

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. ☞☞☞

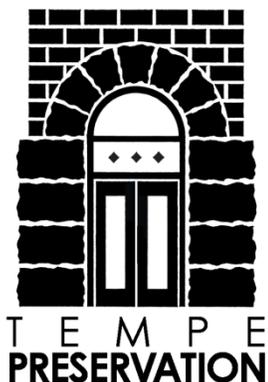
IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

- ☞ 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, Alternate
Anne Bilsbarrow, Chair
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
Liz Wilson, Vice-Chair
Vacancy

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Nathan Hallam
Wm. "Billy" Kiser
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
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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, September 08, 2011

Location: Hatton Hall 34 East Seventh Street

Commissioners Present:

Anne Bilsbarrow
Ira Bennett
Brad Graham
Andrea Gregory
Charlie Lee

Staff Present:

Amy Douglass, Nathan Hallam, Billy Kiser, Joe Nucci,
Jared Smith, Mark Vinson

Public Present:

Phil Amorosi, Chuck Buss, Vic Linoff, Shirley McKean

Call to Order: 6:00 P.M., Anne Bilsbarrow, Chair

1. Call to Audience

No Comment

2. Approval of HPC Minutes: 08/11/2011 Tempe HPC meeting

Minutes were amended as follows prior to approval -

Bennett: strike first line of item #9? – yes.

Nucci: remove phrase, "modern streetcar" from item #9? – yes.

MOTION: [BENNETT] TO APPROVE MINUTES OF THE 08/11/2011
TEMPE HPC MEETING AS AMENDED ABOVE. SECOND: [GRAHAM].
APPROVED: 5-0

3. Public Hearing – Barnes (Conway) House Historic Designation

Members of the public approve designation unanimously –

MOTION: [BENNETT] "THAT THE TEMPE HISTORIC PRESERVATION
COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW
COMMISSION, MAYOR AND CITY COUNCIL THAT THE BARNES
(CONWAY) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE
TEMPE HISTORIC PROPERTY REGISTER." SECOND: [GRAHAM].
APPROVED: 5-0

4. Discuss & Consider Borden Homes Historic District Design Guidelines

- Nucci: process will be based on Roosevelt District guidelines
- Nucci: Do we have an update on Scott Solliday's National Register Nomination?
- Buss: Not since two weeks ago.
- Nucci: Six to twelve people needed to form working group; HPC will contribute two. Does the neighborhood have four to eight volunteers?
- Buss: I'll ask around
- Nucci: I'll send a letter to everyone.

5. Discuss and Consider Hudson Manor Historic District

- Amorosi: The notarization process is a hindrance to getting waivers signed. Also, a property owner in the neighborhood organizes a regular pot-luck, and those who attend are refusing to sign the waivers.
- Nucci: Perhaps a representative from HPO can attend this pot-luck.
- Nucci: HPO has considered mailing out a waiver with self-addressed stamped envelope, but the cost is prohibitive; we need face-to-face interaction with neighbors.
- Buss: There is value to walking the neighborhood and knocking on doors.
- Amorosi: Perhaps our neighborhood association could cover some of the cost associated with mailings.
- Nucci: Keep in mind that Scottsdale has recently listed a district without waivers, though neighborhood association made it possible. Also keep in mind that in Date Palm Manor we had success with recruiting neighbors to get the word out. Bilsbarrow: What we will do is get a cost estimate for the mailings and attempt to attend the pot-luck.

6. Discuss & Consider Modern Streetcar Project Information

- Bilsbarrow: I attended Modern Streetcar meeting recently; their issues with wires on Mill Avenue persist; there is another meeting scheduled for next month.

7. Discuss & Consider HPC Outreach for Designating and Listing Eligible Properties

- Continued to October meeting.

8. Discuss and Consider Birchett House and Gammage Curve

- Nucci: Curve not threatened by Streetcar, but HDR has contingency plans in case curve is eliminated.
- Douglass: We recently conducted a meeting with various ASU parties to consider preservation efforts on Tempe Butte. They will put information in freshman packets. We are considering having a city task force review paintings of "A" on the Butte.
- Bilsbarrow: What is the next step, regarding the Gammage Curve?
- Nucci: HPO/HPC has the opportunity to review designs going forward.
- Linoff: My understanding is that Jay Mark will write an article about it.

9. Discuss and Consider Historic Preservation Graduate Student Intern Program

- Hallam: Alyssa Matter, ASU graduate student in architecture, hired as new intern. Kiser is wrapping up Moeur House NRN. I am beginning Kirkland-McKinney Ditch NRN.

10. Discuss and Consider Chair / Staff Updates:

- Vincent: we are waiting for final corrections on Eisendrath House; Sundt is mobilizing for work; we are holding weekly project meetings; we are going for gold LEED certification.

11. Current Events / Announcements / Future Agenda Items

- Nucci: Robert Coleman of the Casa Loma Building is interested in registering his property on the Tempe Historic Property Register and the National Register of Historic Places.
- Linoff: A Mesa "diving lady" event is scheduled; please attend.
- Gregory: Tempe Lakes presentation pushed back to September.
- Nucci: historic Preservation Foundation meeting is scheduled for September 21.

Meeting adjourned at 7:10 PM (removed to City Hall for Harris House and McGinnis House public hearings)

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 10/13/2011

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

IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.

NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.

PAD – Planned Area Development: site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.



MEETING MINUTES

August 11, 2011

Re: Tempe Streetcar – Section 106 Meeting – July 26, 2011

In Attendance:

State Historic Preservation Office – Bob Frankeberger, David Jacobs

City Historic Preservation Office – Joe Nucci

Arizona State University – Patricia Olson

METRO and Consultant Team—Robert Forrest, Don Ryden

Shown below are the minutes of the meeting held on July 26, 2011. If anyone has comments that they would like included, please advise Robert Forrest (phone: 602-322-4514; email: rforrest@metrolightrail.org) within 7 days of receipt of these meeting minutes; otherwise it will be assumed that the minutes are correct as stated.

Minutes:

The purpose of the meeting was to provide an update about the project and to discuss: Area of Potential Effect (APE) and SHPO's concurrence of the APE; evaluation of eligible properties and districts; and the determination of effects. This meeting was held just prior to completion and submittal of the Draft Report of the "Inventory and Evaluation of Historic Properties and Districts".

Robert Forrest began the meeting by explaining to Bob and David METRO's methodology for determining the APE. Robert and Don explained that the APE includes the parcels adjacent to the alignment. For historic districts, the APE also includes the entire district. Robert explained that we worked with Joe in defining the APE. Bob and David were in agreement with our APE. After the meeting David signed the request from the FTA for SHPO's concurrence on the APE.

Robert provided an update of the project since Bob and David have not been involved in the project since the alternatives analysis phase of the project. The LPA is a modern streetcar that would operate between Rio Salado Parkway and Southern Avenue. Modern streetcar is slightly narrower and shorter than the current METRO light rail vehicle and will operate as a single unit. The stops (stations) are lesser in scale than METRO's light rail stations. Locations for the stops have been identified for the Environmental Assessment and supporting technical reports; however, these may change during final design. Right-of-way is not expected to be needed for the stops, but curbs may need to be moved or a small strip of right-of-way may be needed where the bike lanes go behind the stops.

A park-and-ride has been identified within the parking lot of an existing shopping center on the northwest corner of Mill Avenue and Southern Avenue.

Robert discussed the impacts to historic properties and districts as a result of the proposed project and stated that there would be "no effect" to a number of historic properties as well as "no adverse effect" to some properties. Bob explained that the regulations no longer recognize "no effect" as a term indicating a finding. Bob indicated that you first identify whether or not you are having an undertaking regardless whether or not there are historic properties. If the action you are

contemplating meets the definition of an "undertaking" it, by definition, will have a potential effect. Were that not so there would be no necessity to determine the Area of that Potential Effect. It makes no sense to establish that the action qualifies as an undertaking, then establish an APE, and following that in contradiction of all the above, state that there is "No Effect". That would mean there is no undertaking and certainly no APE. Bob went on to state that if there are no eligible or listed properties within the APE, the finding should be "No Historic Properties Affected" by this potential effect. If there are such properties affected the finding is either one of "Adverse Affect", or "No adverse Effect" on those characteristics which qualify the affected property for listing.

The discussion continued with how Don was preparing his report by separating our properties that would result in "No Effect" and those with a "No Adverse Effect". Bob and David both indicated that there is no need to separate them out. Bob and David said to just simply state that the total project will result in "No Adverse Effect". Bob agreed that the Tempe Streetcar project would result in "No Adverse Effect" rather than "No Effect" to historic properties.

Bob expanded upon the various aspects of evaluating potential adverse effects to historic and seemingly non-historic properties depending upon the recommendations of NRHP-eligibility and the Criteria of Significance. Citing the procedures laid out in Section 106 of the National Historic Preservation Act, he explained how Criterion A (Community Planning and Development) could include non-contributor post-1966 commercial buildings for the importance of the subdivision of land as documented by original residential subdivision plats. By contrast, the same district, if found eligible under Criterion C (Architecture/Design/Construction) would exclude the post-1966 commercial building. Bob suggested it made little sense to separate the residential portion of a subdivision from the commercial portion, inasmuch as it is the subdivision of land that qualifies the property under that context, not what was eventually built on the subdivided lots. Otherwise the property would be the buildings eligible under "C" for design. So if you wish to evaluate the houses as an eligible residential district under "C" then you can ignore the commercial lots and buildings at their perimeter.

Robert discussed what has been termed the "Petting Zoo" (Old Towne Square), buildings that have been determined eligible to the National Register but have been moved to this location. These building have not been reevaluated, therefore METRO considered these buildings as still listed or eligible for purposes of Section 106 process. Bob was in agreement.

Bob indicated that in our future letter requesting concurrence from SHPO on our recommendations on eligibility and effects to indicate that METRO has coordinated with the Native American Tribes during the Alternatives Analysis. This will also be the case for the archaeological report.

Robert discussed with David the potential for archaeological sites associated with La Plaza and Tempe Butte to extend into the project area. David indicated that there is a possibility, but unlikely. David also did not think that a monitor would be required, but suggested that METRO provide and assessment in the archaeology report on those specific areas that would more likely require monitoring. Otherwise, the usual "stop work, notify SHPO" procedure will be followed during construction.

Robert indicated that METRO will be requesting concurrence from SHPO, CHPO, and ASU at the same time on the recommendation of eligibility of individual properties, districts, and the effects to historic properties.



Alternatives Analysis identified *all* potentially eligible historic resources within the APE along the preferred alignment. These studies of resources along the streetcar alignment were done in a comprehensive manner rather than in a targeted approach. (The Historic Resource Inventory List in Appendix A records the comprehensive eligibility evaluation recommendations for all surveyed properties.) The listed and eligible individual properties within the APE as well as contributors to encompassed historic districts are presented in Table 4-4. Table 4-5 displays the listed and eligible historic districts that occur within the APE.

