

**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

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

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

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

480.350.8028
8579 FAX; 8913TDD
tempe.gov/historicpres



Tempe Historic Preservation Commission

AGENDA

Date: THURSDAY, December 13, 2012

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

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

1. Call to Audience: Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
2. Approval of HPC Minutes
11/01/12 Tempe HPC Monthly meeting
3. Public Hearing Historic Eligible Classification
Hold a Public Hearing for HE Classification of the: Josephine Frankenberg House (1910) moved to Olde Towne Square, Gonzales-Martinez House (1880) located at 320 W 1st Street, Harrington-Birchett House (1931) located at 202 E 7th Street, Samuel C. Long House (1910) moved to Olde Towne Square.
4. Discuss & Consider properties proposed for HE classification on January 10, 2013
Chavez House (1914) 927 S Farmer, Cummins House (1903) 839 S Farmer, Spear House (1893) 1015 S Farmer, Diefenderfer House (1939) 1223 S Farmer, Godbold House (1930) 1210 S Maple, Scudder House (1929) 959 S Ash
5. Discuss & Consider 2013 Arizona Historic Preservation Conference in Mesa
Vic Linoff presentation on plans for Mobile workshops in Tempe and at ASU.
6. Discuss & Consider Tempe General Plan 2040 Update
Brad/Nathan) Update survey & inventory of Cultural Resource Areas
Brad/Alyssa) Update survey & inventory of Multi-family Development
Anne/Billy) Discuss and consider revising 2000 HP Plan for inclusion in GP-2040
7. Hayden Flour Mill + Silos Activities
Staff update on completion of pending Hayden Flour Mill + Silos Historic Designation & Listing in the Tempe Historic Property Register
8. Discuss & Consider Commission/Council Liaison Assignments
Follow up on meetings
9. Discuss and Consider Valley Historic Preservation Commission Coalition
Andrea Gregory report on initial coalition meeting at the Sandra Day O'Connor House
10. Discuss and Consider Graduate Student Intern Program Projects
Korri/Alyssa) Moeur Park WPA Structures National Register Nomination
Charlie/Nathan) Kirkland-McKinney Ditch National Register Nomination
Ira/Billy) Tempe Double Butte Cemetery National Register Nomination
Anne/Alyssa) Tempe Municipal Building National Register Nomination
Andrea/Joe) Historic Preservation Graduate Student Intern Program update
11. Discuss and Consider Chair / Staff Updates:
Tempe HPO Social Media Project **n=2443** <http://www.facebook.com/TempeHPO>
Tempe HPF Social Media Project **n=1235** <http://www.facebook.com/TempeHPF>
12. Current Events / Announcements / Future Agenda Items
 - Member Announcements
 - Staff AnnouncementsNext HPC Activity: 12/19/2012 Historic Preservation Foundation 6:00 pm North Tempe MGC
January HPC Meeting Date: Thursday 01/10/2013 6:00 p.m. at Hatton Hall, 34 E 7th Street

Adjourn

To date in 2012 commission members report donating **671** volunteer hours to the City of Tempe



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

City of Tempe, Arizona

Notice of Public Meeting of a Public Body

Sections 7.6.3, 7.7.4, 7.10.1

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

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

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

Dated this 6 day of December, 2012

Tempe Historic Preservation Commission

By 

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

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

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

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

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

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

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

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

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

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

WELCOME

TO THE MONTHLY MEETING OF THE

TEMPE HISTORIC PRESERVATION COMMISSION

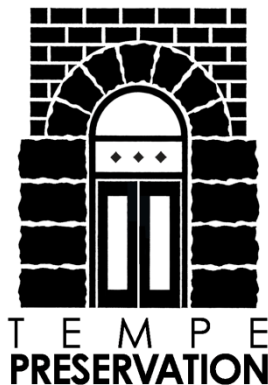
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas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

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

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

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

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



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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, NOVEMBER 1, 2012

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Anne Bilsbarrow, Andrea Gregory, Brenda Shears, Korri Turner

Staff Present: Amy Douglass, Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Alyssa Matter, Joe Nucci,

Public Present: Xinggu Chen, Michael Jarmer, Jorge Garcia, Hugh Hallman, Vic Linoff, Patricia Olson, Jennifer Pankratz, Yefei Shen, Yi Wang, Yanyan Zhang

Call to Order: 6:05 P.M., Andrea Gregory, Chair

1. Call to Audience NO REPLY

2. Approval of HPC Minutes 10/11/2012 Tempe HPC meeting

MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 10/11/2012. SECOND [TURNER]. APPROVED, 4-0.

5. Presentation Arizona State University Update

Presentation by Patricia Olson

- Gammage Auditorium: loading dock has been completed after five years of construction; original quartz from façade has been stored on ASU Polytechnic Campus for possible future reuse; possible restroom addition in future will impact façade; possible future rehabilitation of the two exterior bridges; possible deferred maintenance project; 50 year anniversary will be in 2014
- Harrington-Birchett House: will be used in conjunction with ASU Block 12 development; proposal to use as dining venue; proposed plan would restore exterior and include outdoor dining; new ASU university architect is working with the design school on rehabilitation
- Piper Writers House: Interior rehabilitation ongoing, planned completion in January 2013
- University Club: Ryden Architects currently conducting building assessment to determine necessary rehabilitation work
- Art Annex: under consideration for rehabilitation for use as a restaurant in conjunction with Block 12 development
- Social Science Building: interior rehabilitation ongoing
- Manzanita Hall: Currently in construction phase; complete interior demolition has been completed
- Archaeology: several monitoring investigations underway at various construction sites; nothing to report on significant discoveries
- MPDF Forms: Approval received to hire an historian for document preparation
- Nucci: Invites ASU Historic Preservation to take part in 2013 Arizona Preservation Conference to be held in Mesa; Olson expresses interest

3. Public Hearing Historic Eligible Classification

Nucci: Explanation of Historic Eligible classification

Gregory: Has heard that the Scudder Rental House is deteriorating. Is this true?

