

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

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

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

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

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

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

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

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

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

WELCOME

TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

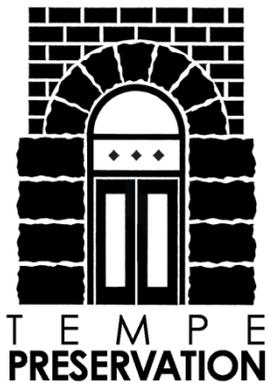
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas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

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

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

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

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



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Alternate
Anne Bilsbarrow, Chair
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
Vacant
Vacant

**TEMPE HISTORIC
PRESERVATION
OFFICE**

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

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

Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, November 3, 2011

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett Charlie Lee
Anne Bilsbarrow Korri Turner
April Bojorquez

Staff Present: Amy Douglass Joe Nucci
Nathan Hallam Jared Smith

Public Present: Irina Ibanez Vic Linoff
Alexandra McEntire

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

1. Call to Audience
No Comment

2. Ratify Tempe HPC Actions Taken On September 8, 2011

Nucci reads City Clerks' notice and then reads aloud 9/8/2011 minutes.

MOTION [BENNETT] MOVE RATIFICATION OF ACTIONS TAKEN
SEPTEMBER 8, 2011 IN ACCORDANCE WITH ARS 38-431.05.B,
SECOND [LEE] APPROVED 5-0.

3. Approval of HPC Minutes 10/13/2011 Tempe HPC Meeting.

MOTION [BENNETT] MOVE APPROVAL OF HPC MEETING MINUTES
FROM 10/13/2011 AS PRESENTED, SECOND [LEE] APPROVED, 5-0

4. Discuss & Consider Borden Homes Historic District Design Guidelines

- Nucci: Commissioner Andrea Gregory committed to the visioning process, are there any other volunteers from the Commission?
- Bilsbarrow: Commissioner Brad Graham is already committed.

The Commissioners then made note of the new schedule of upcoming preservation-related events and activities.

5. Discuss and Consider Hudson Manor Historic District Designation

- Nucci: We have received another notarized historic district waiver; that brings us to one-quarter of the total neighborhood—probably not enough to bring to council, unless we argue that the other three-quarters simply have no opinion. In any case the mailing strategy is seen as ineffective.
- Douglass: Why don't we just give up and move on?
- Bilsbarrow: That might make sense, given our limited resources.
- Bennett: What about listing the one-quarter individually?

- Nucci: No, they are not individually eligible, only as a district.
- Bilsbarrow: Can we make a small district within Hudson Manor?
- Nucci: It makes more sense to try and bring the whole neighborhood.
- Lee: Is the Cahill House individually eligible?
- Nucci: Perhaps.
- Bilsbarrow: Moving forward, it might be good for Hudson Manor property owners to call us when they're ready for a district.

6. Discuss & Consider HPC Vacancy for Alternate Member (professional)

- Nucci: We are still hoping for Scott Solliday's application to gain approval, and we are also hoping to make Commissioner Ira Bennett a voting member.

7. Discuss and Consider Historic Preservation Graduate Student Intern Program

- Hallam: We expect to see finished Tempe Property Register PDEs for the Double Butte Cemetery (Billy Kiser) and Tempe City Hall (Alyssa Matter) next month.

8. Discuss and Consider Chair / Staff Updates:

- Nucci: Mark Vinson is not present so we do not have an update on the Eisendrath House.
- Turner: The teaching session was a success.
- Nucci: Yes but Commissioner Andrea Gregory tells me that much of the material presented at the session is also available online.
- Nucci: Our social media experiment, like the Historic Preservation Foundation, is making progress.
- Nucci: There is an Arizona Sites committee meeting for the Borden Homes District (Solliday) and Sandra Day O'Connor House (Abele) National Register Nominations.

9. Current Events / Announcements / Future Agenda Items

None.

Meeting adjourned at 6:40 PM

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 12/08/2011

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.

MUNICIPAL BUILDING AND DOUBLE BUTTE CEMETERY NEIGHBORHOOD MEETING TEMPE HPC

The Neighborhood Meeting must be acknowledged:

“This is a Neighborhood Meeting by the Tempe Historic Preservation Commission for historic property designation of the **MUNICIPAL BUILDING**, located at 31 East Fifth Street and the **DOUBLE BUTTE CEMETERY**, located at 2505 West Broadway Road in Tempe.”

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

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

2) *HPO* ^① “*Direction to initiate historic designation of the **MUNICIPAL BUILDING AND DOUBLE BUTTE CEMETERY** was submitted on behalf of the Tempe City Council and the citizens of Tempe by Mayor Hallman. HPO has prepared preliminary determinations of eligibility for consideration by the Commission. Staff seeks additional information and comments from stakeholders and from the commission at this time. Staff summary reports and recommendations will be prepared for subsequent public hearings at HPC, at Development Review Commission, and at Council. HPO finds this application to be complete and recommends that the Tempe Historic Preservation Commission hold a public hearing on **January 12, 2012**, to approve, deny, conditionally approve or continue this application.*”

3) *Call for Commission discussion:*

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

4) *Public input must be taken:*

“This is a Neighborhood Meeting. Any person wishing to address the Commission regarding this historic property designation may do so at this time by first getting the attention of the Chair.”

5) *Public input must be accurately attributed:*

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

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

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

7) *Determine consensus:*

“Is there consensus to hold a public hearing at the **January 12, 2012** meeting of the Historic Preservation Commission in accordance with the Tempe Historic Preservation Ordinance?”

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

“The Tempe Historic Preservation Commission has just concluded a Neighborhood Meeting for discussion and consideration of historic property designation and listing of the **MUNICIPAL BUILDING AND DOUBLE BUTTE CEMETERY**. The Commission will conduct a public hearing and form a recommendation for or against historic property designation. The Development Review Commission will also conduct a public hearing to take input and provide a recommendation to Council. Finally, Tempe City Council will hold two public hearings and take action. Information on this designation, including application information, meeting minutes, and notice of future meetings, is available on the HPC website at <http://www.tempe.gov/historicpres>”

9) *The conclusion of the Neighborhood Meeting and resumption of the public meeting must be acknowledged.*

“This concludes the Neighborhood Meeting. Public hearings for historic property designation and listing of the **MUNICIPAL BUILDING AND DOUBLE BUTTE CEMETERY** are scheduled for:

- Thursday, **January 12, 2012**, at 6:00 p.m. at the Tempe Historic Preservation Commission
- Tuesday, **January 24, 2012**, at 6:00 p.m. at the Tempe Development Review Commission
- Thursday, **February 16** and Thursday **March 8, 2012**, at 7:30 p.m. at City Council Chambers

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

Tempe Historic Preservation Office Research Report

TEMPE MUNICIPAL BUILDING

Tempe Historic Property Register #46

Preliminary Determination of Eligibility

6-402 HPC Neighborhood Meeting

printed 12/01/2011 9:43 AM

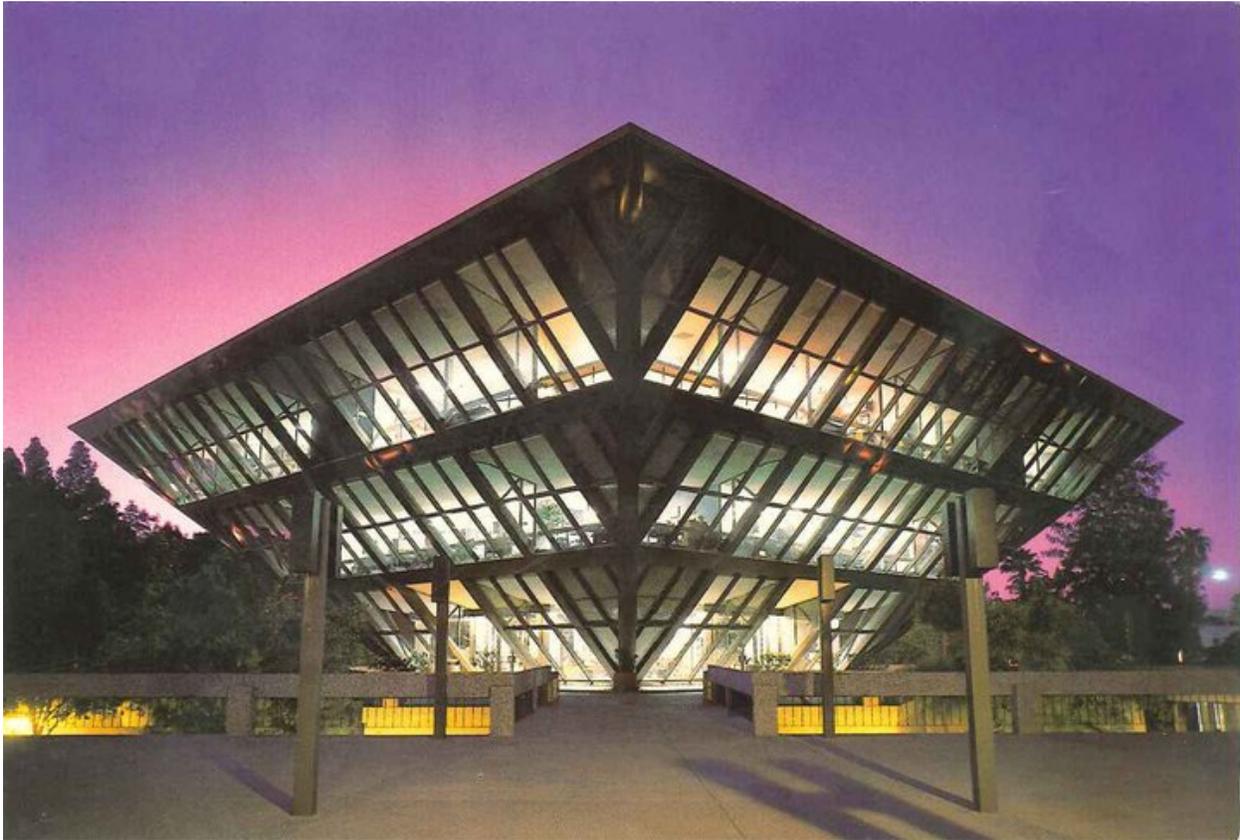


photo: City of Tempe

Designed as a “lantern to the city,” the landmark 1970 Tempe Municipal Building 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 Mid-Century Modern style.¹ The property was classified *Historic Eligible* by the Tempe Historic Preservation Commission on 05/03/2001. In conveying that classification the commission noted the building is significant for its role in initiating a focused redevelopment effort to sustain the historic downtown core as the center of the community.

Upon completion of a nomination for historic property designation, staff shall compile and transmit to the commission a report on the property. Property research prepared for the neighborhood meeting addresses location, condition, age, significance and integrity of historic features and other relevant information along with a staff recommendation with respect to commission action on the nomination. This information is subsequently condensed to produce summary reports for public hearings. Research in this preliminary report develops the significance of the property in the context of Residential Architecture in Tempe, Arizona, 1940, and other relevant historic contexts.² The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for historic designation. In preparing this preliminary determination of eligibility for consideration by the Commission, HPO finds this nomination to be complete and considers the historic 1970 Tempe Municipal Building to be eligible for historic designation and listing in the Tempe Historic Property Register.

Staff recommends that the Tempe Historic Preservation Commission reach consensus to hold a public hearing on January 12, 2012, to approve, deny, conditionally approve or continue this nomination.

GENERAL DESCRIPTION

Located on 5th street just east of Mill Avenue, Tempe Municipal Building was completed in 1970. The construction of this building incorporated the latest techniques of steel construction. Goodwin used the structural properties of steel to design an inverted pyramid structure. The building is centered on 2 ½ acres of land that combines the building with plazas, gardens, pedestrian bridges, and promenade decks to achieve a “center-of-the-city” effect. The site also contains a sunken courtyard space known as the “Garden Level” where additional office space is located. This sunken courtyard was designed to create an intimate feeling for its occupants when they walked into the space. The intention of inverting the glass pyramid was to keep the building cool in the summer months, and to allow for significant public space on a small site. The design strategy of passive solar cooling and heating was achieved by trapping heat in areas of the walls so it would radiate into the building in the winter months. In the summer months, the affect is slightly different. The building was turned forty-five degrees to the street grid to minimize glass exposure to direct sunlight. The glass is tinted with a sun-bronze tint, and in combination with the shade provided by the angled walls, it is estimated that only 18% of the sun’s heat permeates the building. The extensive amount of glass was desired by city officials so they could always have visual access to their surroundings. Tempe prides itself on being a “progressive, forward looking community” and the Tempe Municipal Building reinforces that statement with its bold form and advances in architectural technology.³

LOCATION

The Tempe Municipal Building is located in the heart of downtown Tempe at 31 East Fifth Street, between Mill and College Avenues, just north of the Arizona State University Tempe campus, and is the centerpiece of the Harry E. Mitchell Government Complex. The Tempe Municipal Building has become the symbolic center, not only of the downtown, but the entire community. Adjacent to the hustle and bustle of Mill Avenue, citizens of Tempe know this building as the “upside-down pyramid.” Its unique form has made it an iconic part of the downtown atmosphere. Although not quite 50 years old, its distinctive form, as well as its historical impact on the city, qualifies the Tempe Municipal Building to be designated as a local landmark.⁴

CONDITION

The Tempe Municipal Building is a prime example of the Mid-Century Modern style of commercial architecture in Tempe. The property has been well maintained over the last forty years. Despite several expansions and alterations all of its original materials have been preserved. Mature landscaping around the property is all well maintained and cared for. With additions of other buildings in and around the complex, the only deviations from the original site have been within the complex itself, where pathways and pedestrian bridges have either been changed or removed. This prime example of a modern style has been exceptionally maintained, guessing its age might prove difficult.

AGE

Tempe Municipal Building opened its doors to the public in 1971. According to the City of Tempe Historic Preservation ordinance (Tempe City Code Chapter 14 A-4 a) 3) the building may qualify for historic property designation and listing in the Tempe Historic Property Register as a historical landmark because it has “achieved significance within the past 50 years, expresses distinctive character worthy of preservation, and because it exceeds the criteria for designation as an historic property.” If so designated, in 2021, when the landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property in accordance with ordinance provisions.⁵

SIGNIFICANCE

The Tempe Municipal Building derives significance from several important associations, including surviving as an example of the Mid-Century Modern architectural style. This significant style arrived in the Salt River Valley during the mid-1960s, when local architects ramped up efforts to reconcile the principles underlying architectural design with rapid technological advancement and the modernization of society.

One of these local architects was Tempe born Michael Goodwin who, along with his father Kemper Goodwin, took on the challenge of designing the Tempe Municipal Building. The Tempe Municipal Building would go on to become the heart of the downtown Tempe, and serve as a catalyst for revitalization for the rest of downtown. This building is also significant for its use of new technologies and design strategies. The Mid-Century Modern movement brought with it the use of the new material steel. Michael Goodwin’s cunning engineering of the steel to construct the upside down pyramid form was an early attempt at a passive solar design.⁶

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and it must also possess sufficient integrity to communicate its significance to persons familiar with the property or to the community at large. The integrity of a property is evaluated according to aspects which must be present in different combinations depending on the criteria from which historic significance is derived.

The Tempe Municipal Building derives significance because of its association with the broad patterns of community development. Accordingly, (under NPS Criterion A) the property must maintain integrity of **location, materials, feeling** and **association** in order to convey its significance. In addition, the Tempe Municipal Building derives significance because it embodies the distinctive characteristics of a type of construction, represents the work of a master, possesses high artistic value, and represents a significant and distinguishable entity. Accordingly, (under NPS Criterion C) the property must maintain integrity of **design, workmanship, materials,** and **feeling** in order to convey its significance. As seen in the following discussion, the property exceeds these minimum requirements and retains more than adequate integrity to qualify for designation and listing.⁷

Location – Tempe Municipal Building exists on the site of the 1914 Tempe City Hall. When construction of a new city hall building was first being talked about, city officials were strongly considering moving it to a new location on the Rural Road and Southern Avenue to escape the deteriorating conditions of the downtown district. Architect Michael Goodwin thought otherwise and saw this as a challenge and a beginning for revitalization of downtown Tempe. Goodwin convinced officials to keep the location, and he designed a new building that sparked the beginning of the revitalization project for downtown Tempe.

Over the past 140 years, Tempe holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant cultural architecture and infrastructure. These qualities exist today in the Tempe Municipal Building as well as the rest of the downtown area. The Tempe Municipal Building, located at 31 East Fifth Street, between Mill and College Avenues and forms the heart of the Harry E. Mitchell Government Complex in the historic core of downtown Tempe.

Design – Design is the composition of elements that constitute the form, plan, space, structure, and the style of a building. In many cases properties tend to change over time in order to more conveniently accommodate its occupants. In the case of the Tempe Municipal Building, the property has maintained its original design properties. The intent of Michael Goodwin was for this property to be the “center-of-the-city.” His original site plans incorporated these pathways that radiated out into the city from the building. These have since been modified to some extent to make room for adjacent new construction, but hints of them still exist. The Tempe Municipal Building received an award of merit from the Western Mountain Region of the American Institute of Architects in 1972.⁸

Goodwin designed the building as an upside down pyramid for two reasons. First, he wanted this building to become an icon for the city, which it certainly has. Programs within the building have been organized in a way that is convenient for the public to access, with the most public necessities towards the bottom of the pyramid and the more private spaces near the top. Second, the building functions a passive solar building because of the inverted pyramid. With the walls slanted at a forty-five degree angle, the roof becomes a shading structure for the entire building. In winter the building is engineered to trap the heat in order to warm interior spaces. In 2010, the Tempe Municipal Building received the 25 Year Award from the Arizona Society of the American Institute of Architects, in part for its innovations in sustainable design. These design aesthetics could not have been achieved without the influence of the Mid-Century Modern style that arrived in the Salt River Valley in the mid-1960s. This movement brought with it new ideas and technologies that made the design of the Tempe Municipal Building possible.⁹

Setting – Setting is the physical environment of a historic property that illustrates the character of the place. The property retains connections to the physical environment of its surroundings evident in the walkways and bridges that radiate outward into downtown in order to connect everything back to the city's center. The decision to keep city hall functions in the historic commercial core of the community overcomes temporal changes in the built surroundings of the Tempe Municipal Building and lies at the heart of concept of a setting. The hotel, the Police/Courts Building, the Transit Center, the parking garage, the Brickyard, and the 525 Building all came later, along with a wide variety of new commercial and office buildings in and around city hall. But these are the all in many ways the result of the continued existence of City Hall at the very heart of Downtown Tempe. A practical definition of setting in the context of the Tempe Municipal Building is simply at the heart of the community in the middle of the downtown commercial district that it helped preserve and perpetuate.

Materials – Materials are the physical elements used to construct a form or structure. In order for a property to be considered historic, the property must retain key exterior materials dating from the period of its historic significance. The Tempe Municipal Building continues to retain its key exterior elements in their original configuration.

Architect Michael Goodwin chose these materials that exemplify technologies characteristic of the Mid-Century Modern style. Use of steel members to construct the frame of the Tempe Municipal Building's structure was Goodwin's experimentation of the limits of the material. The Tempe Municipal Building was awarded a national U.S. Steel award for its innovative techniques in steel construction and a merit award from the Western Mountain Region of the American Institute of Architects.

Goodwin also implemented a new type of structural glazing system engineered to withstand weather changes and multiple structural forces encountered because of the forty-five degree angle of the walls. The lustrous exterior glass reflects light evenly and efficiently without glitter or sparkle and is representative of the state of the art of energy conserving glass, a nascent technology in 1971.