TABLE 4-4: LISTED AND ELIGIBLE HISTORIC-ERA PROPERTIES

Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
1.1	Frankenberg House (relocated and rehabilitated as office)	180 S Ash Avenue	1910	Treated as Eligible (Listed prior to move) – Criterion C and Consideration B
1.2	Long House (relocated and rehabilitated as office)	150 S Ash Avenue	1910	Treated as Eligible (Listed prior to move) – Criterion C and Consideration B
1.3	House (relocated and rehabilitated as office)	150 S Ash Avenue		Treated as Eligible – Criterion C and Consideration B
1.4	House (relocated and rehabilitated as office)	150 S Ash Avenue		Treated as Eligible – Criterion C and Consideration B
1.5	House (relocated and rehabilitated as office)	150 S Ash Avenue		Treated as Eligible – Criterion C and Consideration B
1.18	Brown / Strong / Reeves House	604 S Ash Avenue	1883	Listed – Criterion C
1.6	Tempe Beach Stadium	Ash Avenue at 1 st Street	1937	Listed – Criterion A
1.7	Hayden House (adobe) (Monti's La Casa Vieja)	3 W 1 st Street	1873	Listed – Criterion C
1.8	Hayden Flour Mill (vacant)	119 S Mill Avenue	1918	Eligible – Criteria A, C, and D
1.9	Hotel Casa Loma	398 S Mill Avenue	1899	Listed – Criterion C <i>Determined Eligible</i>
1.10	Andre Building (Rula Bula)	401-403 S Mill Avenue	1900	Listed – Criteria A and C
1.11	Vienna Bakery (Ra Sushi)	415 S Mill Avenue	1893	Listed – Criteria A and C
1.12	Restaurant Mexico	423 S Mill Avenue	1955	Recommended Eligible – Criterion A
1.13	College Theatre (Valley Art)	505-509 S Mill Avenue	1938	Eligible – Criterion A
1.14	Goodwin Building	512-518 S Mill Avenue	1907	Listed – Criteria A and C
1.15	Tempe Hardware / Curry Hall	520 S Mill Avenue	1898	Listed – Criteria A and C
1.16	Tempe National Bank	526 S Mill Avenue	1912	Listed – Criterion A



Map Key Number	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
1.17	Joseph A. Birchett Building (Hippie Gypsy)	601 S Mill Avenue	1935	Recommended Eligible – Criteria A and C
2.1	Gage House (Mrs. Rita's)	115 W University Drive	1888	Recommended Eligible – Criteria A and B
2.2	University Inn and Suites	902 S Mill Avenue	1956	Recommended Eligible – Criterion A
2.3	Mullen House	918 S Mill Avenue	1924	Listed – Criteria B and C
2.4	State Farm Insurance Office	928 S Mill Avenue	1925	Recommended Contributor to Eligible Gage Addition HD – Criterion A
2.5	Living Canvas Tattoos	930 S Mill Avenue	1930	Recommended Contributor to Eligible Gage Addition HD – Criterion A
2.6	Vanity on Mill Hair Gallery	944 S Mill Avenue	1933	Recommended Contributor to Eligible Gage Addition HD – Criterion A
2.7	Campus Cellular	946 S Mill Avenue	1955	Recommended Contributor to Eligible Gage Addition HD – Criterion A
2.8	3 Roots Coffee House	1020 S Mill Avenue	1964	Recommended Eligible – Criterion A
2.9	Minson House (Church)	1034 S Mill Avenue	1925	Eligible (also a contributor to Eligible Park Tract HD) – Criterion C
2.11	Residence	1100 S Mill Avenue	1942	Recommended Contributor to Eligible Park Tract HD – Criteria A and C
2.12	Selleh House	1104 S Mill Avenue	1940	Listed – Criteria B and C
2.13	Residence	1110 S Mill Avenue	1935	Recommended Contributor to Eligible Park Tract HD – Criteria A and C
2.14	Residence	1112 S Mill Avenue	1952	Recommended Contributor to Eligible Park Tract HD – Criterion A and C
2.15	Residence	1160 S Mill Avenue	1950	Recommended Contributor to Eligible Park Tract HD – Criteria A and C
2.16	Residence	1170 S Mill Avenue	1935	Recommended Contributor to Eligible Park Tract HD – Criterion A and C
2.17	Residence	1190 S Mill Avenue	1935	Recommended Contributor to Eligible Park Tract HD – Criteria A and C
2.10	Grady Gammage Auditorium	1200 S Mill Avenue	1964	Listed – Criterion C
2.18	Residence	1202 S Mill Avenue	1940	Recommended Contributor to Eligible Park Tract HD – Criteria A and C
2.19	Residence	1212 S Mill Avenue	1950	Recommended Contributor to Eligible Park Tract HD – Criteria A and C



Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
2.20	Butler (Gray) House	1220 S Mill Avenue	1939	Eligible (also a contributor to Eligible Park Tract HD) – Criteria A and C
2.21	Tempe Women's Club	1290 S Mill Avenue	1936	Listed – Criteria A and C
3.1	Residence	1315 S Mill Avenue	1947	Contributor to Listed University Park HD – Criteria A and C
3.2	Residence	1319 S Mill Avenue	1947	Contributor to Listed University Park HD – Criteria A and C
3.3	Residence	1421 S Mill Avenue	1952	Contributor to Listed University Park HD – Criteria A and C
3.4	Residence	1427 S Mill Avenue	1946	Contributor to Listed University Park HD – Criteria A and C
3.5	Residence	1433 S Mill Avenue	1947	Contributor to Listed University Park HD – Criteria A and C
3.12	Residence	100 E Vista Del Cerro Drive	1950	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.11	Residence	104 E Vista Del Cerro Drive	1950	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.10	Residence	108 E Vista Del Cerro Drive	1953	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.9	Residence	112 E Vista Del Cerro Drive	1950	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.8	Residence	116 E Vista Del Cerro Drive	1951	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.7	Residence	120 E Vista Del Cerro Drive	1950	Recommended Contributor to Eligible University Estates HD – Criteria A and C
3.6	Residence	124 E Vista Del Cerro Drive	1950	Recommended Contributor to Eligible University Estates HD – Criteria A and C
4.2	Residence	2024 S Mill Avenue	1960	Recommended Contributor to Eligible Date Palm Manor HD – Criteria A and C
4.3	Residence	5 W Palmcroft Drive	1956	Recommended Contributor to Eligible Date Palm Manor HD – Criteria A and C
4.1	Office Complex	2039 S Mill Avenue	1960	Recommended Eligible – Criterion C
4.4	Lyle and Betty Stone House (adobe construction)	105 W Cottage Lane	1925	Recommended Eligible – Criterion C
4.5	Residence	2130 S Mill Avenue	1948	Recommended Eligible – Criterion C



Map Key Number	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
4.6	Millrose Place Apartments	2205 S Mill Avenue	1959	Recommended Eligible – Criterion C
4.7	Mill Avenue Medical Center	2210 S Mill Avenue	1963	Recommended Eligible – Criterion C
5.1	Residence	9 E Alameda Drive	1960	Recommended Contributor to Eligible Nu-Vista HD – Criterion A and C
5.2	Residence	8 E Balboa Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.3	Residence	9 E Balboa Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.4	Residence	5 E Cairo Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.12	Residence	4 W Del Rio Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.5	Residence	4 E Del Rio Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.13	Residence	3 W Del Rio Drive	1961	Contributor to E Recommended Eligible Nu-Vista HD – Criterion A and C
5.14	Residence	2 W Erie Drive	1962	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.6	Residence	2 E Erie Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.15	Residence	1 W Erie Drive	1961	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.7	Residence	3 E Erie Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.16	Residence	2 W Fairmont Drive	1961	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.8	Residence	4 E Fairmont Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.17	Residence	1 W Fairmont Drive	1961	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.9	Residence	5 E Fairmont Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.18	Residence	4 W Geneva Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.10	Residence	2 E Geneva Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C



Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
5.19	Residence	3 W Geneva Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
5.11	Residence	1 E Geneva Drive	1960	Contributor to Recommended Eligible Nu-Vista HD – Criterion A and C
	Southern Pacific RR (now Union Pacific)		1903,1926	Treated as Eligible – Criterion D
	US Highway 60, 80, 89 (Apache / Mill)		1926-1977	Treated as Eligible – Criterion D

¹The locations of these historic properties may be found on the maps in Appendix B.
HD = Historic District.

TABLE 4-5: LISTED AND ELIGIBLE HISTORIC-ERA DISTRICTS

Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Status, Criteria/Consideration
TSC-HD1	Gage Addition Historic District	NWC 10th St & Mill	1919-1954	Eligible – Criteria A and C
TSC-HD2	Park Tract Historic District	SWC 10th St & Mill	1930-1960	Eligible – Criteria A and C
TSC-HD3	College View Historic District	SWC 13th St & Mill	1946-1953	Eligible – Criteria A and C
TSC-HD4	University Park Historic District	SEC Apache Blvd & Mill	1946-1956	Listed – Criteria A and C
TSC-HD5	University Estates Historic District	SEC UPRR & Mill	1948-1960	Eligible – Criteria A and C
TSC-HD6	Date Palm Manor Historic District	W Palmcroft & Mill	1953-1959	Eligible – Criteria A and C
TSC-HD7	Tempe Estates Historic District	E Palmcroft & Mill	1958-1960	Eligible – Criteria A and C
TSC-HD8	Nu-Vista Historic District	SWC & SEC Alameda & Mill	1958-1962	Recommended Eligible – Criteria A and C
TSC-HD9	Danelle Plaza	SWC Southern & Mill	1964	Treated as Eligible – Criterion A

¹ Locations of these districts may be found in the maps of Appendix B.
NWC = Northwest Corner; SWC = Southwest Corner; SEC = Southeast Corner



4.6 NON-ELIGIBLE HISTORIC-ERA RESOURCES

Through archival research for age and historic significance and through field observation for architectural significance and integrity, it was determined which resources are not eligible for listing on the National Register of Historic Places per the National Register Bulletin Criteria for Evaluation. Most non-eligibilities are caused by the loss of architectural integrity due to inappropriate additions and alterations. One former contributor to a historic district is considered missing and non-eligible, for it was demolished and replaced by a new house. Because these historic-aged properties were determined not eligible during the resource survey due to loss of integrity, no further documentation was conducted, and no historic inventory forms were prepared. Table 4-6 notes the reasons of non-eligibility of the historic-era properties within the APE along the Mill Avenue streetcar alignment.