Nucci: the property is currently undergoing interior restoration, but no work being done on exterior. Property owner has indicated an interest in listing on THPR.

Hallam: If the property is listed on THPR, the name will change, because new research has shown that B.H. Scudder had no affiliation with the house.

Public Comment: Steve Tseffos, 6131 E. Calle Rosa, Scottsdale, AZ

- Is attending in protest of HE classification of Mullen-Van Petten House at 918 S. Mill Ave. (hereafter referred to as MVP House)
- Believes HE process is confrontational to property owners and represents a departure from Tempe historic preservation precedent; this stance counteracts the actions of historic preservation commissions/offices elsewhere
- Believes that the public voice is not being heard by HPO and HPC
- Is currently working with SHPO and NPS to remove MVP House from listing on the National Register of Historic Places
- Asks that HPC take no further action towards this property

4. Discuss & Consider Mill Properties New Ownership and Eventually Redevelopment

Presentation by Property Owner Steve Tseffos

- Personal biography, overview of his history living in Tempe and acquiring local properties
- Has worked on rehabilitation of many historic properties in the past
- Owns more Maple-Ash properties than any other single property owner
- Overview of other Tempe historic properties he owns
- Ownership history of the five Mill Avenue properties in question (910, 918, 928, 930, 944 S. Mill Ave.)
- Tseffos acquired these properties in 1996 and has owned them since then, adaptively reusing them for commercial purposes
- Refutes recent newspaper story about a change in ownership in these properties. In fact, there has been no such change. Tseffos recently changed partners, but he remains an owner.
- Tseffos provides his vision for historic preservation, which involves relocating endangered historic properties rather than demolition
- Encourages HPC to consider making this a recommended approach for preservation
- Relocation and adaptive reuse makes historic buildings more accessible to the public
- States that no other entity has destroyed more historic buildings in Tempe than the City of Tempe itself
- Currently has no plans to relocate, demolish, or otherwise redevelop the five Mill Avenue properties in question
- If these properties are ever removed, they could be relocated to form another Old Town Square-type compound
- Stresses importance of public-private partnership in such ventures as relocating historic buildings
- City of Tempe has denied his request for a letter of support for de-listing this property from the National Register of Historic Places

Dialogue between Tseffos and HPC

- Q: If the properties are moved, would they be moved elsewhere within Maple-Ash?

A: Possibly, but it would be impossible to place them contiguously and they would have to be placed separately as space would permit.

- Bilsbarrow: HPC and Tseffos have difference in interpretation. Why would HE listing require HPC to be confrontational? Is HPC advice so terrible?

Tseffos: Confrontation lies in the imposition upon a property owner of something that is not wanted. Why does the property require HE designation? HE is nothing more than a stepping stone for future historic designation.

- Shears: Believes HE to be a proactive approach, not a confrontational one
- Nucci: HPC will not list any property on THPR without owner consent; however, owner consent is not required for classification as HE
- Nucci: HPC has never imposed listing on the local register upon a property owner without consent
- Comparisons made to recent situation with the David Wright House in the City of Phoenix
- Gregory: HE designation designed to ensure that HPC is aware of any future development proposals
- Tseffos: If HPC insists on classifying his property as HE, he will appeal to City Council
- Q: What constraint does HE place on a property owner?
A: The singular effect is to potentially delay demolition permit for up to 30 days
- Tseffos: Tempe needs a process in place for relocating historic buildings
- Q: With the property listed on the National Register, what are the constraints?
A: (Tseffos) Constraints are irrelevant. He is de-listing the property and is doing so because he wants to. Does not believe pride in ownership is contingent upon listing on an historic registry
- Q: Does relocation of a property require a demolition permit?
A: No.
- Q: Is this the first time HE classification has been disputed?
A: Yes.

End of Steve Tseffos Presentation and Dialogue with HPC

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE HUGH LAIRD HOUSE AS HISTORIC ELIGIBLE AND LIST AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [TURNER]. APPROVED: 4-0.

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE MORROW-HUDSON HOUSE AS HISTORIC ELIGIBLE AND LIST IT AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [SHEARS]. APPROVED: 4-0.

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE BYRON REDDEN HOUSE AS HISTORIC ELIGIBLE AND LIST IT AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [TURNER]. APPROVED: 4-0.

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE LOWELL REDDEN HOUSE AS HISTORIC ELIGIBLE AND LIST IT AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [SHEARS]. APPROVED: 4-0.

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE B.H. SCUDDER RENTAL HOUSE AS HISTORIC ELIGIBLE AND LIST IT AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [TURNER]. APPROVED: 4-0.

MOTION [BILSBARROW]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY THE MULLEN-VAN PETTEN HOUSE AS HISTORIC ELIGIBLE AND LIST IT AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SECOND [NO SECOND RECEIVED]. MOTION FAILS.