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principals of an historic period, and reveal individual, local, regional or national applications of both technological practices and aesthetic principals. Before construction had begun on the Tempe Municipal Building, a major stylistic shift in the architecture community had occurred. New construction materials and technologies were introduced to the United States in conjunction with the new stylistic approach that was known as Modern style Architecture which aimed to simplify the form of the building using clean lines and little ornament decoration. Architect Michael Goodwin was inspired by these new techniques along with the new advances in the technology of steel construction, and aimed to integrate these aesthetics into the Tempe Municipal Building design. The excellent workmanship and attention to detail is what gave this building its character. The use of steel construction gave Goodwin the ability to be able to orient the building as an upside down pyramid in order to minimize the solar impact on the building. These specific techniques would not have been achieved without the invention of these new technologies which aided Goodwin in his excellent workmanship of this iconic building.

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. This property expresses the aesthetic sense of its Mid-Century Modern era of significance. The variety of Modern style architecture produced during the mid-century throughout Central Arizona is, taken together, emblematic of that economic boom time. Goodwin's intent for this building was for it to have a "center-of-the-city" feel. Its unique form invokes curiosity in passersby, but it also has an inviting quality that radiates to the rest of the city. Since Tempe Municipal Building so eloquently retains its original design, materials, workmanship, and setting as described previously, it creates a sufficient feeling and special sense of place as an historic property.

Association – Association is the direct link between an important historic event or person and an historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. The Tempe Municipal Building's physical features relate closely to the features that made up the Mid-Century Modern architecture style; these features are what define this property as historic. The movement of this architectural style to the Salt River Valley was an important event in history. It helped to further establish the valley just like the new Municipal Building helped to further establish downtown Tempe.

Careful evaluation of integrity has been made to inform an opinion of eligibility based on guidance provided in National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". 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 Mid-Century Modern style.¹⁰

HISTORIC CONTEXTS

To evaluate the historic significance of cultural resources and their eligibility for inclusion in historic property registers, a site or property must be understood within its interpretive contexts. The National Park Service provides the following guidance regarding significance, integrity, and eligibility based on consideration of historic context.

“To qualify for the National Register, a property must be significant; that is it must represent a significant part of history, architecture, archaeology, engineering, or culture of an area, and it must have characteristics that make it a good representative of properties associated with that aspect of the past. The significance of an historic property can be judged and explained more completely when it is evaluated within its historic context. Historic contexts are those patterns themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear.”¹¹

Community Planning & Development in Tempe, Arizona 1968-1970

Planning and construction of a new Tempe Municipal Building, which began in earnest in 1968 and concluded with opening the building in 1971, was one component of a comprehensive campaign to renovate and modernize the city’s facilities infrastructure financed through the sale of municipal bonds. Construction of the new city hall occurred simultaneously with development of a new cultural center campus on city land at Rural Road and Southern Avenue. Development of the cultural center introduced an alternative to locate the new city hall away from the downtown. This would become highly controversial. Likewise, the modern design of the Tempe Municipal Building distinguished it from contemporaneous facilities constructed by the city and became the subject of much consideration and criticism alongside ongoing debate surrounding where to locate traditional city hall services.¹²

Tempe was a small agricultural community through most of its history. After World War II, Tempe began growing at a rapid rate and soon the last of the farms disappeared. By 1970, Tempe had grown into a modern city and along with it; the teachers college had evolved into Arizona State University. Through annexation, Tempe’s corporate limits were rapidly expanding to the south both east and west until, by the early 70s, the city’s ultimate boundaries were established. During this period of rapid areal expansion the traditional downtown commercial core of the community lapsed into a period of disinvestment and deterioration. As downtown businesses followed their customers into the suburbs; the central business district, which had existed along Mill Avenue for almost 100 years began to transform itself into an automobile-oriented commercial strip, compromising both the historic integrity and the pedestrian character of the traditional downtown.¹³

Municipal services struggled to keep pace with the rapid growth of the community until, by 1968; the Tempe City Council faced a momentous decision. Prior to redevelopment, the 300-foot by 300-foot city hall site housed the city jail, the firehouse, the library, and the court, all in one 1920s building, with numerous eclectic additions and with additional City offices located in various nearby residences and converted commercial properties. The need for expanded City facilities was obvious, but debate centered on the location for a new city hall.¹⁴

Sentiments were divided between redevelopment of the tight downtown site or removal to a more geographically central location at the southwest corner of Rural Road and Southern Avenue; at the site of the planned new cultural complex on an expansive 22 acres. Centrally located and with ample parking provided in a park-like suburban setting, programming the new cultural complex soon sparked interest in relocating city hall out of the downtown. When the Mayor and Council considered options for a new municipal complex in 1968, some Council members, and not a few citizens, favored the Rural and Southern site, reasoning that the site was bigger and more conveniently located.¹⁵

Tempe's traditional downtown commercial center along Mill Avenue had been declining during the 1950s and 60s. What began as a disorderly adaptation of the Territorial era downtown to automobile-based commerce during the post WWII decade continued apace as the street increasingly dominated the sidewalk. Visual clutter was further compounded in 1959, when the Arizona Highway Department upgraded the status of Federal Highways US 60, US 70, US 80, US 89 and State Route 93 all of which crossed the Salt River on the Mill Avenue Bridge and were then routed through downtown Tempe. The associated program of right-of-way improvements and widening drastically altered the character of the central business district streetscape and building facades along Mill Avenue. Although targeted for redevelopment, opinions varied as to the appropriate method of redevelopment for downtown Tempe. Many community leaders touted the wholesale demolition and replacement tactics of "urban renewal" employed by many cities in the 1950s and 60s. Others favored a more hands-off approach to downtown redevelopment and Mill Avenue revitalization.¹⁶

In a Tempe Oral History Project interview U.S. Representative Harry E. Mitchell, who was on the Tempe City Council at the time, observed, *"It had gotten so bad and so low, people were embarrassed about downtown, even though it was an entry-way to the city, entry to the university. Most people tried to AVOID downtown, felt that it gave a very negative impact on the city - so most people just didn't care. Anything was better. In fact, the first, I would say probably the first redevelopment between Second Street and Third Street, where America West is now, that whole area, probably all the way over to Ash Avenue, was just bulldozed, and there was a sign put up, "Will build to suit." That was our first effort at urban renewal."*¹⁷

By the end of the 1960s, Urban Renewal had suffered widespread criticism for its adverse effects on economic intensification, social vivification, and preservation of community cultural resources in urban areas across the country. Even as planning for a new Municipal Building began, the wholesale demolition practices of Urban Renewal were changing into what would become a more place-based redevelopment strategy under the Community Development Block Grant program. For the time being, however, several more downtown historic buildings would be lost to demolition despite preservation efforts strengthened by the National Historic Preservation Act of 1966.¹⁸

The downtown site was selected to remain the location of city hall by the narrowest of margins. By a 4-3 vote, the decision was made to redevelop the original location thus setting in motion what was to become decades of reinvestment and focused redevelopment along Mill Avenue and throughout the district. Completion of the strikingly modern Municipal Building in 1970 symbolized a commitment by the City

Council to the revitalization of downtown Tempe and a desire to be seen as a progressive community. Tempe would go on to become a world-class showcase of downtown revitalization best-practices even as the Valley of the Sun would become the model for Modern style architecture in the midcentury era from 1945 to 1975. The design of the Tempe Municipal Building continues to reflect a progressive architectural identity which once helped send a message to the community about the city's commitment to the future of downtown.¹⁹

Spurred on by Tempe's centennial in 1971, Downtown Tempe, the Mill Avenue District, and Tempe Town Lake continued to be revitalized as an entertainment and shopping venue that attracts people from throughout the Valley and beyond. The commitment to downtown that began with the Tempe Municipal Building in 1971 was further bolstered in 1973 with the creation of the University-Hayden Butte Redevelopment Area and again in 1974 with participation in the U.S. Department of Housing & Urban Development's Community Development Block Grant Program. The center-city location of municipal government, selected by the City Council as a demonstration of confidence in the future of the downtown area, has come to represent the cornerstone of these downtown redevelopment efforts.²⁰

Now the centerpiece of the Harry E. Mitchell Government Complex, the Tempe Municipal Building is a unique pyramid of solar-bronzed glass and steel inverted in a sunken garden courtyard. Since opening in 1971, the Tempe Municipal Building has continued to provide a focal point for downtown redevelopment and a landmark for community building while supplying space for the growing community's city government. Aesthetics, accessibility, energy conservation, and expandability were the major components of its architectural concepts. The building provides maximum space without overpowering the available site in Tempe's compact central business district. The landmark building continues to exemplify progress in government and to have a timeless beauty compatible with ongoing redevelopment and reinvention of downtown Tempe. Certainly the Tempe Municipal Building meets the ordinance definition of a landmark, which is a property that "has achieved significance within the past fifty (50) years and which expresses a distinctive character worthy of preservation and which otherwise fulfills or exceeds the criteria for designation as an historic property."

Michael Goodwin, Architect 1939-2011

Tempe City Hall is significant under NPS Criterion C as the Work of a Master, noted long-time Tempe architect Michael Goodwin, who passed away May 9, 2011 at the age of 72.²¹ Along with his father Kemper, Michael Goodwin left an indelible mark upon the City of Tempe and the surrounding communities through his innovative architectural designs. Tempe's iconic upside-down pyramid arguably serves as Goodwin's greatest architectural accomplishment and provides a lasting vestige to the memory of a highly influential Tempe family. "He created stunning, striking works that were groundbreaking but practical for their environment," Tempe Mayor Hugh Hallman explained following Michael's recent death.²² Still another individual, commenting recently, noted that, "he was a visual artist whose structures weren't simply attractive and functional, but also a celebration of the land that surrounded them."²³

Born in 1939, Michael Goodwin was the son of prominent local architect Kemper Goodwin and the grandson of early Tempe businessman Garfield Goodwin. Kemper Goodwin was born in Tempe, Arizona on April 28, 1906 and received his architectural training at the University of Southern California. Although he received his architecture license in 1931, Kemper did not establish his own firm until 1945. Kemper's firm ultimately employed more than forty individuals and became one of the most prosperous in Arizona. He specialized in educational facilities and designed more than 200 such structures over a period spanning several decades. Their designs included several buildings on the Arizona State University campus: the Memorial Union; Wilson Hall; and the Mathematics Building, among several others. Kemper Goodwin retired in 1975 and passed ownership of the firm along to his son, Michael. Kemper died December 24, 1997.²⁴

Following in his father's footsteps, Michael left Tempe for a time in the early 1960s to attend USC, graduating from there with a degree in architecture in 1963. Following his graduation, Michael returned to his Arizona hometown and, in 1967, formed the architectural firm of Michael and Kemper Goodwin, Ltd. In addition to his work in architecture, Goodwin also became politically active, serving two terms in the Arizona House of Representatives in the 1970s (the first and only architect to serve in that capacity in the State of Arizona). As his work began to garner considerable attention among colleagues in his field he won the Arizona Architects' Medal in 1975 and, three years later, became the youngest person ever to be awarded the distinction of Fellow in the American Institute of Architects. The firm designed relatively few homes, concentrating instead on projects such as schools and government buildings.²⁵

In Tempe, Michael Goodwin designed several middle and high schools, including Marcos de Niza High School (1971) and Corona del Sol High School (1976). The former was considered to be revolutionary in design of an open-space campus, while the latter incorporated one of his earliest solar-based technological designs. Indeed many modern architects—and historians too, for that matter—acknowledge that Michael Goodwin's designs exuded a profound consciousness of the need to incorporate environmentally-friendly, or "green," components into buildings to make them both more practical for their surroundings and more sustainable in the long-term. Goodwin, according to one historian, "was doing all that before it was a movement. And what he was doing was simply being a responsible architect who didn't put his ego ahead of the building's intended function."²⁶

Michael Goodwin was also active in the Episcopal Church throughout much of his lifetime and was a founding member of the leadership group that brought the Cursillo Movement to the Episcopal Church in the 1970's. He served on the Vestry and in other leadership roles at St. Augustine's in Tempe; Church of the Epiphany and St. Columba Mission in Flagstaff; St. Stephen's in Phoenix; and, most recently, at Transfiguration in East Mesa.²⁷

Mid-Century Modern Architecture in the Salt River Valley, 1945 – 1975

Mid-century modern was one of the most prominent architectural styles of its time because of its impact on technological and stylistic advances. This architecture had a dramatic impact on the Salt River Valley. It has been noted as the only true attempt at creating a distinct Arizona architecture style. Mid-century modern style evolved from a coalescence of three types of modern design: Art deco, stripped classical, and streamlined modern. Although all have slight variations in modern techniques, they all aim to do one uniform thing: simplifying the building by removing ornamental details and incorporating crisp lines and curves. Mid-century modern was greatly influenced by the industrial design style that preceded it. It uses glass, concrete, and steel while also incorporating new technologies, materials, and methods to produce its own distinctive forms and geometries.²⁸

The Modern style originated in Europe by a group of master architects including Mies van der Rohe and Le Corbusier. Images of their works travelled overseas to the states and sparked the modern movement beginning with the famous exhibit in the Museum of Modern Art in New York City in 1932. This movement was initially nicknamed the “International Style”. It rapidly spread through the nation after being featured in articles in popular magazines like *Better Homes and Gardens*. Overnight, architects were adopting these new ideas into their own work and structures began to go up that resembled the work of the European masters.²⁹

The Mid-Century Modern movement flourished for 30 years, between 1945 and 1975. During this time there were many local architects who created noteworthy works. Some of these include Al Beadle’s IBEW Union Hall, built in 1967 and James Flynn’s 1974 Vlassis Ruzow and Associates Office, both located in the Metro Phoenix area. These works were prominent examples of the incorporation of steel and glass construction. Another with great impact on the valley, even more so on the City of Tempe, was Michael Goodwin’s design for the Tempe Municipal Building.³⁰

In the mid 1960s, the City of Tempe was in a state of architectural turmoil. Buildings in the downtown area had been poorly maintained and city officials were to the point of relocating the city hall complex out of the downtown area. Architect, Michael Goodwin, intended this building to initiate the revitalization of downtown Tempe and it did become the catalyst for downtown revitalization. He envisioned the building as being the “lantern for the community.” Before the design phase started, Goodwin created the Tempe Redevelopment Committee who then convinced the city council to create the urban renewal program. This program used federal funds to acquire properties in the downtown area that they then assembled for redevelopment. Tempe Municipal Building was the start of that revitalization.³¹

Located on 5th street just east of Mill Avenue, Tempe Municipal Building was completed in 1970. The construction of this building incorporated the latest techniques of steel construction. Goodwin used the structural properties of steel to design an inverted pyramid structure. The building is centered on 2 ½ acres of land that combines the building with plazas, gardens, pedestrian bridges, and promenade decks to achieve a “center-of-the-city” effect. The site also contains a sunken courtyard space known as the “Garden Level” where additional office space is located. This sunken courtyard was designed to create an intimate feeling for its occupants when they walked into the

space. The intention of inverting the glass pyramid was to keep the building cool in the summer months, and to allow for significant public space on a small site. The design strategy of passive solar cooling and heating was achieved by trapping heat in areas of the walls so it would radiate into the building in the winter months. In the summer months, the affect is slightly different. The building was turned forty-five degrees to the street grid to minimize glass exposure to direct sunlight. The glass is tinted with a sun-bronze tint, and in combination with the shade provided by the angled walls, it is estimated that only 18% of the sun's heat permeates the building. The extensive amount of glass was desired by city officials so they could always have visual access to their surroundings. Tempe prides itself on being a "progressive, forward looking community" and the Tempe Municipal Building reinforces that statement with its bold form and advances in architectural technology.³²

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for historic designation. In preparing this preliminary determination of eligibility for consideration by the Commission, HPO finds this nomination to be complete and considers the historic 1970 Tempe Municipal Building to be eligible for historic designation and listing in the Tempe Historic Property Register.

Staff recommends that the Tempe Historic Preservation Commission reach consensus to hold a public hearing on January 12, 2012, to approve, deny, conditionally approve or continue this nomination.

ENDNOTES

³ City of Tempe Historic Preservation Office – Historic Eligible Properties List accessed 10/03/11 online at <http://www.tempe.gov/historicpres/HE-HistoricEligible/CityHall.html> “The Tempe Municipal Building was Classified Historic Eligible by Tempe HPC on 05/03/2001.”

⁵ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 12/01/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

⁶ In Central Arizona, where want of a truly regional architectural expression has been a constant if unfruitful quest as throughout much of the American Southwest, the Modern style continues as a dominant architectural style for commercial, institutional, and corporate buildings today.

⁷ Garrison, James, 1999; Aspects of Integrity: Generalized Application [http://www.tempe.gov/historicpres/Centennial\[SampsonTupper\]House.html](http://www.tempe.gov/historicpres/Centennial[SampsonTupper]House.html) [State Historic Preservation Officer Jim Garrison created a matrix titled “Aspects of Integrity: Generalized Application” to illustrate how to evaluate the integrity of a property. This chart indicates those aspects of integrity that must be present for different property types to remain eligible. For example, to identify aspects necessary for a District to maintain eligibility under criteria C (Design/Construction) enter the chart criteria column at “C – Design/Construction” and move across to the property type column for “District”, to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Setting, Design, Feeling, and Materials. (see chart below)]

J. Garrison 1989

Aspects of Integrity: Generalized Application

Criteria	Property Types				
	Building	Distirct	Site	Structure	Object
A. Event/ History	Location Materials Feeling Association	Location Setting Feeling Association	Historic Location Setting Feeling Association	Location Materials Feeling Association	Materials Feeling Association
B. Person	Materials Feeling Association	Location Setting Materials	Historic Location Setting Association	Materials Feeling Association	Materials Feeling Association
C. Design/ Construction	Design Workmanship Materials Feeling	Setting Design Feeling Materials	Architectural Setting Design Feeling	Design Workmanship Materials Feeling	Design Workmanship Materials Feeling
D. Likely to Yeild/ Has Yeilded	Workmanship Materials	Location Materials	Archaeological Location Materials	Workmanship Materials	Workmanship Materials

Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Association

⁸ Goodwin, Michael and Sam, 2002; Images and Insights: Reflections of an Architect. Tempe, AZ: Arizona State University.

⁹ (2009, September 27). Sustainable Design Honored at Architecture Awards. *Phoenix Business Journal*. Retrieved from <http://www.bizjournals.com/phoenix/stories/2009/09/21/daily85.html?page=2> “At the Architecture Awards Gala in 2009, SRP awarded the Tempe Municipal Building their SRP Sustainability Award for its innovations in sustainable design.”

¹⁰ National Park Service Bulletin 15: How to Apply the National Register Criteria for Evaluation <http://www.nps.gov/history/nr/publications/bulletins/nrb15/> “Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.”

¹¹ Ibid.

¹² City of Tempe Planning Dept, 1966 “CIVIC CENTER DESIGN & DEVELOPMENT STUDY” Harry F Higgins, Planning Depa-rtment Director, Joseph L. Dwight, Arthur L. Livingston, William J. LoPiano, Harry E. Mitchell, Dorothy Cooper Nelson, Richard G. Neuheisel, A. P. “Rowd” Sanders, City Council, Ken MacDonald, City Manager. KARL CATALOG NUMBER 1999.2010.193

¹³ City of Tempe Community Development Dept, 2004 “3 Decades of Development: Tempe Downtown Redevelopment Guide” accessed 10/11/2011 online at <http://www.tempe.gov/3Decades/Intro.htm> “the Guide is an illustrated history of the rebirth and regeneration of downtown Tempe as the functional and symbolic heart of the community. It is intended that this Guide, in addition to chronicling Tempe's redevelopment efforts and plans to-date, will be a primer for future successes.”