TABLE 4-6: NON-ELIGIBLE HISTORIC-ERA PROPERTIES

Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Reason for Ineligibility	Reversible?
2.22	Laird-Simpson House	1204 S Mill Avenue	1940	Partially burned interior; shell intact except hole in roof	Yes
3.13	Residence NC to UP	1303 S Mill Avenue	1942	Carport with roofdeck added on primary façade	No
3.15	Residence NC to UP	1409 S Mill Avenue	1950	Loss of integrity	No
3.16	Residence NC to UP	1415 S Mill Avenue	1998	Replaced by new house in 1998	No
3.14	Residence NC to UP	5 E 14th Street	1947	Loss of integrity	No
3.17	Residence NC to UP	7 E 15th Street	1950	Loss of integrity	No
1.19	Hooter's Restaurant	1 E 5th Street	1930	Heavily remodeled; window openings altered; new storefronts; balcony porches and false tower added	No
1.20	Zuma Grill & Mill Cue Club	605 S Mill Avenue	1930	New storefronts and canopy	No
3.18	Church On Mill	1300 S Mill Avenue	1940	House remodeled as classrooms; window openings altered; two more front doors added	No
4.10	Cottages On Mill	2110 S Mill Avenue	1947	Heavily remodeled; screen walls obscure facades	No



Map Key Number ¹	Property Name Or Land Use Type	Location	Year Built	Reason for Ineligibility	Reversible?
4.9	Residence NC to DPM	10 W Palmcroft Drive	1953	Windows replaced, pop-out frames added; facade sheathed with stucco	No
4.11	Retirement Apartments	2238-2240 S Mill Avenue	1959	Windows replaced and in-filled; façade sheathed with stucco; additions	No
4.8	Walgreens Plaza	2029 S Mill Avenue	1962	Façade sheathed with stucco; roof massing and materials changed; storefronts changed	No
5.21	Residence NC to NV	3 E Del Rio Drive	1960	Façade sheathed with stucco; windows replaced, pop-out frames added	No
5.20	Residence NC to NV	6 E Cairo Drive	1960	Slump block veneer of façade; garage in-filled and entry door relocated	No
6.1	Mutual of Omaha Bank	125 E Southern Avenue	1963	Façade sheathed with stucco; roof massing and materials changed; storefronts changed	No

¹ The locations of these properties may be found on the maps in Appendix B.
 NC = Non-contributor; UP = University Park Historic District; DPM = Date Palm Manor Historic District;
 NV = Nu-Vista Historic District

ASU HISTORIC PRESERVATION UPDATE
Tempe Historic Preservation Commission
October 13, 2011

The following is an update on ASU Historic Preservation activities
June through September 2011

EVALUATION OF HISTORIC PROPERTIES

Eligibility Determinations

- Eligibility determinations are on hold pending completion of the Tempe campus MPDF. All properties over 50 years old are being treated as potentially eligible.

TREATMENT OF HISTORIC PROPERTIES

Buildings

- Montgomery Lounge at the ASU Memorial Union: Rehabilitation modifications to the lounge were completed in August to accommodate the use of the space by the Changemakers Central program, which will begin in the Fall of 2011. It will serve as a location for students, faculty and staff to get information and resources on social entrepreneuring and civic engagement, community service, service learning, high-impact careers and Americorps. Recordation documentation has been submitted to SHPO.
- Gammage Auditorium (1964): Replacement of the marblecrete at exterior walkways and landscape walls is planned. SHPO consultation is in progress.
- Social Science Building (1960): Addition of lateral bracing is in the preliminary design phase. The proposed approach will be to conceal the bracing at the exterior wall (remove and replace brick veneer). SHPO consultation has not yet been initiated.
- Manzanita Hall (1967): Rehabilitation of the building for continued use as a dormitory is in progress. SHPO consultation is in progress.

Archaeology

- No archaeological work was conducted during this time period.

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



**TEMPE
PRESERVATION**

**HISTORIC
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P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD

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

Tuesday, October 04, 2011

Property Owner
Borden Homes Historic District

A nomination for listing the Borden Homes Historic District in the National Register of Historic Places has been prepared with funding from the Tempe Neighborhood Enhancement Grant Program. That nomination is scheduled to be reviewed by the Arizona Historic Sites Review Committee on Friday, November 18, 2011. Tempe HPO staff will be on hand at those proceedings to represent the neighborhood, the nomination, and to assist in the process for National Register listing.

In the interim, the nomination prepared by Scott Solliday provides the detailed information necessary to develop Guidelines for the locally listed Borden Homes Historic District. The Tempe Historic Preservation Ordinance allows Guidelines to be developed to encourage or discourage neighborhood change or to help manage change so the benefits of historic designation can remain available. In any case, Guidelines are just that – “guidelines”. They do not dictate what can or cannot be done to a property. Rather, they simply provide a better understanding of neighborhood historic significance to allow informed decisions regarding property maintenance and alterations consistent with historic character.

The citizen process allows stakeholders to develop Guidelines based on their consensus vision for neighborhood change. Your participation in the neighborhood visioning process and the development of guidelines to implement that vision can be thought of as an investment in the conservation of your neighborhood’s unique character and as an aid in maintaining property value. Our hope is that with the participation of a congenial group of property owners, the process will be both productive and enlightening.

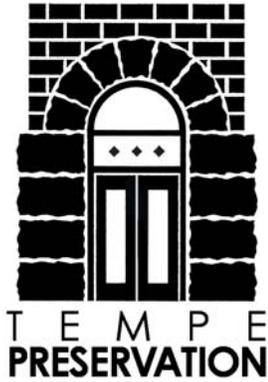
Our intention is to begin with a determination of the neighborhood vision, review the National Register nomination to identify character defining features central to the interpretation of that vision, and finally consider the very excellent guidelines produced for the Roosevelt Addition as the point of departure for developing guidelines specific to the Borden Homes Historic District. We estimate this could be accomplished with as few as 6 bi-monthly meetings.

We look forward to your participation on this Committee. We hope your schedule will permit you to actively engage your talents and abilities in helping to realize this grass roots preservation activity.

Yours Very Truly,

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





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

Thursday, September 23, 2011

Phil Amorosi
1432 E. Cedar St.
Tempe, AZ 85281

Dear Phil,

This is a mock-up of the mailing we are considering to owners of some of the 143 properties within the boundaries of the proposed Hudson Manor Historic District. As you know, we already have waivers from 34 property owners along with an opt-out from one (no-doubt the one that is in every crowd). Of the remaining 108 as yet unheard from property owners we anticipate some duplication of ownership so we may be sending something on the order of 80 or 90 packets by mail.

The Commission is working on some accessible language to try to introduce the very bureaucratic or legalistic discussion of waivers and options. That is, however, a tough row to hoe because of the nature of the zoning overlay process and its perception as an additional regulatory control. The take-away message must be made clear: historic designation does not limit underlying zoning entitlements nor impinge private property rights. Demonstrating historic designation as a value added and a win-win is made much harder when transmitting a document that holds the city harmless from any unintended consequences which may be perceived to diminish property value. It sounds too much like "trust me, I'm from the government".

As we discussed, the proposal for direct mailing will be expensive because we will provide postage each direction in addition to the costs of producing the mailing. Perhaps we could joint venture with the Neighborhood Association if we think this kind of communication could be effective. My concern is that this would probably be relatively ineffective and may instead inflate the appearance of neighborhood-wide disinterest with what is really just widespread lack of understanding among property owners or owner occupants.

Please record the cost of postage to assist the Commission in their evaluations. As always, thank you for your continued courtesy and cooperation in this important Tempe Preservation activity.

Yours Very Truly,

//

Joseph G. Nucci, Historic Preservation Officer

<http://www.tempe.gov/historicpres/Designations/HudsonManorHD/HudsonManor.htm>

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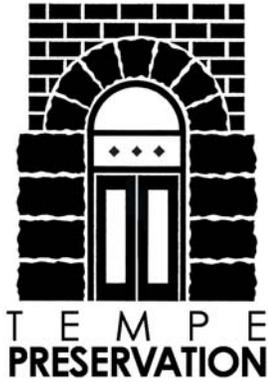
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Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Thursday, September 1, 2011

Hudson Manor Property Owner
14XX East XXXXXXX Street
Tempe Arizona 85281

Dear Hudson Manor Property Owner,

About a year ago your Neighborhood Association requested assistance beginning the process for designation and listing of the Hudson Manor Historic District in the Tempe Historic Property Register. In response to that request, Tempe Historic Preservation Office surveyed Hudson Manor and made a series of presentations to neighborhood residents, identifying the value of historic designation and explaining the process for historic designation.

At the same time, Hudson Manor residents began efforts to collect the zoning waivers from property owners needed to initiate the official nomination of the Hudson Manor Historic District. Waivers are which are necessary because to the Arizona Private Property Rights Protection Act of 2006 (the Act), which recognizes that private property owners can enter into agreements with political subdivisions to waive any claim for diminution in value of their property in connection with actions requested by the property owner. Which in essence says that the city is not responsible if the property owner perceived a loss of property value because of the historic designation. If a property owner does not provide a zoning waiver, the city may include the property in the historic district and the property will be subject to the historic overlay zoning review procedures as well as any standards or guidelines adopted for the district. If a property owner does not want their property to be part of the proposed historic district they may 'opt out' by providing the city with an "Option To Exclude Property From Historic Preservation Review" form.

Over the last year the neighborhood efforts to determine support for historic designation have not been conclusive. While less than 25% of the properties have submitted forms, those that have been submitted are all in favor of historical designation. In an effort to determine neighborhood interest in nominating Hudson Manor as a Historic District we have enclosed a waiver form in support of historic designation and the 'opt-out' form. This is your chance to list your property it in the Tempe Historic Property Register at no cost. Your support must be received in the form of a notarized waiver. Most banks offer notary service or you can bring the form to Community Development where your signature can be notarized free of charge.

Notarized forms must be received at Tempe Historical Preservation Office by **October 1, 2011**. At that time we will count waivers and determine if the formal designation process can begin in response to majority opinion. We look forward to your support of this important historic preservation activity and would welcome the opportunity to discuss this in more detail. Please feel free to call me directly at 480-350-8870 if you require additional information.

Yours Very Truly,
//

Joseph G. Nucci, Historic Preservation Officer

<http://www.tempe.gov/historicpres/Designations/HudsonManorHD/HudsonManor.htm>

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Effects of Designation and Listing

Historic designation and listing in the Tempe Register honors a property by recognizing its importance to the community.

Owners of designated properties can obtain Local, State, and Federal historic preservation funding when funds are available.

Historic Preservation Office staff are happy to assist in researching and preparing your property nomination form.

Nominate a property today!



W. A. Moeur House (Casey Moore's), 1910

The City of Tempe is a Certified Local Government in association with the Arizona State Preservation Office and the United States Department of the Interior National Park Service.



City of Tempe
Historic Preservation Office
Community Development Dept
31 East 6th Street
Garden Level East
PO Box 5002
Tempe, AZ 85280
Joe Nucci, Historic Preservation Officer
480-350-8870

www.tempe.gov/historicpres/



Hayden Flour Mill + Silos, 1918; 1951

**My Property is
Important to
Our Community
History**



Laird-Simpson House, 1940

Tempe Historic Preservation Program

Protection of Tempe is critical to preserving the unique identity of our community. Established in 1995, the Tempe Historic Preservation Program's goal is to provide protection for significant properties and archaeological sites.



St. Mary's Church, 1903 / 1962

As one of the oldest incorporated cities in the valley, Tempe enjoys a rich heritage evident in our historic buildings, neighborhoods and archaeological resources. Our program aims to enhance the character of the community by taking such properties and sites into account during development and by assisting owners in the preservation of their properties.



Hiatt - Barnes House, 1928

Tempe Historic Property Register

Tempe's architecture tells the story of Tempe's growth and development through a blend of past and present.

The Tempe Historic Preservation Register is the list of buildings, landmarks, districts, and archaeological sites officially recognized as historically significant in Tempe.

Historic designation applies overlay zoning to a property or district. All uses permitted by the underlying zoning continue to be permitted.



College (Valley Art) Theatre, 1940 / 2000

Eligibility for Designation and Listing

The Tempe Historic Preservation Ordinance establishes a framework within which citizens and staff plan, identify, evaluate, register, and protect significant historic and archaeological properties. The ordinance provides criteria for designation and listing of historic properties reflective of Tempe's cultural, social, political, or economic past.



Date Palm Manor Historic District, 1953-59

Tempe Historic Preservation Program

Protection of Tempe is critical to preserving the unique identity of our community. Established in 1995, the Tempe Historic Preservation Program's goal is to provide protection for significant properties and archaeological sites.



