property, the LOWELL REDDEN HOUSE, located at 333 E. CARVER STREET, is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1920 Lowell Redden House is significant for its Bungalow styling executed totally in concrete; and for its association with brothers Lowell and Homer Redden who arrived in Tempe in 1888.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, November 1, 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 Lowell Redden 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

SIGNIFICANCE – The 1920 Lowell Redden House is significant for its Bungalow styling executed totally in concrete; and for its association with brothers Lowell and Homer Redden who arrived in Tempe in 1888.



B: PERSONS - Brothers Lowell and Homer Redden arrived in Tempe in 1888. Lowell farmed on McClintock Road before buying the 80-acre farm on Carver. Much of the acreage was in pecans, which Redden continued to raise until his death in 1944. The house was built over several years by Homer and Lowell, beginning in 1920, with assistance

from Homer's son, Leonard. The house continued to be occupied by family members until the 1970s.

C: ARCHITECTURE – This house is important for its Bungalow styling executed totally in concrete. This unusual fireproof construction method applied to the Bungalow style makes this Spanish Colonial Revival house a unique example in the Tempe area. The building is constructed of cast-in-place concrete reinforced with 2-inch thick iron rods. The roof is also built of concrete. Although the site has been walled off with a modern stucco and brick fence, the building retains its character-defining elements such as tapered columns, wood supports at eaves, etc.

<http://homepage.mac.com/ljatker/ready.html>

http://www.tempe.gov/museum/Tempe_history/properties/cite194.htm

http://www.tempe.gov/museum/Tempe_history/properties/hps194.htm



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

October 16, 2012

GARY/JUDY LINDSEY
3113 S. LA ROSA
TEMPE, AZ 85282

**TEMPE HISTORIC
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Ira Bennett, Vice Chair
Anne Bilsbarrow
Brad Graham
Andrea Gregory, Chair
Charlie Lee
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Tempe, AZ 85280
480.350.8070

tempe.gov/historicpres

Congratulations!

Your property, the B. H. SCUDDER RENTAL HOUSE located at 919 S. MAPLE AVENUE, is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The B. H. Scudder Rental House is significant as the earliest known remaining pre-fabricated house built in Tempe during the period when such housing first became popular, between 1915 and 1925.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, November 1, 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 B. H. Scudder Rental 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

SIGNIFICANCE - The B. H. Scudder Rental House is significant as the earliest known remaining pre-fabricated house built in Tempe during the period when such housing first became popular, between 1915 and 1925.



A. HISTORIC EVENTS - The B. H. Scudder Rental House is the earliest known remaining pre-fabricated house built in Tempe during the period when such housing first became popular, between 1915 and 1925. There have been very few changes made to the house since it was built about 1919. The house was probably built by B. H. Scudder, a teacher at the Tempe Normal School, as the Tempe News reports in 1918 that he was building three of these houses. Pre-fabricated housing was at that time considered an appropriate answer to the shortage of rental homes Tempe was experiencing. This small cottage was probably one of many built by Scudder and other investors in Tempe. By 1918, pre-fabricated houses were available through local lumber companies, and were also being packaged in Phoenix. During most of its history the house has been, and still is, a rental property.

B: PERSONS - B. H. Scudder, also known as Professor Scudder, was a teacher at the Tempe Normal School after the turn of the century. Although it is not known whether Scudder performed the actual construction, he speculated in housing and property, building many small houses for rental purposes between 1900 and the 1930s. He was credited with being a booster of Tempe and actively relieving the housing shortage. Scudder also owned a ranch near Tempe.

C: ARCHITECTURE - The Scudder Rental House is a single-story rectangular house of pre-fabricated construction and is roofed with rolled asphalt roofing. The walls of the house are approximately three inches thick. The house has a low-pitched roof with vertical louvered ventilators in the gable ends. The present porch replaced an earlier full-length porch. The low-pitched roof over the central porch has a framed, rather than solid, gable. Two square wood posts support the roof and rest on the porch floor. The porch is reached by two concrete steps. The central entry is a single-leaf door; a casement window is placed on each side of the door. Other casement windows surround the house at individual locations. A rear porch is screened. The house appears to be in deteriorating condition.

http://www.tempe.gov/museum/tempe_history/properties/hps231.htm

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

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	Pedro Escalante House
College (Valley Art) Theatre	Tempe (Hilge Bakery) – Hackett House
C.T. Hayden House (Monti's La Casa Vieja)	Tempe (Old Mill Avenue) Bridge
Eisendrath House	Tempe Woman's Club
Eliás-Rodríguez House	Tempe Beach Stadium/Ash Avenue Bridge
Farmer-Goodwin House	Abutment
First Congregational Church	Tempe Hardware Building
Garfield Goodwin Building	The Niels Petersen House
Governor Benjamin B. Moeur House	W.A. Moeur House (Ninth and Ash/Casey Moore's)
Hiatt-Barnes House	White Dairy Barn (Murphy's Irish Pub)
Moeur Park WPA Structures	
Our Lady of Mt. Carmel Catholic (Old Saint Mary's) Church	

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

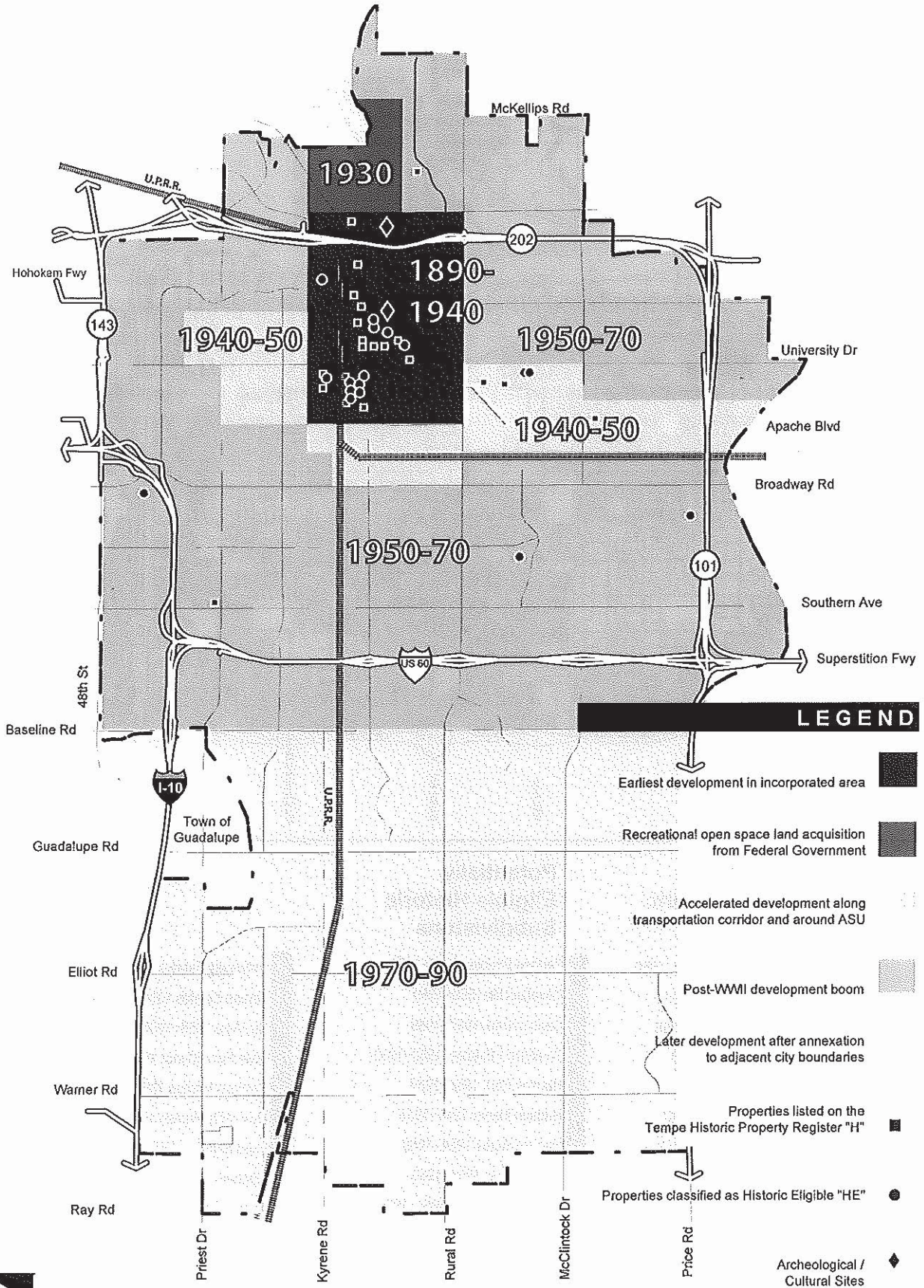
- Maintain city status as a Certified Local Government Program to administer historic preservation programs
- Retain the Historic Preservation Commission
- Retain the Tempe Historic Preservation Office and the process for historic property identification, explanation, documentation, designation, registration, 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

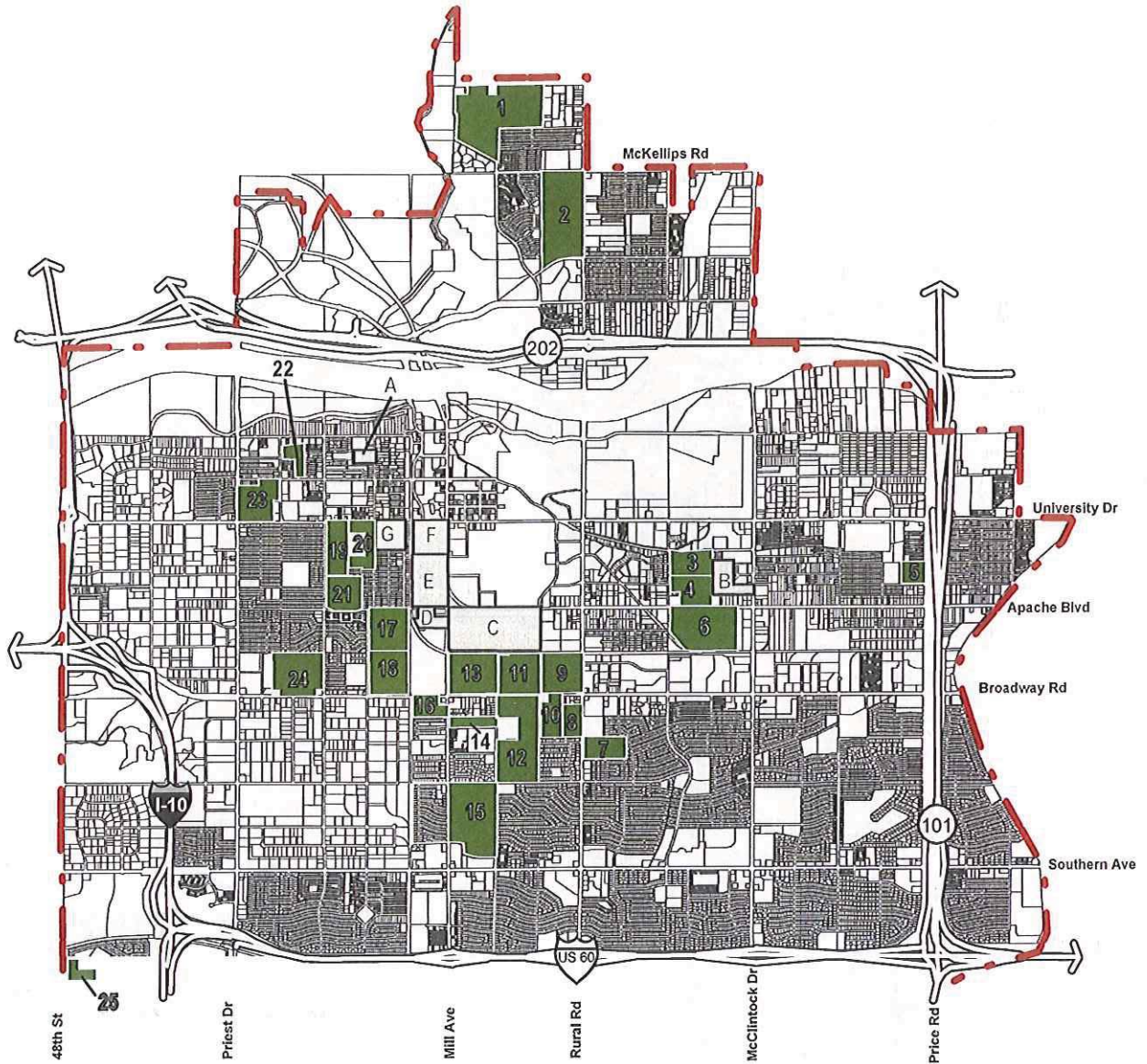
- Historic Preservation Plan
- Historic Preservation Ordinance
- Tempe Historic Property Register
- Tempe Historic Eligible and Archeologically Sensitive Property Lists
- City of Tempe Multiple Resource Area Update
- Post World War II Subdivisions Tempe, Arizona: 1945-1960



