

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

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

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

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

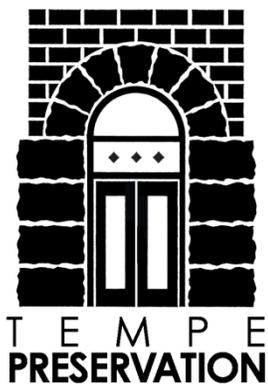
IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

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

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

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

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



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Alternate
Anne Bilsbarrow, Chair
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
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, January 12, 2012

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Brad Graham Charlie Lee
Anne Bilsbarrow Korri Turner
April Bojorquez Andrea Gregory

Staff Present: Mark Vinson Joe Nucci
Nathan Hallam Alyssa Matter
William Kiser Amy Douglass
Jared Smith

Public Present: Shirley McKean Dan Killoren
Vic Linoff Scott Solliday
Eduarda Yates

Guest Speakers: Hugh Hallman Patti Olson

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

1. Call to Audience

No Comment

2. Approval of HPC Minutes 11/03/2011 Tempe HPC meeting

MOTION [GRAHAM] MOVE APPROVAL OF HPC MEETING MINUTES FROM 12/08/2011 AS PRESENTED, SECOND [LEE] APPROVED, 6-0

3. Public Hearing Tempe City Hall Historic Designation

MOTION [BILSBARROW] MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT THE MUNICIPAL BUILDING BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER, SECOND [GRAHAM] APPROVED, 6-0

4. Public Hearing Tempe Double Butte Cemetery Historic Designation

- The Double Butte Cemetery does not contain a mausoleum, but there is a memorial garden.
- Correct the names of the two buttes mentioned in the text.

MOTION [BILSBARROW] MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT DOUBLE BUTTE CEMETERY BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER, SECOND [GRAHAM] APPROVED, 6-0

5. Discuss & Consider City of Tempe Historic Preservation Activities

Mayor Hallman addressed questions regarding current development at the Hayden Flour Mill & Silos

- Mayor Hallman stated the goal of the Hayden Flour Mill Project is to reconnect downtown with Tempe Beach Park and provide a proper entry experience into downtown
- The goal is to clean up the grounds and activate space that was once dead space
- The Mill site will add lawn space as well as a performance stage
- There will be a temporary tree nursery on the site that will be used to replant trees on Mill Ave
- The current budget for the project is being used for the stage design, lawn, redesign of fencing, and landscape
- The Flour mill was sandblasted in order to remove many layers of paint to get to the original plaster surface
- Installation of sodium light fixtures will illuminate the interior of the mill to showcase original equipment on the first floor of the mill
- Vandalism of the mill has led to the loss of transformers and other irreplaceable equipment
- All of the safety risks on the site have been addressed and are being corrected
- Eventually wheat seeds will be planted directly in front of the mill
- The Mill project is scheduled to be completed in late April

Mayor Hallman addressed questions regarding current development at the old Armory site at 5th Street and College Avenue

- The construction company is underway with excavating the site
- Mayor Hugh Hallman is looking for a Bio-Archeologist to supervise the digging on the site
- Salt River Pima Maricopa Indian Community might have a Bio-Archeologist available at an affordable rate

Mayor Hallman addressed questions regarding the current condition of Tempe Preservation activities at large

- Tempe's first historic district, the Borden Homes Historic District, is currently developing Historic District Design Guidelines
- HPO reminded Mayor Hallman that he was instrumental in carrying popular opinion in favor of creating Tempe's first historic district
- HPO reminded Mayor Hallman that he was also instrumental in providing a mechanism to create Tempe's most recent historic district – the Date Palm Manor Historic District in the aftermath of 2006 Prop 207 with the creation of the opt-out alternative to waiver. At that time, Tempe became the first jurisdictional authority to successfully bring an Historic District in Arizona.

6. Discuss & Consider Tempe Historic Preservation Foundation Activities

Joe Nucci updates on Tempe HPF activities

- Currently there are two fundraising activities for the HPF. The Plaque Program and the Tempe Walk Through History to be held on Saturday, February 4
- It was once the most popular walk of its kind in Arizona
- Still looking for volunteers to help with the event kick off, would need to show up around 8:15am
- Maps for the event tours are located online
- The tour cost \$25. That includes a t-shirt and a buffet lunch at Monti's
- There are 3 different tour routes, and approximately 10 guides
- Eisendrath House Project is still working under a demolition permit, no building permit has been issued.

7. Discuss & Consider Arizona State University Preservation Activities

- Restoration of the marble walls at Gammage is underway. A rose quartz mixture is being used for repair.
- A restroom addition to Gammage is still in the fundraising stage.
- Manzanita Hall is under abatement and demolition phase, it will retain its current exterior structure.
- The university Club is being painting. Also being looked into to restore it in the next year and a half.

- Cady Mall has recently had new benches installed.
- The Burchette House may be used as a restaurant space. It needs to be stabilized and the restored.
- The addition of landscape and shade structures to the Palo Verde beach area is being looked at.

8. Discuss & Consider Borden Homes Historic District Design Guidelines

- Using the Scott Solliday National Register Nomination and the current Design Guidelines for the Roosevelt district as a guide for these guidelines
- Trying to recognize and encourage diversity of the homes
- Trying to make the current working draft more specific to the neighborhood

Comments from Commissioner Graham –

- The neighborhood is a 10-year time capsule of ranch style houses
- Meetings are making good progress
- Encourage the neighborhood to recognize the strong characteristics that make it unique
- Encourage this to be neighborhood directed

Comments from Commissioner Gregory –

- The biggest roadblock is that the owners want it to affect things that it cannot affect
- There are no proximity affects in the city ordinance
- Considers progress to be positive, but slow
- Neighbors should first define the major character defining features in detail then allowing details to be dealt with more generally

9. Discuss and Consider Historic Preservation Graduate Student Intern Program

Hallman – National Register Nomination for the Hayden Branch of the Tempe Canal (Kirkland/McKinney Ditch) will be finished soon

Kiser – National Register Nomination for the Governor Pyle House is ready, waiting to hear from the owner

Kiser: National Register Nomination for the Governor B. B. Moer House is at SHPO for review and is expected to be reviewed by the Arizona Historic Sites Review Committee 03/23/2012

Matter – Wrapping up the Walking Tour Maps project, and beginning research on a standard house type project with Mark Vinson

10. Discuss and Consider Chair / Staff Updates:

Nucci – Update on social media

- Membership is down for the first time
- Hope to implement steps to continue to communicate with preservation advocates

11. Current Events / Announcements / Future Agenda Items

Next Tempe Preservation activities –

- 01/24/2012 Development Review Commission 6:00 pm Council Chambers 31 E 5 St Public Hearings - Tempe Municipal Building & Double Butte Cemetery
- 02/04/2012 DTC Walk Through History 9:00 am Hackett House 401 W 4 St
- Next HPC Meeting Date Thursday 02/09/2012 6:00 p.m. at **Sandra Day O'Connor House**

Meeting adjourned at 8:00 PM

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 02/09/2012

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.

HPF – (see Tempe HPF) Tempe Historic Preservation Foundation

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.

MICHAEL WILSON KELLY - ARCHITECTS, LTD.

O.HOUSE 21 East Sixth Street, Suite 518, Tempe, Arizona 85281 TEL/480.829.7667 FAX/480.829.6863 mike@mwkarch.com

1 February 2012

Tempe Historic Preservation Commission
c/o Mr. Joe Nucci
Historic Preservation Officer
City of Tempe
P.O. Box 5002
Tempe, AZ. 85280

RE: **TEMPE NATIONAL BANK- Letter of Explanation**
526 S. Mill Avenue, Suite 101
Tempe, AZ 85281

Dear Mr. Nucci, Mr. Chairman & Members of the Historic Preservation Commission,

On behalf of our client, **PUBLIC HOUSE TEMPE, LLC and Property Owner Stuart Siefer of 526 MILL, LLC**, we respectfully request approval of exterior modifications to the TEMPE NATIONAL BANK building to replicate the original covered "porch".