St. Mary's Church, 1903 / 1962

As one of the oldest incorporated cities in the valley, Tempe enjoys a rich heritage evident in our historic buildings, neighborhoods and archaeological resources. Our program aims to enhance the character of the community by taking such properties and sites into account during development and by assisting owners in the preservation of their properties.

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Laird-Simpson House, 1940

My Property is
Important to
Our Community
History



Hayden Flour Mill + Silos, 1918; 1951

Frequently Asked Questions

How do I know if my home qualifies?

Properties of exceptional significance, expressive of distinctive character, reflective of Tempe's cultural, social, political or economic past; or associated with a person or event significant in community history may be locally listed.

How much does it cost?

The process of registering your home/neighborhood on the Tempe Historic Property Register is free.

What is the Historic Property Register?

The Tempe Historic Preservation Register is the list of buildings, landmarks, districts, and archaeological sites officially recognized as historically significant in Tempe.



W. A. Moeur House (Casey Moore's), 1910

What are the benefits?

Historic designation and listing in the Tempe Register honors a property by recognizing its importance to the community. Owners of designated properties can obtain Local, State, and Federal historic preservation funding when funds are available.



Hiatt - Barnes House, 1928

Does this mean my property is public?

Owners of designated properties have no obligation to open their properties to the public.

Does this mean I cannot remodel my home?

Owners can choose whether or not they would like to restore or remodel their home. Historic designation applies overlay zoning to a property or district. All uses permitted by the underlying zoning continue to be permitted.



College (Valley Art) Theatre, 1940 / 2000

Who can I talk to if I have other questions?

The City of Tempe Historic Preservation Office staff are available to answer questions by phone and email.

How does my home or neighborhood contribute to Tempe's history?

Your home is a piece of Tempe's architecture that tells the story of Tempe's growth and development through a blend of past and present.



Date Palm Manor Historic District, 1953-59

United States Department of the Interior
National Park Service

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 Governor Benjamin B. Moeur House
other names/site number _____

2. Location

street & number 34 East 7th Street 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 x 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

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

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

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

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

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

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Health Care: Clinic (Private medical practice)

Current Functions

(Enter categories from instructions.)

Commerce: Business

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th/Early 20th Century American Movements:

Western Colonial Box/Bungalow

Materials

(Enter categories from instructions.)

foundation: Masonry piers

walls: Brick

roof: Wood shingles

other: Exterior veranda/porch; bellcast eaves;

Double-hung wood windows

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

Narrative Description

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

Summary Paragraph

The Benjamin B. Moeur House is located at 34 East Seventh Street in downtown Tempe, Arizona. The house, exemplifying the City of Tempe's adaptive reuse initiatives, sits prominently on the northwest corner of Myrtle Avenue and Seventh Street, one block east of Mill Avenue and one block north of Arizona State University's main campus. The Orchid House, of modern construction, flanks the property's northern boundary. The revitalized Moeur House features prominent signage in the front lawn informing passersby of its historical importance. Large trees and lush green grasses surround the property and provide a welcoming atmosphere, one that perpetuates Mrs. Moeur's well-maintained gardens that locals once associated with the property. The Governor Benjamin B. Moeur house exhibits remarkable levels of historical integrity in the form of location, association, feeling, and setting, as well as design, materials, and workmanship, all critical components of a historic property.

Narrative Description

LOCATION AND SETTING

The Benjamin B. Moeur house is situated in central Arizona's hot and dry Sonoran Desert environment, and sits only a half mile south of the crucial Salt River, which has been the lifeblood of civilization in the region for centuries. Moeur's house is located almost at the base of Tempe Butte, a well-known and highly revered local landmark that is listed on the National Register of Historic Places. Tempe Butte is home to hundreds of prehistoric Hohokam petroglyphs and features a wide array of prehistoric remnants, including pottery shards and physical features on the surface. The surrounding area has been verified through numerous archaeological investigations to have been home to large numbers of Hohokam people in the eleventh through fifteenth centuries. Tempe (Hayden) Butte served as the predominant (and sacred) landmark for the Hohokam, and continues to be a highly revered feature in more modern times for Tempe residents. Moeur's house was situated such that it allowed him an unparalleled view of this 300-foot peak each day as he tended to patients and conducted business.

ASSOCIATION AND FEELING

The historic Benjamin B. Moeur House, located at the corner of Myrtle and Seventh Street in Tempe, Arizona, is significant for its longtime association with one of the city's most prominent early businessmen and politicians. Moeur occupied the house continuously from 1898 until his death in 1937. In the forty intervening years, his career evolved from that of a local physician to the governor of the state, holding a variety of other local positions during the intervening years. The property therefore bears association with a variety of local and state historic themes, including health/medicine, politics, education, and statehood (1912). The recent architectural revitalization of the property (undertaken by the City of Tempe in the 1990s) restored the house to its original 1930s splendor as a Western Colonial Box-Style home, an architectural form which it continues to exhibit to this day.

Benjamin B. Moeur, with whom this property is most closely associated, moved to the Salt River Valley in 1896 after graduating from medical school at the University of Arkansas. He succeeded in establishing a reputation as a "country doctor" through his willingness to make long-distance house calls to homesteads throughout central Arizona. His most important civic contributions were in education, including eight years on the board of the Tempe Normal School. Moeur was known for his good humor and for having "the most vivid swearing vocabulary the state had ever known." An acquaintance of his once recalled that, "some of the church-going ladies, upon the Governor's election, paid him a formal call and requested that, for the effect upon the young and innocent, he modify his asperities of vocabulary," a request which he purportedly refused to comply with. Moeur's home serves as a fitting vestige to local memory, vividly depicting through its unmistakable historic feeling the everyday life of one of Tempe's most renowned citizens.

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

DESIGN

As originally constructed in 1893, the B. B. Moeur House constituted a simple two-room frame cottage; however, it underwent several subsequent structural expansions over a forty-year period until becoming a large, prestigious home of 2,800 square feet, exhibiting a unique evolution of additions, modifications, and stylistic interpretations.

Moeur began renovating the property in 1901 following the births of his first two children. The current appearance of the house shows major changes that were made in 1912, giving the home's façade a more upscale appearance representative of the then-popular Neo-Colonial Revival architectural style. As years went by, additions and renovations continued to transform the house into a more contemporary Western Colonial Box-Style home with a bungalow-style porch. More changes were made in 1929, when new brick veneer walls enclosed the building's original exterior frame walls. With all of its renovations and structural expansion, the residence is a locally significant example of early twentieth century residential architecture and reflects the changing styles of Arizona's homes over a period spanning forty years.

By all accounts Honor Anderson Moeur dedicated herself wholeheartedly to the proper maintenance—inside and out—of the home. One visitor, conducting an interview with Mrs. Moeur in the 1930s, wrote a newspaper editorial praising her as a homemaker. The visitor found Mrs. Moeur "in her large rambling red brick house, with its colorful checkered roof which bespeaks coziness within and its cool green shrubbery artistically bedecking its walls. Inside . . . attractive furniture and deep, soft rugs give more than an impression of good interior decorating."¹

MATERIALS AND WORKMANSHIP

The Governor B.B. Moeur House exhibits a wide variety of materials and workmanship as a result of its thirty-year transformation from 1901 until 1937, a time that saw the house evolve in many ways as a result of structural additions and architectural modifications. All of these evolutionary traits are exhibited, in various fashions, in the present house as the result of a careful and meticulous adaptive reuse activity that restored the property to its 1929 appearance, arguably the period of greatest significance inasmuch as this date roughly coincided with Moeur's rise to statewide political prominence. The Governor B.B. Moeur House features:

- Western Colonial Box/Bungalow Stylistic components
- Late 19th/Early 20th Century American Architectural Style Movement components
- Masonry piers
- Brick exterior walls
- Exterior veranda/porch on the south side
- Double-hung wooden windows
- Bellcast eaves
- Wood shingle roofing
- Original brick fireplace
- Fully restored interior complete with tongue-in-groove wood flooring
- Landscaped yard consistent with Mrs. Moeur's original garden landscaping

ARCHITECTURAL RESTORATION DETAILS

After many decades of private ownership the City of Tempe acquired the property and, in 1993, slated the five-bedroom, 2,800 square-foot house for adaptive reuse as Tempe Community Council offices. At that time, the Hatton Hall community building was added next door for nonprofit community meetings and City of Tempe-sponsored events. All told, the City of Tempe invested approximately \$2.2 million in the restoration and rehabilitation of the Moeur House and surrounding property. The B. B. Moeur House has previously been determined eligible for listing on the National Register of Historic Places by Arizona State Historic Preservation Office personnel, but no nomination has ever been written and it has not been officially listed at this time.

¹ Joyce Booth Penfold, "Mrs. Moeur Successful Homemaker," Arizona Republic, Undated clipping, in Moeur Family Papers, Scrapbook, Box 2.

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Politics/Government

Health/Medicine

Period of Significance

1896-1937

Significant Dates

1892

1896

1937

Significant Person

(Complete only if Criterion B is marked above.)

Moeur, Governor Benjamin Baker

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The subject property was built in 1892 and purchased by Benjamin B. Moeur in 1896. Moeur and his family continuously inhabited the house until his death in 1937; he lived in the home during his two terms as Arizona governor from 1933-1937 and died there two months after leaving office.

Criteria Considerations (explanation, if necessary)

N/A

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

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

As the primary residence of one of Arizona's leading civic leaders, this house enjoys all the prestige incumbent upon a property associated with a significant person in history, the quality necessary for a property to be eligible for the National Register of Historic Places under Criteria 'B'. Benjamin Baker Moeur lived in Tempe, Arizona for over forty years, from 1896 until 1937, during which time he served as a leading, well known physician, volunteered for school boards, owned numerous successful businesses, helped draft Arizona's 1912 statehood constitution, and served as Arizona's governor for two terms during the Great Depression. As a result of his incredible generosity through his medical practice, as well as his unique and unforgettable personality, Moeur became a popular figure throughout central Arizona, a popularity that ultimately catapulted him to head of state. This property, situated prominently in downtown Tempe, Arizona, and having been meticulously restored to its full early twentieth century splendor, is a fitting vestige to Benjamin Baker Moeur and serves as a reminder to modern residents of their important local and state heritage.