Historic Development



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. Boradmor Vista 1958~1960
- 11. University Terrace 1950~1955
- 12. Broadmor 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

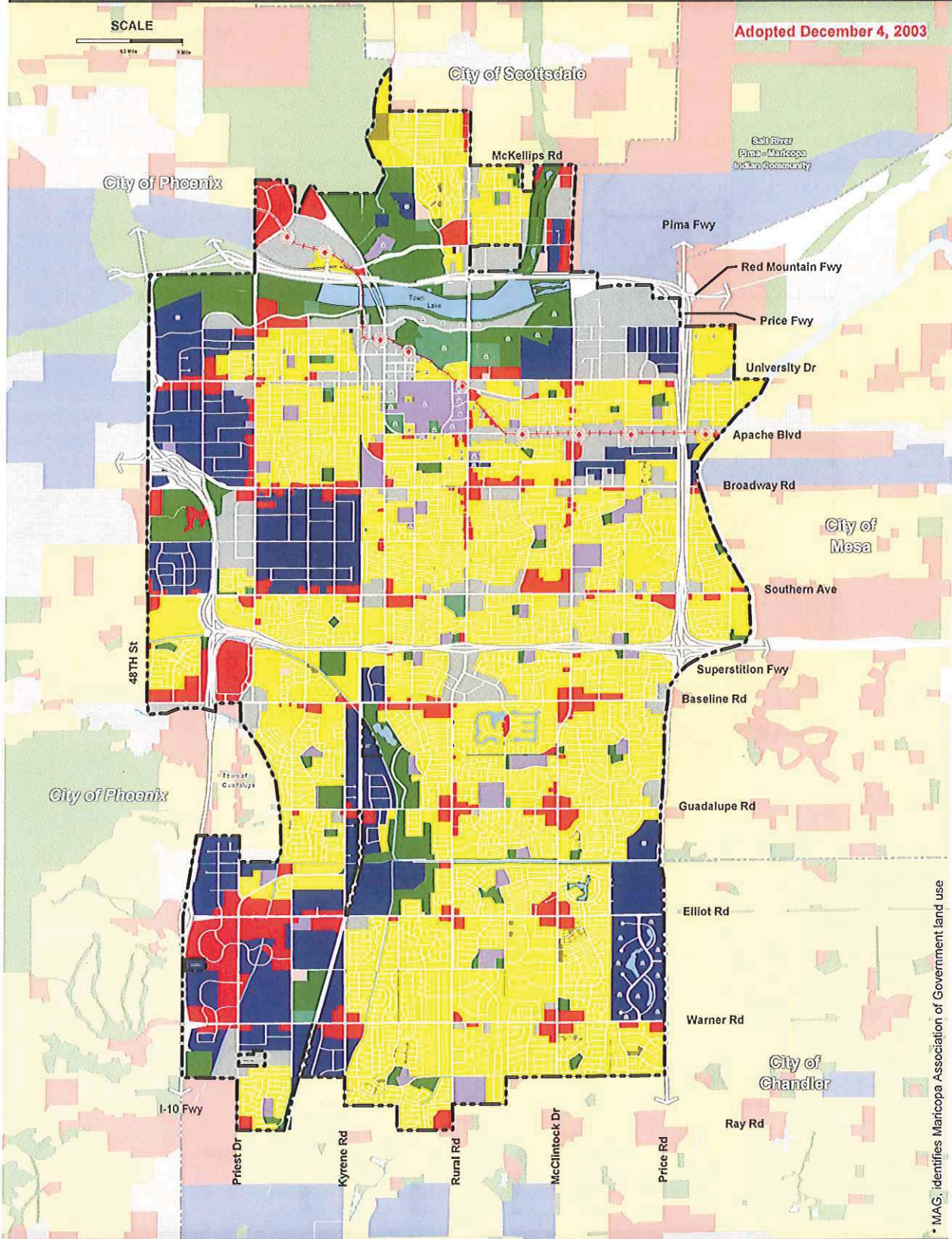




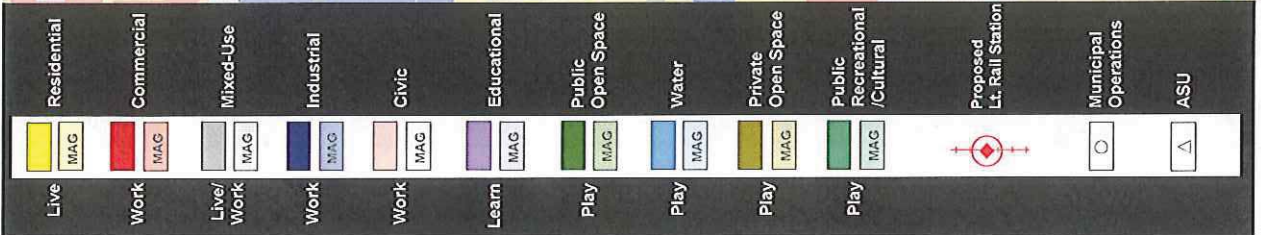
Projected Land Use

City of Tempe
General Plan 2030

Adopted December 4, 2003



* MAG identifies Maricopa Association of Government land use



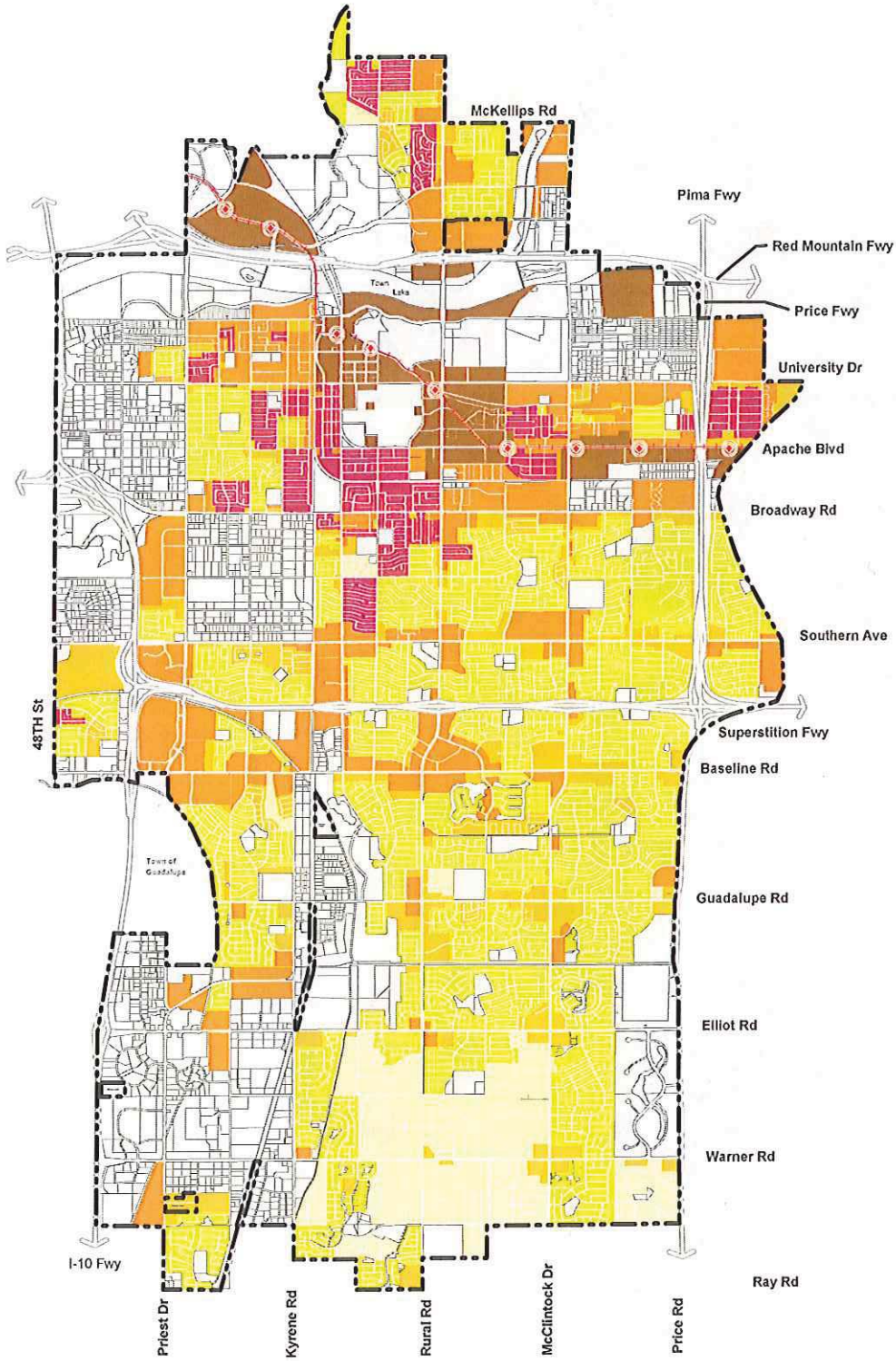


Projected Residential Density

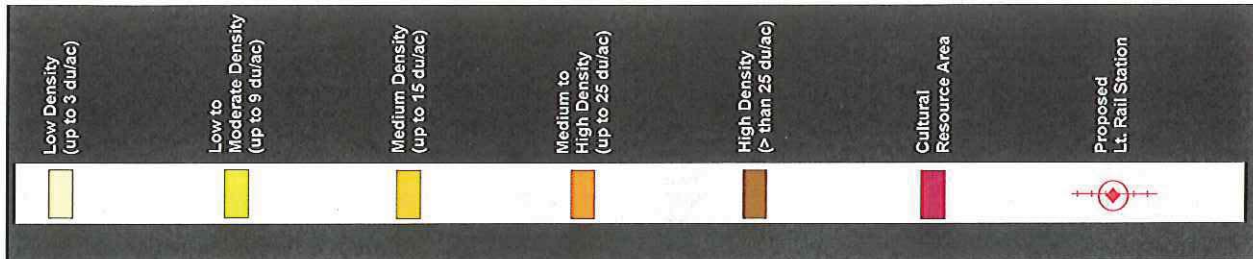
City of Tempe
General Plan 2030

Adopted December 4, 2003

SCALE



(du/ac) = dwelling units per acre



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

Council Meeting Date: 11/01/2012

Agenda Item:

ACTION: Hold the second and final public hearing to adopt an ordinance for the historic designation of HAYDEN FLOUR MILL & SILOS, located at 119 South Mill Avenue. The Applicant is the Tempe Historic Preservation Officer. (Ordinance No. ____)

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff approval
Historic Preservation Commission approval
Redevelopment Review Commission approval

BACKGROUND INFORMATION: HAYDEN FLOUR MILL & SILOS (RRC05018/PL080141) for the historic designation and placed on the Tempe Historic Property Register. The City Council, on June 2, 2005, held the second public hearing for this request and tabled the item until resolution on litigation of a pending lawsuit. This item complies with the legal advertisement and previous process recommendations in order to seek action on this ordinance. The request includes the following:

HPO08001 Historic Designation of the Hayden Flour Mill & Silos on 5.09 acres.

	Property Owner	City of Tempe
	Applicant	Joe Nucci, Historic Preservation Officer
	Zoning District(s)	MU-4, Mixed-Use High Density District CC, City Center District Planned Area Development Overlay Rio Salado Overlay District Transportation Overlay District
	Site Area	5.09 acres

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT: Lisa Collins, Interim Community Development Director (480) 350-8989

Department Director: Lisa Collins, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

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 Four 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.

History + Context

The Hayden Flour Mill is the oldest cast-in-place, reinforced concrete building in Tempe. The technology used at the mill 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 1906, architects worked to improve its ability to withstand seismic forces. By 1918, they were erring on the side of safety, and today the mill stands in testimony to this conservative engineering.

On October 1, 2002, a three-alarm fire burned one of Tempe's oldest landmarks; the Hayden Flour Mill. While the blaze, which took 100 firefighters many hours to contain, did not destroy this community cultural resource is best explained by understanding its construction.

The daylight-construction method used at the mill developed in response to the propensity of mill facilities everywhere to spontaneously combust. Before building codes existed, insurance companies underwriting various milling industries required their policy holders take steps to reduce the risks of explosion and fire inherent in milling. 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.