Please review the submitted drawings, historic photograph, and related materials. Please note that the historic photograph clearly indicates the historic condition being proposed.

The "porch" is to be repurposed as a covered outdoor patio for the new bar tenant, World Of Beer. Our intent is to rebuild the recessed symmetrical exterior facade in its original location. The existing arched foreground facade will remain as is, albeit with the doors and windows removed. All existing arched facade openings, stylized columns, column bases and accent features will remain.

The proposed new east exterior wall is designed symmetrically. We plan to re-use the existing frameless pair of glass doors and arched transom with sidelights allowing maximum visibility into the suite. The two openings flanking the center door will have 7 ft. wide X 7'-6" high operable aluminum and glass sectional roll-up doors allowing a small service bar to open to the "porch" patio. The top of new window openings (window headers) will match all other existing window openings on the south side.

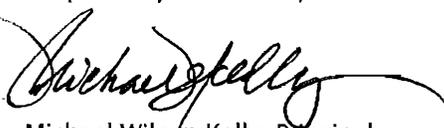
We plan to imitate the existing front facade with matching pop-out accent bands tracing the new door and window openings. A band of 1/2 inch face brick is proposed on the lower 3 ft. bulkhead areas below window sills reflecting public house theme brick used extensively on the interior. A new ceiling located just below the bottom of existing steel trusses will be a light sand finish texture and painted to match other adjacent stucco finish surfaces.

We are proposing a 42 inch high black steel picket railing located 3 ft in front of the exterior Mill Avenue facade and a black fabric awning is shown in the center arch. Our goal is to create a strong indoor/outdoor sense of activity on Mill Avenue.

Currently, we are in negotiations with DMB Associates (Centerpoint) to allow a 644 s.f. patio extension on the south side of the building on property they own.

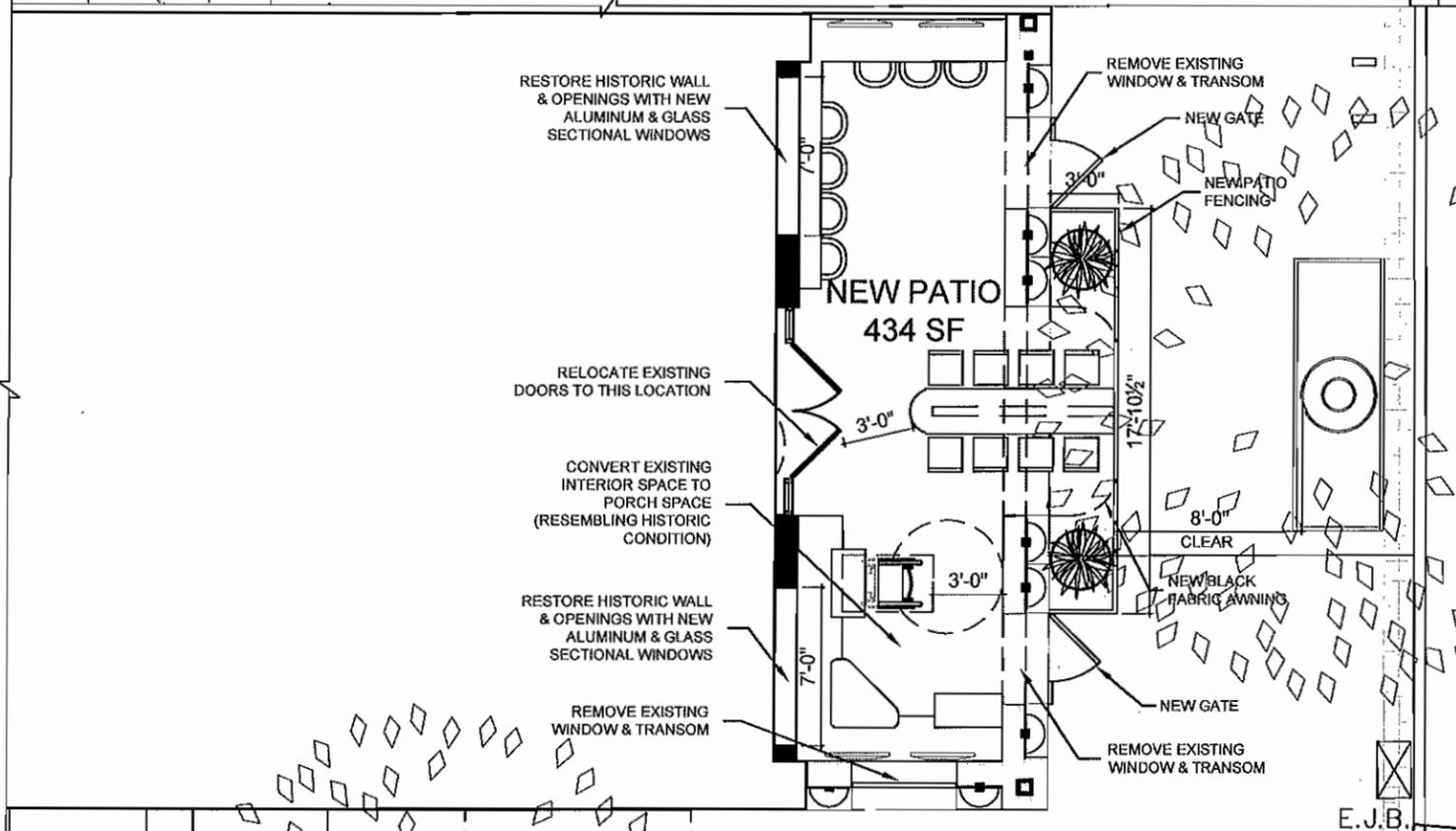
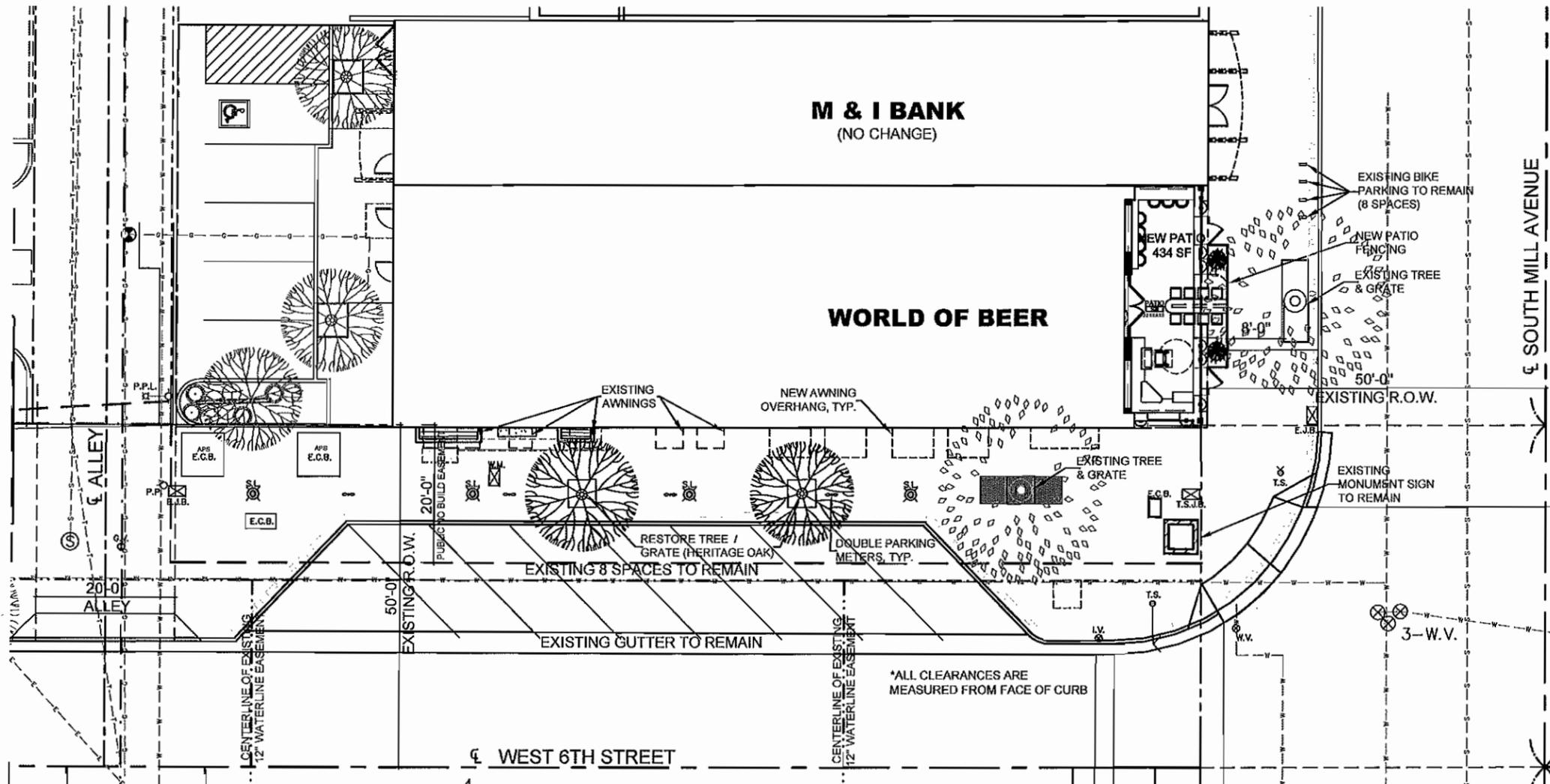
Thank you for your kind attention to our request. Please do not hesitate to contact us if you have any questions or concerns.