6. Discuss & Consider Commission/Council Liaison Assignments

- Nucci: Recognizes former Mayor Hugh Hallman in the audience.
- Bilsbarrow met with Councilmember Corey Woods
- Shears met with Shana Ellis; Ellis expressed willingness to talk with HPC about proposed Mill Avenue streetcar development
- Turner & Gregory have meetings scheduled with respective councilmembers

7. Hayden Flour Mill & Silo Activities

- Tours scheduled for Saturday, November 3rd, from 9 a.m. to 12 noon.
- Nucci: Expresses need for additional tour guides
- Currently about 400 people on waiting list for tours
- Diabetes Walk on Saturday morning at Tempe Town Lake likely to yield walk-up participants
- Mill was removed from the November 1 City Council meeting agenda
- There are many questions among council members regarding historic designation of the mill that need to be answered before it can be heard at City Council meeting
- HPO has been directed to proceed as follows: prepare an informational summary for City Manager Charlie Meyer; then an Issue Review Session will be held between HPO and council members; then possible scheduling on a future City Council meeting agenda

8. Discuss and Consider Tempe General Plan 2040 Update

- Hallam: Continuing work with GIS mapping of historic Tempe subdivisions
- Hallam: Working on identifying about 65 specific single-family subdivisions to be reviewed during an upcoming driving tour
- Hallam: Brad Graham's criteria for evaluation is being taken into consideration throughout this process
- Hallam: Hopes to eventually narrow down the list to a select few to be chosen as cultural resource areas in GP2040
- Nucci: Discussion of current Historic Preservation Plan
- Nucci: Proposes reexamination and revision of current Historic Preservation Plan for inclusion in GP2040.
- Possibility of accounting for Steve Tseffos suggestion regarding advocacy for historic property relocation when necessary, to be included in amended Historic Preservation Plan
- Nucci: Asks commission members to review current Plan and prepare comments and recommendations for changes to December HPC meeting
- Hallam: Clarification of Cultural Resource Area (CRA) meaning: defines these as being crucial to the preservation of character and as a tool for preserving density, a pivotal qualitative attribute of CRAs.
- Nucci: Additional discussion of density within CRAs; CRA concept should be considered with more precision in the future

9. Discuss and Consider Graduate Student Intern Program Projects

- Gerszewski: Work with multi-family subdivisions ongoing, but primary focus has been with single-family subdivisions
- Gerszewski: Moeur Park NRN will be completed in December and should be listed on the March 2013 HSRC meeting agenda for review
- Gregory: Moeur Park NRN should include historic context on highways
- Nucci: Three Tempe properties slated for review at November 16 HSRC meeting in Phoenix: Tempe Double Butte Cemetery; Tempe Municipal Building; and Kirkland-McKinney Ditch
- Nucci: anticipates HSRC resistance on Municipal Building NRN due to mid-century-modern architecture
- Hallam: Working on Farmer Addition Survey & Inventory (about 10 properties) and hopes to eventually bring this district as HE
- Hallam & Nucci: HE properties to be heard at December HPC meeting will once again include Steve Tseffos-owned properties
- Discussion: Should these properties be removed from consideration for HE? HPC just established precedent that it will not classify Tseffos properties as HE.
- The Tseffos properties will remain on the December HPC agenda for HE classification

10. Discuss and Consider Chair/Staff Updates

Gregory: Upcoming coalition meeting of local historic preservation commissions (Nov. 20)

11. Current Events / Announcements / Future Agenda Items

Next HPC Meeting Date: Thursday 12/13/2012 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Adjourned: 7:55 PM

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 12/13/2012

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 – 1) Josephine Frankenberg House (1910) moved to Olde Towne Square, 2) Gonzales-Martinez House (1880) located at 320 W 1st Street, 3) Harrington-Birchett House (1931) located at 202 E 7th Street, and 4) Samuel C. Long House (1910) moved to Olde Towne Square, 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 – 1) the JOSEPHINE FRANKENBERG HOUSE, 2) the GONZALES-MARTINEZ HOUSE, 3) the HARRINGTON-BIRCHETT HOUSE, AND 4) the SAMUEL C. LONG HOUSE – AS HISTORIC ELIGIBLE AND LIST THEM AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT."

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

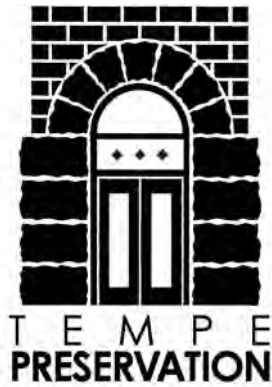
9) *Summarize what took place and what are the next steps:*

"The Tempe Historic Preservation Commission has just concluded a Public Hearing for Historic Eligible classification of 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.



**HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Alternate
Anne Bilsbarrow, Chair
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Brenda Shears
Korri Turner
Alternate (vacant)

**HISTORIC
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The City of Tempe is a
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Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD



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

Monday, December 03, 2012

MILL PROPERTIES LLC
1724 S VENTURA DRIVE
TEMPE AZ 85281

Congratulations!

Your property, the Josephine Frankenberg House (1910) moved to Olde Towne Square is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1910 Neo-Classical style Josephine Frankenberg House originally at 129 E. University Drive and now moved to Olde Towne Square is significant as representative of the first major building boom in Tempe; for its association with its builders, James W. Woolf and Milton H. Meyer; and for its architectural qualities as the best-preserved and largest local example of rusticated concrete block construction 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, December 13, 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 your property 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

Josephine Frankenberg House (1910) moved to Olde Towne Square

MILL PROPERTIES LLC
1724 S VENTURA DRIVE
TEMPE AZ 85281

SUMMARY - The 1910 Neo-Classical style Josephine Frankenberg House originally at 129 E. University Drive and now moved to Olde Towne Square is significant as representative of the first major building boom in Tempe; for its association with its builders, James W. Woolf and Milton H. Meyer; and for its architectural qualities as the best-preserved and largest local example of rusticated concrete block construction in Tempe.