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

EARLY LIFE

Benjamin B. Moeur was born on December 22, 1869 in Dechard, Tennessee (about seventy miles from Nashville) to John Moeur, a French-born doctor, and a mother from a pioneer Tennessee family. They moved to south Texas in 1873 to join other family members in a ranching business and to provide his father with a suitable location to establish a medical practice. Between the ages of six and twenty, Ben worked cattle on the family ranch while attending school and, according to one historian, "was one of the original cowboys."² In his late teenage years he began working for a local cattleman with the surname Anderson, who showed Ben a photograph of his daughter. He supposedly remarked that he would like to marry that young lady, but Anderson assured him that his daughter would never marry a cowboy. "According to family legend, it was then that Benjamin B. Moeur decided to follow in the footsteps of his grandfather [and father] and become a doctor."³

In 1889 the nineteen-year-old Moeur enrolled at Arkansas Industrial University, but later transferred to the University of Arkansas, where in 1896 he graduated at the top of his class with a medical degree. During his studies he occasionally traveled back to Texas, where he met and began courting his former ranch boss's daughter. She taught grade school for two years until Moeur finished college, completing his studies at Rush Medical College in Chicago, Illinois, where he conducted his post-graduate work. He then returned to Texas, where he married the young lady in the photograph—Honor Glint Anderson—on June 15, 1896. They would go on to have four children: John Kelly, Vyvyan Bernice, Jessie Belle, and Benjamin B. Jr.⁴ The rapidly growing family necessitated numerous structural additions and modifications to the existing house, and Moeur subsequently added on to the home four times: in 1901; 1911; 1912; and 1929.⁵ Honor Moeur maintained extensive gardens surrounding the home, including citrus trees, roses, and various exotic plants, providing a welcoming atmosphere in a parched desert environment.⁶

MOEUR IN TEMPE

Moeur began his medical career by following his older brother William to Arizona. He first practiced medicine in Tombstone, but soon moved to Bisbee, where he became Relief Physician for the Copper Queen hospital. However, the air pollution from the smelter caused Honor Moeur's asthma to worsen, and in November 1896 the family moved to Tempe where her health rapidly improved.⁷ Although he worked as a physician in Tempe for many years after his arrival there, Moeur did not receive his license to practice medicine in Arizona until October 24, 1913. Initially Moeur maintained offices for his medical practice on Fifth Street (between Mill Avenue and Maple Avenue) and at 12 West Sixth Street. Between 1918 and 1929, Moeur moved his office to the Tempe National Bank building on Mill Avenue. Ultimately, upon partnering with his son John, the pair occupied one of the "most up to date" offices in the Salt River Valley, located at the corner of Sixth Street and Myrtle Avenue, less than a block from Moeur's home.⁸

² Myers, *The Governors of Arizona*, 41.

³ Woodward, *The Governor B.B. Moeur Residence*, p. 5.

⁴ Myers, *The Governors of Arizona*, pp. 41-42.

⁵ Woodward, *The Governor B.B. Moeur Residence*, p. 5.

⁶ *Ibid.*, p. 9.

⁷ Myers, *The Governors of Arizona*, p. 41.

⁸ Woodward, *The Governor B.B. Moeur Residence*, p. 6.

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As his practice grew in Tempe, Moeur quickly became known as a true "horse and buggy country doctor" because of his willingness to travel long distances to make house calls. He often endured severe hardships in making such calls, especially in his earlier years when transportation and roads remained primitive. On an 80-mile stage coach trip to Payson to attend to a patient, for example, Dr. Moeur and the other passengers had to push the coach through Fish Creek in pouring rain.⁹ On a trip to see a patient at the Roosevelt Dam construction site, Moeur had to be transported across the canyon in a cable bucket.¹⁰ Perhaps it was his willingness to undertake such harrowing endeavors that he became renowned throughout Arizona for having "a big, big heart" and for being "a servant to all who needed medical attention."¹¹ During his years as governor, whenever time permitted, he conducted free medical clinics at the state capitol building, and every year he sent Christmas cards to indigent patients with his bill marked "paid in full."¹² It has been said that Moeur never charged a widow or a preacher for his medical services, and during World War I no serviceman or his family was ever billed. Even as governor, Moeur took time off to tend to war veterans in need of medical care.¹³

Doctor Moeur's successful medical practice was augmented by his involvement in several profitable business ventures in Tempe. He was president of the Southside Electric and Gas Company and part-owner of the Moeur-Pafford Company cattle operation (in partnership with his brother-in-law J.K. Pafford). In 1906 he partnered with M.E. Curry and George L. Compton to found the Tempe Hardware Company at 520 S. Mill Avenue, and at one time he also owned the Broadway Moeur Drug Store. Moeur dabbled in real estate as well, building two rental cottages, at 29 and 31 E. 6th Street, in 1916. Always interested in education, Moeur served eight years on the Tempe School board and twelve years on the Tempe Normal School's board of education. During that time he acted as the college physician, began a scholarship program, and sponsored a medal for speech competitions.¹⁴ Examples of his community-wide benevolence were shown by treating students for free and giving loans to aspiring young teachers.¹⁵ In 1912 Moeur combined his interest in education and politics by serving as a delegate to the Arizona Constitutional Convention, acting as chairman of the education committee. Pursuant to advice from Dr. Arthur Matthews of the Territorial Normal School, Moeur's committee drafted the educational provisions of the new Arizona Constitution. In spite of adamant objections from segregationists, Arizona's 1912 Constitution, as drafted by Moeur, contained no provisions for school segregation, something quite rare for that time period.¹⁶

MOEUR AS ARIZONA GOVERNOR

In 1932 Dr. Moeur saw Arizona firmly in the grip of the Great Depression. The state could not pay its debts; with a \$7.5 million revenue shortfall, state warrants were being accepted for only 80% of their value and 21,000 Arizonans found themselves jobless.¹⁷ Seventy-three year old Governor George W.P. Hunt, an eight-term incumbent, suffered from poor health at that time and had been saddened by the recent death of his wife. His low spirits, coupled with the widespread economic crisis surrounding the Great Depression, spelled certain defeat for Hunt in the election; indeed, countless incumbents across the nation found themselves being ousted from office by frustrated, desperate voters in need of rapid and widespread economic reform.

With Sidney P. Osborn as his campaign manager, Dr. Moeur defeated Hunt in the Democratic primary on September 12, 1932; upon conceding defeat, Hunt stated that he intended to leave public life and "retire to my home and watch."¹⁸ Against all odds, the greenhorn politician took a 2,000 vote lead over his Democratic opponent, Hunt, in early polls; when the final vote had been tallied, the Tempe doctor had won the primary election by more than 5,000 votes.¹⁹ Furthermore, Moeur defeated Hunt by an astounding two-to-one margin in Maricopa County, his home district, doubtless a reflection of his decades of humanitarian work as a physician.²⁰

⁹ Arizona Republican, April 21, 1904.

¹⁰ Myers, *The Governors of Arizona*, p. 44.

¹¹ James, *Memories of Old Settlers of Tempe*, p. 153.

¹² <http://tempehistoricalsociety.org/page13.html>

¹³ Los Angeles Times, September 3, 1933.

¹⁴ Myers, *The Arizona Governors*, p. 44.

¹⁵ Weekly Arizona Republican, August 3, 1905.

¹⁶ Myers, *The Arizona Governors*, p. 44.

¹⁷ <http://tempehistoricalsociety.org/page13.html>

¹⁸ Los Angeles Times, September 16, 1932. Ironically, Hunt entered the 1934 Democratic primary campaign despite his assurances that he had permanently retired, perhaps hoping to avenge his 1932 defeat at the hand of Moeur. Hunt did not receive the party nomination in 1934. Los Angeles Times, September 12, 1934.

¹⁹ Los Angeles Times, September 15, 1932.

²⁰ Los Angeles Times, September 14, 1932.

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In the general gubernatorial election Moeur faced J.C. Kinney as his Republican opponent. His campaign expenses totaled a mere \$75.80.²¹ On November 8, 1932, he was elected Governor of Arizona by a plurality of 33,000 votes and was inaugurated on January 2, 1933.²² Moeur's ascension reflected a national trend in the 1932 gubernatorial election, with Democrats defeating nine Republican incumbents nationwide.²³ Within the state of Arizona, an astounding number of long-serving politicians failed to achieve reelection, including not only multi-term Governor Hunt but also several others who had served at least seven or more terms.²⁴ Clearly, the ravaging economic effects of the Great Depression took their toll on the nationwide status quo and resulted in the ascendancy of innumerable relative newcomers to political positions.

Upon taking office Governor Moeur immediately began working to return Arizona to fiscal solvency. He slashed state government expenses by \$4.5 million dollars and instituted both a personal income tax and a sales tax; he also supported luxury taxes on liquor, beer, wine and tobacco, proclaiming that, "It is far from being a perfect bill, but I realize that Arizona must have additional sources of revenue if we are to preserve the financial integrity of the state."²⁵ At the same time, however, he reduced property taxes.²⁶ Aided by Arizona's Congresswoman Isabella Greenway's friendship with Eleanor Roosevelt, Moeur instituted relief programs for the unemployed which brought over 14,000 federal works projects jobs to Arizona. In all, \$22.5 million of New Deal federal program funding came to Arizona, and by the end of Moeur's first term, the state could claim solvency and its warrants were selling for 100% of their face value.

Also during his administrations, work began on the Yuma-Gila Reclamation Project, the state ratified the 21st Amendment to the U.S. Constitution, and the spillway of the Boulder Dam was officially opened to provide irrigation water to Arizona farmlands. His annual message delivered on January 14, 1935 assured Arizonans that the state was "definitely on the road to [economic] recovery," pointing to increased retail sales, resumption of business activities, an improving copper industry and declining unemployment as clear evidence that his first-term policies had had a positive impact.²⁷

Moeur moved into a penthouse atop a downtown Phoenix hotel during his time as governor and shuttled back and forth between there and his Tempe home on weekends. He retained his fiery temper even while in office, reflecting the waning days of the Wild West in which he had been raised. In 1935, at a banquet in a "fashionable" downtown Phoenix hotel, an attendee, one Arthur Crowell, took exception to one of Moeur's comments and punched him "flush on an eye, closing it and sending the governor to the floor." Moeur immediately arose and returned the favor "with a hard right to the mouth," at which point intermediaries jumped in and broke up the melee, "though the Governor was held only with difficulty." The next morning, Moeur wryly ordered police to "release him [from jail] and give him a cigar," instructing that all charges against Crowell be dropped, much to the astonishment of law enforcement personnel.²⁸

Moeur announced that he would seek reelection as governor on December 20, 1933.²⁹ After earning the Democratic Party's re-nomination in the September primary he went on to achieve reelection to a second term as governor on November 6, 1934 (at that time the governor was elected for two-year terms).³⁰ In the 1934 election Moeur handily defeated his opponent by a margin of over 5,000 votes.³¹ On being elected, Moeur reportedly commented in a private conversation that he "didn't give a damn whether or not I was elected, and don't give a damn whether or not I am ever elected again, but here I am."³²

Moeur's eldest son, John, who had become a partner in the family medical practice, suffered an illness and an automobile accident in 1934 and, in December of that year, was admitted to St. Joseph's Hospital in Phoenix. Later that month John Moeur, at the age of 37, passed away, mirroring his father's reelection triumph and gravely impacting the governor's psychological constitution as he planned his second term agenda.³³

²¹ Myers, *The Arizona Governors*, p. 47.

²² For a statewide breakdown of voting by county see Arizona Republic, November 9, 1932; Stephen C. Shadegg, *Arizona Politics*, p. 21.

²³ Los Angeles Times, November 10, 1932.

²⁴ Los Angeles Times, September 15, 1932.

²⁵ Los Angeles Times, March 26, 1933. The Arizona sales tax law was modeled on a similar existing law in Mississippi.

²⁶ "Statement of Policies" Pamphlet, September 11, 1934, in Moeur Papers, Box 1, Folder 1/3. See also Moeur's address to the eleventh state legislature on January 9, 1933, the full text of which is found in the Phoenix Gazette issue of the same date.

²⁷ Los Angeles Times, January 15, 1935.

²⁸ Los Angeles Times, "Gov. Moeur Walloped and Responds in Kind," February 12, 1935.

²⁹ Los Angeles Times, December 21, 1933.

³⁰ Los Angeles Times, September 13, 1934.

³¹ Los Angeles Times, November 7, 1934.

³² Harry Carr, *The Lancer*, in Los Angeles Times, February 6, 1933.