Respectfully submitted,

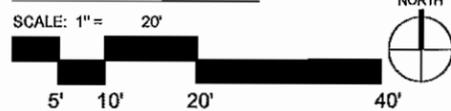


Michael Wilson Kelly, Principal
Architect, LEED AP

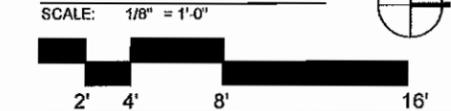
CC: Stuart Siefer, 526 MILL, LLC
Michael Zembillas, PUBLIC HOUSE TEMPE, LLC



SITE PLAN



PATIO PLAN



PROJECT SCOPE	
TENANT IMPROVEMENT FOR A NEW BAR WITH PATIO. RESTORING HISTORIC "PORCH" AESTHETIC TO BUILDING (CONVERT INTERIOR SPACE TO PATIO) AND ADD 3' PATIO TO FRONT OF BUILDING.	
LANDSCAPED AREA	
EXISTING LANDSCAPE: EXISTING TO REMAIN	(2) TREE GRATES & TREES TO BE RESTORED

SITE DATA	
PROJECT NAME:	WORLD OF BEER
PROJECT ADDRESS:	526 SOUTH MILL AVENUE, SUITE 101 TEMPE, ARIZONA 85281
TENANT:	PUBLIC HOUSE TEMPE, LLC
CONTACT:	MICHAEL ZEMBILLAS 850.322.3000 mzembillas@mesrowfinancial.com
ARCHITECT:	MICHAEL WILSON KELLY-ARCHITECTS, LTD. 21 EAST 6TH STREET, SUITE 518 TEMPE, ARIZONA 85281
CONTACT:	MICHAEL KELLY, PRINCIPAL 480.829.7667 PH 480.829.6863 FAX mike@mwkarch.com
OWNER:	526 MILL LLC 520 SOUTH MILL AVENUE, SUITE 301 TEMPE, ARIZONA 85281
CONTACT:	STU SIEFER 480.966.0812 PH stu_siefer@hotmail.com
APN:	132-30-009
CURRENT ZONING:	CC (H)
LEGAL DESCRIPTION:	TEMPE PT LOT 12 BLK 4 S 35' OF S 58' OF E2 BLK 4
OCCUPANCY TYPE:	A-2, B, S-1 & S-2
CONSTRUCTION TYPE:	III-B FULLY SPRINKLERED
EXISTING USE:	RETAIL
PROPOSED USE:	BAR
BUILDING HEIGHT:	26'-3" EXISTING
NUMBER OF STORIES:	2 + Basement & Mezzanine
BUILDING AREA:	9,279 GSF 8,414 NSF
TENANT SUITE AREA:	3,618 GSF 3,011 NSF
NEW FRONT PATIO:	434 GSF 381 NSF
NEW VEHICLE PARKING TOTALS FOR COMPLEX:	
BAR (WOB):	1,633 / 50 = 32.66 SPACES
FUTURE CAFÉ (BAR):	709 / 50 = 14.18 SPACES
BANK:	2,777 / 300 = 9.26 SPACES
OFFICE:	2,993 / 300 = 9.98 SPACES
STORAGE:	1,167 / 300 = 3.89 SPACES
OUTDOOR PATIO RATIO:	434 / 150 = 0.89 SPACES (less 1st 300sf)
TOTAL PARKING REQUIRED:	71 SPACES
TOTAL PARKING PROVIDED:	29 SPACES
PER PREVIOUS VARIANCE (CITY)	5 SPACES
ON SITE	
TOTAL PROVIDED:	34 SPACES ***
*ACCESSIBLE:	1 SPACE
**PROPOSED PARKING INCREASE VIA SHARED PARKING MODEL	
NEW BICYCLE PARKING TOTALS FOR COMPLEX:	
BAR (WOB):	1,633 / 1,000 = 1.63 SPACES
RESTAURANT (CAFÉ):	709 / 1,000 = 0.71 SPACES
BANK:	2,777 / 10,000 = 0.28 SPACES
OFFICE:	2,993 / 10,000 = 0.30 SPACES
STORAGE:	1,167 / 10,000 = 0.12 SPACES
OUTDOOR PATIO RATIO:	434 / 2,000 = 0.07 SPACES (less 1st 300sf)
TOTAL BIKE PARKING REQUIRED:	3 SPACES
TOTAL BIKE PARKING PROVIDED:	8 SPACES EXISTING
VICINITY MAP	
N.T.S.	

MWKARCH
Architecture
Planning
Interiors
History
Arts

Michael Wilson Kelly
- Architects, Ltd. -
21 East 6th Street / Unit 518
Tempe, Arizona 85281 (480) 829-7667

Revisions:

WORLD OF BEER
Bar Tenant Improvement
526 South Mill Avenue, Suite 101, Tempe, Arizona 85281