A: HISTORIC EVENTS – The 1910 Neo-Classical style Josephine Frankenberg House is among the oldest of the remaining properties of similar construction and represents the best local example of the type in both design and craftsmanship. Built in 1910, the house is representative of the first major building boom in Tempe which was to last until the post-World War I depression. The builders (Meyer and Woolf) were responsible for the initial development of the concrete block industry in Tempe. By the end of 1910, their Tempe plant was producing building blocks of various sizes, concrete tiling, and headgates for irrigation.

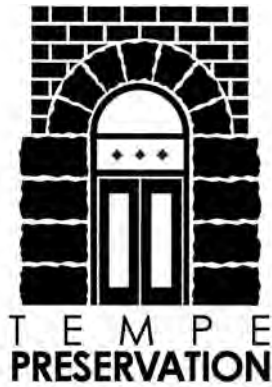
B: PERSONS – Local contractors James W. Woolf and Milton H. Meyer began construction on the Frankenberg House began in November of 1909. Milton J. Meyer, a local carpenter and craftsman, was the first to introduce the use of concrete block as a construction material in Tempe. Meyer is credited with the construction of many buildings in the Valley, including eight churches in Glendale, Phoenix, and Tempe. He is also associated with the first major building expansion program at the Tempe Normal School (now ASU) as the principal carpentry contractor for buildings constructed between 1905 and 1916. With financial backing from James W. Woolf, a longtime Tempe resident and prominent citizen, Meyer moved the concrete block industry forward. Although built for Theodore Dickenson, the house is named for Josephine Frankenberg, who purchased it in 1919, and continuously occupied it until her death in 1949. Josephine nursed many victims back to health during the Great Influenza epidemic in 1918. She rented rooms on the second floor to boarders, mostly single teachers employed at the Normal School. In the 1970s and 1980s, the house served as office space for Arizona State University.

C: ARCHITECTURE – The Josephine Frankenberg House was dismantled and rebuilt at Olde Towne Square (150 S. Ash Avenue) in 1992. The following is the architectural description for the original intact building prior to its move to a new location. The Frankenberg House is significant for its architectural qualities as the best-preserved and largest local example of rusticated concrete block construction in Tempe. The Frankenberg House is a two-story residence built of rusticated concrete block, and is essentially Neo-Classical in style. It is rectangular in plan, surmounted by a moderately-pitched roof. An offset gable extension is on the north façade. Broad gabled ventilating dormers are centrally located on the other three roof slopes. Each gable is detailed with multiple shaped shingles. The original shingle roof had been covered with ribbed roofing tile. A veranda with a low-pitched hipped roof extends along the north and east facades and is supported by eight precast concrete columns resting on a continuous low concrete block wall. Both north and east facades have slightly projecting frame bays on the lower level. The front door is original and features a single light with molded and beveled panels and decorative stamped hardware.

The property was added to National Register in 1980, then subsequently dismantled and rebuilt at Olde Towne Square in 1992. Now lacking integrity of location, this property remains eligible for listing in the National Register of Historic Places under National Park Service Criterion B and C.



Josephine Frankenberg House (1910) ** MOVED **



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COMMISSION**

Ira Bennett, Alternate
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Andrea Gregory
Charlie Lee
Brenda Shears
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Alternate (vacant)

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

Monday, December 03, 2012

TEMPE, CITY OF

PO BOX 5002

TEMPE AZ 85280

Attn: Larry Schmalz, CDBG Principal Planner

Congratulations!

Your property, the Gonzales-Martinez House (1880) located at 320 W 1st Street is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

This building is significant for its association with the initial settlement of the Hayden's Ferry townsite along the south bank of the Salt River. Built in 1880 by Ramon Gonzales, the house is one of only three remaining structures associated with the first ten years of Tempe's history. The building is a rare local example of a house type illustrative of the early life style and settlement pattern of the predominantly Mexican population of early Tempe.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, December 13, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

What does Historic-Eligible mean for my property?

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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

Gonzales-Martinez House (1880) located at 320 W 1st Street

TEMPE, CITY OF
PO BOX 5002
TEMPE AZ 85280

SUMMARY - This building is significant for its association with the initial settlement of the Hayden's Ferry townsite along the south bank of the Salt River. Built in 1880 by Ramon Gonzales, the house is one of only three remaining structures associated with the first ten years of Tempe's history. The building is a rare local example of a house type illustrative of the lifestyle and settlement pattern of the predominantly Mexican population of early Tempe.