¹⁴ Van Cleve Associates, 1966 “GENERAL PLAN 1967 COMPREHENSIVE PLANNING PROGRAM REPORT NUMBER 5 - COMMUNITY FACILITIES” One of ten planning studies prepared in creation of General Plan 1967: Schools - Recreation - Public Buildings: school planning factors - existing school systems & facilities - school planning - future school needs
KARL CATALOG NUMBER 1999.2035.143

¹⁵ Van Cleve Associates, 1967 “GENERAL PLAN 1967” This was Tempe's first general plan, adopted by the City Council on May 25, 1967. It contained specific elements with specific goals for future development of the city to the year 1985. It preceded State mandated statutes for municipal planning.
KARL CATALOG NUMBER 1999.2035.119

¹⁶ Sargent, Susan Riches 2002 “Main Street Meets Megastrip: Suburban Downtown Revitalization in Tempe, Arizona” Dissertation, Arizona State University, Tempe, AZ“ p.118, quoting Dave Fackler, City of Tempe Redevelopment Supervisor 1979-2000: “loss of economic vitality, patterns of disinvestment, and conditions of deterioration, neglect, and blight ensued in the downtown after the mid-1960s as many owners of older buildings failed to maintain or update their properties.”

¹⁷ Mitchell, Harry 1992 “Oral History Interview Tempe History Museum, July 16, 1992” Interview Number: OH – 128 (Mark Klobas, Interviewer) accessed online 10/13/2011 at <http://tempethoughts.wordpress.com/2011/09/21/1992-oral-history-interview-with-harry-mitchell/>

¹⁸ US Congress, 1974 [24CFR570.3] Housing and Community Development Act of 1974 accessed on line 10/14/2011 at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/rule_sandregs#laws “When Congress passed the Housing and Community Development (HCD) Act of 1974, it broke down the barriers of prevailing practice -- where under separate categorical programs, the Federal Government had made the decisions about every community development project undertaken by cities. The HCD Act departed from this model by creating the CDBG program. CDBG merged 7 categorical programs into a block of flexible community development funds distributed each year by a formula that considers population and measures of distress including poverty, age of housing, housing overcrowding, and growth lag. Grantees now determine what activities they will fund as long as certain requirements are met, including that each activity is eligible and will meet one of the three broad national objectives of the program.”

¹⁹ City of Tempe Community Development Dept, 2004 “3 Decades of Development: Tempe Downtown Redevelopment Guide” accessed 10/11/2011 online at <http://www.tempe.gov/3Decades/Intro.htm> “Ultimately, a strategy, proposed by a team of local architects, that called for the preservation of significant historic structures, combined with compatible new construction, was adopted. Public involvement, by utilization of federal funds, tax credits and deferrals, generation of master plans and development concepts, and implementation of capital improvement projects, proved essential to the success of the redevelopment process.”

²⁰ Library of Congress, American Memory, Historic American Building Survey number HABS AZ-142 accessed 10/13/2011 online at http://memory.loc.gov/cgi-bin/query/D?hh:3:./temp/~ammem_08HM:: “Significance: The Tempe Municipal Building, erected in 1971, was designed to be a unique and innovative focal point, the purpose of which was to supply adequate space for the growing community's

city government. Aesthetics, accessibility, energy conservation, and expandability were the major components of its architectural concepts. In addition, the building was to provide maximum space without overpowering the available site -- near Tempe's Central business district. This particular location was selected by the City Council to show confidence in the downtown area; consequently, it was felt that the building should exemplify progress in government yet have a timeless beauty that would be compatible with future redevelopment.”

²¹ <http://www.legacy.com/obituaries/azcentral/obituary.aspx?n=michael-kemper-goodwin&pid=150853683>

²² Arizona Republic, May 9, 2011.

²³ “Michael Goodwin’s Architecture Was Green Before the Movement,” by Robert L. Pela, in *Phoenix New Times*, May 19, 2011. <http://www.phoenixnewtimes.com/2011-05-19/culture/michael-goodwin-s-architecture-was-green-before-the-movement/>

²⁴ <http://lib.asu.edu/architecture/collections/goodwin>

²⁵ One of the more prominent historic residences designed by Kemper Goodwin in 1940 is the Selleh House, listed on the Tempe Historic Property Register. See <http://www.tempe.gov/historicpres/SellehHouse.html>

²⁶ Mark Funk, quoted in “Michael Goodwin’s Architecture Was Green Before the Movement,” by Robert L. Pela, in *Phoenix New Times*, May 19, 2011.

²⁷ <http://www.legacy.com/obituaries/azcentral/obituary.aspx?n=michael-kemper-goodwin&pid=150853683>

²⁸ City of Phoenix Historic Preservation Office and Ryden Architects, Inc.; 2010. *Midcentury Marvels: Commercial Architecture of Phoenix 1945 – 1975*. Phoenix, AZ: City of Phoenix

²⁹ City of Phoenix Historic Preservation Office and Ryden Architects, Inc.; 2010. *Midcentury Marvels: Commercial Architecture of Phoenix 1945 – 1975*. Phoenix, AZ: City of Phoenix

³⁰ City of Phoenix Historic Preservation Office and Ryden Architects, Inc.; 2010. *Midcentury Marvels: Commercial Architecture of Phoenix 1945 – 1975*. Phoenix, AZ: City of Phoenix

³¹ Goodwin, Michael and Sam, 2002; *Images and Insights: Reflections of an Architect*. Tempe, AZ: Arizona State University.

³² Goodwin, Michael and Sam, 2002; *Images and Insights: Reflections of an Architect*. Tempe, AZ: Arizona State University.

Tempe Historic Preservation Office Research Report

TEMPE DOUBLE BUTTE CEMETERY

Tempe Historic Property Register Designation #47

Preliminary Determination of Eligibility

6-402 Neighborhood Meeting

printed 11/29/2011 10:58 AM

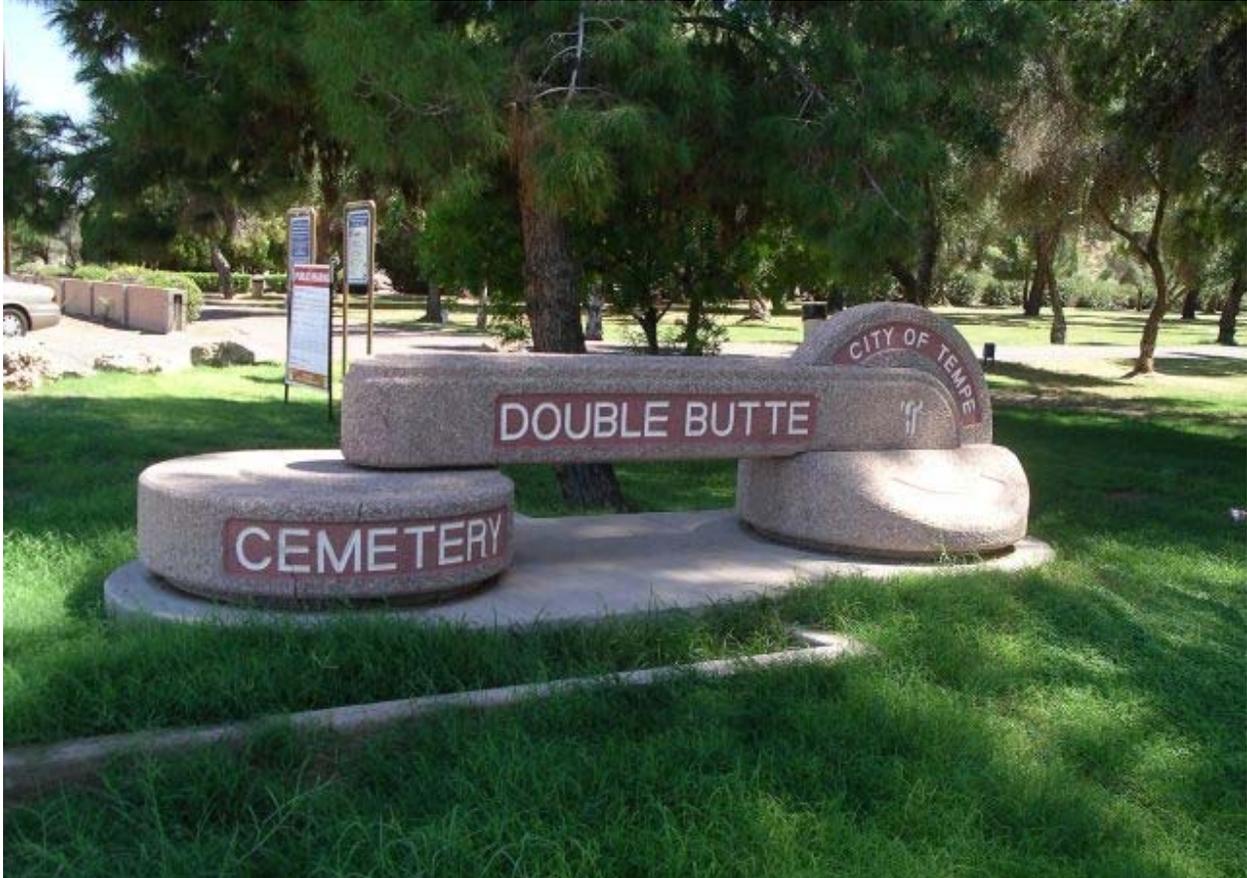


photo: Tempe HPO 2011

Tempe Double Butte Cemetery is an important local landmark, portraying more than one hundred years of Tempe history and, by the diversity of interments, remaining emblematic of the evolving cultural, social, and historical contexts that have come to define Tempe and the Salt River Valley as a whole.

Tempe Double Butte Cemetery is significant primarily as the cemetery most closely associated with Tempe's historical past. The cemetery represents the final resting place of countless local pioneers from the 1880s through the modern era, many of whom played critical roles in shaping Tempe's unique culture and directing the city's broad patterns of community development. Similarly, Tempe's cultural diversity during the previous century is clearly in evidence at Double Butte Cemetery, where gravestones of persons of African-American, Anglo-American, Asian-American, Hispanic/Mexican-American, and Native American descent can be found. Each of these groups played—and continue to play—a vital role in our history. No other location in Tempe depicts this cultural diversity more powerfully than Double Butte Cemetery.

RESEARCH

In accordance with the Tempe Historic Preservation Ordinance, when a nomination for historic designation and listing is complete, staff compiles a report and recommendation to the Commission. This report is provided to inform discussion and consideration of historic designation and listing in the Tempe Historic Property Register. This report provides a preliminary determination of eligibility for use by the commission at the neighborhood meeting and to assist in determining if the commission will hold a public hearing and make a recommendation regarding historic designation. Finally, this report forms the basis for subsequent staff summary reports prepared for public hearings.¹

LOCATION

Tempe Double Butte Cemetery is located at 2505 W. Broadway Road and occupies a prominent position at the base of two mountainous outcroppings, known locally both as Bell Butte and Double Butte. The cemetery lies on the westernmost periphery of the city's boundaries and is one of few Tempe properties lying west of Interstate-10.²

The location of Tempe Double Butte Cemetery is indicative of its age. Dating to the 1880s, when Tempe was still a small hamlet, the location was chosen because of its seclusion. Situated several miles west of the town limits at that time and because of the presence of the buttes which served as a prominent geographic marker for the locale, prominent local pioneer and landowner Niels Petersen donated the land upon which the first graves were placed in the 1890s. Petersen himself was buried at Double Butte Cemetery for a time before being exhumed and reinterred in 1923 at his historic home, located at 1414 W. Southern Avenue in Tempe. The availability of this land at no cost no doubt also influenced the decision to place the cemetery there.³

Tempe Double Butte Cemetery remains in its historic location, although it has expanded several times over the years to its current size, and continues to expand periodically as necessary. The latest expansion occurred in 2008.⁴

CONDITION

For many years, primary caretaking responsibilities at the cemetery fell to the individual families whose relatives were buried there. Oftentimes families would erect fencing around their burial plots and would, to the best of their abilities, care for the grounds in the immediate vicinity to prevent overgrowth and other unsightly features. As a result, in its earliest years Double Butte Cemetery appeared only sporadically cared-for because some families possessed greater caretaking resources than others. To be sure, the Tempe Cemetery Company did its utmost to ensure upkeep, but ultimately the more minute details were the responsibility of the families owning burial plots. Of course, this early method of landscaping and grounds upkeep is no longer the case at Double Butte. The cemetery is now administered and maintained by the City of Tempe Parks and Recreation Department, which first acquired ownership of the property in 1958 from the Tempe Cemetery Association, which dissolved its interest in the property at that time. After a brief period of private operation from 1998 to early 2000, the City of Tempe continues to operate the cemetery through a cooperative arrangement between the Community Services and Public Works Departments with oversight from the Double Butte Cemetery Advisory Commission.⁵

Although gravestones and burial plots at Tempe Double Butte Cemetery generally remain in good condition, many of the older gravestones show signs age and some are in critical need of conservation. There are also a number of graves at the cemetery that have never had identifying markers. All burial plots are maintained with care, however, and the cemetery continues to portray its wide diversity of interments through the careful, diligent caretaking of the City of Tempe Parks and Recreation Department.

AGE

Tempe Double Butte Cemetery was officially established on September 13, 1897, at a meeting of the Tempe Cemetery Company, whose officers formed the first corporate entity to administer the cemetery. It should be noted however, that many interments at that location had already occurred, which in fact prompted the Tempe Cemetery Company to assume responsibility for the property. The earliest gravestones recorded in the cemetery's burial database date to 1888; there are six recorded graves from that year, making that the earliest verifiable date for the cemetery's founding.

SIGNIFICANCE

The Tempe Double Butte Cemetery is significant at both the local and state levels, although its importance to Tempe history arguably exceeds its contribution to larger statewide contexts. Most of the 11,328 persons buried at the cemetery are closely associated with Tempe as a community; more so than with Arizona as a state. However, graves of many important figures in Double Butte Cemetery provide a strong case for statewide significance as well.

Double Butte Cemetery is the final resting place of such prominent Arizonans as Charles Trumbull Hayden (founder of Tempe); Carl T. Hayden (Arizona senator, 1927-1969); Dr. Benjamin Baker Moeur (Arizona governor, 1932-1936); and J. Howard Pyle (Arizona governor, 1950-1954). These persons, along with their immediate family members, are representative of Tempe's many political contributions to both the Territory and the State of Arizona over the previous 140 years.⁶

Carl T. Hayden proved instrumental in the advent of the Central Arizona Project, today one of the state's most crucial water resources. Prior to becoming governor, Benjamin B. Moeur helped to draft Arizona's state constitution in 1912 and played a pivotal role in education, being involved in various capacities with the development of the teachers' college that would one day become Arizona State University. Howard Pyle, before he ascended to the gubernatorial post in 1950, was among Arizona's most prominent public figures, a much revered Phoenix radio host who also served as a news correspondent in the Pacific Theatre during World War II. The biographic histories of these individuals reveal a remarkable level of involvement at both the community and statewide levels of Arizona's development, and it can be argued that few other historic cemeteries in the state possess such a wide diversity of prominent Arizonans.

Perhaps less prominent, but equally important, are the countless graves of Tempe citizens who quietly played their own respective roles in the community's evolution over the past century. Tempe is, and always has been, a place of tremendous diversity. Located as it is, directly between the Salt River Pima-Maricopa Indian Reservation (SRP-MIC) and the Gila River Indian Community (GRIC), Tempe is a place that has been defined by its relationship with Native American communities. In that same regard, Arizona's proximity to the border with Mexico has also played a critical role in cultural development. Since its earliest days Tempe has attracted a wide range of Hispanic- and Mexican-American residents who served in a range of capacities at the local level. So too did Japanese-American farmers, who occupied portions of the eastern Salt River Valley beginning in the early 1900s and added another layer of cultural diversity. The arrival of Anglo-American businessmen and entrepreneurs beginning in the 1870s and continuing for many decades thereafter provided a third important cultural linkage, one that at times bonded, and occasionally abraded, these groups in dynamic cultural and social interaction.⁷

As Tempe's earliest cemetery, dating to 1888, Double Butte prominently portrays this remarkable diversity through the wide range of burials. Walking down the rows of gravestones, it is not unusual to find members of various ethnic groups buried side by side, in lasting tribute to those who's daily lives in Tempe found them working and living together. No other place in Tempe so vividly portrays this cultural diversity in such a powerful and original setting.

INTEGRITY

Integrity is the ability of a property to convey its significance. To be designated historic a property must not only have historic significance; it must also maintain sufficient integrity to communicate that significance to persons unfamiliar with the property or with the community in general. A candidate property is evaluated according to seven aspects of integrity which must be present in different combinations depending on the property type and the criteria from which historic significance is derived. The seven aspects of integrity are; Location, Design, Setting, Materials, Workmanship, Feeling, and Association. In practice, all aspects of integrity are not normally present in an historic property; therefore, determining which aspects must exist for a particular nomination requires knowledge of why, where, and when the property is significant.⁸

Tempe Double Butte Cemetery is significant as a property type under NPS Criterion A, B, and C, based on its association with the community's cultural and social developmental history (A), interments of prominent persons in community and state history (B), and its portrayal of architectural significance vis-à-vis the presence of Victorian-era gravestones that are indicative of artistic excellence (C).

For the purposes of this nomination, and in view of the unique criteria considerations that the National Park Service has in place for nomination of cemeteries, not all seven aspects of integrity will be addressed in this determination of eligibility. Those aspects most pertinent to this determination include: Location; Design; Setting; Materials; Feeling; and Association.

Location – This property exists in its originally developed location. The original plots existed in an undeveloped, Sonoran desert environment at the base of the Double Buttes. Niels Petersen, a prominent Tempe entrepreneur and landowner, donated this site in the late 1890s for use as a cemetery. These original burial plots remain within the confines of Tempe Double Butte Cemetery, which has grown many times over the years. This outward growth, however, has served only to enhance the integrity of setting and has had no detrimental impacts.

Design - Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Because properties change through time, changes may acquire significance in their own right and changes do not necessarily constitute a loss of design integrity.

In the case of cemeteries, because of their continuous use over a period of many years, there is often a wide range of design features that are indicative of these changing elements. In the case of grave markers, for example, the earliest forms oftentimes were nothing more than a small wooden cross which, in many cases, has been replaced in more recent times. So too does the style of grave markers change over a period of many years. The juxtaposition of a century-old weathered gravestone next to a modern, manufactured-marble gravestone represents one of the unique design elements of any historic (and still functioning) cemetery, including Tempe Double Butte.

The styles of mausoleums also change over a period of years, offering unique juxtapositions of old versus new. One can see the Victorian-era architecture and design that defines early nineteenth-century mausoleums, which in many cases is contradictory to the outward stylistic appearance of more modern burial structures. Here again, continuously evolving design styles allow us to see the changing nature of human spirituality regarding burial of the deceased, making cemeteries a distinctive example of what is perhaps the single most humanistic form of architectural and landscape design.

Setting – In the context of integrity, NPS defines *Setting* as the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how—not just where—the property is situated and its relationship to surrounding features and open space.⁹

Double Butte Cemetery retains its full integrity of setting with regard to the historic period of significance. Visiting the site, one immediately gains a sense of the original layout and it is easy to envision the cemetery as it existed in its earliest days. Visitors can readily deduce the manner in which the cemetery strategically expanded at various intervals over a period of many decades, flaring out in different directions to accommodate the need for additional burial plots. The two buttes rise prominently to the southeast, providing a visual orientation device that has remained constant since the first burials occurred. The sheer size and dominance of this unique geography serves to underscore the naturalistic setting and deepen the spiritual connection between humanity and this universal context.

Materials – NPS defines *Materials* as the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form an historic property. 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 pioneer families evidencing the early diversity of the community and providing a good representation of the self-image of the historic Tempe community. The juxtaposition of both sections demonstrates the developmental evolution of the town graveyard into the modern community cemetery. From the gravel interpretation of natural desert in the pioneer section to the tree-lined irrigated lawn areas, 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.