The existing mill began operations on July 10, 1918, and was built by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam and integral slab construction, the structure is the largest known construction effort in Steele's career, and an excellent example of the daylight construction technique.

On October 10, 1984, upon completion of a substantive review, the Keeper of the National Register of Historic Places determined the Hayden Flour Mill eligible for listing on the National Register of Historic Places at the State Level of Significance. The Hayden Flour Mill & Silos remain today with their original integrity, only slightly modified over the years to accommodate the evolution of complex milling practices.

The Hayden Flour Mill was the larger of two such mills in the state until April 01, 1998, when Bay State Milling stopped operation ending the longest run of continuous use for an industrial building in the Valley.

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 the 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 grain 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 permanent 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 flouring mill operation. This company was quickly reorganized as the Tempe Irrigating Canal Company, which, when meeting on April 28, 1871, shareholder Jack Swilling moved to grant 2,000 inches of water or 17 shares 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 a flour mill. A canal was extended along the base of Tempe Butte to bring water to the mill to turn the grind stones.

On May 30, 1874, the Tucson newspaper, Arizona Citizen, reported "Judge Hayden has completed a flouring mill at his ferry on 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 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. On February 19, 1912, Carl Hayden became Arizona's first Member of the House of Representatives where he served 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. On January 07, 1981, Hayden C. Hayden, grandson of Charles Trumbull Hayden, sold the flour mill to Bay State Milling Company of Quincy Massachusetts, concluding three generations of Hayden family involvement in this landmark business.

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 15 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 to 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 by defining 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 can include 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 the mill property in the Tempe Historic Property Register is another responsible action toward the goal of appropriate site stewardship and community-based preservation.

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 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 Mills Silos is a landmark structure providing many with 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 No. 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.
- March 1, 2007 City Council approved the Planned Area Development Overlay for PHASE I OF HAYDEN FLOUR MILL, located at 119 South Mill Avenue.
- January 10, 2008 City Council approved the Final Subdivision Plat for HAYDEN FLOUR MILLS, consisting of one lot, located at 119 South Mill Avenue.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-304 Zoning Map Amendments

CITY CODE REFERENCE:

Chapter 14a, Historic Preservation

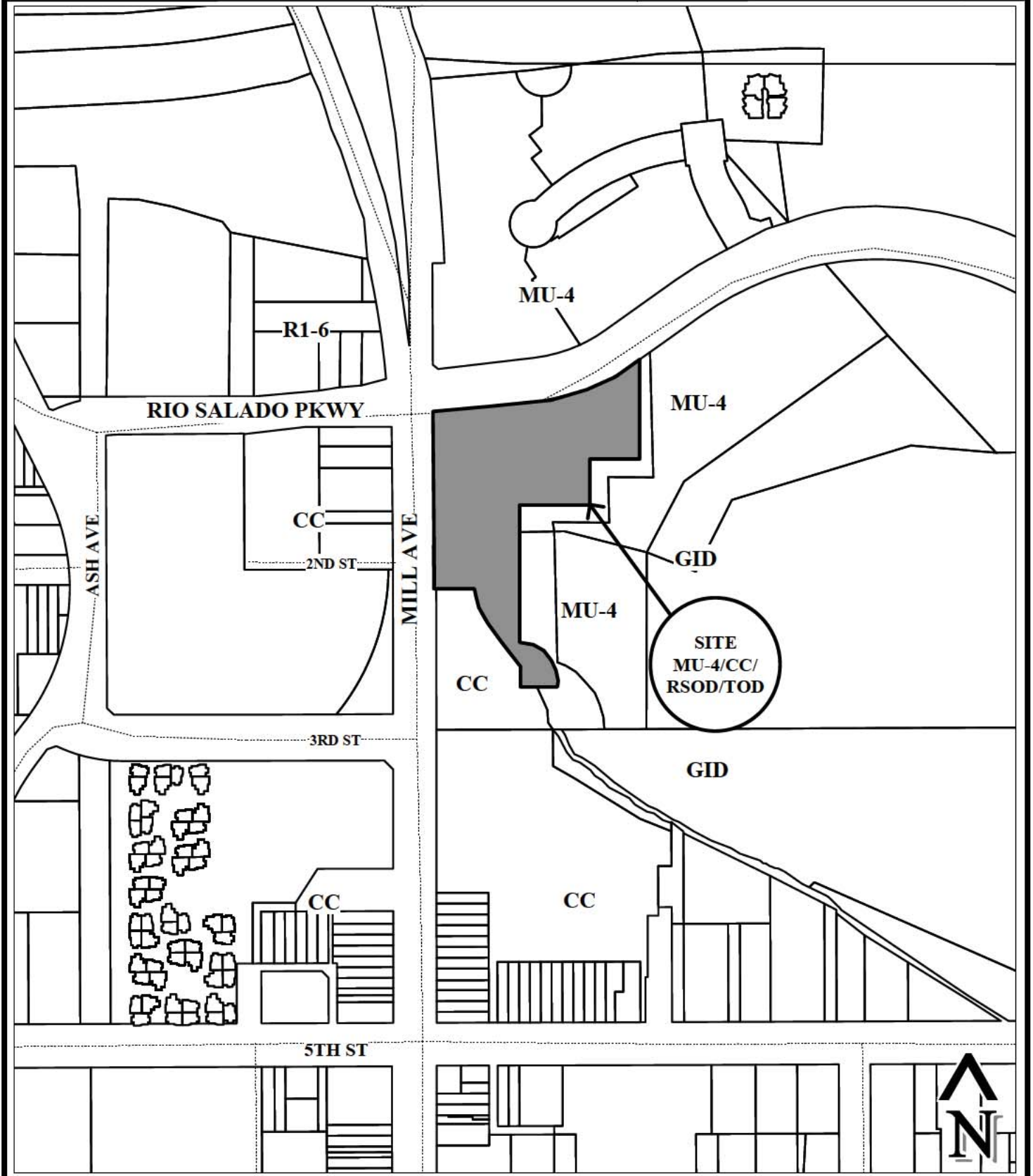


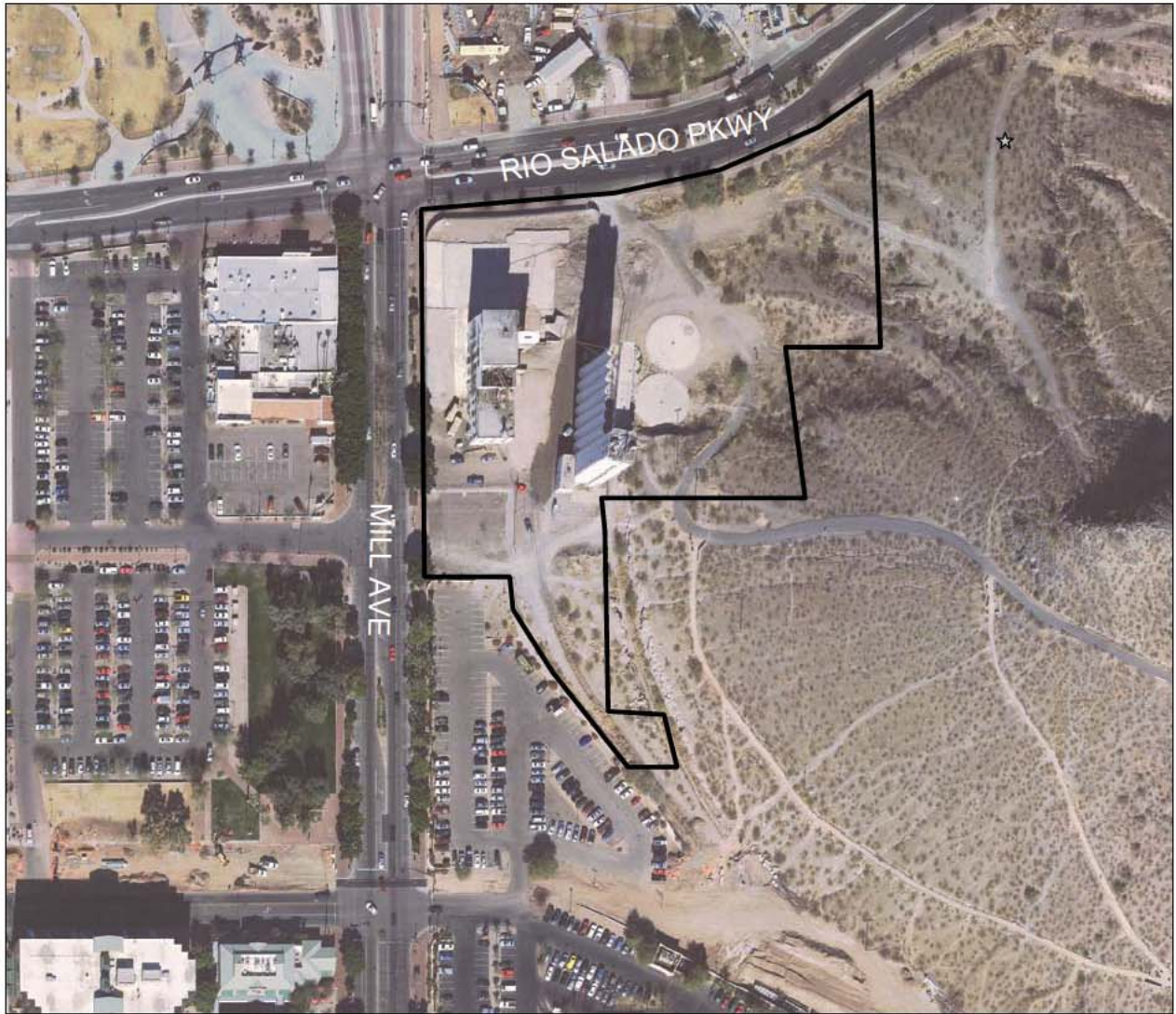
DEVELOPMENT PROJECT FILE
for
HAYDEN FLOUR MILL & SILOS

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter from former Mayor
- 4-15. Hayden Flour Mill archive documents
- 16-21. Historic Photographs
22. Tempe Historic Preservation Commission letter of support

HAYDEN FLOUR MILLS





HAYDEN FLOUR MILLS



Hugh Hallman
Mayor

March 22, 2005

Dear Tempe Historic Preservation Commission members:

When the foundations of Tempe were laid 134 years ago, the Hayden Flour Mill was an integral part of our community. We have preserved our unique identity, in part, with a vibrant downtown that today is arguably the most vital, active urban core in the Valley and the State of Arizona.

Tempe has a presence, a sense of place – one that lets you know you've arrived. To this day, crossing the Salt River provides the traveler with a fleeting image of our territorial heritage. Taken together, the railroad bridge, Tempe Butte, La Casa Vieja and the historic 1918 Hayden Flour Mill provide a glimpse of our community's cultural heritage that has all but vanished from the Valley's contemporary urban landscape.

The mill and silos are a vital part of our continuing efforts to redevelop downtown. These structures and their surrounding acreage can be thought of as the "neck" connecting the "head" that is Tempe Town Lake and the "body" that is the existing downtown. We must find the best way to link Town Lake with downtown – and the right development of the mill and silos can do just that.

In recognition of the significance of these structures, the City Council has directed your commission to bring forward historic property designation and list the Hayden Flour Mill and Silos on the Historic Property Register. It is with pride that I introduce this application for Historic Property Designation and encourage your favorable consideration of listing this significant property.