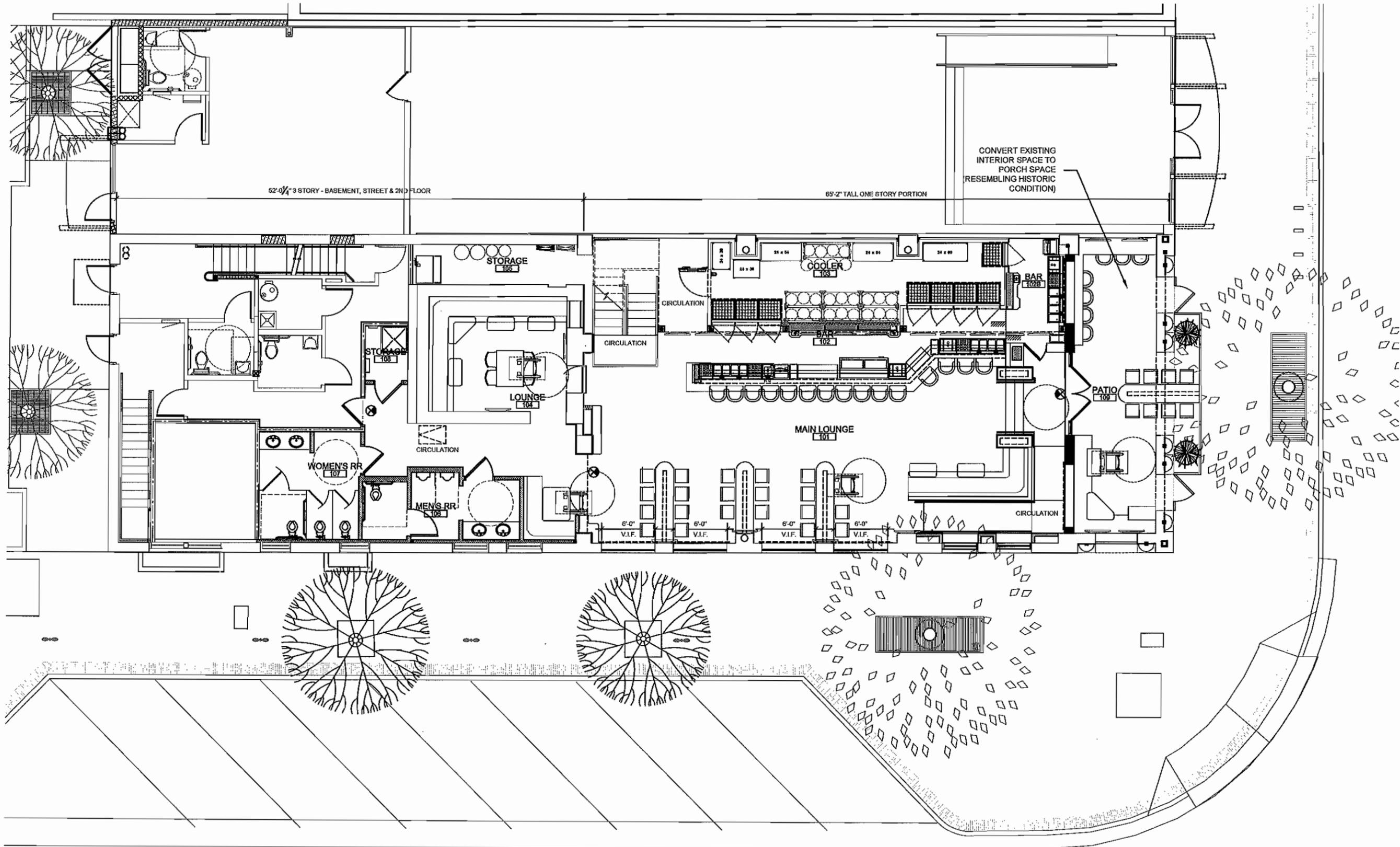


Drawn by:	Checked by:
NMH	MWK
Project No:	Date:
2011.10	01FEB2012

SITE PLAN
A01.00

EXPIRES 6/30/2012

Revisions:



WORLD OF BEER

Bar Tenant Improvement
 526 South Mill Avenue, Suite 101, Tempe, Arizona 85281



EXPIRES 6/30/2012

Drawn by: JVB	Checked by: MWK
Project No. 2011.10	Date 01FEB2012

FLOOR PLAN

A02.01

FLOOR PLAN

SCALE: 3/32" = 1'-0"



Revisions:

WORLD OF BEER
Bar Tenant Improvement
526 South Mill Avenue, Suite 101, Tempe, Arizona 85281

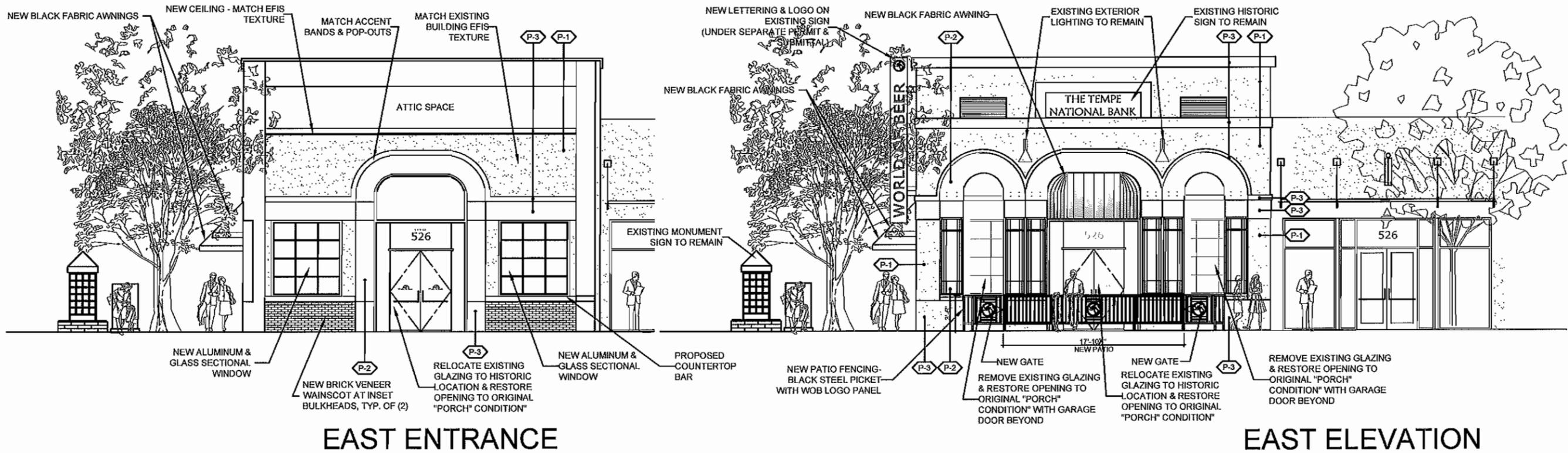


EXPIRES 6/30/2012

Drawn by: NMH	Checked by: MWK
Project No. 2011.10	Date: 01FEB2012

ELEVATIONS

A03.00



EAST ENTRANCE

SCALE: 1/16" = 1'-0"

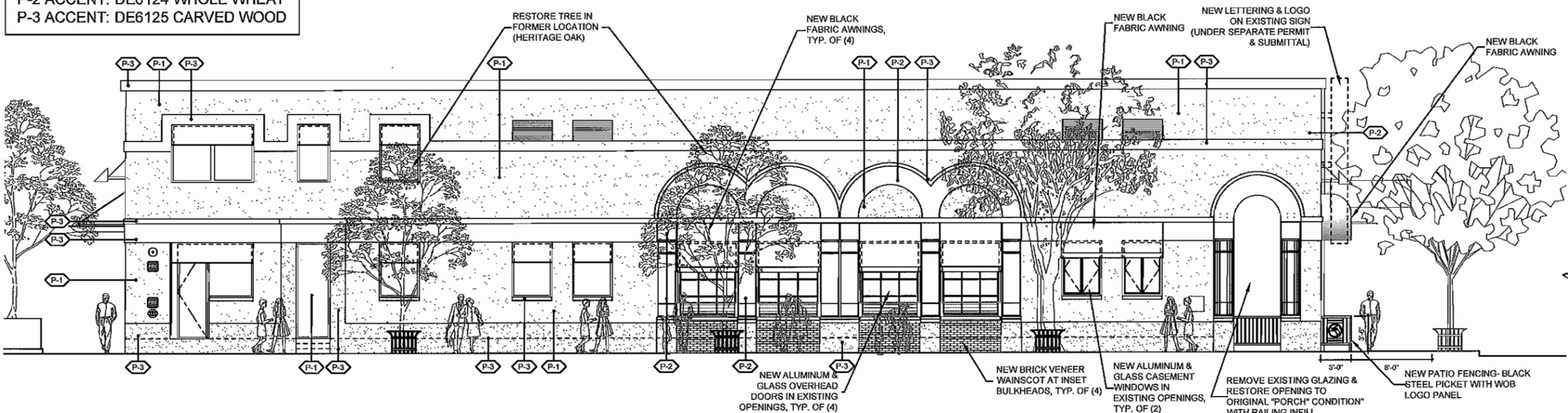


EAST ELEVATION

SCALE: 1/16" = 1'-0"



PAINT LEGEND:
P-1 BASE: DE6123 TRAIL DUST
P-2 ACCENT: DE6124 WHOLE WHEAT
P-3 ACCENT: DE6125 CARVED WOOD



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING BUILDING FACADE INCLUDING LIGHTING, ETC.
TO REMAIN AS-IS EXCEPT WHERE NOTED



Visit ASU's Old Main and the Old St. Mary's Church, and the Governor Moeur and Birchett House. Discover how these buildings have been repurposed for current use while keeping their historic nature intact. This tour is approximately 1.25 miles.