- A: **HISTORIC EVENTS** – The Territory of Arizona was established in 1863, by an Act of Congress which granted sections 16 and 36 of each township for the benefit of the Common Schools. Endowment of public lands for educational purposes was a practice established by the Northwest Ordinance in 1787, whereby Congress recognized the importance of public schools to a developing nation. School lands are held by the State in trust which invokes an enormous range of rules enforceable in the courts. Unfortunately, the fact that Gonzales and other Hispanic employees essentially “squatted” on the land without clear title has led to lawsuits with the State of Arizona in recent years, one of which has directly impacted the subject property and has resulted in a shift in ownership from the Sussex family to both state and local government entities.
- B: **PERSONS** – Ramon Gonzales was a freighter in Southern Arizona until he relocated to Tempe in about 1877 and was employed by Charles T. Hayden. Originally an employee of Charles Trumbull Hayden at his adjacent Salt River ferry, Ramon Gonzales likely built the house at its location due simply to its proximity to his place of work; many others did the same, Hayden being the largest employer in the area at that time. Jesus Martinez acquired the property in 1892. Martinez was the great-grandfather of Steven Sussex, whose family lived on the property for over 100 years. Carl Hayden, the State’s first Congressional Representative and one of the longest-serving U.S. Congressmen in history, raised hogs on the property with Sussex’s uncle, who arrived in Tempe in 1912 and worked in the construction of the 1912 bridge that spanned the banks of the Salt River. During the Great Depression, the Sussex family allowed homeless travelers on the adjacent railroad to stay in shacks on the property (one of which still remains).
- C: **ARCHITECTURE** – Constructed of adobe, the house represents the earliest form of traditional Southwestern architecture, harkening back to the days of Spanish colonization of Arizona and New Mexico. The Gonzales-Martinez House is one of only two such adobe structures (the other being the Charles T. Hayden House/Monti’s La Casa Vieja) that remain in the City of Tempe. Furthermore, this is the only Hispanic-built and Hispanic-owned adobe home remaining in a town that at one time—in the late 1800s—had entire neighborhoods (or “barrios”) built of similar small adobe homes. Thus, this property might be seen as the last remaining architectural vestige of Tempe’s working-class Mexican roots.

The property was added to National Register in 1984, along with a number of properties under the early settlement context provided by the Janus Associates Tempe Multiple Resource Area study. The house remains eligible for National Register listing today.



Gonzales-Martinez House (1880) 320 W 1st Street



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Tempe Historic Preservation Commission (Tempe HPC)

Tempe Historic Preservation Office

Monday, December 03, 2012

ARIZONA BOARD OF REGENTS
PO BOX 870401
TEMPE AZ 52870401

Congratulations!

Your property, the Harrington-Birchett House (1931) located at 202 E 7th Street is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

This house represents an excellent example of Period Revival styling. The core of the Harrington/Birchett house was built in 1895 as part of the J.W. Harrington homestead. The original house was a single-story brick Victorian cottage built by the Goodwin Brothers. The building was remodeled in 1931 into a Period Revival style house with English Tudor qualities including enclosure of porches, sheathing the brick with stucco.

What is going to happen?

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, December 13, 2012, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

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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

Harrington-Birchett House (1931) located at 202 E 7th Street

ARIZONA BOARD OF REGENTS

PO BOX 870401

TEMPE AZ 52870401

SUMMARY – Constructed circa 1895 by the Goodwin Brothers, this historic Victorian residence was remodeled to English Tudor style in 1931.

- A: HISTORIC EVENTS – Today the house survives as one of the last remaining examples of the original residential neighborhoods downtown and provides an unusual example of remodeling during the historic period to transform a house's stylist character completely. Guess Anderson Birchett, a self-trained naturalist, became known as the "Bird Lady" of Tempe. Birchett banded an estimated 5,000 birds, becoming an expert on their migratory patterns. She is representative of the many female naturalists, without formal training, who studied plants and animals, and founded botanical gardens and sanctuaries throughout the U.S.
- B: PERSONS – Built in 1895 and originally owned by J.W. Harrington, the house was acquired in 1904 by Mattie Birchett. Her son, Joseph T. Birchett, married Guess Eleanor Anderson that same year and, together with Mattie, the family occupied the house until around 1920. Joseph retired from the Birchett Brothers store, and his mother Mattie died in 1925. The house served briefly as a rental property until the 1930s, when it was re-occupied by Joseph and Guess Birchett. Joseph was the director of the Tempe National Bank, as well as mayor of Tempe from 1912 to 1914.

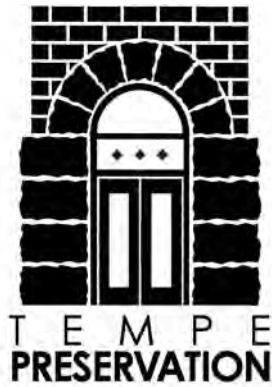
Guess Anderson Birchett was born in San Antonio, Texas on March 28, 1881 and arrived in Tempe in 1903; a year later, she married Joseph T. Birchett outside the Benjamin B. Moeur home. She began her studies in ornithology in 1940 and eventually obtained special licenses allowing her to care for birds at her home. She often shared her knowledge of birds in publications such as the *Western Bird Banding Magazine*, as well as local newspapers. From 1940 until 1970, the Harrington-Birchett House was designated an official federally-recognized bird sanctuary by the Fish & Wildlife Bureau. She also was an ardent public speaker and frequently shared her knowledge of birds with local students of all ages. She played a role in the founding of Phoenix's Desert Botanical Gardens and served as a charter member of the Tempe Woman's Club. In 1971—the one hundredth anniversary of Tempe's founding—Guess was named the Centennial Queen. She died in 1979 at the age of 98.

- C: ARCHITECTURE – This house is an unusual example of remodeling during the historic period to transform a house's stylist character completely. The Harrington-Birchett House was remodeled in 1931 from Victorian to Tudor Revival. Today the house represents an excellent example of Period Revival styling. The core of the Harrington/Birchett house was built in 1895 as part of the J.W. Harrington homestead. The original house was a single-story brick Victorian cottage built by the Goodwin Brothers, whom Harrington commissioned to undertake construction. The building was remodeled in 1931 into a Period Revival style house with English Tudor qualities, including enclosure of the porches, as well as sheathing the brick with stucco.