Feeling – NPS defines *Feeling* as a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.¹⁰

Traditionally, cemeteries evoke a unique sense of feeling, one that we associate with a variety of spiritual and psychological human phenomenon. The presence of rows upon rows of gravestones almost invariably incites a profound sense of deep reflection and, therefore, cemeteries can be counted among our most sacred places, regardless of ethnic background or racial affiliation. In this, cemeteries like Double Butte serve to bridge the gap between cultural and ethnic divides, providing us with a deeper sense of the complexities and intricacies of human interactions at the community level.

Association – In the context of integrity, NPS defines *Association* as the direct link between an important historic event or person and an historic property. A property retains integrity of association if it is the place where the event or activity occurred and if it is sufficiently intact to convey that relationship. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.¹¹

As Tempe's earliest cemetery, Double Butte prominently portrays the unique diversity of the community across time. Members of various ethnic groups can be found buried alongside one another, a lasting vestige to the remarkable range of associations that constituted people's daily lives in Tempe through the ages. No other place in Tempe so vividly portrays this cultural diversity and functional associations in such a powerful and original setting.

NPS SPECIAL CONSIDERATIONS FOR CEMETERIES AND GRAVES

Although this determination of eligibility addresses listing Tempe Double Butte Cemetery in the Tempe Historic Property Register, it is nevertheless useful to incorporate the National Park Service's special considerations regarding the nomination of cemeteries. These guidelines allow for a more thorough and informed analysis of Double Butte's significance and its potential future eligibility for listing on the National Register of Historic Places. It will be seen that this property more than adequately meets the special considerations necessary for listing the cemetery property type.

Graves, cemeteries, and burial places can reflect cultural values and practices of the past and help instruct us about who we are as a people. Often, however, descendants of the interred view graves and cemeteries with a sense of reverence and devout sentiment that can overshadow objective evaluation. For this reason cemeteries and graves are among those properties that ordinarily are not considered eligible for inclusion in the National Register of Historic Places unless they meet special requirements.

The National Register Criteria for Evaluation include special considerations by which burial places may be determined to be eligible for inclusion in the National Register. Called Criteria Considerations, they stipulate how burial places that meet basic eligibility criteria may be listed utilizing special provisions. Essentially modifiers of the four Criteria for Evaluation, Criteria Considerations test burial places for historic significance in American culture by determining the geographic extent, the historic events affecting their creation, the span of time in which they evolved, their ceremonial functions, their aesthetic value, the reasons for the location and orientation of graves, and the underlying meaning of their embellishments.¹²

NPS Criterion A (association with events)

For a burial place to qualify for listing under Eligibility Criterion A the basic eligibility statement "*properties can be eligible for listing in the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history*" is modified by Criteria Consideration D which specifies "*a cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.*"

NPS Criterion A: Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history. NPS Criteria Consideration D specifies a cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

Under NPS Criterion A, events or trends with which the cemetery is associated must be clearly important, and the connection between the burial place and its associated context must be unmistakable. Tempe Double Butte Cemetery is Tempe's first cemetery. Double Butte is significant for being contemporaneous with the founding of Tempe, for evidencing the diversity of community pioneers, and as a good representation of the self-image of the historic Tempe community for its first century.

The creation and continuity of Tempe's first cemetery, Double Butte, reflects a broad spectrum of community history and culture. A District eligible under Criterion A must maintain integrity of Location, Setting, Feeling, and Association. Double Butte meets or exceeds the requirements for the continued presence of these aspects of integrity.

NPS Criterion B (association with people),

For a burial place to qualify for listing under Eligibility Criterion B the basic eligibility statement "*properties can be eligible for listing in the National Register if they are associated with the lives of persons significant in our past*" is modified by Criteria Consideration C which specifies "*a grave of an historical figure is eligible if there is no other appropriate site or building directly associated with his or her productive life.*"

NPS Criterion B: Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past. NPS Criteria Consideration C specifies that a grave of an historical figure is eligible if there is no other appropriate site or building directly associated with his or her productive life.

Under NPS Criterion B, the person or group of persons with which the burial place is associated must be of outstanding importance to the community, and, as required by NPS Criteria Consideration C, there must be no other appropriate site or building directly associated with their productive lives. A 1940s scrapbook of the Tempe Old Settlers Association named 91 early city pioneers; 82 of those named are buried at Double Butte. Indeed, Double Butte is the gravesite of Tempe founder Charles T. Hayden, his son US Senator Carl Hayden, and numerous other Tempe Pioneers and persons of transcendent importance in the history of the community, including the families of Fogal, Gilliland, Gregg, Laird, Miller, Moeur, and O'Conner. While Hayden, Laird and Moeur are memorialized in our built environment by buildings and structures directly associated with their productive lives, Fogal, Gregg, and Miller, along with a great many other Pioneer Families are commemorated only at Double Butte.

A District eligible under Criterion B must maintain integrity of Location, Setting, and Materials. Double Butte meets or exceeds the requirements for the continued presence of these aspects of integrity.

NPS Criterion C (design)

For a burial place to qualify for listing under Eligibility Criterion C the basic eligibility statement "*properties can be eligible for listing in the National Register if they embody the distinctive characteristics of a type, period, or method of construction...*" is modified by Criteria Consideration D which specifies "*burial places whose location, grave markers, landscaping, or other physical attributes tell us something important about the people who created them, as well as formal cemeteries whose collections of tombs, sculptures, and markers possess artistic and architectural significance are eligible for listing under Criterion C.*"

NPS Criterion C: Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. NPS Criteria Consideration C specifies that burial places whose location, grave markers, landscaping, or other physical attributes tell us something important about the people who created them, as well as formal cemeteries whose collections of tombs, sculptures, and markers possess artistic and architectural significance are eligible for listing under Criterion C.

Under NPS Criterion C, funerary monuments and their associated art works, buildings, and landscapes associated with burial places must be good representatives of their stylistic type or period and methods of construction or fabrication. Tempe Double Butte Cemetery is remarkable 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. This transcendence of design and development provides a significant array of gravemarkers and monuments representing the common artistic values of a continuum of historic periods while offering insights into evolution of landscape architecture as well.

A District eligible under Criterion C must maintain integrity of Setting, Design, Feeling, and Materials. Double Butte meets or exceeds the requirements for the continued presence of these aspects of integrity.

NPS CRITERIA FOR EVALUATION

- A (association with events)
- B (association with people)
- C (construction or design)

is modified by
is modified by
is modified by

NPS CRITERIA CONSIDERATION

- D (age or historic events)
- C (no other property exists)
- D (artistic or unique attributes)

A cemetery considered for evaluation on an individual basis may be treated either as a historic site or as a district made up of individual graves, their markers, and plot-defining characteristics. A cemetery that is a site may or may not possess above-ground features that convey significant historic associations. A cemetery district, like other historic districts, is more than an area composed of a collection of separate elements; it is a cohesive landscape whose overall character is defined by the relationship of the features within it. 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 pioneer families 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. In addition to these basic cemetery features, Double Butte has ornamental plantings, boundary fences, road systems, gateways, and substantial architectural features such as mausoleums and Veteran's Memorial features that contribute to an evaluation of significance as a district.¹³

Increasingly, scholarship and public perception have come to demonstrate a growing appreciation for the important historical themes that graves, cemeteries, and burial places can represent. Nurtured in part by growing emphasis on the history of ordinary individuals, grass roots movements, and various cultural groups, the importance of burial places to the interpretation of community history is taking on new significance. Unfortunately, identification, maintenance, and preservation of burial places is threatened by neglect, ignorance, and vandalism; even as the qualities that render these places important representatives of our history make them clearly worthy of preservation. Historic designation and listing is an important step in preserving Double Butte because such recognition can help to spark community interest in the importance of these sites in conveying the story of its past. Designation also gives credibility to local efforts to preserve these resources for their continuing contribution to the community's identity.

HISTORIC CONTEXTS

To evaluate the historic significance of cultural resources and their eligibility for inclusion in historic property registers, a site or property must be understood within its interpretive contexts. Research for historic property designation uses historic contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of the historic resources. Research is designed to help explain the cultural and historical development of the property, document its historic significance, and substantiate a recommendation for designation. The National Park Service provides the following guidance regarding significance, integrity, and eligibility based on consideration of historic context.¹⁴

"To qualify for the National Register, a property must be significant; that is it must represent a significant part of history, architecture, archaeology, engineering, or culture of an area, and it must have characteristics that make it a good representative of properties associated with that aspect of the past. The significance of an historic property can be judged and explained more completely when it is evaluated within its historic context. Historic contexts are those patterns themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear."¹⁵

Development of Double Butte Cemetery, Tempe AZ, 1888 to 1958

Tempe Double Butte Cemetery traces its roots back as far as 1888, the date of the first recorded graves in the cemetery register (six total graves are known to date from that year). For the next decade, Double Butte grew to become Tempe's primary burial place. Accordingly, on September 13, 1897, the Tempe Cemetery Company was formed, becoming the first corporation to administer the cemetery. Officers included: Thomas Morrow (president); Jonathan L. Richard (vice president); Gabriel Cosner (secretary); and M.S. Johnston (treasurer). The articles of incorporation granted the corporation operating rights for twenty-five years, until September 1922. Upon executive board approval, the company made available one thousand shares of stock in Double Butte cemetery, valued at ten dollars per share.¹⁶

Among the first sections to be professionally developed by the Tempe Cemetery Company, what has come to be known as the "Pioneer Section" offered family plats and was located adjacent to earlier, pre-1897 burials. Of the five original company executives, four of them are buried in the Pioneer Section. It is also in this, the oldest organized section of the cemetery, that the graves of Tempe pioneers Charles Trumbull Hayden, Carl T. Hayden, and Benjamin B. Moeur can be found. Alongside them are buried members of their immediate families, including Carl Hayden's wife Nan, who sewed the first Arizona State flag in 1912. Moeur's wife, Honor Andersen Moeur, who served for many years as secretary of the Tempe Cemetery Association, is also buried next to her husband.^{17 18}

As noted, the incorporation charter for the Tempe Cemetery Company expired in September 1922. Two years later a stockholder meeting was convened to elect a new board of directors and to determine the future direction of the company. At a January 31, 1924 meeting the new directors were elected, including: Joseph T. Birchett (president); D.G. Buck (vice president); Mrs. B.B. Moeur (secretary); Hugh Laird (treasurer); and Price Wickliff (sexton).¹⁹

Events in the 1920s had left the company in dire financial straits, and the cemetery itself suffered immensely as a result, with "many of the graves . . . badly sunken and the trees beginning to die from lack of water and care." Recent banking failures at the local level had devastated the Tempe Cemetery Company's pecuniary assets and the new board of directors was faced with the primary task of fundraising. By the end of 1926, after only a few months, the company's fundraising committee had secured nearly \$1500 to be used towards cemetery upkeep as well as the purchase of five additional acres of land from Niels Petersen.^{20 21}

By the time Joseph Birchett retired as president in 1929, the Tempe Cemetery Association had fully recovered from its earlier financial woes and had begun to envision greater expansion. Some concern was expressed with the frequent practice of non-Tempe residents being buried in the cemetery, especially because of limited space.

Prior to his departure, Birchett recommended that the cemetery expand to include both of the buttes and all land adjoining them, noting that he was “convinced that at some future time they will be valuable assets.” An imaginative Birchett foresaw the placement of permanent reservoirs and ponds “on some of the higher ground” as being conducive to the future placement of mausoleums and proclaimed that Tempe Double Butte Cemetery, if properly expanded and administered, “could unquestionably be made into one of the most beautiful and unique cemeteries in the whole country.”²²

Birchett’s vision of lavish ponds and fountains on the slopes of the Double Buttes never came to fruition, but the cemetery did nevertheless continue to expand in other (perhaps more practical) directions. In 1938 Tempe Cemetery Association President Garfield A. Goodwin asked the board of directors to approve a motion for the purchase of twenty-five acres of land abutting the western fringe of the existing grounds for the price of \$3200. In upcoming years burial plots would continue to fill these newly acquired lands: Sections F and G were filled between 1927 and 1936; Sections 1-7 filled to capacity between 1926 and 1939; and Sections 8-12 were full by 1958.²³

By the 1950s, the cemetery had grown to a size and scale that severely taxed the administrative abilities of a volunteer organization like the Tempe Cemetery Association. At a board of directors meeting on April 17, 1958, the three remaining members (E.P. Carr, Jr., Hugh E. Laird, and Clyde Gilliland) announced that a deal had been struck to “convey to the City of Tempe all of its right, title and interest in and to the property . . . on the condition that the City of Tempe assume its obligations to operate same as a cemetery.”²⁴ Thus, after sixty years of private, volunteer-organization management, Tempe Double Butte Cemetery reverted to administration by the City of Tempe. It remains under city ownership and administration to this day.²⁵

Cultural, Social, and Historical Development in Tempe AZ, 1888 to 1958

As heretofore noted, Tempe Double Butte Cemetery provides understanding and appreciation of Tempe’s highly diversified past with unparalleled transparency. As the primary place of burial for community residents beginning in the late 1880s and extending into the modern era, the cemetery reflects, through its array of burial plots and headstones, the cultural and social diversity of Tempe over a period spanning generations and dating back into the community’s earliest years.

Because of Tempe’s location in the heart of the fertile Salt River Valley, the town was defined in its earlier years by the presence of farms spreading outward in all directions from the community’s core. Tempe’s future role as a transportation center became manifest with the arrival of the railroad (1887), a role reemphasized with the completion of the Ash Avenue Bridge (1913), allowing traffic—at that time mostly wagons—all-weather access to the north bank of the Salt and, by extension, to Phoenix. Add to this Tempe’s fortuitous adjacency to the major educational institution that would one day become Arizona State University, and one can gain a realization of the reasons for which the community so prominently exudes a wide range of cultural diversity.²⁶

Surrounded by farms in its earliest days, many migrants arrived to serve as laborers in the field, giving rise to a considerable Hispanic/Mexican population as early as 1900 (many of these persons lived in the area known as San Pablo, near the present site of Sun Devil Stadium and slightly removed from the community's commercial hub along Mill Avenue). Later, beginning in the 1910s and 1920s, the Sotelo Addition further to the east (near the present site of Four Peaks Brewery, once Borden Creamery) represented an even greater expansion of the local Hispanic/Mexican community. Today, this type of racial segregation is not so readily apparent, with the entire Tempe community bearing a semblance of cultural diversity throughout.^{27 28 29}

The ascendancy of large-scale farming operations in the Salt River Valley also give rise to an increasing Asian migrant population beginning in the early twentieth century. Persons of Asian descent began arriving in greater numbers in the 1920s and early 1930s, when unfavorable conditions in the farming areas of southern California induced many persons to move further east into Arizona. In the 1930s, under the gubernatorial term of longtime Tempe resident Benjamin B. Moeur, cultural tensions reached a climax when local Anglo-Americans began threatening and even carrying out acts of violence against Asian migrant farm workers. An international incident with Japan seemed imminent, and an ambassador from that country visited Phoenix to speak personally with Governor Moeur in 1934 in hopes of easing tensions and devising a peaceful solution. Eventually the matter fizzled out, but not before many Asian-Americans found themselves terrorized by profound racial intolerance. All of this exemplifies the rapidly evolving nature of cultural and social diversity in the Salt River Valley.³⁰

The arrival of the railroad in 1887 resulted in a significant economic boom for Tempe, which now had a commercial link not only to nearby Arizona communities but to the entire outside world as well. Anglo-American capitalists flocked to Tempe, recognizing the inevitable economic expansion that would occur now that the railroad linked the community to outside business centers. This resulted in widespread infrastructural expansion in the town's core while simultaneously encouraging real estate investors to snatch farmlands skirting the town's immediate periphery in anticipation of additional expansion. This resulted in continuing residential development, beginning especially in 1910 with the advent of the Gage Addition and perpetuated in 1924 with the platting of Park Tract south of 8th Street and west of Mill Avenue, neighborhoods that would cater to a predominantly Anglo-American population. Thus, the arrival of major transportation infrastructure in the 1880s directly caused the economic boom that would ultimately bring countless persons to Tempe as permanent residents.³¹

February 1885 saw the ceremonial opening day of the Tempe Normal School, whose board was headed by Tempe's founding pioneer Charles T. Hayden. A mere 31 students were on hand to mark the occasion (a stark contrast to the approximately 72,000 attendees enumerated in the school's 2011 student body). Any community boasting a major collegiate educational institution necessarily attracts a wide array of persons, both teachers and students. As the school expanded and its student body/work force grew, so too did Tempe witness a corollary expansion in its own population's cultural and social diversity. In more modern times, students from nations all around the globe come to Arizona State University in pursuit of a higher educational degree, thus perpetuating the university's role in promoting the continuing evolution of Tempe as a cultural community.³²

What role does Tempe Double Butte Cemetery play in all of this? All three of the above-named community developmental themes (farming, transportation, education) encouraged an ever-increasing array of culturally and socially diverse inhabitants in Tempe. These seemingly disparate developmental phenomena are drawn together in a powerful and spiritual manner at Double Butte Cemetery. Persons of all ethnic backgrounds—regardless of previous neighborhood segregation in the local community or racial backlash that occurred between different ethnic groups—are here found in one and the same place, a lasting vestige to the fact that all were, during their lifetimes, a pivotal component of the Tempe community in their own way and undeniably assisted, through their daily activities, in creating the Tempe that exists today. As such, Double Butte Cemetery holds a unique distinction in Tempe as the location that perhaps best exhibits the cultural and social evolution of the local community.

Ben Furlong, a historian and longtime resident of Tempe, wrote in 1997 that, “As communities grow, the important qualities of human interaction are often difficult to retain. Indeed, the effort to keep them requires constant and deliberate attention. . . .” Perhaps nowhere else in Tempe is this better exemplified than at Double Butte Cemetery, which holds a unique distinction as a location that portrays the cultural and social evolution of the local community.³³

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for historic designation. In preparing this preliminary determination of eligibility for consideration by the Commission, HPO finds this nomination to be complete and considers the historic 1970 Tempe Municipal Building to be eligible for historic designation and listing in the Tempe Historic Property Register.

Staff recommends that the Tempe Historic Preservation Commission reach consensus to hold a public hearing on January 12, 2012, to approve, deny, conditionally approve or continue this nomination.

ENDNOTES

¹ City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 11/29/2011 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm> §14A-4 “(4) Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation; (5) At a public hearing, the commission shall review the application based on the applicable criteria in subsections (a) and (b) of this section, together with the HPO report, and make a recommendation to the development review commission. Any recommendation for approval may be subject to such conditions as the historic preservation commission deems applicable in order to fully carry out the provisions and intent of this chapter...”

² Barnes, Will C., 1975 “*Arizona Place Names*” revised and enlarged by Byrd H. Granger, University of Arizona Press, Tucson, AZ.

³ Cheryl L. Fox, *A History of Tempe’s Double Butte Cemetery*, p. 3. accessed 11/28/2011 online at <http://www.tempe.gov/cemetery/pdf/CEMhistory.pdf>

⁴ As of November 2011, Double Butte Cemetery has 1,114 spaces available for burial in addition to 1,651 spaces in the Memorial Gardens. The cemetery sold out of burial plots in the mid-1990s and has recently expanded again to meet continuing demand. (*Source: Board Meeting, Double Butte Cemetery Advisory Commission, November 16, 2011*).

⁵ Yanez, Cynthia email sent Thu 11/17/2011 3:01 PM (Designation File) “The cemetery is still actively selling new grave spaces. All of the “original” plots were sold in 1994, but two (2) new sections have been developed, adding 512 companion spaces (double depth casket spaces), 680 single spaces and 108 infant spaces. Many urn spaces are also available for purchase in the Memorial Gardens. Burials continue for those that purchased their plots prior to 1994 and those that have purchased new spaces beginning in the fall of 2008. A master plan also includes plans for the future construction of three mausoleums and a visitor’s center.