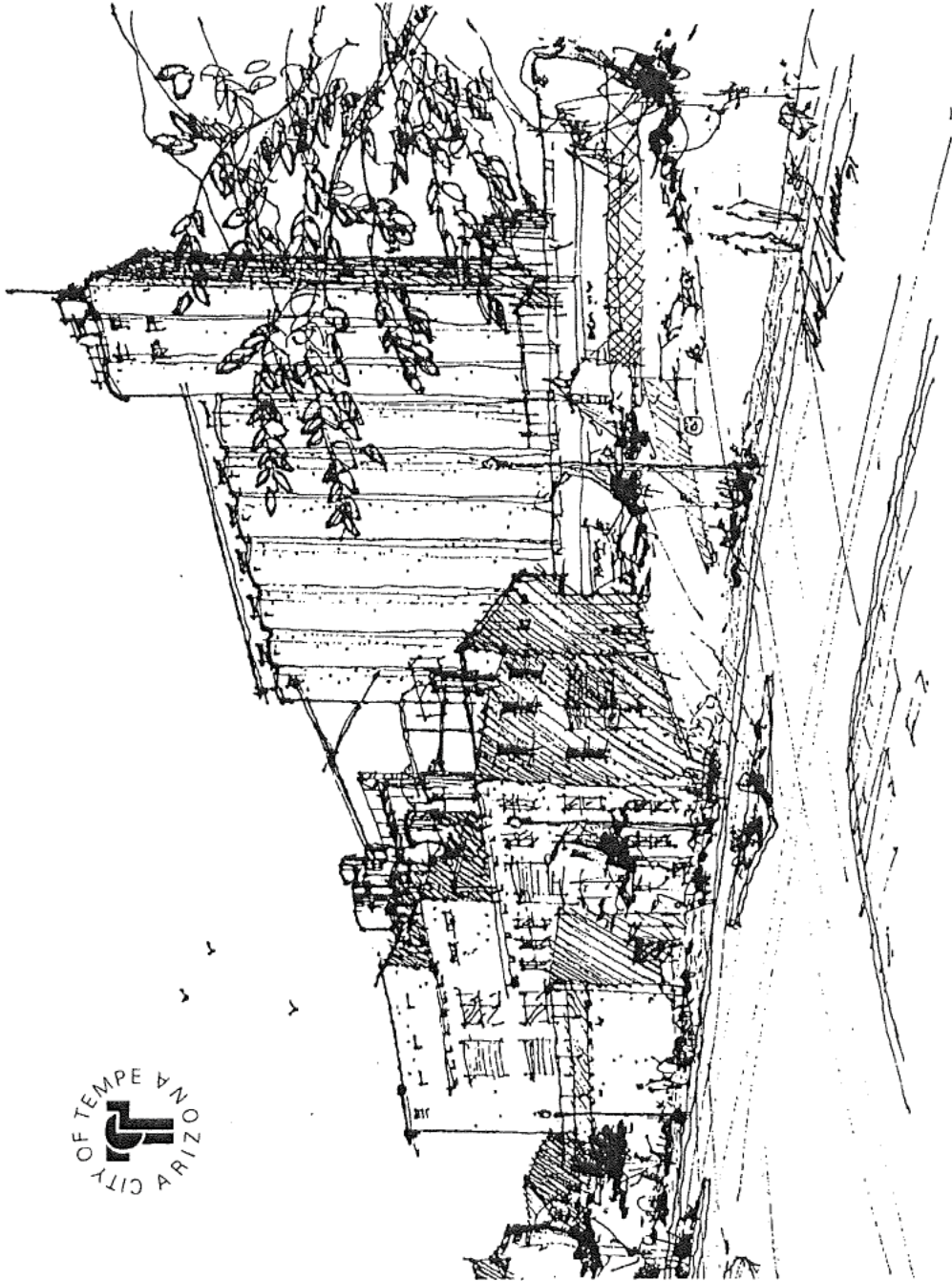
Cordially,

A handwritten signature in black ink, appearing to read 'Hugh Hallman', written over a horizontal line.

Hugh Hallman

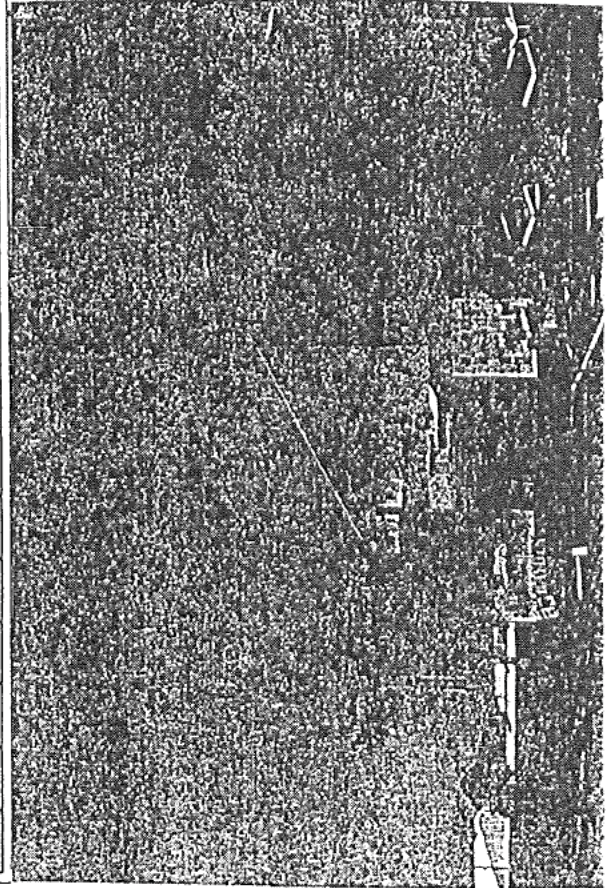
HH/nr

HAYDEN FLOUR MILL



ARIZONA STATE HISTORIC PROPERTY INVENTOR

HISTORIC PROPERTY NAME Hayden Flour Mill		COUNTY Maricopa	INVENTORY NO. 193
COMMON PROPERTY NAME Hayden Flour Mill		QUAD/COUNTY MAP Tempe Quad	
PROPERTY LOCATION-STREET & NO. 119 Mill Avenue			
CITY, TOWN/VICINITY OF Tempe		ASSESSOR'S PARCEL NO. 132-28-71	
OWNER OF PROPERTY Bay State Milling Company		PHONE	
STREET & NO./P.O. BOX 1776 Heritage Drive			
CITY, TOWN N. Quincy		STATE MA	ZIP 02171
FORM PREPARED BY Janus Associates		DATE 1/83	
STREET & NO./P.O. BOX 602 North 7th Street		PHONE 254-0826	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85006
PHOTO BY Tempe Historical Society		DATE 1982	
VIEW looking northeast			
HISTORIC USE flour mill			
PRESENT USE flour mill		ACREAGE 2	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1874 site/1918			



PHYSICAL DESCRIPTION

The Hayden Flour Mill is a three and four-story rectangular (40ft by 140ft) brick and reinforced concrete structure. The mill is located on the east side of Mill Avenue at the base of Tempe Butte. The exterior walls have discrete awning window locations and large freight door openings. The roofs are flat with minimal parapets. A pre-1927 brick grain warehouse is located west of the mill. Measuring 30 feet by 110 feet, the rectangular warehouse has a concrete floor and wood truss gable roof. Later additions have been added to the mill on the east and north, and in 1951 a concrete grain elevator with seven silos was added to the site, southeast of the mill. The 1918 corrugated steel rollers, which replaced the original grinding stones, are still in use.

STATEMENT OF SIGNIFICANCE/HISTORY

The Hayden Flour Mill is significant as the oldest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumball 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 Tempe's history.

The original adobe mill burned in c. 1890 and the second mill burned in 1917, also constructed of adobe. This three and four-story mill was built in 1918 by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam, and integral slab construction, the structure is the largest known construction effort in Steele's career. The 1918 mill exists with its original integrity only slightly modified to accommodate expansion and new equipment. Some later additions, a 1918-1920 warehouse, and a 1951 grain elevator comprise the total complex. The Hayden Flour Mill is the largest of two such mills existing in the state and currently operates as a 4000-100 weight capacity pneumatically operated mill.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Tempe Daily News, various issues

Sanborn Map, 1927

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

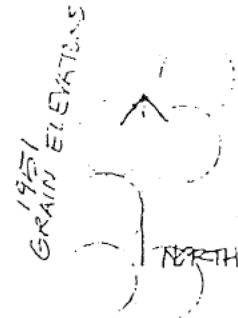
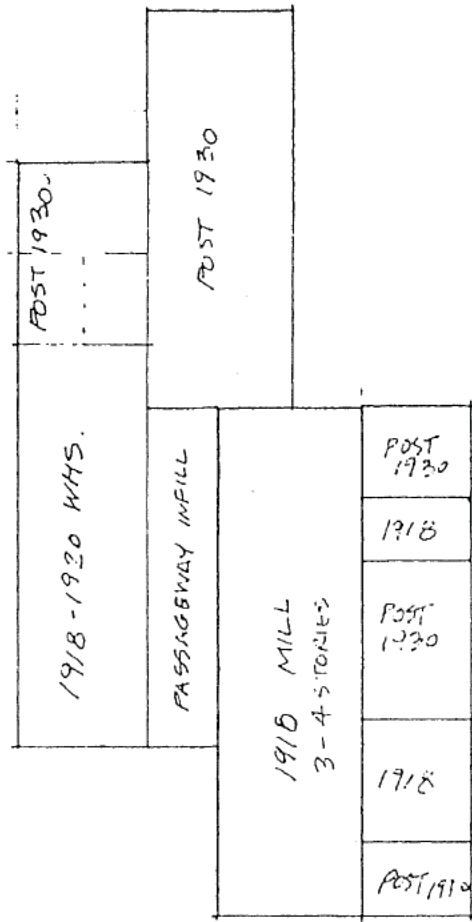
Block 67, City of Tempe

Tempe Quad

Z-12, E-412740, N-3699040

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

MILL AVE



HAYDEN FLOUR MILL SITE SKETCH
1" = 50'

Brief History

- For the past 128 years the Hayden Flour Mill has been an integral part of Tempe History. At one time the Hayden Flour Mill complex spanned 30 acres on the north and west slopes of the Tempe Butte. The main buildings, the concrete Mill and the 150' grain elevator and its seven silos, each 117' tall, have been dominant architectural features that introduce downtown Tempe.

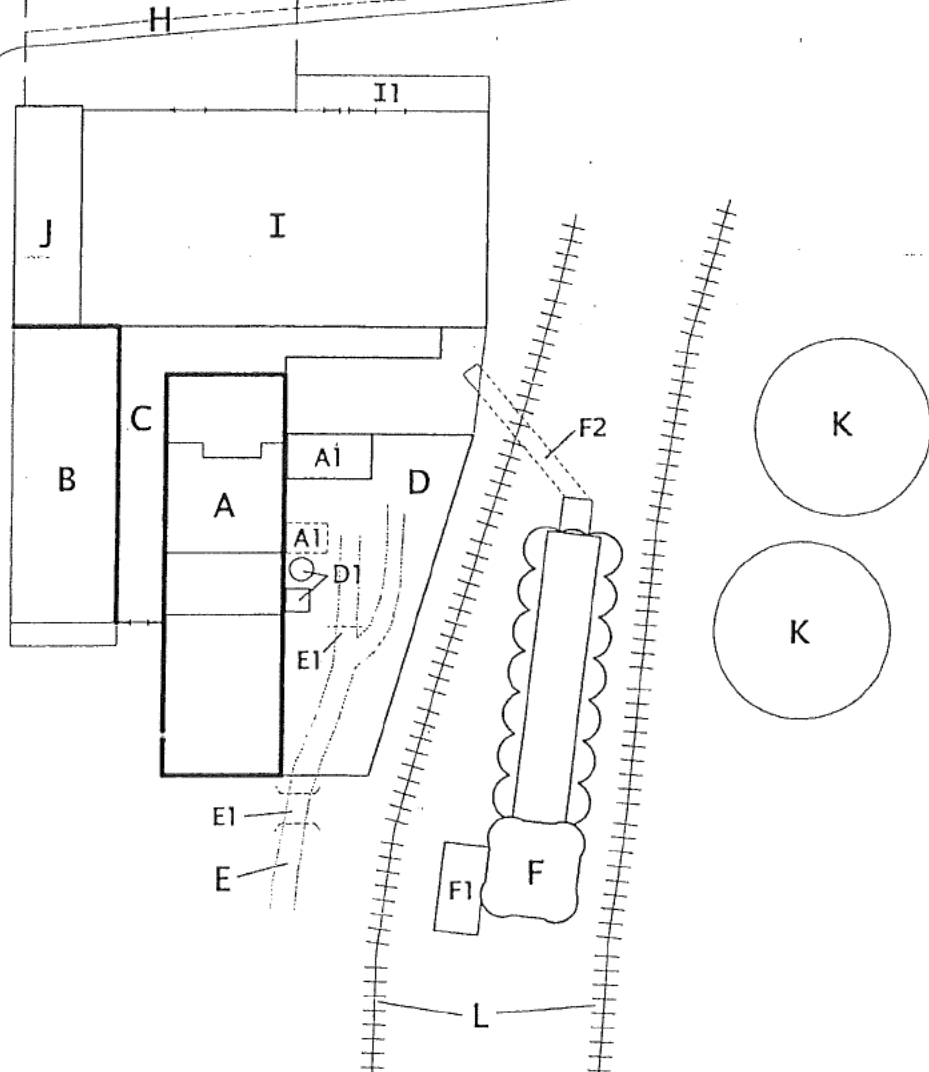
- 1874 - First Mill built by Charles Hayden. The Tempe/Hayden Canal is completed through the Mill area.
- 1878 - Three grist mills in the valley.
- 1881 - Major additions to the Mill.
- 1891 - February, Flood of 1891 damages portion of Mill.
- 1891 - March, new 'Cornelius' rollers and four other sets of rollers installed in Mill.
- 1892 - Sugar business incorporated at the Mill.
- 1895 - Fire destroys the warehouse.
- 1900 - April, Carl Hayden installs electric plant in Mill twelve days after his father's death, 100-150 lights. Electricity to be used for lights and fans for hotel, store, mill, and their buildings, though not for the Mill itself.
- 1901 - Mill leased and run by A.J. Peters.
- 1902 - Installation of new machinery (rollers?), F.P. Stoffel supervising.
- 1904 - Mill again leased and run by A.J. Peters.
- 1915 - Summer, Mill to resume operation after being idle nearly a year; loading dock built. Newspaper says it's busy again, with a new miller from Los Angeles, who worked previously at Pillsbury Mills.
- 1915 - Loading car system added.
- 1917 - Fire destroys Mill; one of Tempe's largest fires to date; Mill owned by local syndicate consisting of J.H. Dobson, President, J.H. Henness, V.P., and F.A. Van Ritten, Manager. The damages were covered by insurance.
- 1918 - July, New Mill built at a cost of \$128,000 and opens exactly one year after fire.
- 1918-20 - The 'Grain Warehouse' is built just to the west of the Mill.
- 1923 - January, a newspaper states that the Mill has "now one of the most elaborate and attractive electric signs in the valley." Made by South Side Electric and Gas Company.
- 1924 - Water power is replaced with electric power to run Mill. Contract with the Mill is approved by governing board of the Water Users Association. Salt River Valley Water Users Association installs an 11,000 volt electric line along First Street to replace the Mill's water power.
- 1930s - Numerous additions to the main building ('Wood Frame Addition).
- 1935 - The 'River Warehouse' is constructed.
- 1951 - Grain elevator with seven 117' tall silos constructed. This adds 18 million pounds of grain capacity.
The 'Annex Warehouse' is constructed.
- 1960 - Pre-stressed concrete room added (scale house?).
- 1966 - Large 'New Warehouse' built, also two different additions constructed on the upper levels of the original Mill.
- 1960-5 - Pneumatic system installed.
- 1978 - (2) 60' diameter corrugated galvanized steel Storage Tanks constructed.
- 1981 - Hayden C. Hayden sells Mill to Bay State Milling, Boston, Massachusetts.
- 1998 - Hayden Flour Mill ceases operations.