The property was added to National Register in 1984, along with a number of properties under the early settlement context provided by the Janus Associates Tempe Multiple Resource Area study. Today the property is owned and maintained by Arizona State University which is looking at a variety of options for restoring and utilizing the house for public benefit.



Harrington-Birchett House (1931) 202 E 7th Street



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

Monday, December 03, 2012

MILL PROPERTIES LLC
1724 S VENTURA DRIVE
TEMPE AZ 85281

Congratulations!

Your property, the Samuel C. Long House (1910) moved to Olde Towne Square is considered eligible for listing in the Tempe Historic Properties Register.

Why is my property historic?

The 1910 Bungalow style Samuel C. Long House originally at 27 East 6th Street and now moved to Olde Towne Square is significant as representative of the first major building boom in Tempe; for its association with its builders, James W. Woolf and Milton H. Meyer; and for its architectural qualities as the best preserved local example of a concrete block, Bungalow style residence in Tempe.

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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

Samuel C. Long House (1910) moved to Olde Towne Square

MILL PROPERTIES LLC
1724 S VENTURA DRIVE
TEMPE AZ 85281

SUMMARY - The 1910 Bungalow style Samuel C. Long House originally at 27 East 6th Street and now moved to Olde Towne Square is significant as representative of the first major building boom in Tempe; for its association with its builders, James W. Woolf and Milton H. Meyer; and for its architectural qualities as the best preserved local example of a concrete block, Bungalow style residence in Tempe.

- A: HISTORIC EVENTS - The Samuel C. Long House is significant for its association with the early concrete block manufacturing industry and with the builders J. W. Wolfe and M. H. Meyer, local promoters of the industry. The house is the best preserved local example of a concrete block, Bungalow style residence in Tempe. Built in 1910, the house is representative of the first major building boom in Tempe which was to last until the post-World War I depression. The builders (Meyer and Woolf) were responsible for the initial development of the concrete block industry in Tempe. By the end of 1910, their Tempe plant was producing building blocks of various sizes, concrete tiling, and headgates for irrigation.
- B: PERSONS - Local contractors James W. Woolf and Milton H. Meyer began construction on the Samuel C. Long House 1910 at 27 East 6th Street (southeast corner of 6th Street and Mill Avenue). Milton J. Meyer, a local carpenter and craftsman, was the first to introduce the use of concrete block as a construction material in Tempe. Meyer is credited with the construction of many buildings in the Valley, including eight churches in Glendale, Phoenix, and Tempe. He is also associated with the first major building expansion program at the Tempe Normal School (now ASU) as the principal carpentry contractor for buildings constructed between 1905 and 1916. With financial backing from James W. Woolf, a longtime Tempe resident and prominent citizen, Meyer moved the concrete block industry forward.
- C: ARCHITECTURE - The Samuel C. Long House is a single-story residence, rectangular in plan, constructed of rusticated concrete blocks. It is surmounted by a steep, corrugated metal covered gable roof with the ridge running parallel to the main façade. The front slope of the roof projects over the front porch which runs the length of the front façade and is supported by four pre-cast concrete columns of Ionic Neo-Classical design. The main entryway is reached by three concrete steps flanked by rusticated concrete block walls. On either side of the entry door are one-over-one, double hung, wood sash windows. Two similar windows occur in each of the gable-end walls. A hipped roof over the rear of the house intersects with the slope of the main gable roof. Both roof slopes have centrally positioned, shed-roofed ventilating dormers with thee louvered grills. A single matching louvered grill occurs high in the shingled gable end walls. The interior is divided into six rooms; a parlor-dining room, two bedrooms and a bathroom in the front, and a kitchen and additional bedroom in the rear section of the house. The original flooring, most of the doors, casings, and windows remain intact.

The property was added to National Register in 1980, then subsequently dismantled and rebuilt at Olde Towne Square in 1992. Now lacking integrity of location, this property remains eligible for listing in the National Register of Historic Places under National Park Service Criterion B and C.



Samuel C. Long House (1910) ** MOVED **

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www.azpreservation.com

November, 2012

www.facebook.com/AzHistoricPreservationConference



We're Live!

www.azpreservation.com

Our website is now live with useful information and links about the 2013 Conference. Please take a few moments and scroll through the website and see photographs from 2012's conference and award recipients. The Accommodations page also gives information about the Hilton Phoenix East / Mesa and how to reserve your room (do it today!).



Arizona Main Street Program

Now Managed by Arizona State Parks



It was announced at the 2012 Arizona Historic Preservation Conference in Prescott just in case you missed it. [Click here](#) to learn more about the Arizona Main Street Program. Register for the 2013 Arizona Historic Preservation Conference to learn even more!

Conference Theme:

"Making Preservation Relevant:
The Past in Future Tense"

Call for Presenters/Session Topics:

Do you have fresh successes? Timely project management updates? New funding sources? Best practices? New and approved preservation techniques? Challenges and solutions? Individuals or team presentations, panel discussions, etc. from non-profits, professional consultants, government agencies, educational institutions, and all others who are engaged in historic preservation are encouraged to submit proposals. Opens November 15, 2012 and closes January 31, 2013. Contact questions@azpreservation.com for the submission document.