³³ Myers, *The Arizona Governors*, p. 49.

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During his second gubernatorial term Moeur appointed one of the first females to serve as executive secretary in 1936, Mrs. Myrtle Harris. Harris replaced Moeur's former aide, Herbert Hotchkiss, whereupon she expressed her astonishment at the appointment and stated that she believed herself "the only woman in the nation to hold such a position."³⁴ That Moeur was a controversial governor from the onset cannot be denied; his initiation of numerous statewide taxes on businesses and private purchases, as well as his legislative maneuvering relative to certain New Deal programs, met with disfavor among some Arizona citizens. As early as April 1933 various activist groups began calling for Moeur's recall. In some instances, former state appointees within his own party called for his recall simply because they had been displaced upon his ascendency to the gubernatorial position. In other instances, business interests vowed to pursue his removal if the state legislature approved the new sales tax measures. Most of the unrest, however, emanated from the contrivances of disenchanted persons with mostly personal grudges and, to be sure, no recall vote ever transpired.³⁵

In October 1934, in further perpetuation of citizens' anger, residents in nearby Paradise Valley burned in effigy Governor Moeur, Secretary of the Interior Harold Ickes, and State Representative Isabella Greenway following the rescinding of a Verde Irrigation Project Loan.³⁶ This overt act of aggression on the peoples' part foreshadowed further turmoil to come during Moeur's second term as governor, which saw the eruption of intercultural chaos between Anglo-American and Japanese farmers in the Salt River Valley and the implementation of martial law in response to the Parker Dam dispute with California. Both occurrences catapulted Arizona—and Governor Moeur—to the forefront of national attention.

In August 1934 the brash actions of Salt River Valley farmers threatened to ignite an international incident with Japan, with the Japanese embassy in Washington, D.C. expressing "apprehension over the situation" and approaching the State Department to request that the federal government intervene. A dispatch from Tokyo went so far as to declare that, "Arizona has supplanted Manchuria as Japan's principal trouble zone."³⁷ The incident began when a group of Anglo-American farmers from the "Fowler District," under the leadership of Fred Kruse, warned Japanese farmers in central Arizona that if they did not leave the state within a week "steps would be taken to move them out." Farmers asserted multiple violations of Arizona's alien land law as a basis for their threats. Secretary of State William Phillips contacted Governor Moeur and instructed him on how best to proceed. "I am confident that you will use your authority and influence in every possible way toward preventing any unlawful or violent treatment of Japanese residents," Phillips wrote, "which would afford them and the Japanese government ground for complaint."³⁸

Estimates suggested that in 1934 some 1,000 Japanese farmers occupied the Salt River Valley (many of whom had recently relocated from California's Imperial Valley), in comparison with approximately 800 Anglo-American farmers. However, alien land laws prohibited Japanese persons (or any other non-citizens regardless of ethnic background) from owning or leasing agricultural land. Japan itself operated under a similar land law at that time and recognized the right of other nations to institute such legal restrictions, but the island nation took issue with the threat of force in central Arizona. Arizona farmers claimed that Japanese nationals had obtained title to farmlands through "secret subleases" in clear violation of the law.³⁹

Moeur assured State Department officials that Arizonans could handle the situation appropriately and would avert a diplomatic crisis, vowing to uphold the law without prejudice towards either side. "I am sure that the common sense of Arizona's citizens will prevent any violence," Moeur told Secretary of State Phillips, adding that, "you may be assured that the laws of Arizona will be enforced."⁴⁰ The Maricopa County Attorney's Office immediately took steps towards determining possible Japanese violations of the alien land law, an action that sufficed to dissuade the Anglo-American farmers from aggression while Moeur continued to devise possible solutions to defuse the crisis. In the wake of international tensions and unforeseen diplomatic ramifications, local leaders in the "anti-alien element" of farmers pledged to shun violence so long as the state made adequate attempts to enforce the land laws.⁴¹

All remained quiet for three weeks, until on September 19 a group of "Night Riders" belonging to an Anglo-American farmer coalition known as the Anti-Alien Land Law Association "bombed two irrigation canals and a home, flooding twenty acres across a farm occupied by an Oriental." The bombs targeted the homes of M. Ishikawa, who claimed to be an

³⁴ Los Angeles Times, October 20, 1936.

³⁵ Los Angeles Times, April 23, 1933; July 6, 1933. A recall vote would have required a petition signed by more than 30,000 eligible voters at that time. Ibid. See also Editorial, Arizona Daily Star, July 7, 1933.

³⁶ Los Angeles Times, October 15, 1934. Greenway was a close personal friend of President Franklin D. Roosevelt and wife Eleanor; some people speculated that this helped to sway additional New Deal program funding to Arizona during the 1930s.

³⁷ Los Angeles Times, August 23, 1934.

³⁸ Los Angeles Times, August 22, 1934.

³⁹ Los Angeles Times, August 24, 1934.

⁴⁰ Los Angeles Times, "Moeur Gives Promise," August 23, 1934.

⁴¹ Los Angeles Times, "Alien Drive Protested," August 24, 1934.

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American citizen and therefore in legal possession of his farm, and Fred Okuma, whose canal was targeted but not seriously damaged. In a separate incident, several men drove to the farm of D. Tadano, where they held him at gunpoint while the remainder of the group pushed his vehicle into the irrigation canal.⁴²

Governor Moeur, distraught by these unmitigated acts of violence, continued to assure citizens that he would do all in his power to prevent further outbreaks and to ensure that those responsible were brought to justice. A week later the governor was visited by Japanese Vice-Consul Shintare Fukushima, who remained in Phoenix for a week to assist in devising an acceptable solution to the crisis.⁴³ Moeur subsequently appointed a committee to gather information on various aspects of the situation, including statistics on farms and acreage as well as legal immigrant status of Japanese and Hindu farmers inhabiting said farms. In composing the committee Moeur appointed one Japanese farmer and one American farmer, in addition to several lawmakers and legal experts, in hopes of obtaining the most untainted results possible from the investigation.⁴⁴ By December, due in part to Moeur's lackadaisical leadership on the issue, the situation still had not been satisfactorily resolved and Japanese diplomats continued calling on the State Department, as well as Governor Moeur, to take immediate and effective action. Ultimately the crisis played out and no serious international incidents arose, although the tensions during that time remained high and presented a tremendous challenge for Governor Moeur.

Despite the intense nature of the Japanese farming conflict that plagued the latter months of 1934, the most controversial action of Governor Moeur's second administration was his calling out the Arizona National Guard to stop the construction of Parker Dam. The dam was intended to serve as a diversion point to redirect Colorado River water to the Metropolitan Water District of Southern California. Attorney General Arthur La Prade opined that the Metropolitan Water District had no right to build such a dam on Arizona lands without the state's permission.⁴⁵ Using that opinion as justification for further action, Moeur made known in February 1933 to the United States attorney general that Arizona would fight any dam construction in the Colorado River "with such legal and proper means as may be at her disposal" until an acceptable agreement could be reached allowing Arizona a significant percentage of the water flow.⁴⁶

To augment his verbal protestations, on March 3, 1934 the governor dispatched six Arizona National Guardsmen to the town of Parker, Arizona to observe the construction.⁴⁷ Moeur took the action after learning that employees of the Los Angeles Metropolitan Water District, the primary California proponent of the dam, had anchored steel cables to the Arizona side of the river, intended to hold a barge in the river's current.⁴⁸ California newspapers condemned Moeur's decision to call in troops, calling it a drastic and unnecessary overreaction and going so far as to say that the governor had acted "foolishly" and without legal right.⁴⁹ Secretary of the Interior Harold Ickes reiterated this sentiment, proclaiming that, "if Arizona's rights are being infringed the proper recourse would have been to take the matter into court."⁵⁰ Moeur responded by writing a lengthy article for the *Los Angeles Times* defending his position and explaining the necessity of the troops as a strictly supervisory, and not hostile, body.⁵¹

The Arizona National Guardsmen traveled to the town of Parker aboard the "Arizona Navy," two ferry boats named the *Julia B* and the *Nellie T*, furnished by Parker, Arizona resident and Yuma County State Representative Nellie T. Bush. Arizona officials found it necessary to utilize an amphibious landing at the dam site because of the harsh desert terrain, travel across which they conceded to be "hopeless, or too costly for a guard unit and its necessary supplies."⁵² This "Colorado River Expeditionary Force," comprising Arizona's makeshift naval force, became the brunt of jokes nationwide and received national coverage, as media outlets mocked Moeur and the State of Arizona.⁵³ Reports of activity on the Arizona side spurred Governor Moeur to issue a proclamation entitled, "To Repel An Invasion," and shortly thereafter he declared martial law and sent 60 soldiers (40 infantrymen and 20 machine gunners) to the dam site to prevent

⁴² Los Angeles Times, "Night Riders Use Bombs Against Arizona Aliens," September 20, 1934.

⁴³ Los Angeles Times, September 28, 1934. Fukushima's visit evidently did little to dissuade local farmers from violence. Only a week after his departure from Arizona, on October 4, five more bombings of Japanese farms occurred in the middle of the night, destroying one home and narrowly averting killing a fifteen-year old Japanese girl. Los Angeles Times, "Exploding Bombs Spread Terror for Arizona Japanese," October 5, 1934.

⁴⁴ Los Angeles Times, "Moeur Acts in Alien War," October 6, 1934; *Ibid.*, October 7, 1934.

⁴⁵ Kleinsorge, *The Boulder Canyon Project*, pp. 44-46; Los Angeles Times, "State Gets Warning," January 25, 1934.

⁴⁶ Los Angeles Times, "Arizona to Fight Dams," February 17, 1933.

⁴⁷ See Shadegg, *Arizona Politics*, pp. 23-24.

⁴⁸ Los Angeles Times, "Troops Act to Bar Dam," March 4, 1934.

⁴⁹ Los Angeles Times, "Gov. Moeur Acts Foolishly," March 6, 1934.

⁵⁰ Los Angeles Times, "Ickes Frowns on Calling of Troops," November 11, 1934.

⁵¹ Los Angeles Times, "Moeur Defends Action at Dam," March 26, 1934.

⁵² Los Angeles Times, "Guard Pays Dam Visit," March 7, 1934.

⁵³ Myers, *The Arizona Governors*, p. 47.