Draft Copy Only

- A. Hayden Flour Mill -1918 with 1966 additions.
- B. Grain Warehouse -circa 1918-20.
Demolished early 1990's
- C. Enclosed passage -varies dates,
- D. Wood Frame Addition -1930 w/ multiple additions.
- E. Tempe/Hayden Canal, circa 1873-4
Filled in between 1952-1965.
- F. Grain Silos - 1951.
- G. River Warehouse -1935.
Demolished -1998
- H. Annex Warehouse -1951.
Demolished -1998
- I. New Warehouse -1966.
- J. CMU Addition -1983.
- K. 60 dia. Grain silos - 1978.
Demolished 1998

Rio Salado Parkway

Mill Avenue



Plan Diagram
August, 2002

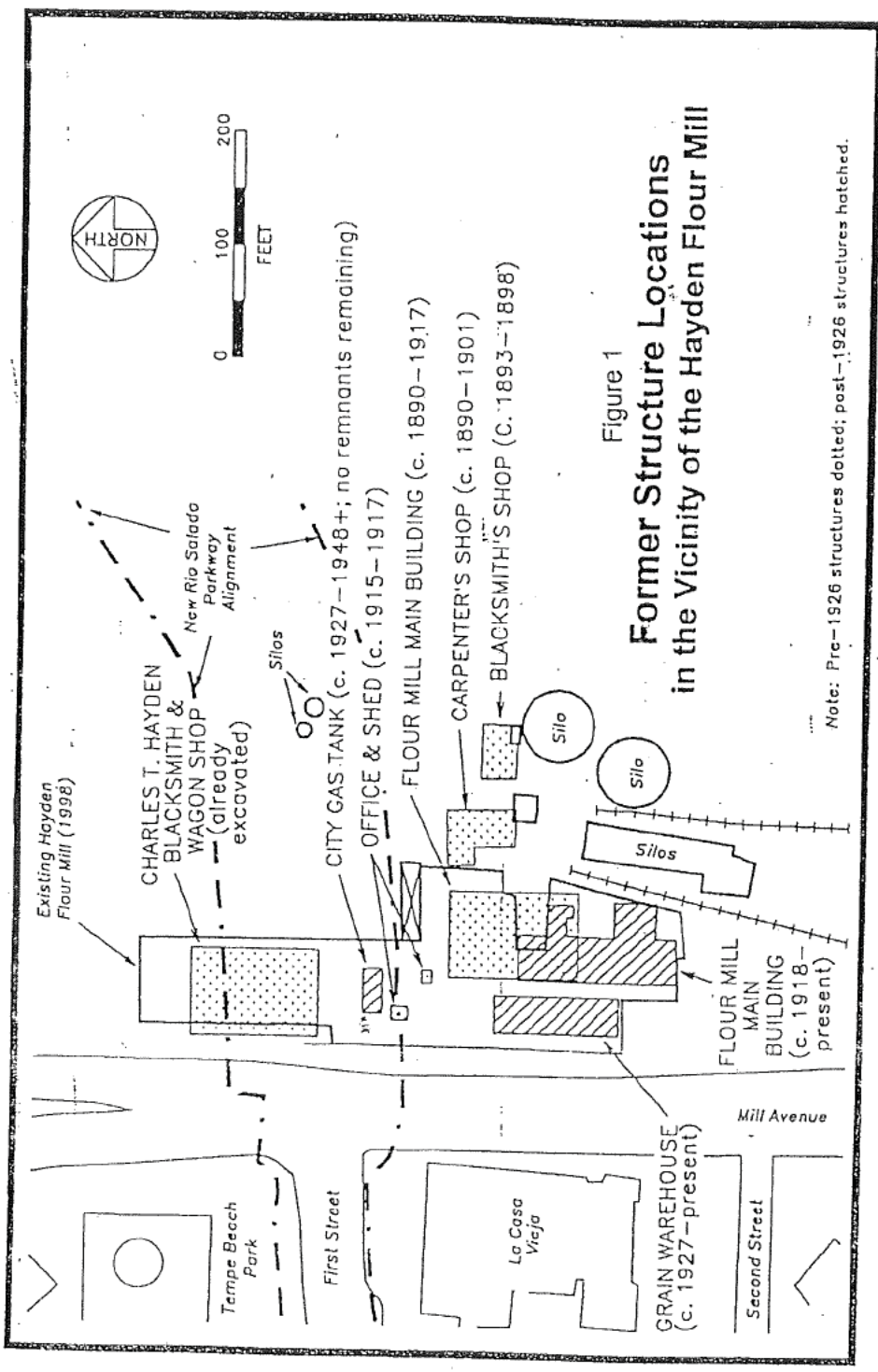


Figure 1
**Former Structure Locations
 in the Vicinity of the Hayden Flour Mill**

Note: Pre-1926 structures dotted; post-1926 structures hatched.

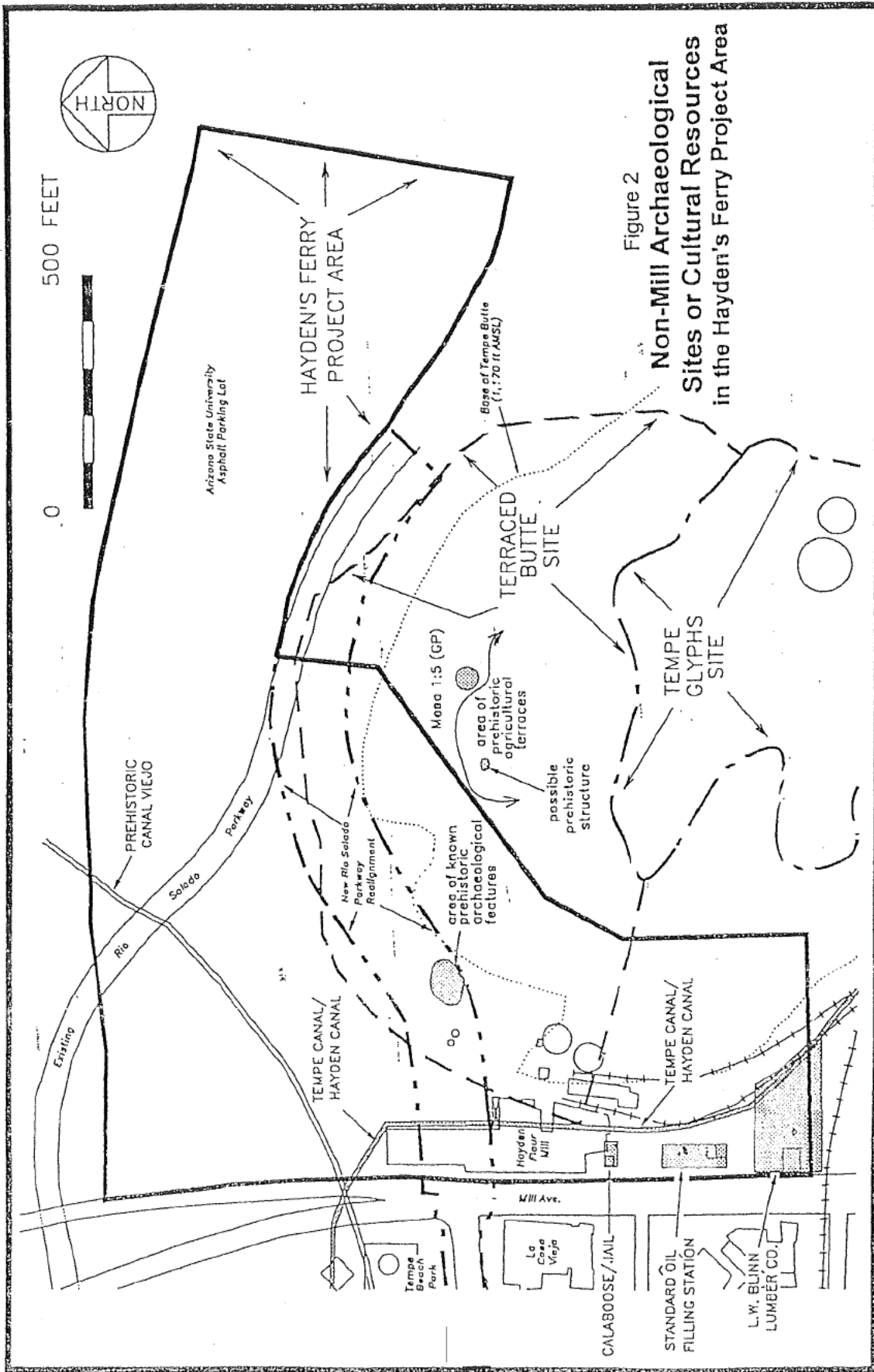


Figure 2
Non-Mill Archaeological Sites or Cultural Resources
 in the Hayden's Ferry Project Area

1915

1ST E. 34



CHAS. T. HAYDEN'S FLOUR MILL

(NOT IN OPERATION SINCE 1914.)
POWER: WATER - LIGHTS: ELEC.

BLDGS. OLD.
WALLS CRACKED



Tail Race

Waste P. Ditch

8

May 1915

Sanborn Map

Andre Blk.
Arizona East
State

Baptist Chur

Casa Loma
Christian Ch
City Water

First Congro

Hayden Cha

M. E. Chur

Opera Ho.

Pacific Cre
Ice Fac. ()
Peters A. J.
Post Office
Public Sch

Richardson

St. Mary's
South M. I.

Tempe Cot
" Gra
" Ho

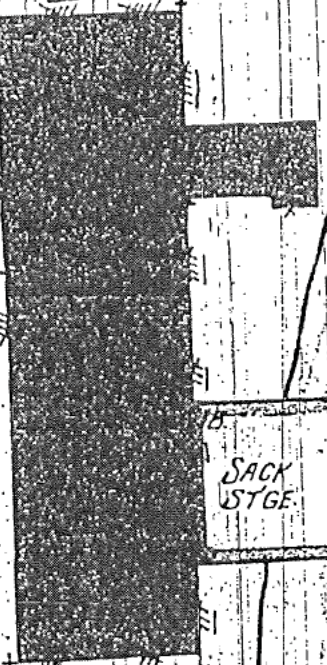


MILL AV.