*Photo courtesy Eric Vondy,
SHPO.*

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For the first time, the Historic Preservation Conference is coming to the beautiful city of Mesa where great developments in preservation are underway. We are anticipating the greatest number of sponsors and financial partners in the history of the conference in 2013. The growth and sustainability of this program, now in its 11th year, depends upon many partnering organizations, municipalities, non-profits, historic homeowner associations, museums, archives, archaeologists, city planners, architects, and countless others. This is the largest and most consistent historic preservation conference in the Southwest and your partnership is critical to its continued success. How can you get involved? We have a long list of sponsorship and partnership options just waiting for you. Contact Dave Ryder, Veer Consulting, at 602-568-6277 or questions@azpreservation.com for an immediate response and the list of options.



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Who's Planning The Conference?

State Historic Preservation Office (Arizona)
Arizona State Parks
National Park Service
Arizona Preservation Foundation
Arizona Archaeological Council
Arizona Historical Society
The City of Mesa



Save the Mill: Redevelopment at a Downtown Tempe Landmark

Presenters: Andrea Gregory, Tempe Historic Preservation Commission Chair; Joe Nucci, Tempe HPO; Mark Vinson, Tempe City Architect

The Hayden Flour Mill and Silos is one of Tempe's most iconic buildings, a reminder of our agricultural past when Tempe was a small town surrounded by miles of farmland. Processing, marketing, and distribution of grain from the Hayden Flour Mill firmly established agriculture-based industry as the foundation of the settlement's economy. Charles Trumbull Hayden began milling grain on this site in 1874, marking the first use of the Salt River for water-powered industry. On April 1, 1998, Bay State Milling ceased milling operations at Hayden Flour Mill, ending the longest run of continuous use for an industrial building in the Valley. Since then, the property has passed in and out of control by the city until now, when once again in public ownership, the city is considering how to adapt the landmark Hayden Flour Mill + Silo property to a new use and incorporate it in a meaningful way as the link between the Downtown Mill Avenue District and the Tempe Town Lake.

Primary Educational Points

1. Understanding that municipalities must focus on the conservation of increasingly scarce community cultural resources if they are to survive.
2. Striving to balance preservation efforts with economic development and project viability on marginal urban development sites.
3. Using significant historic properties as a contextual theme for redevelopment.
4. Including the Native American Community in cooperative redevelopment efforts.
5. Appreciating that similar projects can be used to highlight the complexities inherent in adaptive reuse of community cultural resources.

How the Topic Applies to Arizona's Historic Preservation Efforts Visitors come from all over the country to experience Arizona's natural and cultural heritage. When they arrive, they go out of their way to seek out authentic experiences. Good historic preservation practices go a long way towards providing that experience. A top destination in Arizona, more than 2.7 million people spend time at Town Lake each year. Downtown Tempe offers 100+ restaurants, clubs, and retail shops found in the Valley's only true walkable urban district. At the heart of these redevelopment marvels lies the Hayden Flour Mill and Silos, one of Tempe's most iconic landmark properties. The special sense of place, community, and history that Tempe Butte and the Hayden Flour Mill provide to the citizens of Tempe has long been recognized. The ongoing and successful revitalization of downtown Tempe has provided the impetus for the city to carefully evaluate the role of the project area and to look toward a development solution that integrates successful development with sensitive preservation of these significant archaeological and architectural resources.

Save the Mill: Redevelopment of a Downtown Tempe Landmark

*Attendance: 15 HP Conference
Participants*

*Subject: HP Conference Mobile
Workshop*

*Presented by: Tempe HPC &
Tempe HP Foundation*

Overview & Purpose

This would be a 3 hour working lab on how to adapt the landmark Hayden Flour Mill + Silo property to a new use and incorporate it in a meaningful way as the link between the Downtown Mill Avenue District and the Tempe Town Lake.

	Teacher Guide	Student Guide	
Objectives	How to handle a development community that tends to be insensitive to community cultural resources	Problem solving for adaptive reuse of an iconic landmark situated between the commercial downtown and a regional recreational venue	Materials Needed • Paper • Pencil • Light Rail transit • Computer and Visual Screen • Conference Room • Ice Chest w/Bottled Water
Information	Site background will be provided while on tour.	Experience in working with the public.	
Verification	Representatives from the development community will be invited to share in the problem solving session.		Other Resources • Mill History and Significance • Current Situation • Effects of Designation • Visioning • Process Outline
Activity	Take participants through the Hayden Flour Mill & Silos property. Follow with a “Lab Session” at the Conference facility.	Participation in the Lab Session through prior experiences, knowledge, and effective strategies.	

HAYDEN FLOUR MILL

Proposed Process for Designation and Development

Introduction

Tempe Preservation hopes to move ahead with historic designation of the Hayden Flour Mill and Silos and listing the property in the Tempe Historic Property Register and the National Register of Historic Places. Upon resumption of the designation process a number of questions were raised by council members with respect to the effects of historic designation on redevelopment of the site. This memo is sent to assure council and other concerned stakeholders that historic designation and listing will in no way diminish the city's ability to redevelop the Hayden Flour Mill and Silos property. Instead, designation will help to inform redevelopment activities in a way that is sensitive to the extraordinary historic significance and integrity of resources uniquely available at this landmark location.