- 60 burials in 2010 – 79 year to date (2011)
- a few burials that pre-date 1888
- burial arrangements, information requests, sales etc. are administered by Community Services
- burials, headstone installations and maintenance activities are performed by Public Works

A database that includes 11,424 records of those buried in Double Butte, an electronic reading and a digital photo of every headstone in the cemetery has been created. Research to fill in missing information (dates of birth, death, mortuary) from the death certificates that are provided online by the State of Arizona, for anyone that died in Arizona through 1960, is ongoing. As a part of that process, any information that would indicate that they died from “unnatural causes” such as tuberculosis, typhoid or Scarlet Fever will be included, along with any unusual circumstances of death such as a 44 year old man that was shot in the back leaving a poker game in Queen Creek in 1950 or an 11 year old boy that died from injuries received while playing with dynamite blasting caps in 1927.”

⁶ For images, see <http://www.examiner.com/arizona-haunted-sites-in-phoenix/double-buttess-cemetery-s-ghostly-pioneers> and <http://doney.net/aroundaz/graves.htm>



Charles Trumbull Hayden Gravestone.



Senator Carl T. Hayden Gravestone.



Governor Benjamin B. Moeur Gravestone.



Governor J. Howard Pyle Gravestone.

⁷ Scott Solliday, “Historical Overview,” in Scott Kwiatkowski and Thomas Wright, Tempe (Hayden) Butte & Environs Archaeological and Cultural Resource Study (Tempe: Archaeological Research Services, Inc., 2004), pp. 3-4. Although the Tempe community bears a close historical relationship with neighboring tribes, there is not a specific correlation between these tribes and Double Butte Cemetery, and this determination of eligibility should not be construed as suggesting that such a correlation exists. See Logan Simpson Design, Inc. and Ryden Architects, City of Tempe: Tempe Double Butte Cemetery Master Plan (May 31, 2002), p. 27.

⁸ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 11/29/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.” Integrity of location need not be present for the nomination as proposed.

⁹ Ibid.

¹⁰ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 11/29/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.” For example, an early ranch-style house retaining original design, workmanship, and materials will relate the feeling of hand craftsmanship and onsite construction methods in residential construction before World War II. Integrity of feeling is a condition precedent to the nomination as proposed.

¹¹ U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 11/29/2011 online at http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm “Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.” For example, an early ranch-style house on a property whose natural and manmade elements have remained intact since the 1930s will retain its quality of association with the initial development of the subdivision and early suburban expansion within the original townsite. Integrity of association need not be present for the nomination as proposed.

¹² U.S. Department of the Interior, National Park Service, "GUIDELINES FOR EVALUATING AND REGISTERING CEMETERIES AND BURIAL PLACES" accessed online 10/07/2011 at http://www.nps.gov/history/nr/publications/bulletins/nrb41/nrb41_7.htm "To be eligible for the National Register, a cemetery or burial place must be shown to be significant under one or more of the four basic Criteria for Evaluation. Criteria A, B, C, and D indicate the several ways in which a property may be significant in American history, architecture (including the disciplines of landscape architecture and planning), archeology, engineering, and culture. Decisions about the relative significance of cemeteries and burial places can be made only with knowledge of the events, trends, and technologies that influenced practices of caring for and commemorating the dead, and with some concept of the quality and quantity of similar resources in the community, region, State, or nation. Such background provides the context for evaluating significance. The term "context," as applied to the process of evaluation, may be described simply as the relevant social, political, economic, and environmental circumstances of the historic period in which a property was developed. By studying a burial place in its broadest possible context, and by applying the basic criteria, the researcher is able to recognize those resources which are significant in representing a given period and historic theme."

¹³ U.S. Department of the Interior, National Park Service, "HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION" accessed online 10/07/2011 at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_7.htm "The Criteria Considerations need to be applied only to individual properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district."

¹⁴ City of Tempe Double Butte Cemetery Collection transferred from the Tempe Community Services/Parks and Recreation Department Records from the Tempe Double Butte Cemetery relating to individual burial fees and locations, cemetery maintenance, and membership in the Tempe Cemetery Association. Records: circa 1897 to 1998 accessed 11/28/2011 online at http://www.tempe.gov/museum/Tempe_history/rg40.htm "The most complete collection of early administrative records for the cemetery is located at Tempe History Museum, Record Group 40, Double Butte Cemetery Records. The museum's description states: "This collection contains two boxes of burial orders; five boxes of burial invoices; two boxes of cemetery easement records; one box of cemetery applications; two boxes of cemetery record books; one box of orders to the sexton; one box of Tempe Cemetery Association membership applications; three boxes of lot care records; one box of burial slips; two boxes of ephemera related to legal paperwork, correspondence, and other records; and two boxes of miscellaneous records. Another part of this collection is a record book that includes the articles of incorporation, by-laws, and meeting minutes for the Tempe Cemetery Association, from 1897 until 1926. In addition, the collection contains index cards alphabetized by the name of individuals buried in the cemetery, and ephemera related to legal paperwork and correspondence. The records in this collection provide information about the identity and locations of individuals buried in the cemetery, the cost of cemetery lots and burial, the maintenance of cemetery lots, local mortuaries, and the history and general operation of the cemetery."

¹⁵ Ibid.

¹⁶ Fox, *A History of Tempe's Double Butte Cemetery*, p. 1.

¹⁷ Ibid., pp. 2-3.

¹⁸ For Hayden's role in Tempe development with an emphasis on Hayden's Ferry, see Scott Solliday, "Historical Overview," in Scott Kwiatkowski and Thomas Wright, *Tempe (Hayden) Butte & Environs Archaeological and Cultural Resource Study* (Tempe: Archaeological Research Services, Inc., 2004), pp. 5-6; Marsha L. Weisiger, *The History of Tempe, Arizona, 1871-1930*, pp. 1-4.

¹⁹ Fox, *A History of Tempe's Double Butte Cemetery*, p. 5.

²⁰ Joseph T. Birchett, President's Report, March 30, 1926, quoted in *ibid.*, p. 6.

²¹ *Ibid.*

²² Joseph T. Birchett, President's Report, March 30, 1929, quoted in *ibid.*, p. 8.

²³ *Ibid.*, pp. 8-9.

²⁴ Tempe Cemetery Association Minute Book, April 17, 1958, quoted in *ibid.*, p. 9.

²⁵ For Tempe's most current strategic approach to administering Double Butte Cemetery, as outlined in 2002, see Logan Simpson Design, Inc. and Ryden Architects, City of Tempe: Tempe Double Butte Cemetery Master Plan (May 31, 2002). For historic preservation initiatives and design guidelines in particular, see *ibid.*, Appendix D, pp. D1-D6

²⁶ In 1909 the Territorial Legislature appropriated \$116,000 to build the Ash Avenue Bridge. It was completed in September 1913.

²⁷ On the segregation of Mexican residents in their own separate areas east of the commercial core, see Smith, *Tempe: Arizona Crossroads*, pp. 63-65.

²⁸ Scott Solliday, "Historical Overview," in Scott Kwiatkowski and Thomas Wright, Tempe (Hayden) Butte & Environs Archaeological and Cultural Resource Study (Tempe: Archaeological Research Services, Inc., 2004), pp. 6-7. The San Pablo town site originated from William Kirkland, an early Tempe pioneer, who donated an 80-acre parcel of land at the base of Tempe Butte to serve as a community for the Mexican-American laborers in the area. *Ibid.*, p. 7. On the Sotelo family as early Mexican-American Tempe pioneers, see Ben Furlong, Tempe: The Past, The Present, The Future, p. 6. On the segregation of Mexican residents in their own separate areas east of the commercial core, see Smith, *Tempe: Arizona Crossroads*, pp. 63-65; Furlong, Tempe: The Past, The Present, The Future, pp. 23-24. See also John Yantis and Rachel Ochoa, "Mexican Settlers' Roots Grow Deep in Tempe," Tempe Tribune, September 18, 1996. Racial discrimination pervaded everyday life in Tempe's early days: I lived in the period of the most bigotry . . . if you got caught speaking Spanish, they would punish you," recalled Ignacio Ceballos Soto, an 84-year-old Tempe native. Rachel Ochoa, "Discrimination Stains City's Early Days," Tempe Tribune, September 18, 1996.

²⁹ Scott Solliday, "Historical Overview," in Scott Kwiatkowski and Thomas Wright, Tempe (Hayden) Butte & Environs Archaeological and Cultural Resource Study (Tempe: Archaeological Research Services, Inc., 2004), p. 10.

³⁰ See City of Tempe's National Register Nomination for the Governor B.B. Moeur House, esp. pp. 9-10. See also various articles in the *Los Angeles Times* between August and December 1934, cited in *ibid.*

³¹ On early railroads in Tempe, see Ben Furlong, *Tempe: The Past, The Present, The Future*, pp. 11-12.

³² For the evolution of the Arizona Territorial Normal School, see Smith, *Tempe: Arizona Crossroads*, pp. 39-41; 98-101.

³³ Ben Furlong, *Tempe: The Past, The Present, The Future*, p. 4.

Lucier-O'Neill Residence

The 1933 Lucier- O'Neill Residence, located in the historic 1924 Park Tract Subdivision, is an excellent surviving example of the Classical Bungalow style masonry house, embodying the distinctive characteristics of the type and surviving with a high degree of architectural integrity.

- Built in 1933
- Located in the 1924 Park Tract Subdivision (Maple-Ash)
- Classic Bungalow-Style Masonry design

Historic Marker – This Tempe Preservation Plaque is provided by the property owners, Jenny Lucier and Dan O'Neill.

Windes-Bell House

Historic Marker – This Tempe Preservation Plaque was purchased by the property owner, Richard Bank.

The 1920 Windes - Bell House, located in the 1909 Gage Addition Subdivision, is significant for its association with Tempe attorney Dudley Windes, with Tempe pioneer Ellen Bell, and as an excellent surviving example of the California Bungalow style frame house in Tempe.

- Built in 1920 in the Gage Addition (Maple-Ash)
- Associated with early Tempe attorney Dudley Windes and early pioneer Ellen Bell
- Example of the California Bungalow Style architecture

Historic Marker – This Tempe Preservation Plaque is provided by the property owners, Jenny Lucier and Dan O'Neill.

Laird-Simpson House

Built in 1940, the Laird (Simpson) House is significant for its association with the 1924 Park Tract subdivision. It also bore close associations with the prominent Laird family, as well as well-known local architect Kemper Goodwin, who designed the house. It is one of the few residential structures designed by Goodwin.

- Built in 1940
- Part of the 1924 Park Tract subdivision (Maple-Ash)
- Closely associated with the Laird family
- House was designed by local architect Kemper Goodwin (one of the few residential buildings he ever designed).

Historic Marker –

This Tempe Preservation Plaque is provided by the property owner, Elna Rae and Phil Zeilinger.

W. A. Moeur House

The William A. Moeur house was built in 1910 and served as his residence until 1929. The brother of Governor Benjamin Moeur, William assisted in organizing the Tempe School system and was a member of the first Tempe school board. He was the chairman of the Maricopa County Board of Supervisors and was appointed the first land commissioner until 1921. Since being rehabilitated in 1973 the house has been the site of numerous restaurant businesses.

- Built in 1910
- Owned by William A. Moeur, brother of Gov. Benjamin B. Moeur
- Moeur was on Tempe's first school board
- Served on Maricopa County Board of Supervisors
- House was rehabilitated in 1973 and has been used as a restaurant for many years now

Historic Marker –

This Tempe Preservation Plaque is provided by the property owner, Richard Bank.

Niels Petersen House

The Niels Petersen House was built in 1892 and is significant as the oldest Queen Anne style brick residence in the Salt River Valley. It is also important for its association with Niels Petersen, a Danish immigrant and prominent local farmer and entrepreneur. He developed a ranch with substantial land holdings, was president of the Farmers and Merchants Bank, co-founder of the Methodist Episcopal Church, and a representative at the 18th Territorial Legislature. The Niels Petersen House was placed on the National Register of Historic Places in 1977. The Petersen House is now operated as an historic house museum by the Tempe Historical Museum.

- Built in 1892 by Niels Peterson, a Danish immigrant who became a well-known landholder and entrepreneur in Tempe
- Petersen was president of the Farmers and Merchants Bank
- Co-founded the Methodist Episcopal Church
- Served as a representative on the 18th Territorial Legislature
- Donated the original plot of land for the Double Butte Cemetery
- House placed on National Register of Historic Places in 1977
- Currently owned and operated by the Tempe History Museum

Historic Marker – This Tempe Preservation Plaque is provided by the Tempe Historical Society.

Tempe Hardware Building

The Tempe Hardware Building was originally built as the Odd Fellows Hall in 1899. The building has also served as home to a variety of fraternal organizations, churches, and civic groups, in addition to a number of businesses. The Tempe Town Council met in the building prior to construction of the first Town Hall in 1924. The Tempe Hardware Co. occupied the ground floor from 1906 until it closed in 1976, making it one of the oldest continuously operated businesses in Tempe history.

- Originally built for use as an Odd Fellows Hall in 1899
- Tempe Town Council met here until 1924, when the first town hall was built
- Has been home to numerous fraternal organizations, civic groups, and small businesses
- The Tempe Hardware Co. moved into the building in 1906 and remained until 1976

Historic Marker – This Tempe Preservation Plaque is provided by the property owner, Stu Siefer of Siefer Associates.

Tempe Woman's Club

Beginning with its establishment in 1936, the Tempe Woman's Club has been significant for the role it has played in the social history of Tempe, being the center of social and civic activity for many local women whose influence is felt throughout the community.

- Built in 1936 to house the Tempe Women's Club
- Members were very active particularly in the beautification of Tempe
- This building is one of very few adobe buildings still in existence in Tempe
- It maintains virtually all of its original fabric
- Tempe Women's Club played a significant role in the development of the community

Historic Marker – This Tempe Preservation Plaque is provided by the members of the Tempe Woman's Club.

Garfield Goodwin Building

Garfield Goodwin came to Tempe in 1888 and later enrolled at the Territorial Normal School (now ASU) where he played on the school's first football team before graduating in 1899. In 1903 Goodwin opened an Indian curio store in this building and operated it until his death in 1944. Goodwin served on the Tempe City Council from 1922-1928 and was Mayor of Tempe from 1924-1926. He served as Secretary of the Arizona State Teachers College Board of Education in 1930s and '40s, and led efforts to make the Tempe school a 4-year liberal arts college. He also promoted building a new Arizona State Teachers College football stadium, which was completed in 1937 and named Goodwin Stadium in his honor. Goodwin also served terms as President of the Tempe Chamber of Commerce and the Tempe Rotary Club.

- Garfield Goodwin came to Tempe in 1888 and attended the Territorial Normal School (ASU), playing on the school's first football team in the 1890s.
- Opened an Indian curio shop in the building in 1903 and operated it until his death in 1944
- Served as Secretary of the Arizona State Teachers College Board of Education
- Was Tempe's Mayor from 1924-1926
- Served on Tempe Town Council from 1922-1928
- ASU's new football stadium, completed in 1937, was named Goodwin Stadium in his honor

Historic Marker – This Tempe Preservation Plaque is provided by the property owners Vic and Vicky Linoff.

Governor Benjamin B. Moeur House

Benjamin Baker Moeur lived in Tempe, Arizona for over forty years, from 1896 until 1937, during which time he served as a 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. The property, having been meticulously restored to its full early-twentieth-century splendor, is a fitting vestige to Benjamin Baker Moeur.

- Moeur lived in the house from 1896 – 1937 (the year he died)
- Moeur was a doctor, businessman, politician, and citizen volunteer
- Helped draft Arizona's statehood constitution in 1912
- Served as Arizona Governor for two terms in the 1930s
- Known for his unique personality – generous and philanthropic with his time and service, while chewing on the omnipresent cigar and employing colorful language.
- House is currently under consideration for the National Register of Historic Places

Historic Marker – This Tempe Preservation Plaque is provided by the Tempe Community Council.

Tempe Bakery / Hackett House

This building is the oldest fired brick building in Tempe. Its construction in 1888 coincides with the first significant phase of commercial development in Tempe following the arrival of the railroad a year earlier. The building was purchased by William Hilge, a German immigrant, who produced bread in his ovens and delivered it daily in Tempe and Mesa. In 1907 it was converted to a residence and served as such until it was sold to the City of Tempe in 1974. This property was placed on the National Register of Historic places in 1974. The building is currently the home of the Tempe Sister City organization.

- Built in 1888 during the first phase of commercial expansion in downtown Tempe
- Owned by William Hilge, a German immigrant, who opened a bakery there until 1905
- Became a private residence in 1907 (Hackett Family)
- Placed on the National Register in 1974
- Currently home to the Tempe Sister City organization

Historic Marker – This Tempe Preservation Plaque is provided by Tempe Sister Cities.

Sandra Day O'Connor House

The landmark home of retired United States Supreme Court Justice—and Arizona native—Sandra Day O'Connor now serves as the Center for Civic Discourse at the Carl Hayden Campus for Sustainability after being relocated to Tempe Papago Park in 2009. Built in 1959, the home is the property most directly associated with the life of Sandra Day O'Connor's life of public service in Arizona prior to her ascension to the Supreme Court in 1981. The new facility in Papago Park fulfills Justice O'Connor's wish to re-purpose her one-time home as the "Camp David of the Southwest."

- Built in 1959 in Paradise Valley and relocated in 2009 to Tempe's Papago Park to prevent its demolition.
- O'Connor lived in the house until becoming Supreme Court justice in 1981
- The house provided a venue for professional meetings with colleagues during her time in Arizona politics
- O'Connor helped build the house herself and was on hand when it was relocated to assist.
- The relocated house now serves as the "Center for Civic Discourse" at the Carl Hayden Campus for Sustainability

Historic Marker – This Tempe Preservation Plaque is provided by the Rio Salado Foundation.

Tempe / Old Mill Avenue Bridge

The Tempe (Old Mill Avenue) Bridge is among the oldest automobile crossings on the Salt River in the Phoenix metropolitan area, and has been in continuous use since its completion in 1931. It was the major transportation link in three transcontinental highways (U.S. Routes 60, 70, and 80) and Arizona's only north-south route, U.S. Route 89, until the freeway system was begun in the 1950s.

- Completed in 1931
- Among the oldest continually-used Salt River automobile crossings in the valley area
- Served as a major transportation link for four highways until the freeway system was built in the 1950s

Historic Marker – This Tempe Preservation Plaque is provided by the Rio Salado Foundation.

Loma del Rio Archaeological Site

Loma del Rio is an archaeological site that was occupied by the Hohokam between A.D. 1300 and A.D. 1450. The site contains the remains of six connected rooms which archaeologists believe housed 15-20 people. In 1995 the Loma del Rio Site was dedicated by the City of Tempe as part of the Rio Salado Expo and has now been stabilized and is easily accessible to the public.

- Hohokam archaeological site occupied circa 1300-1450 A.D.
- Was home to approximately 15-20 people occupying six rooms
- Archaeological excavations stabilized the site and it was opened to the public as part of the 1995 Rio Salado Expo

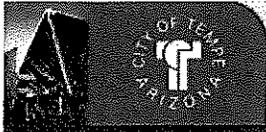
Historic Marker – This Tempe Preservation Plaque is provided by the Rio Salado Foundation.

Tempe / Hayden Butte

Tempe Butte bears two important associations, the first with the Hohokam people and the second with modern residents of Tempe. The rock art found on the butte represents the distinctive style of the Hohokam, and dates to 700-1450 A.D. For modern residents of Tempe, the butte serves to demarcate the downtown area and is a prominent symbol for Arizona State University, making it a true icon for the City of Tempe while simultaneously perpetuating our region's Native American culture and heritage.