101

CITY 5 TK.
ON COM 75E

GRAIN W/HO
WOOD TRUSS RF
CONC. FLR



CANAL

TEMPE MILLING CO.
FLOUR-MILL

WATCHMAN. NO CLOCK. IN OPERATION DAY &
NIGHT. POW. & LVS. ELEC. NO HEAT. RYE STMG.
BOILER AS SHOWN. CARY. PER DAY. NOT KNOWN.

PLFM. 6'

SPUR TRACK

E X P O S

SPUR TRACK

BUTTE

Oct 1927

Sanborn Map



T E

1948

CONT. ARIZ. LT. & POWER
C/S G-75 TK ON
CONC. BASE

101

107

A. & SACK STGE.

SACK STGE.

BLR.

GRAIN W/HO
WOODY TRUSS RF
CONC. FR.

GRAIN EGGS

GRAIN MILL

GRAIN BIN
RAISED "M.R."

(H.F. MILLS)

PLTFM 6'

REINF. CONC. CONSTN.
FIREPROOF

117

191

HAYDEN FLOUR MILLS

NO WATCHMAN. IN-OPERATION 8 HOURS PER DAY.
POWER & LIGHTS: ELEC. NO HEAT. - AYE STEERING
BOILER AS SHOWN - CAPY: 150 DBLS. PER DAY.

GAS & OIL

CANAL

SPUR TRACK

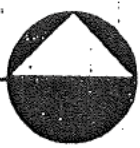
EXP. S.

SPUR TRACK

Nov 1948

Sanborn Map

T E M P E BUTTE



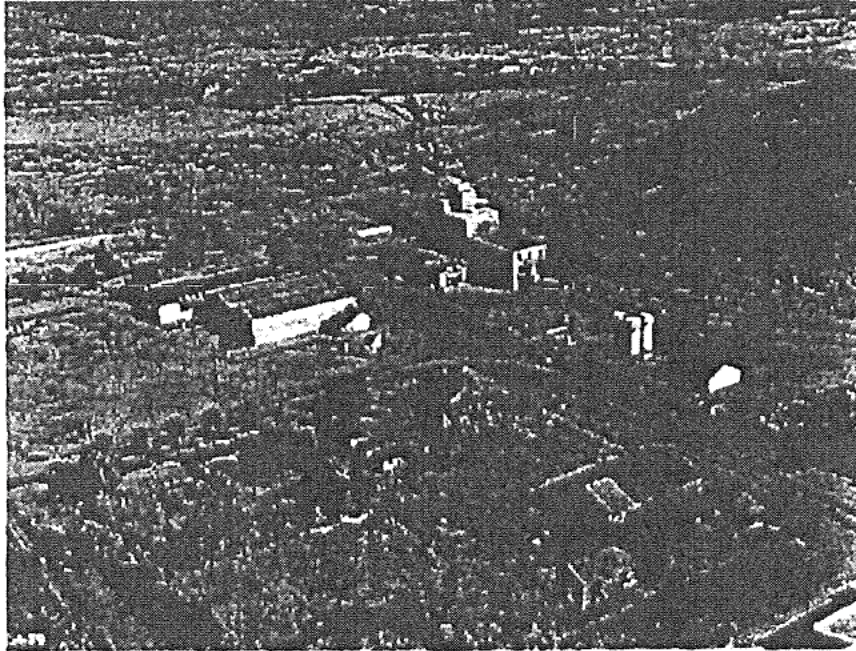
Hayden Flour Mills & Silos Historic Property Designation

HPO-2005.39

Tempe Historic Property Register Property Number 26

(ORDINANCE NO. 2005.21)

Photograph 1



http://info.lib.asu.edu/BRS/gate.exe?f=doc&p_d=AZSI&state=k3apkr.2.11

Call #: CP CTH 121
Location(s): Hayden Arizona Collection
Title: Photograph: Oblique Aerial of Hayden Flour Mill, La Casa Vieja, and Salt River; Tempe, Arizona.
Date: C. 1925
Photographer: U.S. Army Air Corps, 15th Photo
Notes: Withdrawn from Hayden papers 499/16.
Digital Photograph
Collection(s): CP Photographs
Subject(s): Tempe, Arizona
Mill Avenue, Tempe
Hayden Mill - Architecture

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Photograph 4



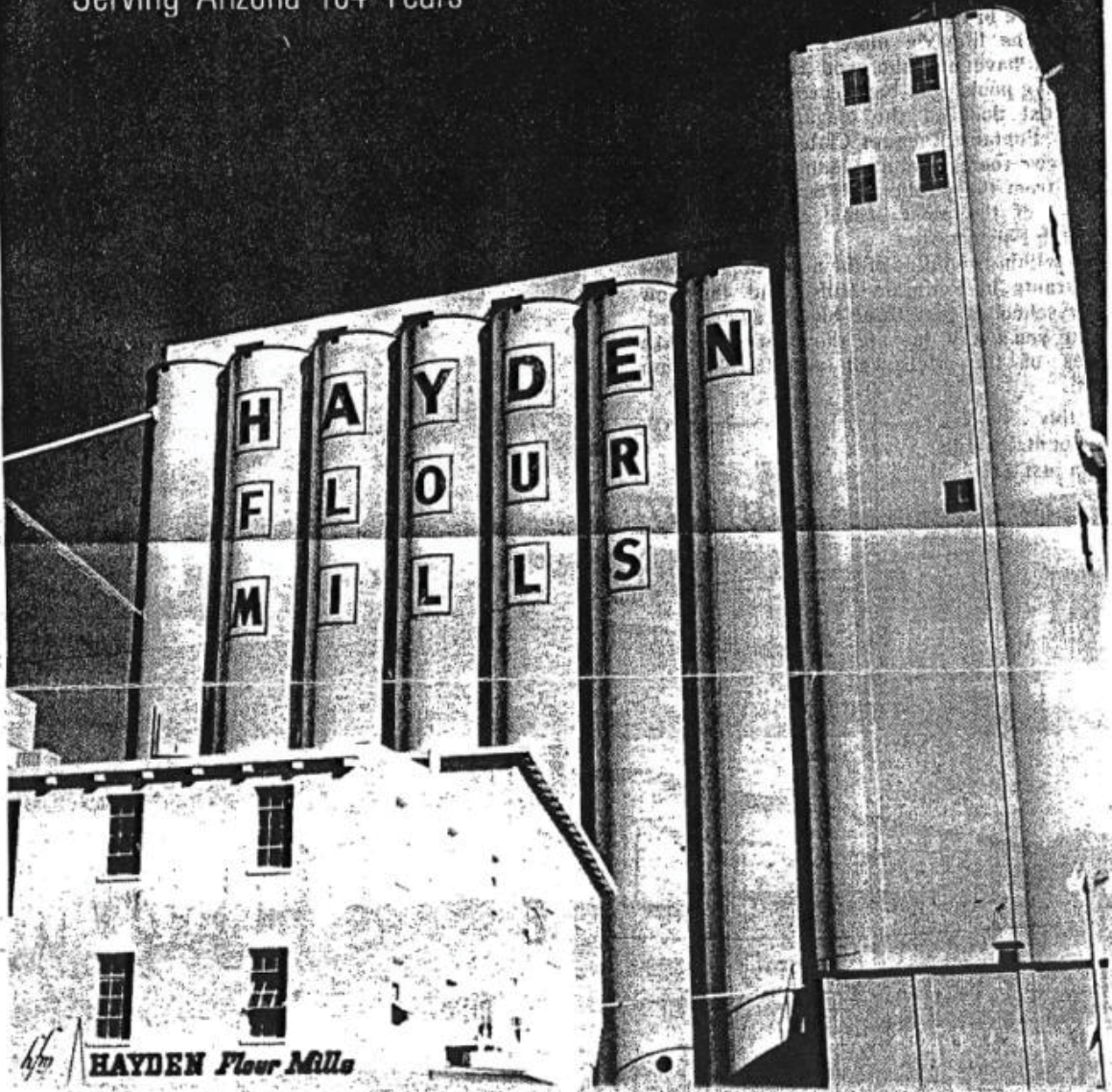
http://info.lib.asu.edu/digital-collection/AZSW/full/CP_MCL_6105.JPG

Call #: CP MCL 6105.T3
Location(s): Hayden Arizona Collection
Title: Photograph: Carl Hayden with Five Other Men in Front of the Hayden Flour Mills, Tempe, Arizona.
Date: 1947
Author: McLaughlin, Herb
Photographer: Photographer
Publisher: Herb & Dorothy McLaughlin Photographs
Notes: Digital Photograph
Collection(s): ML McLaughlin Photographs (MCL Tempe)
Personal Name(s): Hayden, Carl T.

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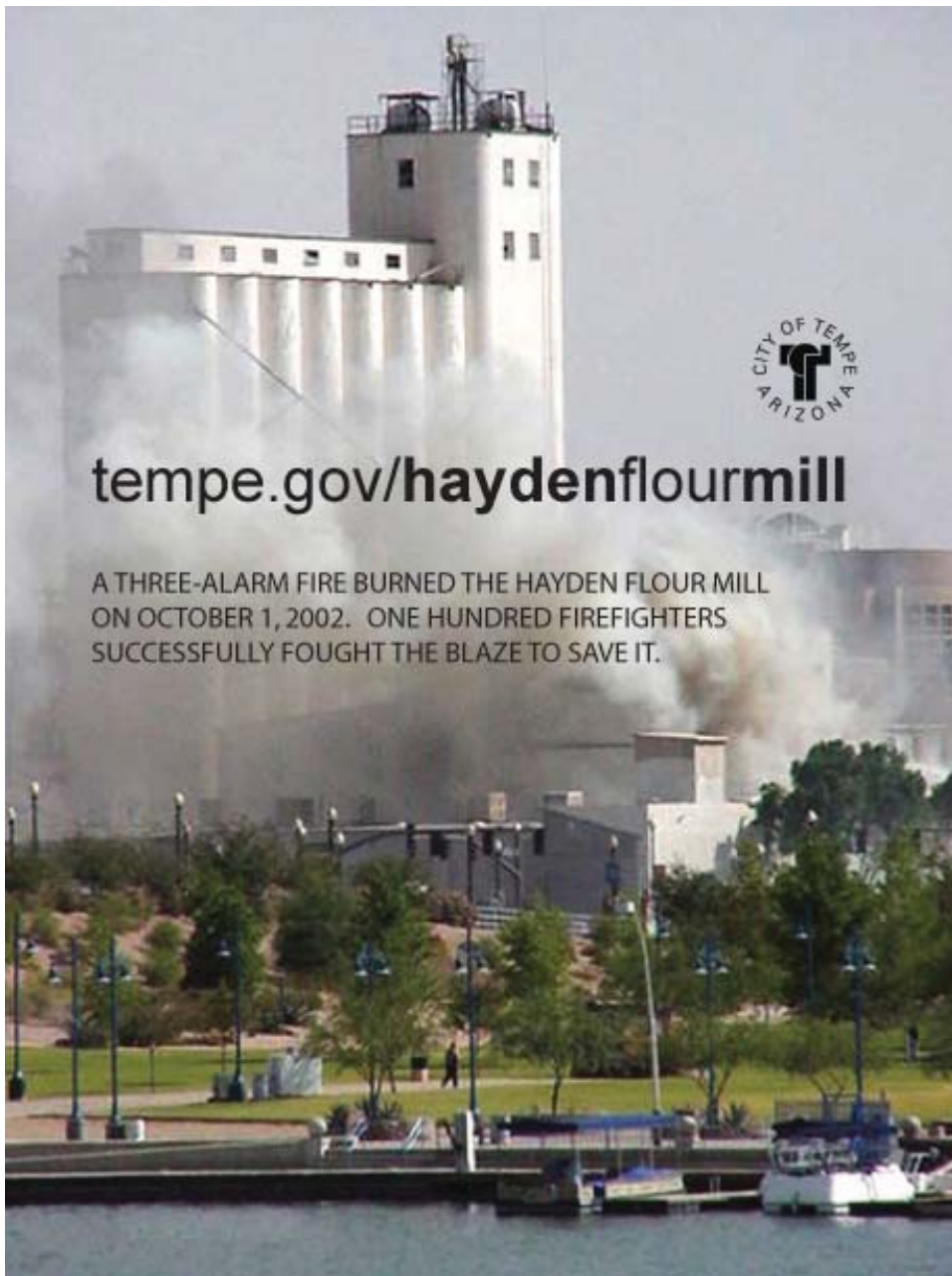


Tempe's Skyscraper:
Serving Arizona 104 Years



Tempo





tempe.gov/haydenflourmill

A THREE-ALARM FIRE BURNED THE HAYDEN FLOUR MILL ON OCTOBER 1, 2002. ONE HUNDRED FIREFIGHTERS SUCCESSFULLY FOUGHT THE BLAZE TO SAVE IT.