History and Significance

The Hayden Flour Mill and Silos is one of Tempe's most iconic buildings, a reminder of our agricultural past when Tempe was a small town surrounded by miles of farmland. Processing, marketing, and distribution of grain from the Hayden Flour Mill firmly established agriculture-based industry as the foundation of the settlement's economy. Charles Trumbull Hayden began milling grain on this site in 1874, marking the first use of the Salt River for water-powered industry. Constructed in 1918, the current mill building was itself water-powered until converted to electricity in 1924. This building was designed to be fire-proof, using materials and methods developed in the aftermath of the great San Francisco earthquake and fire of 1906. The mill is the oldest cast-in-place, reinforced concrete building in Tempe. The grain elevator and silos east of the mill were constructed in 1951 and remained the tallest structures in Tempe until 2007. Today the Hayden Flour Mill and Silos is a landmark property that embodies the birth and development of Tempe. Its successful rehabilitation and integration into new development will be a visible symbol of Tempe's continued growth and prosperity in the dawning 21st century.

Current Situation

On April 1, 1998, Bay State Milling ceased milling operations at Hayden Flour Mill, ending the longest run of continuous use for an industrial building in the Valley. On December 18, 1997, council approved a zoning change and preliminary PAD (Planned Area Development) for Bay State/Benton Robb LLC for mixed-use development, including a 40-suite hotel, office, and retail restaurant uses. The PAD was not recorded and the approvals lapsed. MCW purchased the property on June 8, 1998. The city purchased the property on July 15, 2003, as part of a development agreement stipulating performance criteria including time of performance. On July 20, 2006, council approved a third development agreement with MCW which required building permit application within 12 months of PAD approval. On August 17, 2006, council approved assignment of the agreement from MCW to Tempe Flour Mill LLC (Avenue Communities). On March 1, 2007, council approved the PAD. On March 15, 2011, the city terminated the development agreement with Tempe Flour Mill LLC for non-performance.

Effects of Designation

The property has been proposed for local, as well as national, historic designation since 1997 (Ryden, Tempe Multiple Resource Area Update). In 2005, the Tempe Historic Preservation Commission held a public hearing and recommended local designation of the mill property. The Development Review Commission concurred and forwarded the recommendation to City Council, which continued the item indefinitely after holding an initial public hearing. The effect of historic designation and listing the property in the Tempe Historic Property Register and the National Register of Historic Places will not abridge or impinge the city's ability to redevelop the property. Rather, in addition to meeting public expectation, historic designation and listing will allow the city's dedicated team of preservation and design professionals, together with citizen volunteers, the opportunity to advise on redevelopment and may even encourage participation from developers that are familiar with and sensitive to preservation values.

Visioning

Although interim use of the site will help to mitigate risk of loss or damage to the historic integrity of the property, a comprehensive plan for repurposing cultural resources within the Hayden Flour Mill project area is an essential component of a successful plan strategy for downtown redevelopment. Not just what but when to redevelop are decisions critical to the future success of redevelopment.

The Hayden Flour Mill and Silos is a community cultural resource valued by Tempe citizens, our Native American neighbors, and the University Community as well. In fact, each of these groups shares a tradition of use and enjoyment of these resources dating back decades and even centuries. Plans for repurposing these resources will be most successful if they can be inclusive of all traditional user groups, as well as other stakeholders. A visioning process would result in a more effective plan by incorporating input from such groups, as well as appropriate professionals in an advisory capacity.

Process Outline:

1. Assemble all pertinent information, including site plans and aerial photos, historical/cultural, economic and legal, to inform discussion and plan development.
2. Hold a series of invited charrettes to solicit input and develop concepts. Attendees would include representatives from:
 - Salt River Pima-Maricopa Indian Community
 - Arizona State University (Office of the University Architect; Office of Real Estate Development)
 - Development community
 - Adjoining property owners
 - Downtown Tempe Community (DTC)
 - City of Tempe Boards and Commissions (Development Review, Historic Preservation, Rio Salado)
 - City of Tempe staff as facilitators and participants (Community Development, Public Works, Parks & Recreation; Cultural Services, others)
3. Community Development staff will synthesize comments and concepts and develop a draft plan
4. Hold Open House for public comment (advertised to general public plus all board and commission members invited)
5. Community Development presents plan and comments to Mayor and Council for review/comment

6. Community Development revises and develops final version for Council approval
7. Resume/complete historic designation process
8. Issue RFP/RFQ based on adopted plan (see below)

TEMPE PRESERVATION SCHEDULE

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

Tempe Historic Preservation Upcoming Events & Activities

W	12/12/2012	Historic Preservation Foundation – Holliday Party	6:00 pm	Casey Moore's 850 S Ash Av
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
F	12/21/2012	SHPO/HSRC Submittal Deadline for public hearing on 03/22/2013		
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	4/27/2013	SHPO/HSRC Submittal Deadline for public hearing on 07/26/2013		
H	05/09/2013	Historic Preservation Commission – Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
H	06/13/2013	Historic Preservation Commission – Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
H	07/11/2013	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
H	08/08/2013	Historic Preservation Commission – Public Hearing	6:00 pm	Hatton Hall 34 E 7 St
F	8/16/2013	SHPO/HSRC Submittal Deadline for public hearing on 11/15/2013		

H	09/12/2013	Historic Preservation Commission	6:00 pm	Hatton Hall
	–	Public Hearing		34 E 7 St
H	10/10/2013	Historic Preservation Commission	6:00 pm	Hatton Hall
	–	Public Hearing		34 E 7 St
H	11/14/2013	Historic Preservation Commission	6:00 pm	Hatton Hall
	–	Public Hearing		34 E 7 St
F	11/15/2013	AZ Historic Sites Review Comm	9:00 am	Arizona State Parks
	-			1300 W Washington
H	12/12/2013	Historic Preservation Commission	6:00 pm	Hatton Hall
	–	Public Hearing		34 E 7 St