- Hohokam association: approximately 500 petroglyphs on Tempe Butte
- Traditional cultural place for local Native American tribes (GRIC, SRP-MIC)
- Hohokam inhabitation dated from circa 700-1450 A.D.
- Tempe Butte was an icon for the Hohokam civilization and, today, has become an icon for Tempe residents and ASU students

Historic Marker – This Tempe Preservation Plaque is provided by the Rio Salado Foundation.



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In Tempe it is Tuesday, November 29, 2011 4:08:28 PM



Walk Through History Returns to Downtown Tempe on Feb. 4

One of Tempe's greatest attributes is its many authentic, historic buildings and structures. In Downtown Tempe, dozens of structures dating back as far as the 1800s are within walking distance.

Join the Tempe Historic Preservation Foundation, the Tempe Historic Preservation Office and many others for a Walk Through History, a guided tour of these wonderful places. The event happens on Feb. 4, from 9- noon.

The event includes a choice of three tours led by experts in Tempe history and development. Each is a slow, informative stroll that takes you through approximately a mile of downtown Tempe in about two hours.

Tour Choices:

- **Mill Avenue** - Enjoy a closer look at some of the buildings along Mill Avenue that have been restored for today's uses and hear the story of Tempe's famous inverted pyramid, otherwise known as Tempe City Hall. This is the shortest tour, just .75 miles from start to finish.
- **Hayden Butte and Town Lake** - Walk around the base of A Mountain, hear details about the Hayden Flour Mill and its renovations, information about the Mill Avenue Bridge and visit the remains of the Ash Avenue Bridge abutment at Tempe Beach Park. This tour is just over a mile and involves some dirt paths.
- **Moeur Birchett/ASU** - Visit Old Main and the Old St. Mary's Church, the Walker House and Hatton Hall. Discover how these buildings have been repurposed for current use while keeping their historic nature in tact. This tour is approximately 1.25 miles.

All tours end with lunch at Monti's La Casa Vieja Restaurant.

With a \$25 donation, those attending will receive a continental breakfast at registration, a commemorative T-shirt, and lunch at Monti's La Casa Vieja, Maricopa County's oldest building. Michael Monti will lead a tour of the historic restaurant and tell stories of the many stars and dignitaries who have dined within its walls.

Schedule:

- Registration and Continental Breakfast: 9 - 10 a.m.
- Tours: 10 a.m. - approximately noon
- Lunch and Monti's Tour: Arrive as early as 11:30 a.m. Lunch served as soon as all groups arrive.

Register:

Send an email to Kris_baxter@tempe.gov with your T-shirt size and tour choice. Payment will be collected during registration. Cash, checks and credit cards (with a small fee) will be accepted.

For more information, please call Woody Wilson at 602 679-0590.

Sponsors:

Tempe Historic Preservation Foundation, the City of Tempe, Downtown Tempe Community, Monti's Restaurant and many others.

City of Tempe, 31 East Fifth Street, Tempe, Arizona 85281 (480) 967-2001 (City Operator)
hansen1@tempe.gov © Copyright 1994 - 2011

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INTRODUCTION

With the end of World War II, Arizona in general, and Tempe in particular, experienced unprecedented population growth and economic expansion. From 1945 to 1960, Tempe opened more than one hundred new subdivisions for development and frequent annexations saw the city's boundaries expand eight-fold. Residential development trends begun in the post-war period are reflected in thousands of Tempe houses and structures that were built during this time. Many of these post-war Tempe neighborhoods continue to contribute to the unique character of our community today.

Borden Homes Historic District is one of the earliest and best preserved post-war neighborhoods in Tempe. The district is historically significant as a well preserved post-World War II neighborhood that is representative of new approaches to subdivision development and residential design and construction in Tempe in the late 1940s and early 1950s. Borden Homes was the first subdivision of tract homes established east of Tempe after the war. Built in anticipation of the emerging population boom, successful development of Borden Homes soon caused the city to expand and incorporate the subdivision within the city limits.

Borden Homes Historic District has been designated historic and listed in the Tempe Historic Property Register. This is the official list of historically, culturally, and visually significant buildings, structures, landmarks, districts, and archaeological sites in Tempe that have undergone the process of historic designation provided by city code.

The intent of historic designation is to provide protection for significant properties and archaeological sites which represent important aspects of Tempe's heritage, to enhance the character of the community by taking such properties and sites into account during development; and, to assist owners in the preservation and restoration of their properties.

DESIGN GUIDELINES

Borden Homes Historic District Design Guidelines assist in managing change in the district. Guidelines seek to identify that range of solutions that allow a property to be adapted to a modern use while still maintaining its historic integrity, or its status as a contributing property to the historic district. Guidelines do this by providing an understanding of the historic significance of the neighborhood and by calling attention to the character defining features of buildings and properties. This understanding informs decision-making with regard to maintenance, repair, rehabilitation, and new construction, and can help identify alternatives that conserve and enhance the historic character of the district.

Property Owners use the guidelines for planning exterior alterations or additions to properties in the district and for design of new and relocated buildings in the district.

Tempe Historic Preservation Commission and City Staff use the guidelines to approve requests for alterations to properties in the district and to evaluate the appropriateness of the City's own projects in and adjacent to the district.

1 BORDEN HOMES HISTORIC CHARACTER

Information is based on a nomination for listing the district in the National Register of Historic Places prepared by Scott Solliday, Historian (Solliday 2011), and on data used to designate and list the district in the Tempe Historic Property Register.

NEIGHBORHOOD DESCRIPTION

Borden Homes Historic District is a 17 acre residential subdivision located one mile east of Arizona State University and downtown Tempe. The 70 or so single-family zoned lots in the L-shaped district are arranged along 3 streets. Comprising the 1000 and 1100 blocks of South Una Avenue, 1000 and 1100 blocks of South Butte Avenue, and the 1600 and 1700 blocks of West 12th Street, the district is zoned R1-6 and is identified as a Cultural Resource Area in Tempe General Plan 2030.

The chronological development of the subdivision from south to north to east spanned the decade after World War II, a time when changes in building materials, methods, and regulations were changing rapidly. Today, the streetscape of the Borden Homes Historic District retains a secluded, quiet atmosphere, and a strong sense of place. Most properties have uninterrupted, continuous open front yards. Original sidewalks, curbs and gutters from 1959 remain intact, although many dirt or gravel driveways have since been replaced with concrete. The district was designated historic by the Tempe City Council on June 2, 2005.

Overall the neighborhood presents a generally uniform streetscape of small, one-story houses on large lots with flood irrigated landscapes. Mature shade trees, large shrubs, and lush lawns resulting from years of flood irrigation, along with the visible elements of irrigation, are significant character-defining features of the district.

Nineteen houses in the district were built during the five year period after World War II, including one National Folk style stucco house built in 1946. Sixteen Early/Transitional Ranch style houses built by the Loftin Construction Company in 1947, and two Ranch style houses built in 1949 and 1950, exemplify rapid evolution of residential design and construction methods in Tempe in the early post-war period.

Several houses have sensitive additions that do not adversely affect the character of the individual property or the streetscape overall. The oldest house and the newest house in the neighborhood do not contribute generally to the distinctive character of the district. These properties do not date from the period of significance, 1946-1950, and are of unrelated architectural character.

A character-defining feature is a prominent or distinctive aspect or quality of an historic property that contributes significantly to its physical character.

CHARACTER-DEFINING FEATURES OF THE DISTRICT

- Asphalt paved cul-de-sac street
- Continuous concrete sidewalks with rolled curbs along both sides of street

- Straight walkways to the front entries of each house
- Consistent lot width, depth and shapes (rectangular or wedge at cul-de-sac)
- Consistent spacing between houses
- Flood-irrigated yards and lush, mature landscaping
- Small, one-story houses on large lots
- Lush irrigated front lawns continuous from lot to lot
- Front yard dramatically punctuated by mature shade tree or trees

2: PRESERVATION REVIEW PROCESS POLICY BASIS FOR DESIGN GUIDELINES

Borden Homes Historic District Design Guidelines are authorized by Tempe City Code Chapter 14A - Historic Preservation in keeping with community policies regarding alterations of and additions to properties, new buildings, and site work located in the Borden Homes Historic District.

City of Tempe General Plan 2030 lists as a major community objective the preservation of historic resources. It also notes that it is desirable to maintain the existing residential density of locally designated neighborhoods.

Guidelines provide a basis for managing change that affects the appearance of individual buildings or the general character of the district. Guidelines do not dictate design solutions, but identify a range of responses to specific design issues effecting historic resources.

This document provides guidance for sensitively changing single-family historic residential properties by complying with The Secretary of the Interior's Standards for Rehabilitation. In so doing a homeowner will have better assurance in qualifying for the property tax reclassification program and historic preservation grants and incentives.

HISTORIC PRESERVATION REVIEW PROCESS

When a building permit or other permit or approval is required to alter, remodel, build or otherwise develop or landscape property located in the Borden Homes Historic District, City Code stipulates permits or approvals shall be deferred until approval has been obtained from the Tempe Historic Preservation Commission.

When the work is obviously minor in nature the Tempe Historic Preservation Office can provide administrative-level approval. Issuance of historic preservation approval indicates conformance with the provisions and intent of these guidelines only and does not imply approval by other City or regulatory agencies.

Guidelines in this document provide direction for specific changes and follow basic principles specified by The Secretary of the Interior's Standards for Rehabilitation (see page 12). Design and construction proposals that can be demonstrated to comply with the Secretary's Standards will be accepted as meeting the intent of these guidelines.

Standards and Guidelines emphasize retention and repair of historic materials and provide latitude for replacement. Standards and Guidelines focus on preservation of the character-defining features of a property; those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.

Commission or administrative-level approval or denial will be based on how well proposed changes meet the intent or objectives stated in these guidelines.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION †

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction, will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

† Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

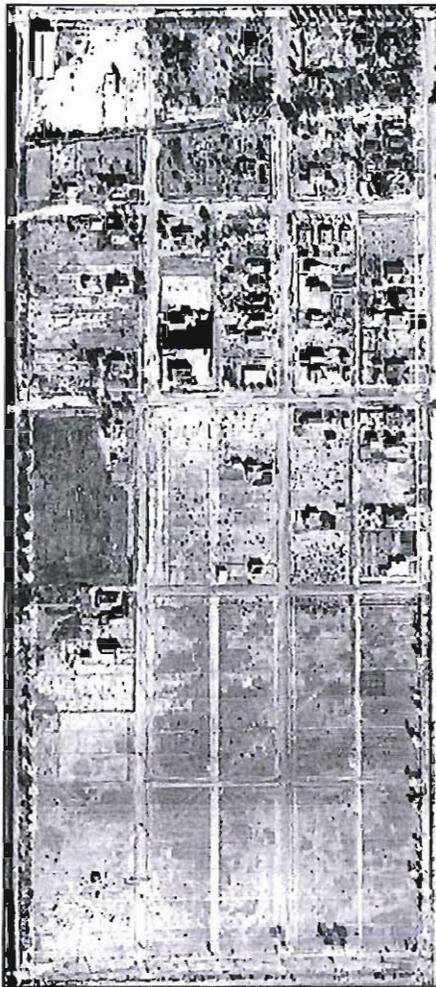
Tempe Historic Preservation Office

Tempe Historic Property Survey and Inventory, Gage Addition and Park Tract (pre-1941)

Historic Contexts and Property Forms

by Nathan Hallam, M.A.

printed 11/29/2011 2:02 PM



1930



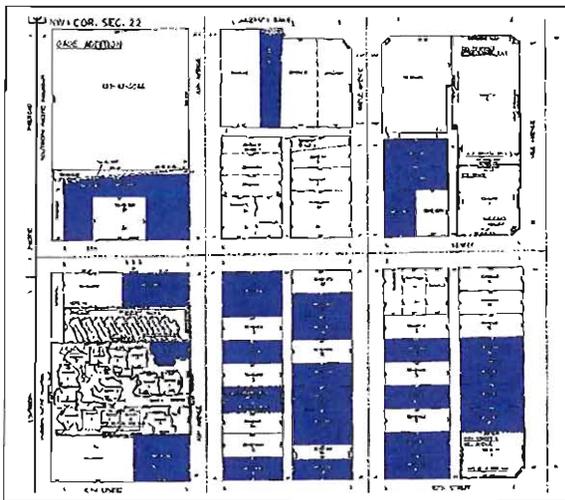
2010

INTRODUCTION

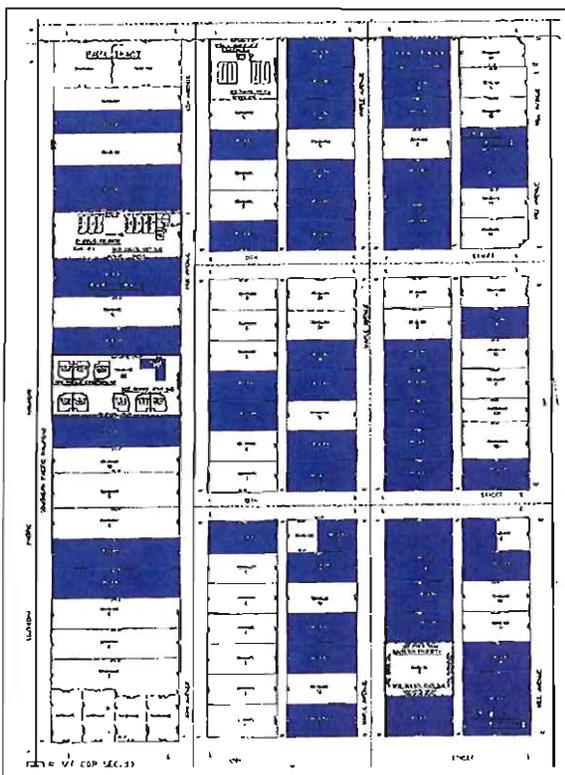
This historic property survey and inventory seeks to identify and evaluate pre-1941 properties in Tempe's historic Gage Addition and Park Tract subdivisions. Situated between West University Drive, South Mill Avenue, West 13th Street, and the Union Pacific Railroad tracks, and divided by West 10th Street, Gage Addition (platted in 1909) and Park Tract (platted in 1924) constitute Tempe's sole remaining pre-World War II residential subdivisions. The purpose of the survey was to compile preliminary historical and architectural data to expedite the production of Tempe Historic Property Register nominations for individual Gage Addition and Park Tract properties. Tempe Historic Preservation Office (HPO) identified seventy-six pre-1941 properties in the surveyed area: twenty-six in Gage Addition and fifty in Park Tract.

METHODOLOGY

The method of determining pre-1941 properties involved city directory research. The 1940 *Baldwin ConSurvey Directory* provided a picture of residential development in Gage Addition and Park Tract near the survey’s chronological cut-off date. Yet because 1940 was an active year for homebuilding in Park Tract, some pre-1941 properties were not included in the 1940 directory. To account for these properties, the *Directory Mesa, Tempe, Chandler and Gilbert 1946-7* was consulted to identify properties built between 1940 and 1946. Of these properties, year-built dates were established to determine which were built before 1941. The following County Assessor maps (below, left) indicate the locations of parcels in Gage Addition and Park Tract containing pre-1941 properties (shaded in blue).



Gage Addition



Park Tract

Determining year-built dates for these and other properties involves cross-referencing a range of sources, including available aerial photographs; city and telephone directories from 1909 forward; U.S. census rolls from 1910, 1920, and 1930; Sanborn fire insurance maps from 1911, 1915, 1927, and 1945; and deed and mortgage records obtained from the Maricopa County Recorder’s Office website, which provides an index of property records searchable by name. The basic pattern of research involved determining the name of a property owner through city directories and

census rolls, then tracking down the name of the original occupant through deed research; once the name of the original occupant was determined, a mortgage record for the subject property offered reasonable assurance of its year-built date. In lieu of a mortgage record, year-by-year city and telephone directory research also yielded accurate year-built dates. In cases where city directories and census rolls indicated owner-occupants of properties, deed and mortgage research was simplified: a Maricopa County Assessor’s Office website search for the name “Pyle, Howard,” for example, returned 1938 deed and mortgage records for Block 7, Lot 13 of Park Tract—the location of 1120 South Ash Avenue. Because the 1937 aerial photograph of the region indicates that 1120 Ash did not yet exist in 1937, it was determined reasonable assurance that Howard Pyle built 1120 Ash in 1938.

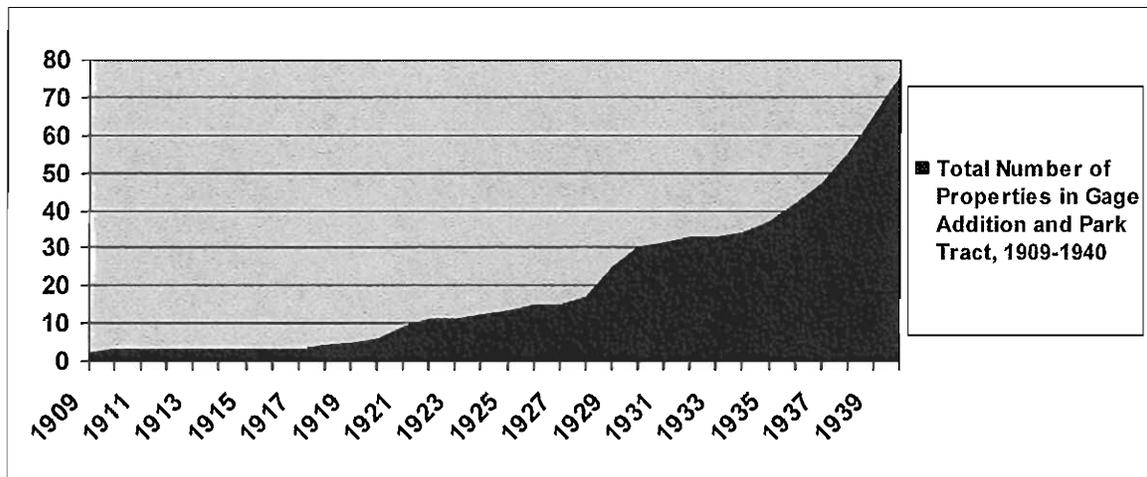
This method of piecing together year-build dates improves data compiled by the

Tempe Historic Property Survey, Gage Addition and Park Tract (pre-1941)

Maricopa County Assessor's Office, which lists estimated year-built dates. As they surveyed property owners for year-built dates, the Assessor's Office might receive a vague estimate such as "mid-1930s" and this would be recorded as 1935. Sometimes these estimates proved quite accurate; other times they missed the mark by decades. The following table is list of surveyed pre-1941 properties with corresponding T-number and accurate year-built dates:

T-Number	Address	Year-built	T-Number	Address	Year-built	T-Number	Address	Year-built
T-121	Mill 928	1926	T-356	Ash 1117	1940	T-401	Maple 1191	1937
T-122	9th 143	1921	T-357	Ash 1111	1935	T-402	Maple 1185	1937
T-123	Ash 948	1918	T-358	Ash 1029	1939	T-403	Maple 1111	1939
T-125	Ash 1104	1928	T-360	Ash 1019	1940	T-404	Maple 1109	1940
T-161	Maple 916	1929	T-362	Ash 971	1929	T-407	Maple 1029	1936
T-163	Maple 1010	1929	T-365	Ash 959	1929	T-408	Maple 1017	1929
T-164	9th 24-26	1920	T-371	Maple 904	1930	T-409	Maple 1005	1938
T-165	Ash 850	1910	T-372	Maple 908	1922	T-410	Maple 1001	1929
T-169	Ash 907	1932	T-374	Maple 922	1929	T-411	10th 15	1929
T-194	Mill 918	1924	T-375	Maple 928	1921	T-412	Maple 949	1926
T-195	Mill 1034	1925	T-377	Maple 936	1921	T-415	Maple 915	1928
T-203	University 115	1888	T-378	Maple 1002	1940	T-417	Maple 823	1931
T-210	Maple 1210	1930	T-379	Maple 1008	1938	T-418	Maple 821	1922
T-224	Maple 923	1930	T-380	Maple 1022	1938	T-419	Mill 930	1930
T-225	Ash 940	1909	T-381	Maple 1024	1940	T-420	Mill 944	1935
T-231	Maple 919	1919	T-382	Maple 1026	1930	T-423	Mill 1104	1940
T-248	12th 35	1937	T-385	Maple 1108	1936	T-427	Mill 1190	1936
T-249	Maple 1290	1937	T-386	Maple 1114	1932	T-429	Mill 1204	1940
T-334	Ash 1018	1939	T-388	Maple 1180	1938	T-430	Mill 1220	1939
T-336	Ash 1026	1939	T-389	Maple 1190	1938	T-431	Mill 1290	1936
T-338	Ash 1116	1934	T-391	Maple 1204	1938	T-521	12th 13	1937
T-339	Ash 1120	1938	T-394	Maple 1216	1940	T-550	Ash 902	1935
T-341	Ash 1126	1936	T-395	Maple 1220	1938	T-701	Maple 1115	1940
T-345	Ash 1206	1939	T-397	Maple 1225	1939	T-702	Maple 1011	1939
T-346	Ash 1210	1939	T-399	Maple 1215	1940			
T-353	Ash 1203	1940	T-400	Maple 1209	1939			

The build-out of Gage Addition and Park Tract corresponded with construction trends reflecting contemporary economic fluctuations. A steady rate of development during the 1920s paused amidst the Great Depression of the early 1930s, only to regenerate during the mid-late 1930s with the resumption of mortgage lending. The following table traces the accumulation of the 76 existing (as of 2010) pre-1941 properties in Gage Addition and Park Tract from 1909 through 1940:



ARCHITECTURAL DESCRIPTIONS

Arizona Property Record forms also called for architectural descriptions to supplement historical research. These involved surveying the neighborhood, making photographs of pre-1941 properties, and building upon earlier descriptions of Gage Addition and Park Tract properties written in 1983 and 1997. In many instances, Gage Addition and Park Tract properties possessed a high degree of historic integrity and retained all character defining features; others endured window and roof replacements; a few other had undergone major structural changes. The following table is a list of pre-1941 architectural styles in Gage Addition and Park Tract.