Tempe Historic Preservation Commission

October 12, 2012

Honorable Mark Mitchell, Mayor, and members of the Tempe City Council

Dear Mayor Mitchell and City Council members:

On behalf of the Tempe Historic Preservation Commission I would like to offer this letter of support for the designation and listing of the Hayden Flour Mill on the Tempe Historic Property Register.

This particular building has a very important association with the development of Tempe that goes back even before its date of construction. It has a strong connection to Charles Trumbull Hayden. Even though the existing building was constructed after Hayden's death, it was essentially the same business and located on the same site as the previous adobe flour mill that was completed in 1874. Hayden is generally recognized as the founder of Tempe because it was his flour mill that linked Tempe farmers to the larger regional economy. He created a market for locally grown farm produce, providing a cash income for farmers and a degree of financial security that they could not have realized on their own. This made it possible for the fledgling town to grow and prosper. The Hayden Flour Mill was associated with three generations of the Hayden family over a period of more than 100 years.

Since the Hayden Flour Mill began operations in 1874, it had always been one of the largest employers in Tempe until the boom years of the 1960s. There were many former mill workers and their families that were in attendance at the October 5 dedication of the mill. They were the stable work force that kept the mill running through the years, descendants of the first employees who worked for Charles Hayden in the original adobe mill. Charles Hayden also had close ties with the neighboring Pima and Maricopa Indians, who provided much of the wheat that was processed at the mill. There are few historic buildings that have such a strong connection with so many people.

At the time of its completion in 1918, the Hayden Flour Mill was a marvel of modern engineering which ushered in the new industrial age in Tempe. It was one of the earliest concrete buildings built in Arizona and was designed by the prominent architectural firm of Lescher and Kibbey.

Today Mill Avenue is one of the most important features of our city. It is widely recognized as the core of a very successful downtown district. Yet there are some people in Tempe who do not know how Mill Avenue got its name. It is where the wagons of local farmers lined up waiting to unload their wheat at the mill. Many can still remember when it was trucks and tractors that lined the street at harvest time.

There are so many other important historical associations that the mill has with Tempe. However, in the interest of brevity, I hope that these key points about this building and its history are adequate to convey that there is no other building in Tempe that is more historically significant than the Hayden Flour Mill. Its iconic presence has long defined what Tempe has always been like, then and now. I strongly urge you to approve the designation and listing of the Hayden Flour Mill on the Tempe Historic Property Register.

Sincerely,

Scott Solliday, Tempe Historic Preservation Commission

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 PRESERVATION SCHEDULE

<http://www.tempe.gov/modules/showdocument.aspx?documentid=8313>

Tempe Historic Preservation Upcoming Events & Activities

S	10/27/2012	Eisendrath House Tour - Rio Salado Foundation President Hugh Hallman	9:00 am	Eisendrath House 1400 N College Av
H	11/01/2012	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
H	11/01/2012	City Council - Public Hearing HFM+S	6:00 pm	City Hall 31 E 5 St
S	11/03/2012	Hayden Flour Mill & Silos Tours - Public Make-up Tours	9:00 am	Hayden Flour Mill 119 S Mill Ave
F	11/16/2012	AZ Historic Sites Review Comm - Kirkland / McKinney Ditch NRN (Hallam)	9:00 am	Arizona State Parks 1300 W Washington
W	11/28/2012	Historic Preservation Foundation - Regular Monthly Meeting	6:00 pm	North Tempe MGC 1555 N Bridalwreath
H	12/13/2012	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
W	12/19/2012	Historic Preservation Foundation - Regular Monthly Meeting	6:00 pm	North Tempe MGC 1555 N Bridalwreath
H	01/10/2013	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
H	02/14/2013	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
H	03/14/2013	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
F	03/22/2013	AZ Historic Sites Review Comm - Moeur Park WPA Structures (Gerszewski)	9:00 am	Arizona State Parks 1300 W Washington
H	04/11/2013	Historic Preservation Commission - Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
F	07/26/2013	AZ Historic Sites Review Comm -	9:00 am	Arizona State Parks 1300 W Washington
F	11/15/2013	AZ Historic Sites Review Comm -	9:00 am	Arizona State Parks 1300 W Washington

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

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 checked="" 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.)

Contributing	Noncontributing	
		buildings
		district
1		site
14	1	structure
14	19	object
32	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

Stone: Sandstone, Basalt Rock, River

walls: Rock

roof: Metal: Steel

other: Frame: Steel

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

Moeur Park is located 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 31 WPA structures and objects including raised planters, stairs, planter borders, benches, tables, ramadas, an automobile bridge, retaining walls, and irrigation boxes which are all fine examples of Rustic Architecture. The park contains non-historic vegetation such as a grass lawn along with trees, shrubs, and bushes scattered throughout the property. Alterations to the park 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

SECOND DRAFT

Moeur Park is located north of the Salt River in the southwest ¼ of Section 10 (T1N, R4E) (possibly section 9 as well?) in Tempe, Arizona. It is owned and maintained by the City of Tempe. Ten of the Nineteen park acres within the north (Parcel 132-04-002G) and south (132-04-002E) portions are separated by the intersection of North Mill Avenue and Curry Road and are considered for the nomination of this historic district. North Mill Avenue, which was known as East Van Buren Street or US Highways 60, 70, 80, and 89 and the gateway to both Phoenix and Tempe in the 1930s, forms the western boundary of the park. Papago Park abuts Moeur Park and forms the eastern, northern, and southern boundaries. This boundary with Papago Park features an incline and thus an increase in The surrounding natural Sonoran Desert landscape is noticeable due to the close proximity of Papago Park to the immediate northwest, and Hayden Butte to the south. The Loma del Rio Archeological site and the Eisendrath House are Tempe prehistoric and historic resources that are located in nearby Papago Park as well.

The sound of passing automobiles on North Mill Avenue and Curry Road contributes to the feeling of the park as it was from the 1930s to the 1970s. The WPA structures and objects are the dominant features as well as a few modern alterations and additions. The design and spatial relationship of the WPA structures and objects in Moeur Park induce a sense of recreational experiences. It also provides an understanding of what it was like for travelers that stopped there to rest.

The use of stone and concrete in (insert number) of the contributing structures and objects within Moeur Park is indicative of the Rustic Architecture Style used by the National Park Service the 1920s and 1930s in the West.¹ Rustic Architecture combined local construction materials drawn from the surrounding area such as stone and wood in order to create a rugged and natural style intended to meld with the environment.² Early examples of the NPS Rustic Architectural Style seen in Arizona include watch tower at the Grand Canyon National Monument as well as the El Tovar Hotel. Architect Mary Colter was instrumental in the development of southwestern architecture including the rustic style seen at the Grand Canyon.³ According to Arnold Berke, "Colter cultivated and reinforced a comprehensive southwestern "style".⁴ The structures and objects in Moeur Park reflect the tradition of this style. In addition, the workmanship and craft seen in Moeur Park, it appears that the WPA used similar designs and materials under the New Deal between 1935 and 1943 in Tempe.

Moeur Park contains both contributing and non-contributing structures and objects. Of the fifty-three total, thirty-two are contributing and twenty-one are non-contributing. Constructed by the WPA in 1936, the thirty-two contributing structures and objects include raised planters, staircases, planter borders, benches, tables, ramadas, an automobile bridge, retaining walls, and irrigation boxes.

**Incorporate measurements of all structures and objects.

**WPA Stamp in sidewalk

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.

² Ibid, 2.

³ Arnold Berke. *Mary Colter: Architect of the Southwest*. (New York: Princeton Architectural Press, 2002), 17/18.

⁴ Ibid, 18.

****benches and tables underneath each ramada not counted separately as objects.**

Contributing and Non-Contributing Resources

Moeur Park Site, 1936-1977

Moeur Park is one contributing site for this historic district which contains several contributing and non-contributing structures and objects. Following the Papago Saguaro National Monument in 1930, the City of Tempe took ownership of the land and it became a rest stop along US highways 60, 70, 80, and 89.⁵ However, the historic structures and objects that remain in the park today came about under the Works Progress Administration in 1936. Coupled with the construction of these structures and objects was an intensive roadside beautification project specifically involving the planting of palm trees.⁶ The WPA also created a semi-circular driveway and parking area, outlined by a row of palm trees in the southern portion of the park that continued across Curry Road and through the north portion.⁷ The driveway features along with many of the palm trees were removed during the redevelopment to the park in the 1970s. The northern-most area of the park currently features a WPA-designed parking area. The north portion of the park features a Salt River Project easement also known as the Cross-Cut Canal.

Ten of the nineteen acres of the park are designated for this nomination. Moeur Park contains vegetation in the southern portion, while the northern portion possess increasing regularity of trees and shrubs.

****incorporate a more thorough discussion of vegetation.**

Structures and Objects, South Moeur Park 12 Contributing, 9 Non-contributing

Steel Ramadas (5), 1936?

When traveling by car today, the easiest way to access the southern portion of Moeur Park is by way of the paved parking off of Curry Road. Once at a higher elevation, the four steel ramadas are immediately visible to a visitor. Constructed from Carnegie Steel rails, each ramada has a slightly gabled roof fashioned of corrugated steel and feature benches and tables. One of the steel ramadas is located near bottom of the cement staircase and possess the same characteristics as those near the parking area.

Cement Staircase (1), 1936?

Exiting the ramadas from the west, the next contributing structure is the cement staircase which features a steel railing to ensure visitor safety. Visitors are able to walk down this cement staircase built into the natural geographic incline and arrive on the well-manicured grass lawn. This allows for a view of the other structures and objects within the southern portion of the park.

Stone Benches (2), 1936

Looking east from the sidewalk along North Mill Avenue, two ramadas, one retaining wall, and two benches are visible. The two stone benches are situated between the ramadas and face away from North Mill Avenue toward the park. A combination of concrete, sandstone, and basalt rock provides the fabrication for the benches and reveals a Rustic Architectural style for recreational use.

Stone Ramadas (2), 1936

Considered structures, the two ramadas rise from the foundation to the slightly gabled steel roofs. The ramadas possess a similar blend of concrete, sandstone, and basalt rock and have stone benches intended for shaded leisure. Additionally, steel plates built into the ramadas read "USA WPA".

Retaining Wall (1), 1936

Additionally, a stone and concrete retaining wall spans the eastern boundary of the southern portion of the park. The retaining wall prevents erosion and the migration of soil from the incline and prevents the destruction of landscaping.

**** Add discussion of non-contributing resources**

****Honor Moeur Plaque?**

Structures and Objects, North Moeur Park 21 Contributing, 12 Non-contributing

Stone Benches (4), 1936

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

⁶ *Summary of Inventory of Physical Accomplishments by the Works Projects Administration*. (Phoenix: Federal Works Agency, Works Projects Administration, 1940), 22-23.

⁷ *Public Works Department of Engineering, Phase 1, Sitework—Grading & Removals, Moeur Park, Project No. 74061, January 1, 1975, City of Tempe Recreation Services Collection.*

A small stone and concrete bench is visible when facing east from the sidewalk near the corner of Curry Road and North Mill Avenue. A tree grows within the concave shape of the bench allowing for adequate shade. Another bench with the same design is positioned further north near the entrance to the police substation. The other two benches are located opposite the stone tables directly behind the northernmost stone ramada. Each bench is comprised of concrete, sandstone, and basalt rock as well.

Stone Staircase (2), 1936

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. This staircase is constructed from river rock and concrete and leads into Papago Park to the east. Additionally, it bears a stamp that reads "W.P.A. Project 65-2 1936." The second staircase is comprised of concrete and sandstone and is attached to the irrigation box near the northeastern boundary of the park. Visitors using the staircase from the top of the incline would face west, then turn and face north to continue down the natural grade.

Raised Planters (2), 1936

The two stone raised planters are located near each other on east and west sides of the road leading to the automobile bridge. Each rectangular shaped planter one contains dirt allowing for the growth of flowers and other vegetation.

Automobile Bridge (1), 1936

Moving northward, visitors are able to walk or drive across the Salt River Project easement, also known as the Cross-Cut Canal that runs through the park by way of a stone automobile bridge. It is constructed from concrete, sandstone, and basalt rock forming wider buttresses near the ends of the bridge.

Depressed Retaining Wall (1), 1936

Departing from the automobile bridge, a driveway is visible with adequate parking spaces. This area is unpaved as the area north of the bridge contains more of the natural Sonoran desert environment. A semi-circular wall rises slightly from the ground and could have been used to guide motorists while it was a rest stop. This structure appears to have been higher at the time, perhaps even a retaining wall that now remains somewhat submerged because of natural erosion.