Moeur-Birchett /ASU Tour

Tours will focus on the original Tempe town site and will include descriptions of the development of the community within the broad patterns of state growth and development. Centennial information will also be distributed at the event.

WELCOME to the DOWNTOWN TEMPE WALK THROUGH HISTORY

A Brief History...

In 1865, the first farmers moved to the area. They dug out the existing canals left by the Hohokam people and built new ones to carry water to their fields across the valley. The first settlers to move to the Tempe area were a group of Hispanic families who started small farms to the west of Tempe Butte. In 1870, Charles Trumbell Hayden, owner of a mercantile and freighting business, homesteaded this area.

As these two communities began to grow they merged into one. Tempe was founded in 1879. "Lord" Darrell Duppa, an Englishman who helped establish Phoenix, is credited with suggesting the name. The sight of the butte and the wide river, and the nearby expanse of green fields, reminded him of the Vale of Tempe in ancient Greece.

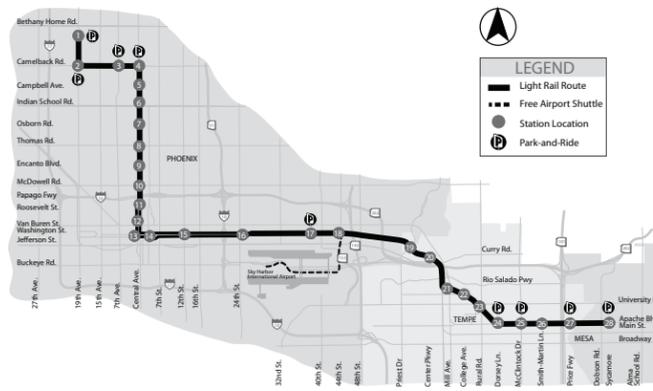
As more farmers came to settle in the Valley and started raising alfalfa and grains for feeding livestock, the Tempe Irrigating Canal Company provided the necessary water. Crops of wheat, barley, and oats ensured a steady business for the Hayden Mill. The milled flour was hauled to forts and other settlements throughout the territory. By the 1890s, some farmers started growing new cash crops such as dates and citrus fruits.

In 1885, the Arizona legislature selected Tempe as the site for the Territorial Normal School, which trained teachers for Arizona's schools. The Maricopa and Phoenix Railroad, built in 1887, crossed the Salt River at Tempe, linking the town to the nation's growing transportation system. Tempe became one of the most important business and shipping centers for the surrounding agricultural area.

The completion of Roosevelt Dam in 1911 guaranteed enough water to meet the growing needs of Valley farmers. On his way to dedicate the dam, former President Theodore Roosevelt applauded the accomplishments of the people of central Arizona from the steps of the main building at Tempe Normal predicting that their towns would grow to become prosperous cities. Less than a year later, Arizona became the 48th state, and the Salt River Valley was well on its way to becoming the new population center of the Southwest.

Prompted by Tempe's centennial in 1971, Mill Avenue was revitalized into an entertainment and shopping district that attracts people throughout the Valley. It is the seventh largest city in Arizona, with a strong modern economy based on commerce, tourism, and electronics manufacturing.

Valley Metro Light Rail Map



The recommended light rail station for the Downtown Tempe Walk Through History Event is Mill Avenue / Third Street



Mill Avenue District

DOWNTOWN TEMPE COMMUNITY



All historical information provided by the staff of the Tempe Historic Preservation Office

Moeur-Birchett/ASU Route Map



1888

NR

Tempe Bakery - Hackett House
401 - 405 West 4th Street

This building is the oldest fired brick building in Tempe, and perhaps possesses the most original integrity of any territorial commercial building in Maricopa County. It has a majority of the original material remaining from the time of its construction, dating to the territorial period. **THPR 3**



1953

First Congregational Church
101 East 6th Street

An example of the Colonial Revival Style of architecture, the First Congregational Church has undergone through several renovations and additions. It now has classroom and administrative space. It was designated as a Tempe Historic Property in 2001. **THPR 18**



1892

Governor B. B. Moeur House
34 East 7th Street

This award-winning residence was once owned by former Arizona Governor Benjamin B. Moeur. This home experienced a series of renovations over a 40-year period to transform it into what it is today. It is a significant example of early 20th century residential architecture. **THPR 4**



4

Church of God (Salvation Army)
714 South Myrtle Avenue

The Salvation Army Community Center resides adjacent to the ASU campus. Catering to the ever-growing homeless population in Tempe, they offer a variety of amenities to those in need. Donation drop boxes are located on site, and they have a wide variety of classes and services for educational purposes.



1927

First United Methodist Hall
215 East University Drive

The First United Methodist Church has served the community of Tempe for many years. They have established many programs to help different people in the area. Their Urban Outreach program helps to move homeless persons from a state of crisis to a state of stability.



1939

Center for Family Studies
851 South Forest Mall

The Center for Family Studies was constructed in 1939 and was used as a Works Project Administration building. It currently houses the student government for ASU graduate and professional students. A child care, run by the School of Social and Family Dynamics, occupies this space.



7

Lyceum Theatre
901 South Forest Mall

The building was built in 1917 and served as the school's central heating plant for two decades. In 1964, the building became the Lyceum Theater. Currently the Lyceum Theatre is the School of Theatre and Film's second proscenium theatre performance space.



1918

NR

Matthews Hall
925 South Forest Mall

At its dedication as a men's dormitory in 1920, the building was named Matthews Hall in honor of the Tempe Normal School president, Dr. Arthur John Matthews. It currently houses offices for multiple colleges on campus as well as the nationally known Northlight Gallery.



1930

A.J. Matthews Center
950 South Cady Mall

This building was the first library on the ASU campus. Today it houses many different student services and college offices. The building is named for ASU President Arthur John Matthews, the first in school history to serve with the title "president."

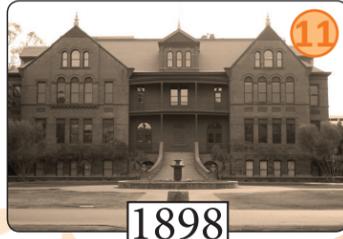


1914

NR

SHESC Building
(Industrial Arts Building)
900 South Cady Mall

The School of Human Evolution and Social Change building houses the Museum of Anthropology. The museum plays a major instructional role in the Museum Studies Program. It has an estimated collection of 2 million archeological specimens from various areas around the world.



1898

NR

Old Main
400 East Tyler Mall

President Teddy Roosevelt dedicated the Roosevelt Dam from the front stairway in 1911. Constructed before Arizona achieved statehood, Old Main represents a rich tradition for Arizona State University and the state. Old Main has been refurbished to period standards, and houses the Alumni Association.



1907

NR

Virginia G. Piper Writers House
(President's House)
450 East Tyler Mall

The historic President's Cottage is the home of the Virginia G. Piper Center for Creative Writing. The house was constructed in 1907 and served as the home of the university presidents until 1959. The house provides essential space for classes and offices, as well as an outdoor writers garden.



1908

NR

Science/Administration Building
(University Club)
425 East University Drive

The University Club, constructed in 1908, and was originally named Science Hall. Today the building is a dining and meeting facility for members of its club.



1903

NR

Old St. Mary's Church
230 East University Drive

The Old Church, located on the corner of College and University in Tempe, is the oldest church in the valley. Built in 1903, it is the site where a group of Catholic students gathered to form the Newman Club in 1932. The Old Church is used throughout the year for weekly Masses, concerts, weddings, exhibits and tours. **THPR 10**



1895

NR

Harrington-Birchett House
202 East 7th Street

This house was built by J. W. Harrington in 1895, and later owned by Joseph T. Birchett, who played a prominent role in Tempe's history. The original house was a single-story brick Victorian cottage built by the Goodwin Brothers. The building was remodeled in 1931 in the Period Revival style with English Tudor qualities.