Architectural Style	Gage Addition	Park Tract	Total	Architectural Style	Gage Addition	Park Tract	Total
Bungalow	14	10	24	Pueblo Revival		2	2
Transitional/Early Ranch		19	19	American Colonial Revival		2	2
Southwest	3	5	8	Western Colonial	1		1
Transitional/Early Spanish Colonial Ranch		5	5	Transitional/Early French Provincial Ranch		1	1
National Folk	2	3	5	Victorian Vernacular	1		1
Spanish Colonial Revival	2	2	4	Art Moderne Ranch		1	1
Georgian Revival	1	1	2	Norman Revival		1	1

HISTORIC OVERVIEW AND CONTEXTS

The following historic overview and contexts for Gage Addition and Park Tract synthesize published and non-published secondary-source research compiled in the course of the survey.

Historic Background

During the 1870s, groups of Anglo American, Mexican American, and Mormon settlers arrived in the east Salt River Valley to establish communities at the foot of Tempe Butte. Collectively they built, maintained, and expanded a complex of canals and ditches that by 1883 irrigated 9,150 acres of farmland south of the river. Along the Butte's west slope a nascent business center anchored by Charles T. Hayden's grist mill, dry goods store, and Salt River cable ferry provided nearby farmers with a distribution point for grain and a source of imported goods.¹

"The creators of towns and the builders of cities," writes one scholar, "strained to use all the resources at their disposal, including crude political clout, to make great fortunes out of place." Tempe was no exception. In 1885 the town's territorial legislator, John S. Armstrong, secured an appropriation for the State Normal School of Arizona, then amended a railroad bill to locate the Maricopa & Phoenix Railroad bridge "at Tempe" rather than "near Tempe." Both provisions played an incalculable role in the town's development through the late-nineteenth and early twentieth centuries. The railroad had the most immediate effect. Its arrival in July 1887 captured the attention of a consortium of Arizona and California financiers, who formed the Tempe Land & Improvement Company (TLIC) as a vehicle for building up the town's commercial prospects and profiting from the sale of town lots. Recruiting George N. Gage, brother of investor E. B. Gage, to serve as secretary, the TLIC acquired 705 acres west and south of the Butte where they platted a townsite of streets, blocks, and lots. Under Gage's direction the TLIC also established a hotel, warehouse, bank, and a lumber yard to meet the needs of a growing commercial town. For himself and his family, Gage built

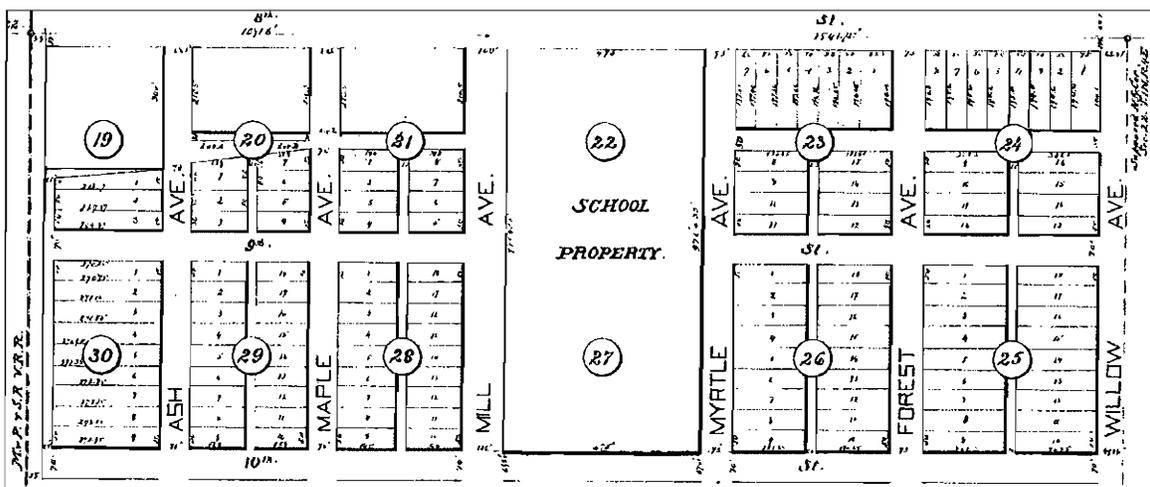
Tempe Historic Property Survey, Gage Addition and Park Tract (pre-1941)

a modern wood-frame at the outskirts of town on the southwest corner of Mill Avenue and Eighth Street (now University Avenue).^{ii iii iv}

The railroad's arrival in 1887 thrust Tempe into the nexus of American shipping and receiving, but with the 1890s came a nationwide economic depression caused in part by the overbuilding of western railroads; during this period Tempe endured cycles of drought and flood endemic of the Salt River Valley. Despite these setbacks, however, the town emerged as a model of progressive era community-building, particularly with the development of picturesque educational institutions south of Eighth Street. In 1892 school officials oversaw the construction of a two-story grammar school at the southeast corner of Mill Avenue and Eighth Street—reportedly “one of the finest such school buildings in the southwest.” Three blocks to the east, administrators of the Tempe Normal School added a training school, dining hall, and auditorium-gymnasium to its already-venerable complex of Victorian era buildings, and in 1908 Tempe school officials opened Tempe High School at the corner of Mill Avenue and Ninth Street.^v

Historic Context: Gage Addition, 1909-1941

During the progressive era American towns and cities also experienced an initial wave of suburbanization, as affluent families sought to flee the din and vice of older quarters for “wholesome” neighborhoods on the outskirts of town. Gradually Tempe’s residential periphery crept south across Eighth Street, in part pushed by the nuisance of Mill Avenue industry but also pulled by the town’s picturesque educational institutions. In 1892, a local merchant named Ben Goldman subdivided land south of Eighth Street east of the Normal School, where rows of attractive brick houses along Normal, Van Ness, and McAllister Avenues formed a new neighborhood called the “Goldman Addition.” In 1909 the TLIC emulated Goldman Addition west of the Normal School, opening the “Gage Addition” along Maple, Ash, Mill, Myrtle, Forest, and Willow (now College) avenues between Eighth and Tenth streets. That December, sixty-seven-year-old George N. Gage sold his home to Benjamin H. Scudder, a professor of history at Tempe Normal School, and retired to Orange County, California, where he died in 1913. B. B. Sanders took over as TLIC secretary, but the company thereafter played a diminished role in Tempe’s development.^{vi vii}

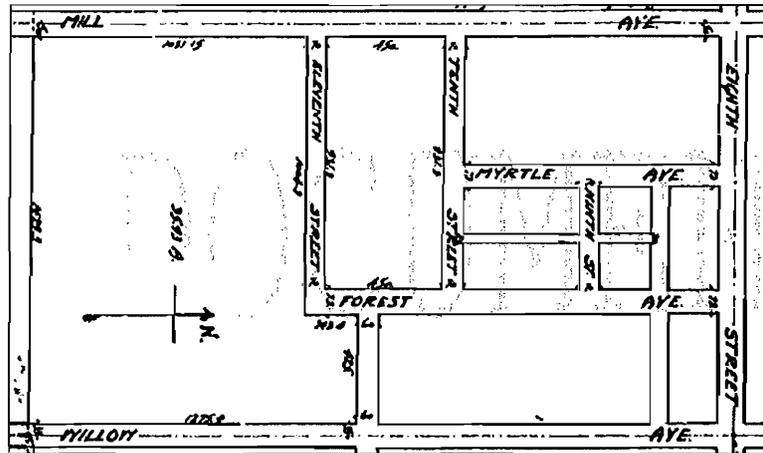


“Plat of Gage Addition to Tempe, Arizona,” filed 30 March 1909, Maricopa County Recorder’s Office, Book 3, Page 58.

Scudder, praised by *Tempe News* as a “perpetual booster of Tempe,” invested heavily in Gage Addition lots and envisioned the neighborhood as an ideal location for Normal

Tempe Historic Property Survey, Gage Addition and Park Tract (pre-1941)

School student and faculty housing. Between 1910 and 1920 he built a series of prefabricated National Folk style rental cottages and custom-built Bungalow houses in Gage Addition, then in 1912 played a key role in the Normal School's acquisition of several lots east of Mill Avenue. In 1919 the Normal School expanded this purchase and bought up all the remaining Gage Addition lots east of Mill Avenue, including unsurveyed lands south of Tenth Street, excluding the grammar school and high school. In April 1919, the Arizona Board of Education filed a new plat map entitled "Amended Plat Map of Gage Addition," which supplanted the TLIC street grid between Mill and Willow avenues with an irregular layout that remains evident today in the layout of Arizona State University.^{viii ix}



"Amended Plat Map of Gage Addition," filed 24 April 1919, Maricopa County Recorder's Office, Book 8, Page 41.

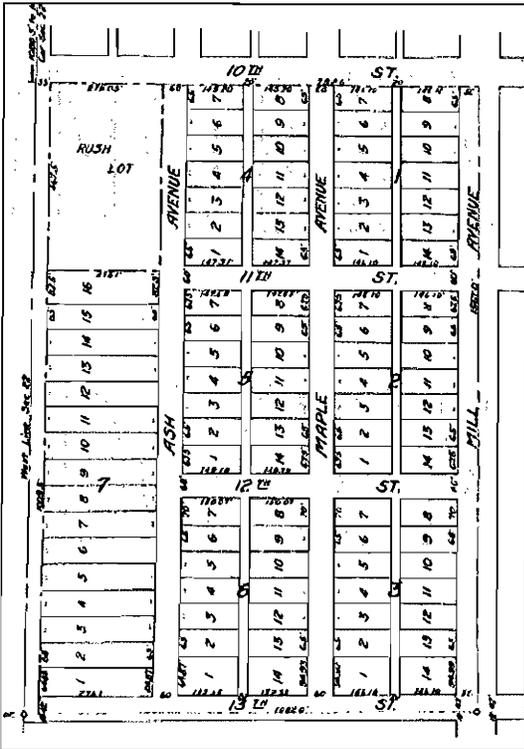
After World War I, however, Scudder's vision of modest student and faculty housing yielded to a more affluent middle-class housing stock anchored by Christian Saylor's 1909 bungalow at 940 Ash Avenue and by William A. Moeur's opulent 1910 Colonial Revival-style residence at 850 Ash Avenue. In 1938 Gage Addition attained concrete sidewalks installed by WPA workers. Unlike the Goldman Addition, which surrendered to the expansion of Arizona State University during the 1960s, most of the Gage Addition's pre-World War II build-out remains intact, though several of Scudder's cottages succumbed to infill development between 1945 and 1960. Multi-family residential development accomplished in the wake of 1960s up-zoning has also altered the neighborhood's pre-1941 suburban form.

Historic Context, Park Tract, 1920-1941

The post-World War I era opened with great promise in Tempe, as the town prospered amidst a cotton boom fueled by global demand for long staple Pima cotton, a high-quality strand developed by E. W. Hudson at Sacaton during the 1910s. With economic prosperity, however, came population growth and a housing shortage, which the town's leaders resolved to meet with a new suburban development immediately south of Gage Addition. In March 1920 ten local investors bought shares in nine undeveloped city blocks between 10th Street, Mill Avenue, 13th Street, and the Arizona Eastern tracks. Pledging \$18,000 in total, they recruited three of their co-investors—E. W. Hudson, Hugh E. Laird, and Fred J. Joyce—as trustees to administer the sale of lots. The new neighborhood would be called "Park Tract."^x

Tempe Historic Property Survey, Gage Addition and Park Tract (pre-1941)

Development of Park Tract stalled almost immediately as Tempe's cotton bubble burst in the fall of 1920. Around the same time, the town's agricultural landscape showed signs of overirrigation, as alkaline groundwater seeped into the water table and ruined local fields. In 1923 the area's irrigators joined the Salt River Project to combat the problem through an elaborate pumping system, and gradually the town's economy recovered as the fortunes of its farming families stabilized. In April 1924 Hudson, Laird, and Joyce revived the development of Park Tract, filing a plat map with the County Recorder and commencing the sale of town lots.^{xi}



"Park Tract," filed 4 April 1924, Maricopa County Recorder's Office, Book 13, Page 27.

Like the Gage Addition opposite Tenth Street, Park Tract provided Tempe's upwardly-mobile residents with a haven of modern housing in a setting far removed from the town's older quarters. Restrictive covenants limited Park Tract to residential development only. Property values were to exceed \$3,000, while builders were to set back homes twenty-five feet from the street to allow for lushly landscaped front yards; garages and outbuildings were to be set back seventy-five feet. Restrictive covenants also prohibited racial minorities from owning or even renting property in the neighborhood, a provision that remained in place through the late 1940s.^{xii}

Despite Tempe's booming late-1920s economy, Park Tract developed slowly. In February 1928 the trustees transferred all of the neighborhood's lots into private hands: some were sold individually but the majority were distributed to the neighborhood's investors at a scale commensurate to the amount of shares owned. Despite this transfer, by 1930 builders had

developed only eleven of the Park Tract's one-hundred lots. Home building further slowed during the early 1930s with the collapse of the American banking system. Only with arrival of the Federal Housing Authority (FHA) in 1937 did Park Tract begin to fully develop: the years 1937-1941 marked the neighborhood's most rapid period of development. In 1938 another New Deal program, the Works Progress Administration (WPA), provided Park Tract with paved sidewalks; a year later WPA workers also widened and beautified Mill Avenue along the neighborhood's eastern boundary. By 1945 the neighborhood had achieved near total build-out. Only through a series of late-twentieth-century multi-family redevelopment projects accomplished in the wake of 1960s up-zoning did the neighborhood's form sustain significant alteration.^{xiii xiv}

ⁱ Mark E. Pry, *Oasis in the Valley: The Story of Water in Tempe* (Tempe: Tempe Historical Museum, 2003), 11.

ⁱⁱ John R. Logan and Harvey L. Molotch, *Urban Fortunes: The Political Economy of Place* (Berkeley: University of California Press, 1987), 53.

ⁱⁱⁱ Larry Dean Simpkins, "The Rise of the Southeastern Salt River Valley: Tempe, Mesa, Chandler, Gilbert, 1871-1920," Ph.D. diss., Arizona State University, 1989, 50-63.

^{iv} *Ibid.*, 63-69.

^v *Ibid.*, 72-106.

Tempe Historic Property Survey, Gage Addition and Park Tract (pre-1941)

^{vi} Ibid., 71; "Tempe, Arizona," Sanborn Fire Insurance Maps, 1911, Sheet 6

^{vii} "Excerpts: HPS-203," <http://www.tempe.gov/museum/Tempe_history/properties/cite203.htm> (accessed 24 May 2011).

^{viii} "Excerpts: HPS-231," <http://www.tempe.gov/museum/tempe_history/properties/cite231.htm> (Accessed 24 May 2011).

^{ix} *Acts, Resolutions and Memorials of the Regular Session Fourteenth Legislature of the State of Arizona* (Phoenix: State of Arizona, 1919), 22.

^x "Agreement and Declaration of Trust," June 10, 1920. Available at Maricopa County Recorder's Office, Book 12, Page 354-361.

^{xi} Simpkins, "The Rise of the Southeastern Salt River Valley," 125.

^{xii} Example "Warranty Deed," September 20, 1924. Available at Maricopa County Recorder's Office, Book 187, Page 45-46.

^{xiii} Larry Schweikart, *A History of Banking in Arizona* (Tucson: University of Arizona Press, 1982), 102.

^{xiv} The WPA reportedly laid 80.6 miles of new sidewalks in Maricopa County prior to 1940. *Summary of Inventory of Physical Accomplishments by the Work Projects Administration: From July 1, 1935 to January 1, 1940* (Phoenix: Federal Works Agency, Works Progress Administration, 1940), 16, 22. See also *Arizona Highways*, March 1939, 38.