Stone Ramada (1), 1936

A stone ramada rises from the base to the slightly gabled steel roof. It contains stone benches and tables for picnics and relaxation. The concave shaped walls of this ramada indicate a space created for the growth of trees to provide shade.

Planter Borders (5), 1936

One located close to North Mill Avenue and the westernmost raised planter. This slightly raised formation contributes to the aesthetic and 1930s recreational experience for visitors. The four other circular planter borders are strategically located around the north ramada. Once connected to the irrigation system originating in the box on top of the incline, the planter borders received water through a series of pipes thus watering the plants and trees within the borders.

Irrigation Box (1), 1936

An irrigation box was built into a slight incline in the landscape and is rectangular in shape. This box served as the starting point for water following the flow of gravity down the staircase, and through a series of pipes prior to reaching the planter borders.

Stone Tables (3), 1936

Two stone tables are positioned directly behind the north ramada. They are situated in conjunction with two stone benches. Additionally, one smaller table is located to the northeast of the ramada. All are constructed from basalt rock, cement, and sandstone displaying the Rustic Architectural Style.

Drain (1), 1936

A small square drain is located at the northernmost boundary of Moeur Park. This drain appears to be connected to the irrigation system. The design, materials, and workmanship of these structures and objects illustrate the aesthetic and a sense of the 1930s recreational experience in the park.

****Include non-contributing resources for north portion.**

Alterations and Additions

Over the past 76 years, minor alterations to some of the WPA structures and objects and the park occurred. These alterations and additions are non-contributing characteristics. Moeur Park experienced the majority of the alterations in the 1970s when the City of Tempe resumed maintenance of it and redeveloped the park.

Prior to 1975, the southern portion of Moeur Park was accessible from North Mill Avenue. It possessed a semi-circular driveway lined with palm trees, and a parking area.⁸ A similar driveway went through the northern portion of the park. In 1976 the driveways removed and the original automobile entrances were blocked off. Subsequently, the City of Tempe created paved parking areas in the north and south portion of the park. In the south portion parking is currently available at the top of the hill by way of Curry Road. The Tempe Police Substation conceals the paved parking in the north portion completed in the 1970s.⁹

The City of Tempe added concrete slabs each of the stone and steel ramadas in 1976. The low-pitch gabled rooftops on all of the ramadas were originally covered with palm thatch and have since been replaced with corrugated steel.¹⁰ Both of the ramadas in the south portion of Moeur Park have subsequently been wired for electricity. The removal of a key character defining feature occurred with the replacement of flood-irrigation and the inclusion of a sprinkler system. The builders provided restrooms in both the north and south portion of the park that have since been removed. Lighting was both added and removed, grading procedures occurred, along with the removal of water foundations, walls, barricades, and ditches.¹¹ Reflecting a land exchange between the state of Arizona and the City of Tempe, several pieces of handicap-accessible playground equipment were installed. Positioned around a new concrete sidewalk in the north portion of the park, these pieces of equipment included benches, new water fountains, swings, raised sandboxes, a merry-go-round, money bars. (City of Tempe Department of Engineering, Project # 78071)

Currently, one of the planter borders is in slight disrepair.

**discuss more about the police substation.

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

⁸ Public Works Department of Engineering, Phase 1, Sitework—Grading & Removals, Moeur Park, Project No. 74061, January 1, 1975, City of Tempe Recreation Services Collection

⁹ Public Works Department of Engineering, Phase 1, Sitework—Grading & Removals, Moeur Park, Project No. 74061, January 1, 1975, City of Tempe Recreation Services Collection

¹⁰ Don W. Ryden. City of Tempe Multiple Resource Area Update. (Phoenix: Ryden Architects, 1997).

¹¹ Public Works Department of Engineering, Phase 1, Sitework—Grading & Removals, Moeur Park, Project No. 74061, January 1, 1975, City of Tempe Recreation Services Collection

within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Entertainment/Recreation

Social History

Community Planning and Development

Period of Significance

1935-1977?

Significant Dates

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Works Progress Administration

Period of Significance (justification)

Beginning in 1936 as a roadside rest stop under the Works Progress Administration, Moeur Park functioned as a recreational and leisurely venue for travelers and members of the community. By 1977, Moeur Park became strictly a city park. In this way, the park's association with US highways 60, 70, 80, and 89 between 1936 and 1977 justifies the period of significance.

Criteria Considerations (explanation, if necessary)

N/A

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

The Moeur Park is eligible for listing on the National Register of Historic Places under Criterion 'A' its 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 89.¹² The rise of Arizona tourism supplied the major impetus for the formation of a rest stop, construction of the WPA structures and objects, and roadside beautification along this busy stretch of highway. The rest stop provided a venue for travelers and Valley residents to find shade and water, repose, as well as use of picnic facilities on their journeys.¹³ By 1977, the City of Tempe created the rest stop into the city park seen today.

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

**The Report of Arizona Appraisal Committee
United States Community Improvement appraisal, Arizona State Committee
1939?**

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 some Papago Park land to City of Tempe.¹⁴ As reported in the *Tempe News* "This area of 480 acres will be used by the city for parks and playgrounds."¹⁵ 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. Until 1936, the land that became Moeur Park remained a dump and an area where many Depression transients could rest.¹⁶ Several tourists drove on this well-traveled stretch of highway in order to get to Phoenix, Tempe, or Papago Park explaining the need for rest stop. In this way, Arizona tourism provided the impetus for roadside beautification along state and national highways as well as several other infrastructure improvements in the 1930s.¹⁷ As a result, three organizations, the Works Progress Administration, the Arizona Highway Department, and the Tempe Garden Club consolidated to form the roadside rest stop in 1936.

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 formed in order to implement New Deal legislation and administer funding to the state and local levels. According to WPA supervisor Harry Hopkins, the federal government recognized the detrimental effects to the economy and immense suffering that came with the loss of valuable laborers in the American workforce.¹⁸ Thus, under President Franklin Roosevelt's Second New Deal, the Works Progress Administration aimed at ameliorating the issue of unemployment and stimulating the economy. Subsequently, this agency 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."¹⁹

The Arizona State Welfare Board certified unemployed individuals for work.²⁰ Once that process was complete, the WPA in Arizona facilitated the employment of unskilled or semi-skilled workers on improvement and construction projects.²¹ It also employed women, as well as individuals in professional jobs.²² Through the partial or full allocation of federal funds, the WPA cooperating with municipalities constructed and improved highways, roads, streets, schools, airports, playgrounds, state fairgrounds, bridges, culverts, sidewalks and other similar projects.²³ According to the Works Progress in Arizona for June of 1936, federal funds supplied worker wages.²⁴

¹² "Garden Club Marks 50th, Still Proud of Past Projects," *Tempe Daily News* 17 October 1986.

¹³ **include article author** "Garden Club's First Leader Values Tempe Roots," *Tempe Daily News* 19 November 1980.

¹⁴ "Senate Passes Papago Park Bill," *Tempe News* 5 April 1930.

¹⁵ "Senate Passes Papago Park Bill," *Tempe News* 5 April 1930.

¹⁶ "Garden Club Marks 50th, Still Proud of Past Projects," *Tempe Daily News* 17 October 1986.

¹⁷ *Works Progress in Arizona*, Vol 1., No 6, August 1936.

¹⁸ *Works Progress in Arizona*. Vol 1., No. 6, June 1936.

¹⁹ Anthony Badger. *The New Deal: The Depression Years, 1933-1940*. (Chicago: Ivan R. Dee, 1989), 201.

²⁰ *The Report of Arizona Appraisal Committee*. (Works Progress Administration), 1938, 11.

²¹ Collins, *The New Deal in Arizona*, 280.

²² *Ibid*, 280.

²³ *Summary of Inventory of Physical Accomplishments by the Works Projects Administration*. (Phoenix: Federal Works Agency, Works Projects Administration, 1940), 10-12.

²⁴ *Works Progress in Arizona*. Vol 1., No. 6, June 1936.

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 89.²⁵ 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."²⁶ WPA laborers also performed roadside landscaping and beautification from 24th Street in Phoenix to the Salt River in Tempe along East Van Buren Street.²⁷ The creation of small gardens, the use of desert plants and rock beautified the roadside.²⁸

Tempe Garden Club 1936-

The Moeur Park WPA structures and objects were a result of not only of 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.²⁹ 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."³⁰ In reference to the Depression transient population, Mrs. Wexler continued by stating "It has become a dumping area—both of humans and trash."³¹ 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 1936.³² The Tempe Garden Club selected the palms and other flora to complete the project. Travelers used the ramadas, tables, and benches in the new roadside park for picnicking and resting while passing through Tempe.³³ Helen Wexler articulated that the park "had trees and water and all the facilities. People were using it constantly."³⁴ 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.

****recreation also beauty – think of all those different kinds of flowers**

****incorporate photograph of Honor Moeur in the park circa 1941.**

Transition from Rest Stop to Moeur Park

Between 1936 and 1973 the recreational area that would become Moeur Park continued to function as a rest stop providing shade and picnic facilities for highway travelers and members of the Tempe community. It was during this time period that the City of Tempe and the Arizona Highway Department had a somewhat ambiguous relationship regarding the rest stop. The City of Tempe held official ownership of the land, while the Arizona Highway Department maintained the rest stop because of its location along US 60, 70, 80, and 89.³⁵ By the early 1970s, it became clear that the City of Tempe should resume responsibility for the rest stop. The City of Tempe Parks and Recreation Department started making plans to close the highway access to the rest stop and create a city park in 1973. Two small portions of Moeur Park were owned by the Arizona Children's Hospital and the Salt River Project. The City of Tempe participated in a land exchange with the state of Arizona in order to acquire the portion of land associated with the Arizona Children's Hospital.³⁶ This decision meant that Moeur Park would function as both a city park as well as provide a recreational area for patients and residents of the Arizona Children's Hospital located directly to the East in Papago Park.³⁷ Additionally, the City of Tempe and the Salt River Project did not participate in a land exchange, however, SRP allowed the city to use their land near the easement for "public park and recreational purposes."³⁸ Consequently, between 1975 and 1977, Moeur Park underwent redevelopment adding several modern amenities, including handicap accessible playground

²⁵ Marshall Trimble. *Roadside History of Arizona*. (Missoula, MT: Mountain Press Publishing Co., 1986), 146.

²⁶ *Summary of Inventory of Physical Accomplishments by the Works Projects Administration*. (Phoenix: Federal Works Agency, Works Projects Administration, 1940), 22.

²⁷ *Ibid*, 22.

²⁸ **Works Progress in Arizona, Vol. 1, No. 2. February 1936.**

²⁹ Mary Leffler Cochran. *Advancing Gardening for 75 Years: The Story of Tempe Garden Club, Tempe, Arizona 1936-2011*. (), 5.

³⁰ "Tempe Garden Club Boasts History of Beautifying Parks," *Tempe Daily News* 31 May 1982.

³¹ *Ibid*.

³² Mary Leffler Cochran. *Advancing Gardening for 75 Years: The Story of Tempe Garden Club, Tempe, Arizona 1936-2011*. () 8.

³³ "Gardeners Work Noted On Roadways: Tempe Roadside Beautification Attracts Visitors," *Arizona Republican (Romantic Progressive Arizona—The 1941 Edition)* 15 November 1941.

³⁴ **include article author** "Garden Club's First Leader Values Tempe Roots," *Tempe Daily News* 19 November 1980.

³⁵ Kenneth McDonald to Roy Miller, March 19, 1973, *City of Tempe Recreation Services Collection*.

³⁶ E. M. Joubanc to Ronald Pies, June 18, 1975, *City of Tempe Recreation Services Collection*.

³⁷ *Ibid*.

³⁸ Ted Walker to Don Harvey, March 31, 1977, *City of Tempe Recreation Services Collection*.

equipment. Dedicated in October of 1977, the Moeur Park was now open to the public as a recreational venue and place of 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.)

Arizona Republican

Tempe News

Tempe Daily News

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

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 10 Acres

(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.)

Moeur Park is bordered by North Mill Avenue to the west. The intersection of Curry Road and North Mill Avenue separates then north and south portions of the park while Papago Park forms the eastern boundary. The north portion of the park is positioned in Maricopa County Parcel 132-04-002G, with the south in Parcel 132-04-002E.

Boundary Justification (Explain why the boundaries were selected.)

11. Form Prepared By

name/title Alyssa Gerszewski
organization City of Tempe **date** _____
street & number 21 East Sixth St. Suite 208 telephone _____
city or town Tempe state AZ zip code 85281
e-mail Alyssa_Gerszewski@tempe.gov; joe_nucci@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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.