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construction on the Arizona side of the river.⁵⁴ A hawkish Moeur declared that, "It's a showdown this time, we are going to get something or we aren't. And if we can't expect anything we want to know it before this project is further advanced."⁵⁵

The troops were ultimately recalled and Moeur rescinded his martial law order when Secretary of the Interior Harold Ickes halted construction on November 13, 1934, promising that no further work would take place on Parker Dam until Arizona's protest was settled in the courts.⁵⁶ This action represents the last time one U.S. state took up arms against another. Infuriated with Governor Moeur's brash actions, Ickes and his Interior Department sued Arizona in the United States Supreme Court to obtain an injunction that would halt Arizona's interference with the construction of Parker Dam. Much to the surprise of Interior Department officials, the Supreme Court sided with Arizona, issuing a unanimous ruling on April 29, 1935 stating that Congress never authorized the dam's construction and ordering the indefinite suspension of all work at the site.⁵⁷ Using this court decision as leverage, a shrewd Governor Moeur agreed to drop opposition to Parker Dam if the Roosevelt administration approved the Gila River irrigation project. The two opposing sides successfully arranged such an agreement, whereupon California completed construction of Parker Dam (creating Lake Havasu).⁵⁸ The Wellton-Mohawk district of the lower Gila River was included in the Parker Dam legislation in accordance with the federal government's agreement with Moeur.⁵⁹ One newspaper columnist later summarized the entire Parker Dam incident, sardonically writing that, "If ever there was a comic opera war, the one-sided military fray between California and Arizona was it. . . . Mosquito bites and a few scorpion stings were the most devastating casualties suffered."⁶⁰

Doctor Moeur had easily won re-election in 1934, but by 1936 the lingering effects of the Great Depression and the sales tax he had implemented began to cut deeply into his popularity. Moeur continually claimed that he had little interest in running for reelection, perhaps becoming frustrated with the burdens of political office and his continually deteriorating health, a condition partially attributable to the stress accompanying his chaotic second term. Still, he entered the Democratic primary, citing the necessity for a "continuance of the sound policies which have been inaugurated," and the need for Arizona to "grow in material and social aspects."⁶¹ In June the incumbent governor appointed Don C. Babbitt as his campaign manager and John B. McPhee as director of publicity, gearing up for what promised to be an uphill battle towards reelection.⁶² Ultimately, despite his wholehearted efforts, he lost the nomination to fellow Democrat R. C. Stanford, who was easily elected in the primary by a margin of over ten thousand votes and went on to win the governorship in the general election.⁶³ A gracious loser, Moeur showed his compassion by being the first Arizona Governor to welcome his successor to office and also attended Stanford's inauguration.⁶⁴

Moeur left office on January 4, 1937 and 71 days later, on March 16, 1937, he died in his Tempe home from heart trouble at age 67.⁶⁵ Indeed Moeur had suffered from heart-related ailments for the duration of his two gubernatorial terms, having a mild heart attack in October 1934 while attending a ceremony in Tucson.⁶⁶ He was buried at Double Butte Cemetery in Tempe. The strain of the 1936 campaign, the death of his son, and the countless cigars had taken their toll. Like many doctors, Moeur dedicated so much time to treating others that he largely neglected his own health.

CONCLUSION

Benjamin B. Moeur's contributions to Arizona history were profound and widespread, spanning a period of more than forty years and involving a multitude of professional capacities. As a physician, Moeur tended to thousands of patients during

⁵⁴ <http://tempehistoricalsociety.org/page13.html>; Los Angeles Times, "Parker Dam Work Continues Despite Arizona's Threat," November 12, 1934.

⁵⁵ The Lima News, November 12, 1934.

⁵⁶ Los Angeles Times, "Parker Dam Work Stopped by Ickes," November 14, 1934.

⁵⁷ Los Angeles Times, "High Court Ruling Forces Halting of Parker Dam Work," April 30, 1935.

⁵⁸ Los Angeles Times, "New Parker Dam Start to be Made Under Truce," October 31, 1935.

⁵⁹ <http://tempehistoricalsociety.org/page13.html>

⁶⁰ "Arizona's Comic War Never Heard a Shot," Arizona Republic, Undated clipping, in Moeur Papers, Box 1, Folder 1/6.

⁶¹ Los Angeles Times, April 26, 1936.

⁶² Los Angeles Times, June 28, 1936. McPhee served as publicity director in both of Moeur's previous campaigns. Babbitt was a former State Land Commissioner and came from a highly prominent Arizona family. A Los Angeles Times article of October 4, 1936 reported that the Democratic Party in Arizona had found itself highly factionalized as a result of the campaign between Moeur and Stanford, noting that "the factions . . . are battling more viciously [during the general election] than at the height of the primary campaign."

⁶³ Los Angeles Times, September 10, 1936.

⁶⁴ Myers, *The Arizona Governors*, p. 49.

⁶⁵ Los Angeles Times, March 17, 1937. Moeur had suffered a heart attack a week earlier, on March 8, and never recovered. Los Angeles Times, March 10, 1937.

⁶⁶ Los Angeles Times, October 24, 1934.

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his lifetime, going to any length to ensure the well-being of others and frequently offering free services to those in need. As a civic leader, he led the charge for local education and helped draft a segregation-free Arizona State Constitution in 1912. When his state faced tough times during the Great Depression, Moeur once again stepped forward and offered his services, this time as governor. Serving two terms in that capacity, he helped alleviate the state's deficit burdens, defused intercultural crises, and upheld Arizona's rights in the conflict with California over Parker Dam. Through all of these undertakings, Moeur exhibited arguably one of the most unique and captivating personalities in Arizona, a cigar ever-present in his mouth, profanities streaming forth in every sentence, all the while acting as a humanitarian who cared more for others than for himself. Indeed, few Arizona personalities can claim such a diverse range of contributions to the state's early twentieth century history.

GOVERNOR B.B. MOEUR TIMELINE

- 1869 Benjamin Baker Moeur born on December 22 in Franklin County, Tennessee.
- 1873 Moeur's family moved to Texas, settling in the southern portion of the state between Del Rio and San Antonio.
- 1889 Moeur enrolled in the Arkansas Industrial University at Little Rock, graduating with high honors in the medical field.
- 1893 The home that is to become Moeur's residence is built in Tempe. Originally a wood frame structure measuring approximately 22 feet X 24 feet, the house boasted a brick chimney and fireplace, along with a recessed entry porch on the southwest corner.
- 1896 Moeur married Honor Anderson in Texas.
- 1896 Moeur and wife Honor move to Arizona, settling first in Tombstone and Bisbee before moving to Tempe in November of that year.
- 1897 John Kelly Moeur is born.
- 1898 Moeur purchases the home at Seventh Street and Myrtle, which he had previously been renting.
- 1898 Second child, Vyvyan Bernice Moeur, is born.
- 1901 Moeur begins building the first structural addition to his residence. The addition was of wood frame, consisting of two equally sized rooms and measuring 14 feet X 36 feet. It was constructed immediately to the front of the existing 1893 building. Moeur also installed indoor plumbing at this time and enclosed the front porch.
- 1901 Third child, Jessie Belle, is born.
- 1901 Moeur becomes the sole proprietor of the former Broadway & Moeur Drug Store after buying his partners interest.
- 1902 Moeur purchased an 80-acre ranch six miles south of Tempe.
- 1903 Fourth child, Benjamin B. Moeur Jr., is born.
- 1908-10 Moeur serves as a member of the Arizona Constitutional Convention as a chairman on the educational committee.
- 1911-12 A second structural addition is made to Moeur's Tempe residence. Modifications included installation of a new roof and preexisting rooms were renovated. At least three new rooms were added at this time and the outside façade was altered to create a Neo-Colonial Revival Style house.
- 1917-18 Moeur provides free medical care to World War I veterans and their families.
- 1920-32 Moeur serves as secretary of the Board of Directors at Tempe Normal School.

Governor Benjamin B. Moeur House

Maricopa, Arizona

Name of Property

County and State

- 1929 A final structural addition is made to the Moeur residence. The local newspaper reports it to be "one of the most comfortable and attractive homes in the Valley." The old wood-plank floor was replaced with modern tongue-in-groove style flooring and the kitchen and bathrooms were modernized.
- 1932 Moeur elected to first term as Arizona governor, defeating incumbent Democrat George W.P. Hunt in the primary and Republican J.C. Kinney in the general election.
- 1934 Moeur reelected to a second gubernatorial term. The second term became well known for his declaration of martial law in relation to the construction of Parker Dam.
- 1934 Moeur's eldest son, John Kelly, died.
- 1934 Moeur suffers a mild heart attack while attending an event in Tucson.
- 1936 Moeur runs for third term as governor but is defeated in the Democratic primary by Judge Stanford.
- 1937 Moeur suffers a debilitating heart attack on March 8.
- 1937 Benjamin B. Moeur dies of heart failure at his home on March 16.
- 1945 Honor Anderson Moeur dies on August 19 at the Moeur residence. She was born March 29, 1876 in Kerrville, Texas. Her funeral services were held on August 21 at Memory Chapel.
- 1954 Benjamin B. Moeur, Jr., sells the Moeur residence to Carl Hilstrom, marking the first time in over fifty years that ownership of the property fell outside the Moeur family.
- 1958-61 Moeur's residence serves as a fraternity house, being occupied by no less than three different Arizona State University fraternities.
- 1962 The Moeur house is sold to Byron Hunter, who established an Indian curio shop that operated until 1983.
- 1993 After acquiring ownership, the City of Tempe adapts the Moeur House into office space for the Tempe Community Council. Hatton Hall is built next door to provide additional meeting space.
- 1997 On September 11 the Moeur House is officially listed on the Tempe Historic Property Register.

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

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

Manuscript Materials

Moeur Family Papers, Hayden Library, Arizona State University.

Books

Goff, John F. Arizona Biographical Dictionary. Cave Creek, AZ: Black Mountain Press, 1983.

Kleinsorge, Paul L. The Boulder Canyon Project. Stanford, CA: Stanford University Press, 1941.

Pere, Madeline Ferrin. Arizona Pageant. Tempe, AZ: Tempe Historical Foundation, 1965.

Governor Benjamin B. Moeur House
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Maricopa, Arizona
County and State

Ryden, Don. City of Tempe: Multiple Resource Area Update. Volume One. Tempe, AZ: Ryden Architects, 1997.

Shadegg, Stephen C., *Arizona Politics: The Struggle to End One-Party Rule*. Tempe: Arizona State University, 1986.

Sobel, Robert, and John Raimo, eds. *Biographical Directory of the Governors of the United States, 1789-1978*. 4 vols. Westport, CT: Meckler Books, 1978.

Woodward Architectural Group. *The Governor Benjamin Baker Moeur Residence: An Adaptive Rehabilitation of an Historic Resource*. Tempe, AZ: Woodward Architectural Group, 1999.

Newspapers/Periodicals

Arizona Daily Star

Arizona Republic

Phoenix Gazette

The Lima News

The Los Angeles Times

Time Magazine

Internet

<http://tempehistoricalsociety.org/page13.html>

<http://www.nga.org/portal/site/nga/menuitem.29fab9fb4add37305ddcbeeb501010a0/?vgnnextoid=b769224971c81010VgnVCM1000001a01010aRCRD>

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 <1
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 12 412820 3698420 3 _____

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

Zone Easting Northing
2 _____
Zone Easting Northing

Zone Easting Northing
4 _____
Zone Easting Northing

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

The subject property sits on the northwest corner of Myrtle Avenue and Seventh Street in downtown Tempe, Arizona. It is flanked by Hatton Hall on its western periphery and the Orchid House to the north. Access to the property is gained from Seventh Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundary selection coincides with the B.B. Moeur House property boundaries as stipulated by Tempe city ordinance and reflects the property currently owned and maintained by the City of Tempe.

11. Form Prepared By

name/title Billy Kiser
organization Tempe Historic Preservation Office date June 2011
street & number 21 East Sixth St. Suite 208 telephone 480-350-8870
city or town Tempe state AZ zip code 85281
e-mail billy_kiser@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: **Governor Benjamin B. Moeur House**

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

Photographer: William S. Kiser

Date Photographed:

Description of Photograph(s) and number:

1 of 9

Benjamin Baker Moeur as he appeared in the 1890s, about the time he moved to Tempe.

2 of 9

Moeur as Arizona governor, circa 1935.

3 of 9

Moeur and family standing in front of their house, circa 1900. This is the earliest known photograph of the house.