1920

NR

House of Tricks/Walker House
114/118 East 7th Street

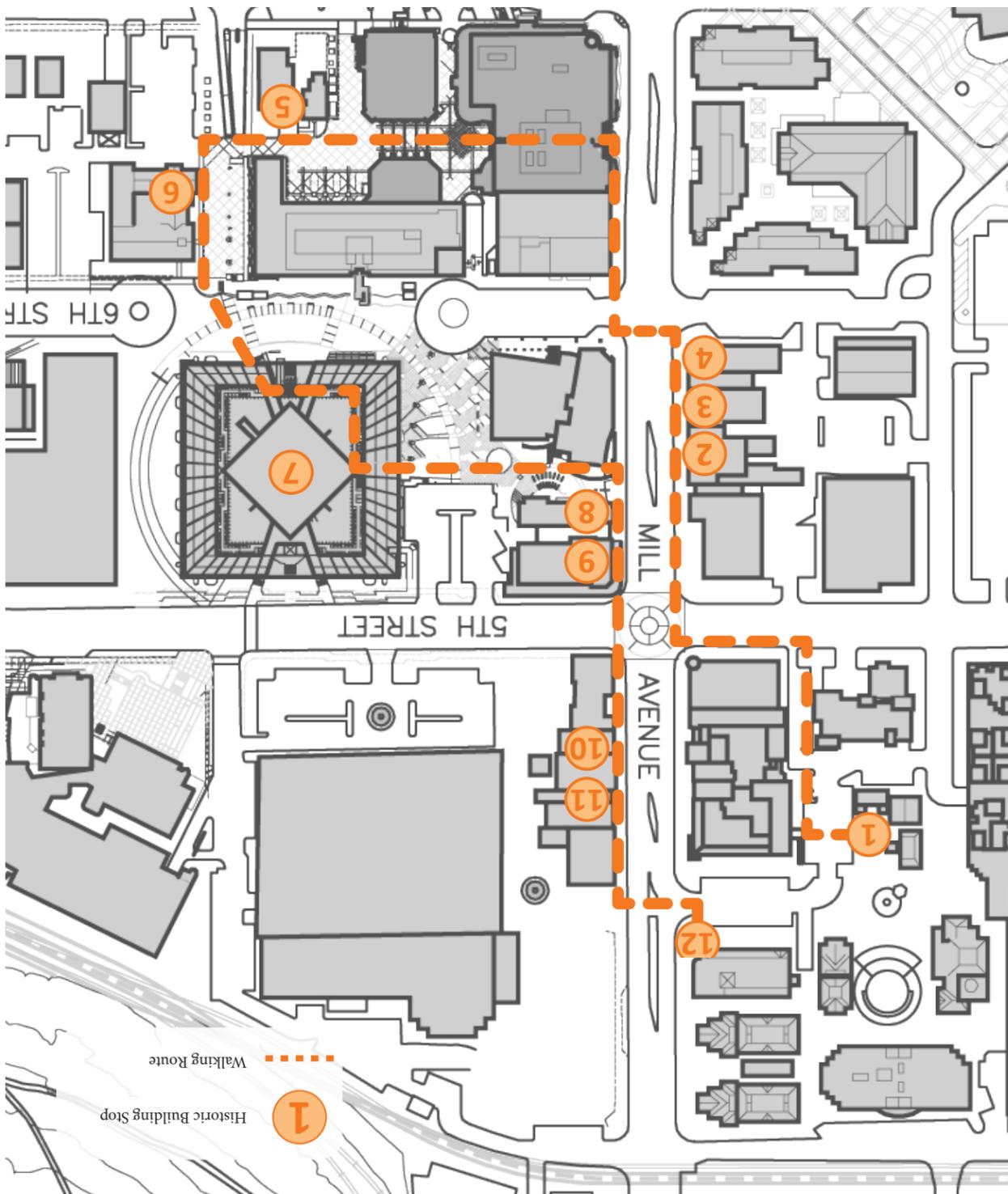
This award-winning restaurant is housed in two of Tempe's oldest historic homes. It was opened in 1987 after a seven-month remodel of the 1920s property. It has indoor and outdoor seating with an unforgettable atmosphere found nowhere else in the valley.

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 Municipal Building. This is the shortest tour, just .75 miles from start to finish.

Mill Avenue Downtown Tour

Tours will focus on the original Tempe town site and will include descriptions of the development of the community within the broad patterns of state growth and development. Centennial information will also be distributed at the event.

WELCOME to the DOWNTOWN TEMPE WALK THROUGH HISTORY



A Brief History...

In 1865, the first farmers moved to the area. They dug out the existing canals left by the Hohokam people and built new ones to carry water to their fields across the valley. The first settlers to move to the Tempe area were a group of Hispanic families who started small farms to the west of Tempe Butte. In 1870, Charles Trumbell Hayden, owner of a mercantile and freighting business, homesteaded this area.

As these two communities began to grow they merged into one. Tempe was founded in 1879. "Lord" Darrell Duppa, an Englishman who helped establish Phoenix, is credited with suggesting the name. The sight of the butte and the wide river, and the nearby expanse of green fields, reminded him of the Vale of Tempe in ancient Greece.

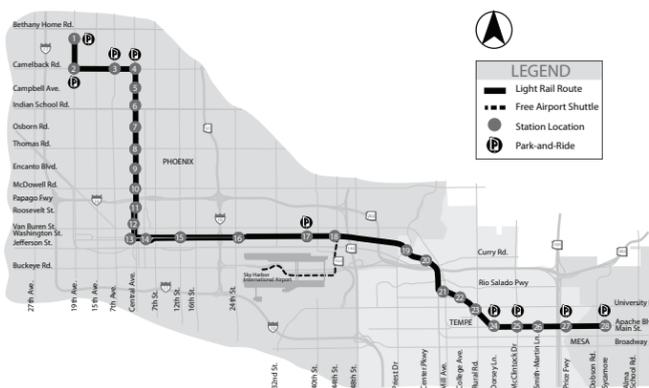
As more farmers came to settle in the Valley and started raising alfalfa and grains for feeding livestock, the Tempe Irrigating Canal Company provided the necessary water. Crops of wheat, barley, and oats ensured a steady business for the Hayden Mill. The milled flour was hauled to forts and other settlements throughout the territory. By the 1890s, some farmers started growing new cash crops such as dates and citrus fruits.

In 1885, the Arizona legislature selected Tempe as the site for the Territorial Normal School, which trained teachers for Arizona's schools. The Maricopa and Phoenix Railroad, built in 1887, crossed the Salt River at Tempe, linking the town to the nation's growing transportation system. Tempe became one of the most important business and shipping centers for the surrounding agricultural area.

The completion of Roosevelt Dam in 1911 guaranteed enough water to meet the growing needs of Valley farmers. On his way to dedicate the dam, former President Theodore Roosevelt applauded the accomplishments of the people of central Arizona from the steps of the main building at Tempe Normal predicting that their towns would grow to become prosperous cities. Less than a year later, Arizona became the 48th state, and the Salt River Valley was well on its way to becoming the new population center of the Southwest.

Prompted by Tempe's centennial in 1971, Mill Avenue was revitalized into an entertainment and shopping district that attracts people throughout the Valley. It is the seventh largest city in Arizona, with a strong modern economy based on commerce, tourism, and electronics manufacturing.

Valley Metro Light Rail Map



The recommended light rail station for the Downtown Tempe Walk Through History Event is Mill Avenue / Third Street



Mill Avenue District DOWNTOWN TEMPE COMMUNITY



All historical information provided by the staff of the Tempe Historic Preservation Office

DOWNTOWN TEMPE WALK THROUGH HISTORY

Mill Avenue Route Map



Tempe Bakery - Hackett House

401 - 405 West 4th Street

This building is the oldest fired brick building in Tempe, and perhaps possesses the most original integrity of any territorial commercial building in Maricopa County. It has a majority of the original material remaining from the time of its construction, dating to the territorial period.