Arizona Historic Property Inventory Form

Tempe Historic Preservation Office
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, Arizona 85280

Survey Site No.: T-391
Property Name: Wickliffe House
Survey Area: Tempe Pre-1941 Survey & Inventory

132 45 079

PROPERTY IDENTIFICATION

ADDRESS: 1204-1204½ South Maple Avenue CITY: Tempe
COUNTY: Maricopa Tax Parcel No.: 13245079
LOT: 8 BLOCK: 6 PLAT: Park Tract Year of Plat: 1924
TOWNSHIP: 1N RANGE: 4E SECTION: 22 Quarter Section: NW Acreage: <1
UTM Reference Zone: 12 Easting: 412550 Northing: 3697610 USGS Quad: Tempe 1982

Architect: not determined known source: _____
Builder: not determined known source: _____
Construction Date: 1938 estimated known source: See continuation sheet

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Residential

Present Use:

Residential

Sources:

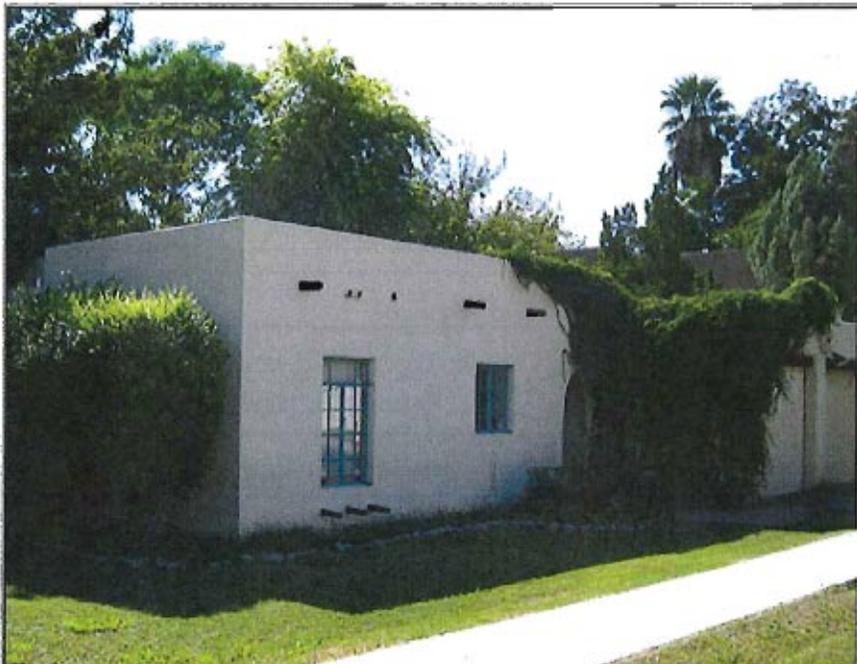
See continuation sheet

PHOTO INFORMATION

Date of photo: 08/16/2010

View Direction: SW

Negative No.: _____



SIGNIFICANCE

Survey Site No.: T-391

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings:
None visible

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

No substantial alterations

3. SETTING (Describe the natural and/or built environment around the property)

Pre-1945 residential neighborhood with mature, flood-irrigated landscaping

Describe how the setting has changed since the property's period of significance:

No substantial changes

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Masonry Foundation: Concrete Roof: Not visible

Windows: Wood If altered, original windows: _____

Sheathing: Stucco If altered, original sheathing: _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Canales at parapets; wood vigas

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District
Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation: Nathan Hallam, Tempe HPO

Form Date: 09/30/2011

Mailing Address: PO Box 5002, Tempe, Arizona 85280

Phone: (480) 350-8870

ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Property Address: 1204-1204½ South Maple Avenue

T-391

Sheet No. 1

SIGNIFICANCE

The 1938 Wickliffe House is significant for its association with Tempe's 1924 Park Tract addition. It is also significant as a local variant of Southwest-style residential architecture.

A. EVENT/HISTORY

Park Tract, just west of the ASU campus, forms the middle section of Tempe's Maple-Ash neighborhood, bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks. Platted in 1924, Park Tract contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

B. PERSON

H. A. Fox acquired undeveloped Lot 8, Block 6 of Park Tract in May 1937 and built the house at 1204 South Maple Avenue soon thereafter. Chester and Dorothy Wickliffe rented the house from 1939 to 1955. Chester Wickliffe worked as the superintendent of a local public school and Dorothy worked as a teacher. During the late 1940s Chester also managed the Marston Supply Company. In March 1955 Fox sold the house to the Wickliffe couple, who remained at the address through the 1960s.

C. DESIGN/CONSTRUCTION

The Wickliffe House is a one-story, masonry, Southwest-style house. Irregular in plan, the house sits on a slab foundation with stuccoed walls topped by a flat roof with parapet, vigas, and canales. An arched entryway leads to the house's single-leaf entryway; an enclosed patio predominates the house's east elevation. Windows are wood casement

SOURCES

US Census records

Tempe city directories and telephone directories

Aerial photography

Property records on file at the Maricopa County Recorder's Office

Arizona Historic Property Inventory Form

Tempe Historic Preservation Office
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, Arizona 85280

Survey Site No.: T-412

132 42 044

Property Name: Escalante House

Survey Area: Tempe Pre-1941 Survey & Inventory

PROPERTY IDENTIFICATION

ADDRESS: 949 South Maple Avenue CITY: Tempe

COUNTY: Maricopa Tax Parcel No.: 13242044

LOT: 9 BLOCK: 28 PLAT: Gage Addition Year of Plat: 1909

TOWNSHIP: 1N RANGE: 4E SECTION: 22 Quarter Section: NW Acreage: <1

UTM Reference Zone: 12 Easting: 412430 Northing: 3697960 USGS Quad: Tempe 1982

Architect: _____ not determined known source: _____

Builder: _____ not determined known source: _____

Construction Date: 1926 estimated known source: See continuation sheet

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Residential

Present Use:

Residential

Sources:

See continuation sheet

PHOTO INFORMATION

Date of photo: 06/16/2010

View Direction: E

Negative No.: _____



SIGNIFICANCE

Survey Site No.: T-412

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings:
Shed

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Replacement doors

3. SETTING (Describe the natural and/or built environment around the property)

Pre-1945 residential neighborhood with mature, flood-irrigated landscaping

Describe how the setting has changed since the property's period of significance:

No substantial changes

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Wood frame Foundation: Not visible Roof: Asphalt shingle

Windows: Wood If altered, original windows: _____

Sheathing: Stucco If altered, original sheathing: _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

None

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason: _____

FORM COMPLETED BY

Name and Affiliation: Nathan Hallam, Tempe HPO

Form Date: 09/30/2011

Mailing Address: PO Box 5002, Tempe, Arizona 85280

Phone: (480) 350-8970

ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Property Address: 949 South Maple Avenue

T-412

Sheet No. 1

SIGNIFICANCE

The 1926 Escalante House is significant for its association with Tempe's 1909 Gage Addition. It is also significant as a local variant of Bungalow-style residential architecture.

A. EVENT/HISTORY

The Gage Addition, just west of the ASU campus, forms the northernmost part of Tempe's Maple-Ash neighborhood. Platted in 1909, the Gage Addition contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

B. PERSON

Ynes and Maria Escalante, sisters, built the house at 949 South Maple Avenue in 1926. Their father, Manuel Escalante, a longtime gardener at Arizona State Teachers College, and mother, Espetacion Celaya, lived with them during the late 1920s. Maria graduated from the Teachers College in 1921 and taught at the local grammar school on 10th Street; in 1930 Ynes worked as a cook. Clara Urbano, the sisters' great niece, later recalled that Maria "built a house on Tenth Street...west of Mill. On Tenth Street on the corner." The Escalante sisters claimed Spanish and Portuguese heritage. They are not to be confused with the Mexican-American family on East Eighth Street for whom Escalante Park is named after.

C. DESIGN/CONSTRUCTION

The Escalante House is a one-story, stucco, Bungalow-style house. Square in plan, the house sits on a crawlspace foundation with stuccoed walls topped by a medium-pitched, intersecting-gabled roof with open eaves and gable vents. An inset front porch supported by square wood pillars shades the house's single-leaf entryway. Windows are casement.

SOURCES

<http://www.tempe.gov/museum/Tempe_history/oh125.htm>

US Census records

Tempe City Directories

Aerial photography

Property records on file at the Maricopa County Recorder's Office

Arizona Historic Property Inventory Form

Tempe Historic Preservation Office
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, Arizona 85280

Survey Site No.: T-418

132 42 018

Property Name: Dupuis House

Survey Area: Tempe Pre-1941 Survey & Inventory

PROPERTY IDENTIFICATION

ADDRESS: 821 South Maple Avenue CITY: Tempe

COUNTY: Maricopa Tax Parcel No.: 13242018

LOT: 1 BLOCK: 21 PLAT: Gage Addition Year of Plat: 1909

TOWNSHIP: 1N RANGE: 4E SECTION: 22 Quarter Section: NW Acreage: <1

UTM Reference Zone: 12 Easting: 412430 Northing: 3698180 USGS Quad: Tempe 1982

Architect: not determined known source: _____

Builder: not determined known source: _____

Construction Date: 1922 estimated known source: See continuation sheet

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Residential

Present Use:

Residential

Sources:

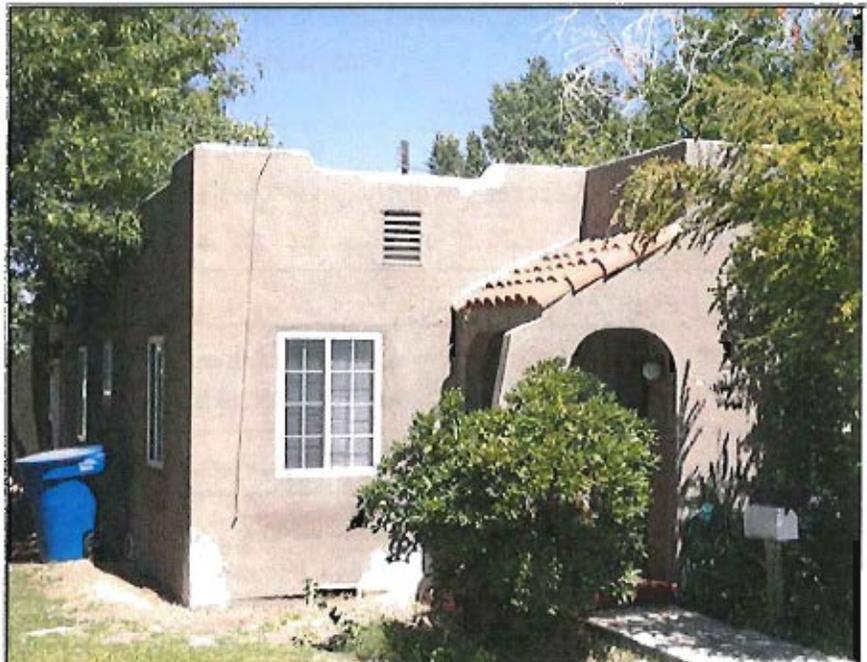
See continuation sheet

PHOTO INFORMATION

Date of photo: 06/16/2010

View Direction: E

Negative No.: _____



SIGNIFICANCE

Survey Site No.: T-418

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings:

None visible

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Major addition to rear

3. SETTING (Describe the natural and/or built environment around the property)

Pre-1945 residential neighborhood with mature, flood-irrigated landscaping

Describe how the setting has changed since the property's period of significance:

No substantial changes

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Masonry Foundation: Not visible Roof: Not visible

Windows: Wood, Vinyl/Fiberglass If altered, original windows: _____

Sheathing: Stucco If altered, original sheathing: _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

None

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation: Nathan Hallam, Tempe HPO

Form Date: 09/30/2011

Mailing Address: PO Box 5002, Tempe, Arizona 85280

Phone: (480) 350-8970

ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Property Address: 821 South Maple Avenue

T-418

Sheet No. 1

SIGNIFICANCE

The 1922 Dupuis House is significant for its association with Tempe's 1909 Gage Addition. It is also significant as a local variant of Southwest-style residential architecture.

A. EVENT/HISTORY

The Gage Addition, just west of the ASU campus, forms the northernmost part of Tempe's Maple-Ash neighborhood. Platted in 1909, the Gage Addition contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

B. PERSON

Jeanette Dupuis acquired undeveloped Lot 1, Block 21 of the Gage Addition in January 1922 and built the rental house at 821 South Maple Avenue soon thereafter. A native of Canada, Dupuis arrived in the United States in 1906 at the age of nine. In 1930 she worked as a teacher at Presbyterian Mission School near Hubbell Trading Post in Apache County. In the mid 1930s she returned to Tempe and maintained an address at the Casa Loma Hotel. Her first renters at 821 Maple were Lottie Norcross and her two teenage daughters. Dupuis sold the house to Lillian and W. C. Colcord in October 1939. The Colcord couple in turn sold the property to Hazel Boyd in May 1940. Hazel remained at the address through the early 1960s.

C. DESIGN/CONSTRUCTION

The Dupuis House is a one-story, masonry, Southwest-style house. Rectangular in plan, the house sits on a crawlspace foundation with stuccoed walls topped by a flat roof. A distinctive corner front porch supported by an arched, stuccoed pillar shades the house's single-leaf entryway and features a sloped roof covered in Spanish tile. Windows are replacement sliders.

SOURCES

US Census records
Aerial photography
Sanborn Map records
Tempe city directories and telephone directories
Property records on file at the Maricopa County Recorder's Office

Arizona Historic Property Inventory Form

Tempe Historic Preservation Office
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, Arizona 85280

Survey Site No.: T-427
Property Name: Laird House
Survey Area: Tempe Pre-1941 Survey & Inventory

132 45 030

PROPERTY IDENTIFICATION

ADDRESS: 1190 South Mill Avenue CITY: Tempe

COUNTY: Maricopa Tax Parcel No.: 13245030

LOT: 14 BLOCK: 2 PLAT: Park Tract Year of Plat: 1924

TOWNSHIP: 1N RANGE: 4E SECTION: 22 Quarter Section: NW Acreage: <1

UTM Reference Zone: 12 Easting: 412660 Northing: 3697630 USGS Quad: Tempe 1982

Architect: not determined known source: _____

Builder: not determined known source: _____

Construction Date: 1936 estimated known source: See continuation sheet

STRUCTURAL CONDITION

GOOD (Well-maintained; no serious problems apparent)

FAIR (Some problems apparent)

Describe: _____

POOR (Major problems; imminent threat)

Describe: _____

RUIN / UNINHABITABLE

USES/FUNCTIONS

Historic Property Use:

Residential

Present Use:

Residential

Sources:

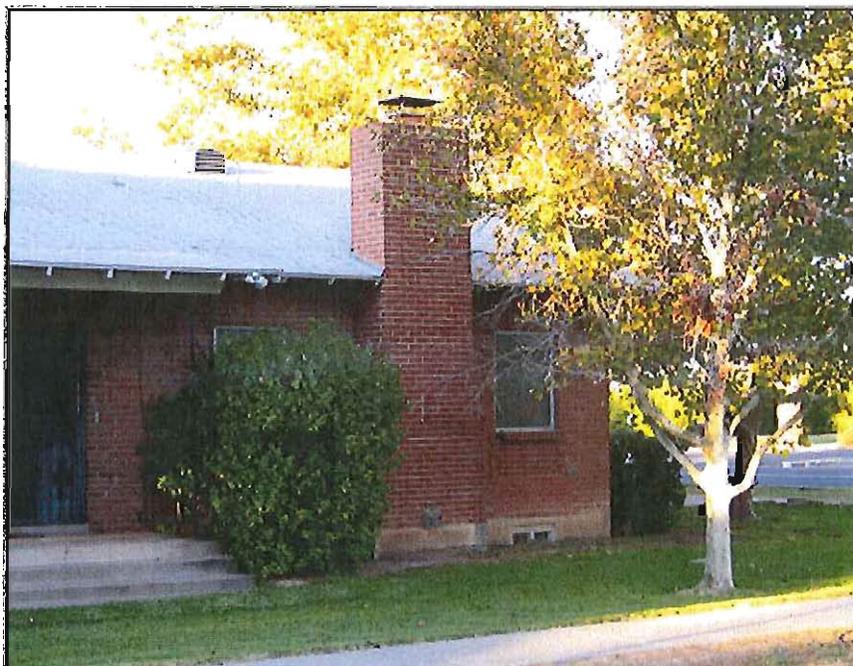
See continuation sheet

PHOTO INFORMATION

Date of photo: 10/19/2011

View Direction: N

Negative No.: _____



SIGNIFICANCE

Survey Site No.: T-427

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event or with a trend or pattern of events important to the history of the nation, the state, or the local community.)
- B. PERSONS (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the 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.)

Outbuildings:

None visible

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved date: _____ Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates when alterations were made)

Replacement windows

3. SETTING (Describe the natural and/or built environment around the property)

Pre-1945 residential neighborhood with mature, flood-irrigated landscaping; faces ASU; heavy traffic

Describe how the setting has changed since the property's period of significance:

South Mill Avenue widened, heavier traffic

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingle

Windows: Aluminum If altered, original windows: _____

Sheathing: Brick If altered, original sheathing: _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

None

NATIONAL REGISTER STATUS

Individually Listed Contributor Non-contributor to: _____ Historic District

Date Listed: _____ Determined eligible by keeper of the National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate

If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation: Nathan Hallam, Tempe HPO

Form Date: 09/30/2011

Mailing Address: PO Box 5002, Tempe, Arizona 85280

Phone: (480) 350-8970

ARIZONA HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

Property Address: 1190 South Mill Avenue

T-427

Sheet No. 1

SIGNIFICANCE

The 1936 Laird House is significant for its association with Tempe's 1924 Park Tract addition. It is also significant as a local variant of Transitional/Early Ranch-style residential architecture, and for its association with Hugh Laird, a prominent Tempe business owner, public servant, and trustee of Park Tract.

A. EVENT/HISTORY

Park Tract, just west of the ASU campus, forms the middle section of Tempe's Maple-Ash neighborhood, bounded by 10th Street, Mill Avenue, 13th Street, and the Union Pacific Railroad tracks. Platted in 1924, Park Tract contains homes built primarily during the first half of the twentieth century, and could qualify as an historic district.

B. PERSON

Hugh and Edna Laird acquired undeveloped Lot 14, Block 2 of Park Tract in August 1935 and built the house at 1190 South Mill Avenue soon thereafter. For three years it was the only home built on either the 1100 or 1200 block of Mill Avenue. Hugh Laird worked as a pharmacist at the Laird & Dines drugstore at the northwest corner of Mill and 5th streets. He served as Tempe's postmaster for twelve years, served on Tempe's City Council for thirty-two years (including fourteen years as mayor), and served a two-year term in the Arizona Legislature. He was also one of the principal investors in Park Tract and served as one of the three trustees in charge of managing the sale of lots.

C. DESIGN/CONSTRUCTION

The Laird House is a one-story, masonry, Transitional/Early Ranch-style house. L-shaped in plan, the house sits on a crawlspace foundation with brick walls topped by a medium-pitched, intersecting-gabled roof with wood gable siding. Windows are aluminum slider replacements.

SOURCES

US Census records

Tempe city directories and telephone directories

Aerial photography

Property records on file at the Maricopa County Recorder's Office

Nucci, Joe

From: Woody Wilson <woodwil@earthlink.net>
Sent: Tuesday, November 29, 2011 10:35 AM
To: Vinson, Mark
Cc: 'Lisa Roach'; Nucci, Joe
Subject: Re: Elevator and Mill

Miscreants? I resemble that remark.

On another uplifting note, Andrea Gregory has persuaded ACS to be a sponsor of the Historic Downtown Walking Tour. They will give us \$250 towards the purchase of the t-shirts. I will get another \$250 from the Rio Salado Foundation and the t-shirts will be covered.

Best,
Woody

On Nov 29, 2011, at 10:24 AM, Vinson, Mark wrote:

Thanks Lisa. I'll pass the elevator contact info along to the contractor, who is currently investigating options and pricing.

Gentlemen? You may be stretching the term beyond its modulus of elasticity, however, when applying it to this trio of miscreants.

Mark

Mark C Vinson AIA/AICP/NCARB
City Architect Design + Preservation Manager
City of Tempe Community Development
21 E Sixth ST 208 PO Box 5002 Tempe AZ 85280
480.350.8367 tel 480.350.8579 fax mark_vinson@tempe.gov

From: Lisa Roach [<mailto:lisarochatempa@gmail.com>]
Sent: Tuesday, November 29, 2011 9:43 AM
To: Woody Wilson; Nucci, Joe; Vinson, Mark
Subject: Elevator and Mill

Good morning gentlemen,
I have a local custom elevator company that we might want to contact;
Flanigan Custom Elevators (623)878-6873
The owners son (?) is dating a co-workers daughter. said they do custom elevators for the custom homes in Paradise Valley & Scottsdale. May be worth a call???
the other news is at last evenings Los Vecinos Mayoral forum, i asked the Mill designation question... would they support the designation of the most iconic building(s) in Tempe, The Mill and Silos. Each candidate said yes.... we shall see.
Have a great rest of the day.

Lisa Roach