4 of 9

The Moeur House as it appeared in the 1970s as an Indian Curio shop.

5 of 9

The vacant Moeur House in 1991, just prior to renovation by the City of Tempe.

6 of 9

Modern-day Moeur House, front façade.

7 of 9

Modern-day Moeur House, west-facing side.

8 of 9

Modern-day Moeur House, east-facing side.

9 of 9

Modern-day Moeur House, back side.

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.).

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State

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.



Photo 1



Photo 2



Photo 3

Governor Benjamin B. Moeur House

Name of Property

Maricopa, Arizona

County and State



Photo 4



Photo 5

Governor Benjamin B. Moeur House
Name of Property

Maricopa, Arizona
County and State



Photo 6



Photo 7



Photo 8

Governor Benjamin B. Moeur House

Name of Property

Maricopa, Arizona

County and State



Photo 9

HPC 10/08/2011 AGENDA

12. Current Events / Announcements / Future Agenda Items

- Member Announcements
 - Staff Announcements
- 1) Historic Designations for Harris House and McGinnis House were approved by Mayor & Council on September 22, now there are 44 locally listed properties
 - 2) Mayor supports historic designation and listing Tempe Municipal Building and Tempe Double Butte Cemetery on the Tempe Historic Property Register
 - 3) SHPO is reviewing the Solliday National Register Nomination for Borden Homes Historic District and intends to place it on the November 18 HSRC agenda
 - 4) SHPO is reviewing the Abele National Register Nomination for the Sandra Day O'Connor House and intends to place it on the November 18 HSRC agenda
 - 5) Tempe Learning Center is offering free Board & Commission Member Training program Wed Oct 26 at 6:00 pm at the TLC in the lower level of the Tempe Library



City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8225

Sept. 30, 2011

Dear Tempe Historic Preservation Commission members,

In the late 1960s, my City Council predecessors decided to keep City Hall downtown – and in doing so ended years of disinvestment and decay in the district. Perhaps more than any other single action, construction of the new Tempe Municipal Building demonstrated the City's commitment to bring new life to downtown through redevelopment of the historic core.

Hugh Hallman
Mayor

Joel Navarro
Vice Mayor

Robin Arredondo-Savage
Councilmember

Shana Ellis
Councilmember

Mark W. Mitchell
Councilmember

Onnie Shekerjian
Councilmember

Corey D. Woods
Councilmember

Tempe architects Michael and Kemper Goodwin designed the building, in the Modern Commercial style, in 1968 and it opened two years later. Since then, many honors and awards have been bestowed upon the Municipal Building, as its timeless and transparent architecture express a city government accessible to all. In another metaphor, the structural axes radiate outward from the building and across the site to embrace and integrate with the community.

More important to you, the Tempe Municipal Building has achieved significance within the past 50 years while meeting criteria for designation as a landmark specified by ordinance. Once so listed, in year 2020 when the building becomes 50 years old, it will automatically be reclassified as an historic property.

In recognition of the significance of the building, it is with pride that I introduce this application for Historic Property Designation and encourage your favorable consideration of listing the Tempe Municipal Building in the Tempe Historic Property Register.

Cordially,

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

Hugh Hallman
Mayor of Tempe

HH/mb

000 PROJECT FACT SHEET TMB

NAME/NO: Tempe Municipal Building Historic Property Designation PL110343

HPOXXXXX (Ordinance No. 2011.54) – Historic Designation consisting of one (1) lot

SCHEDULE – DAYS

NM @ HISTORIC PRESERVATION COMM: 12/08/2011 6:00 pm (11/30/11 mail)

PH @ HISTORIC PRESERVATION COMM: 01/12/2012 6:00 pm (01/04/12 mail)

PH @ DEVELOPMENT REVIEW COMM: 01/24/2012 6:00 pm (01/14/12 mail)

PH @ CITY COUNCIL (Intro/1st Hearing): 02/16/2012 7:30 pm))

PH @ CITY COUNCIL (2nd Hearing): 03/03/2012 7:30 pm))

LEGAL: LOT NUMBER TWO (2) OF “CITY HALL COMPLEX”, BOOK 991 OF MAPS, PAGE 31, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

AREA: 120565 SF = 2.77 ACRES

ADDRESS: 31 E 5th ST

PARCEL: 132-27-351 CITY HALL COMPLEX (MCR 99131)

WAIVER: None

REQUEST: This is a public hearing notice for the Historic Designation and listing in the Tempe Historic Property Register of the Tempe Municipal Building (City Hall) consisting of one (1) lot on approximately 2.77 acres, located at 31 East Fifth Street, Tempe, in the City Center zoning district.

ORD. 2011.54 – That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding an Historic Overlay to the existing City Center zoning district with an Historic Overlay on 2.77 acres at the landmark Tempe Municipal Building.

* * * * *

The landmark 1970 Tempe Municipal Building is significant for its role in initiating a focused redevelopment effort to sustain the historic downtown core as the center of the community. Designed as a “lantern to the city” the landmark property is a metaphor for openness and accessibility in municipal government and emblematic of a progressive community. The building is also significant as the most recognizable work of local Tempe Architect Michael Goodwin, as an early example of passive solar design, and as an uncommon example of the Modern Commercial style.

- | | |
|------------|---|
| 11/21/1969 | After years of planning, Council give go-ahead to new city hall building by a 4-2 vote with Vice Mayor William J. LoPiano abstaining. |
| Aug. 1971 | City Hall construction at 31 East Fifth Street completed. Planning began in 1968 financed through sale of bonds through a non-profit corporation and repaid with tax revenues. Redevelopment replaced the original City Hall building ca. 1914. |
| 10/01/1971 | Dedication ceremony for new City Hall building at 31 E 5th Street on the site of the old city hall. |



City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8225

Sept. 30, 2011

Dear Tempe Historic Preservation Commission members,

Tempe Double Butte Cemetery is unique in that it is the only cemetery in the Salt River Valley that includes both a Victorian-era pioneer graveyard alongside a Post WWII-era cemetery. Designs and landscapes of both sections coexist with integrity, and together they interpret Tempe's growth and development from a rural 19th-century farming community to a modern 20th-century urban center.

Hugh Hallman
Mayor

Joel Navarro
Vice Mayor

Robin Arredondo-Savage
Councilmember

Shana Ellis
Councilmember

Mark W. Mitchell
Councilmember

Onnie Shekerjian
Councilmember

Corey D. Woods
Councilmember

Dating from 1888, the Double Butte Cemetery is an excellent example of 19th-century cemetery planning in the Salt River Valley. As Valley cities grew and expanded, new cemeteries were established at their outskirts. Their early gravel-covered pioneer cemeteries were mostly forgotten when replaced by new green-lawn cemeteries. In Tempe, however, there was no room at the perimeter, and Double Butte had to annex additional farmland to keep up with demand.

In accordance with National Park Service guidance, a cemetery can be eligible for historic designation if it can be shown to be historically significant for its age relative to its surrounding geographic or cultural context. Double Butte Cemetery is contemporaneous with the founding of Tempe and contains graves and markers of Euro-American and Mexican-American pioneers of that period, evidencing the diversity of community pioneers and providing a good representation of the self-image of the historic Tempe community for its first century.

In recognition of the significance of the property, it is with pride that I introduce this application for Historic Property Designation and encourage your favorable consideration of listing Tempe Double Butte Cemetery in the Tempe Historic Property Register.

Cordially,

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

Hugh Hallman
Mayor of Tempe

HH/mb

000 PROJECT FACT SHEET DBC

NAME/NO: Tempe Double Butte Cemetery Historic Property Designation PL110344

HPOXXXXX (Ordinance No. 2011.55) – Historic Designation consisting of one (1) lot

SCHEDULE – 86 DAYS

NM @ HISTORIC PRESERVATION COMM: 12/08/2011 6:00 pm (11/30/11 mail)

PH @ HISTORIC PRESERVATION COMM: 01/12/2012 6:00 pm (01/04/12 mail)

PH @ DEVELOPMENT REVIEW COMM: 01/24/2012 6:00 pm (01/14/12 mail)

PH @ CITY COUNCIL (Intro/1st Hearing): 02/16/2012 7:30 pm))

PH @ CITY COUNCIL (2nd Hearing): 03/03/2012 7:30 pm))

LEGAL: “TEMPE DOUBLE BUTTES CEMETERY”, BOOK 998 OF MAPS, PAGE 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

AREA: 1530368 SF = 35.13 ACRES

ADDRESS: 2505 W. Broadway Rd. Tempe 85282

PARCEL: 123-29-002 TEMPE DOUBLE BUTTES CEMETERY (MCR 99807)

WAIVER: None

REQUEST: This is a public hearing notice for the Historic Designation and listing in the Tempe Historic Property Register of the Double Butte Cemetery consisting of one (1) lot on approximately 35 acres, located at 2505 W. Broadway Rd. Tempe, in the Agricultural zoning district.

ORD: 2011.55 – That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding an Historic Overlay to the existing Agricultural zoning district with an Historic Overlay on 35 acres at the historic Tempe Double Butte Cemetery.

* * * * *

Tempe Double Butte Cemetery is unique in that it is the only cemetery in the Salt River Valley that includes both a Victorian-era pioneer graveyard alongside a Post WWII-era cemetery. The property contains graves and markers of Euro-American and Mexican-American pioneers evidencing the early diversity of the community and providing a good representation of the self-image of the historic Tempe community. Both sections coexist with good integrity and together they help us interpret Tempe's growth and development from a rural 19th century farming community to a modern 20th century urban center

09/13/1887

The cemetery was started on September 13, 1887, when a group of citizens formed the Tempe Cemetery Association.



TEMPE LEARNING CENTER



Linking leadership and learning by continuously aligning employee performance to the City's strategic initiatives.

LDPII: BOARDS & COMMISSIONS ORIENTATION

The opportunity to support a municipal board or commission comes with certain obligations that include thoroughly understanding your role, the role of the appointed board members and the City of Tempe organization.



DATE:
WEDNESDAY
OCT 26, 2011

TIME:
6—9:00 PM

LOCATION:
TEMPE
LEARNING
CENTER

WHAT ARE YOUR RESPONSIBILITIES?
WHAT ARE THE ETHICAL GUIDELINES?
WHAT ARE THE PUBLIC MEETING PROCEDURES?

This orientation was designed to provide participants with an interactive learning experience and practical information that can be immediately applied while serving as a staff liaison to City of Tempe Boards and Commissions. This orientation focuses on the city organization, the roles and responsibilities of board and commission members, conflicts of interest, open meeting laws and resources.

This course is highly recommended for staff who support City of Tempe Boards or Commissions.

Note: Employees register via Peoplesoft ELM.
Board and commission public members register via Tempe Online Registration.

SELF-REGISTER via Peoplesoft ELM by 10.19.11

1. Click on the **Self Service** hyperlink in Peoplesoft ELM.
2. Click on the **Learning** hyperlink.
3. Click on the **Search Catalog** hyperlink.
4. Stay on the **Activities** tab. **Type** in "LDP".
5. Click on the **Search Activities** button
6. Review search results and click on the desired Activity to enroll and view additional information. **Click on location for preferred site.**
7. Review class details and ensure correct class.
8. Click on the **Enroll** button.
9. Review the information and click on the
10. **Submit Enrollment** button to complete.

QUESTIONS? CONTACT: WYDALE_HOLMES@TEMPE.GOV 480.350.5312