THPR 3



Garfield Goodwin Building

512 - 516 South Mill Avenue

The Garfield Goodwin Building is significant for its association with Garfield A. Goodwin, a prominent citizen of Tempe and operator of the Goodwin Curio Store for 41 years. The Garfield Goodwin Building is Tempe's only one-story cast iron frame commercial building and retains a significant portion of its exterior and interior integrity. THPR 15



Tempe Hardware Building

520 South Mill Avenue

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 organizations and businesses. The Tempe Hardware Co. occupied the ground floor from 1906 to 1976, making it one of the oldest continuously operated businesses in Tempe history. It is best known as the oldest 3-story brick building in Maricopa County. THPR 20



Tempe National Bank Building

526 South Mill Avenue

The Tempe National Bank was once a handsomely detailed building constructed in 1912 in the Egyptian Revival style. The building underwent a "modernization" in 1949 which obscured the original character. It was saved from demolition in 2005 and its original scale and proportion. THPR 31



Governor B. B. Moeur House

34 East 7th Street

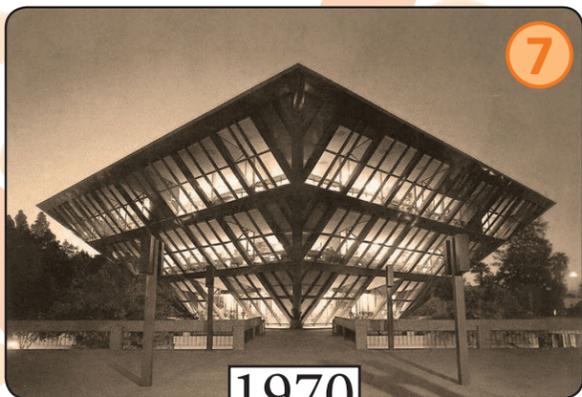
This multi-award-winning residence was once owned by former Arizona Governor Benjamin B. Moeur who served in office from 1932 until 1936. This home experienced a series of renovations over a 40-year period to transform it into what it is today. It is a locally significant example of early 20th century residential architecture. This residence is currently used by the City of Tempe Community Council as offices and meeting space. THPR 4



First Congregational Church

101 East 6th Street

An example of the Colonial Revival Style of architecture, the First Congregational Church has undergone several renovations and additions. It now has classroom and administrative space. It was designated as a Tempe Historic Property in 2001. THPR 18



Tempe Municipal Building

31 East 5th Street

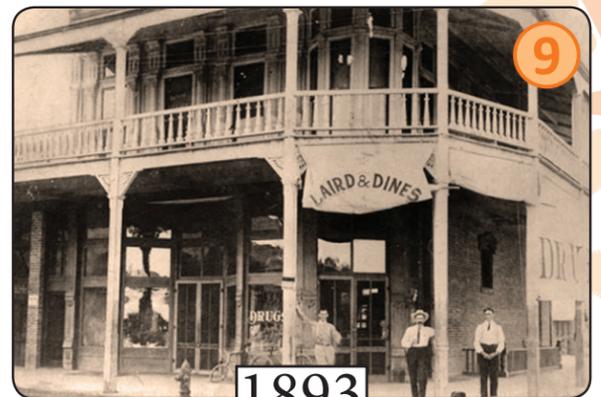
Tempe's city hall was the benchmark project that motivated the revitalization era for all of downtown Tempe. It has created a destination location in Tempe and has helped to draw thousands of tourists into downtown every year. Tempe Municipal building is an architectural achievement as well as historical. It celebrated the use of steel construction as a primary construction method in the Salt River Valley. THPR 46



Valley Art Theater

505 - 509 South Mill Avenue

The theater is the last remaining single-screen motion picture auditorium in the Valley of the Sun. It opened as the College Theater in 1940, named for its close proximity to Arizona State University, then Arizona State Teachers College. Owned and operated by Dwight Harkins, it was his third theatre in Tempe. A successful expansion of Harkins' theater operations, the building is importantly associated with Depression-era business in Tempe. THPR 13



Laird & Dines Building

501 South Mill Avenue

This building once housed an established drug store that served Tempe citizens for 63 years. It also served as the community's unofficial town hall, political campaign headquarters and boardroom. The building owners, Laird & Dines, also served terms as Tempe Mayor and on the Town Council.



Vienna Bakery

423 South Mill Avenue

This is the only example of Commercial Victorian-style architecture in downtown Tempe. It served as a drug store as well as the local post office before becoming a bakery. This building is listed on the National Register of Historic Places, and received a Tempe Beautification Award of Merit in 1981.



Chipman - Peterson & Cutler Buildings

411 - 415 South Mill Avenue

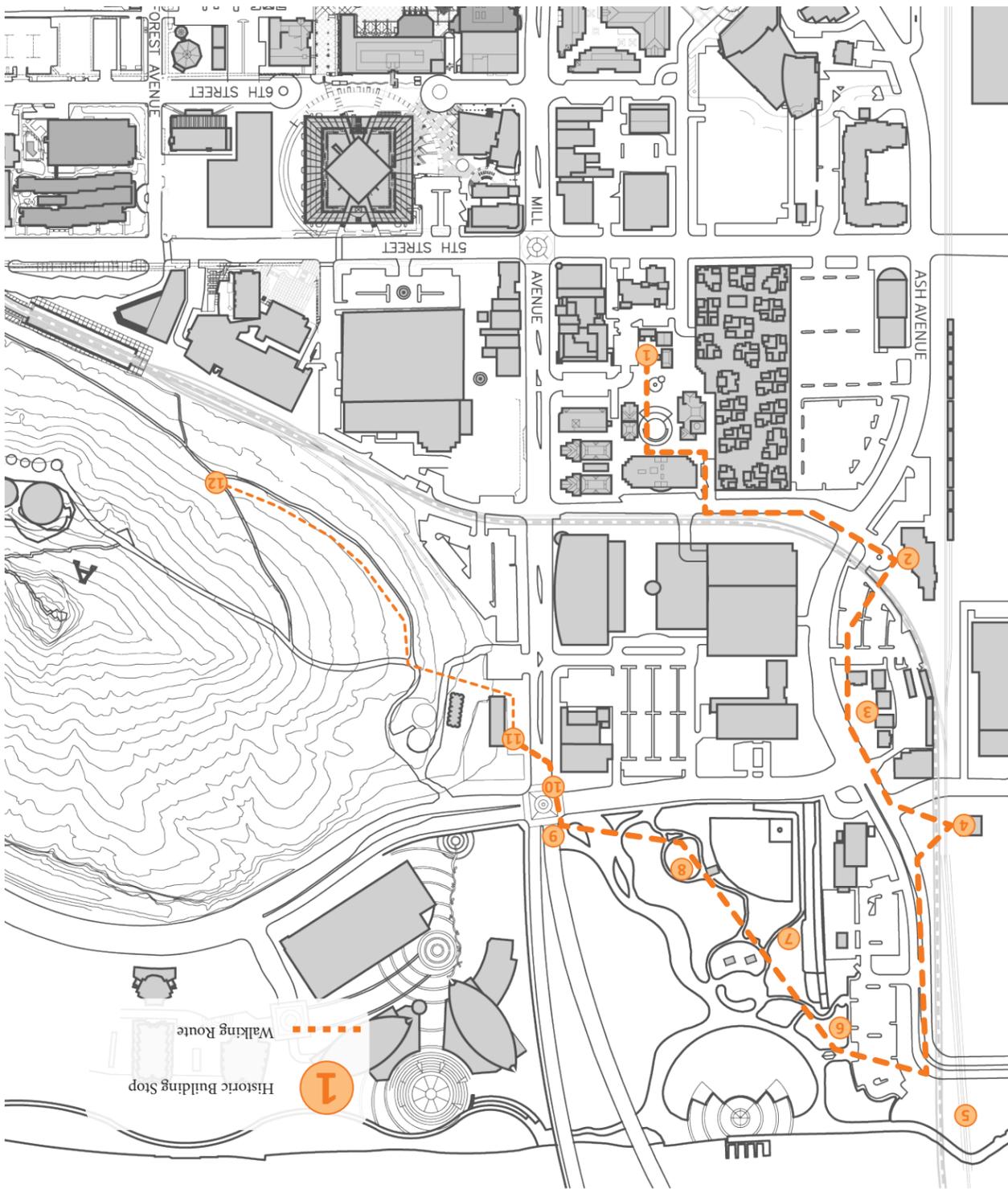
The original Petersen Building was constructed in 1898 by Tempe pioneer Niels Petersen, primarily for use as a U.S. Armory. It was home to various offices, businesses and restaurants over the years and was listed on the National Register of Historic Places. The adjoining Cutler Building, completed in 1983, was designed to be compatible with scale, materials and proportions of the Petersen and other nearby buildings.



Casa Loma Building

398 South Mill Avenue

The Casa Loma was the early-day focal point of Tempe's business district. Originally designed in a Victorian style, the exterior underwent a 1920s renovation to the then-popular Spanish Colonial Revival style. It features the original three-story, classically detailed staircase and a restored cupola.



Hayden Butte and Town Lake Tour

Tours will focus on the original Tempe town site and will include descriptions of the development of the community within the broad patterns of state growth and development. Centennial information will also be distributed at the event.

Walk around the base of A Mountain (Hayden/Tempe Butte), hear details about the Hayden Flour Mill and its renovations, receive 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.

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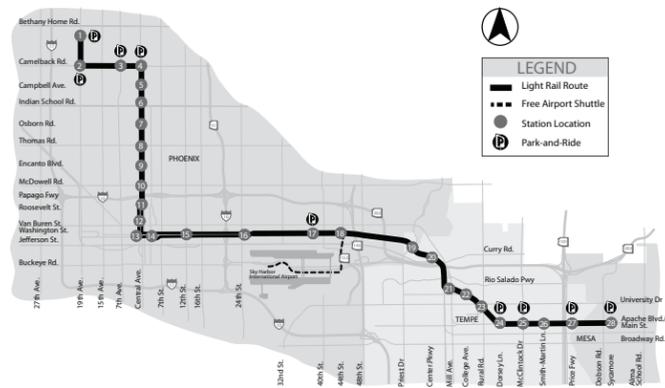
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Mill Avenue District DOWNTOWN TEMPE COMMUNITY



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DOWNTOWN TEMPE WALK THROUGH HISTORY

Hayden Butte and Town Lake Route Map



1

1888

NR

Tempe Bakery - Hackett House

401 - 405 West 4th Street

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THPR 3



2

1924

Tempe Depot (Macayo's)

300 South Ash Avenue

Depot Cantina was constructed by the Arizona & Eastern Railroad companies in 1924 to replace the former station which had been destroyed by fire. The railroad and its holdings, including the depot, were purchased by Southern Pacific in 1925. By the 1970s, passenger rail traffic had been discontinued and the depot sat vacant. The City of Tempe acquired the property and offered it for redevelopment.



3

Olde Towne Square

120 - 180 South Ash Avenue

This unusual project combines new office, meeting, and display space with offices in reconstructed historic structures. Five historic-era houses were disassembled, moved and reconstructed for modern office use, then combined with a new two-story office building and arranged around a public square. The square aspires to "turn-of-the-century" ambience, featuring "gas lamps", a Victorian-style gazebo, brick pavers, ornamental ironwork and mature trees.



4

1880

Gonzales/Martinez House

302 West 1st Street

Built in 1880 by Ramon Gonzales, the house is one of only three remaining structures associated with the first ten years of Tempe's history. Jesus Martinez acquired the property in 1892. The property has remained in family ownership for the last 90 years. The building is a rare local example of a house type illustrative of the early life style and settlement era.



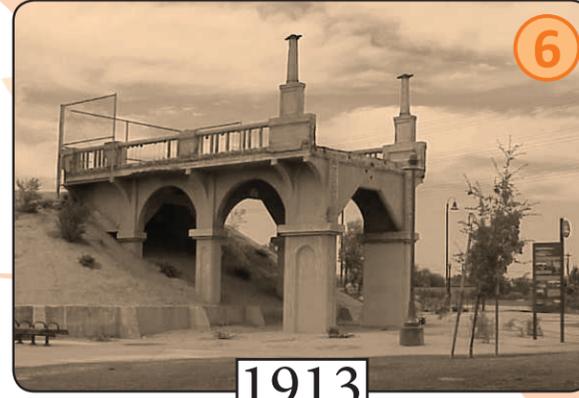
5

1912

1912 Railroad Bridge

Salt River and Ash Avenue

The Salt River Union Pacific Bridge is significant not only because of its age and size, but also because of its durability in the face of heavy flooding, which destroyed three previous bridges in this location. It is on the site of the earliest railroad crossing of the Salt River. The present bridge was built in 1912 on the old 1905 piers. This structure has dependably served the railroad for 100 years.



6

1913

Ash Avenue Bridge Abutment

180 West Rio Salado Parkway

The abutment is all that remains of the Ash Avenue Bridge. The Ash Avenue Bridge was the first major highway bridge to cross the Salt River. It provided Tempe and Mesa with the first dependable crossing to Phoenix for wagons and automobiles. After its construction, it was severely damaged by a flood of the Salt River. This event led to the construction of the Mill Avenue Bridge. THPR 12



7

1934

NR

Tempe Beach Stadium

180 West Rio Salado Parkway

In 1927, a band stand was erected using cobblestones. In 1934, the Tempe Beach committee, headed by Garfield Goodwin, began construction of a cobblestone wall around the entire park and the development of the stadium bleachers. This use of cobblestones is unique and once extended to all of the park structures. With construction of a new swimming pool in the 1960s, much of this cobblestone work was lost. THPR 12



8

1920

Tempe Beach Park

Mill Avenue and Rio Salado Parkway

Tempe Beach Park has been the main gathering place for Valley residents and visitors since its development in the early 1920s. At its earliest stages, the major attraction at Tempe Beach Park was Arizona's first Olympic-sized pool, built in 1923. Even through the dark days of the Great Depression, Tempe Beach Park remained the Valley's most popular recreational venue, expanding to include a baseball diamond, a cobblestone bathhouse and bleachers.



9

1931

Tempe Bridge

Mill Avenue and Rio Salado Parkway

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. THPR 8



10

1873

NR

C.T. Hayden House (Monti's)

1 West Rio Salado Parkway

This residence was originally built for Charles Trumbull Hayden and his family. Over a series of additions, many more rooms were added to the building to transform it into a boarding house for travelers coming to Tempe. It was restored in 1924 and was opened as a restaurant, which was named La Casa Vieja (The Old House).

THPR 11



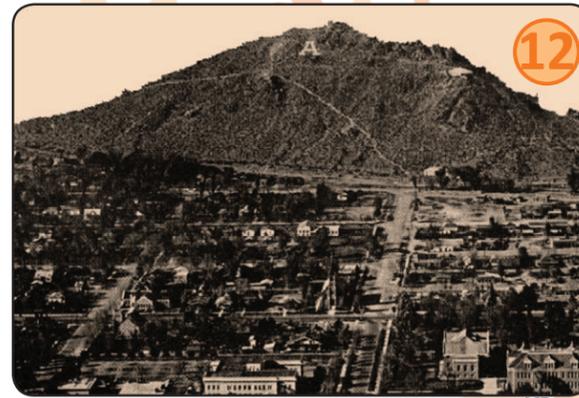
11

1918

Hayden Flour Mill

119 South Mill Avenue

The Hayden Flour Mill is significant as the oldest continuously-used industrial site in the Salt River Valley, for its association with the Charles Trumbull Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of Tempe's history. The Hayden Flour Mill was the larger of the only two operating mills in the state in the 1980s, but was closed permanently in March 1998.



12

Tempe (Hayden) Butte

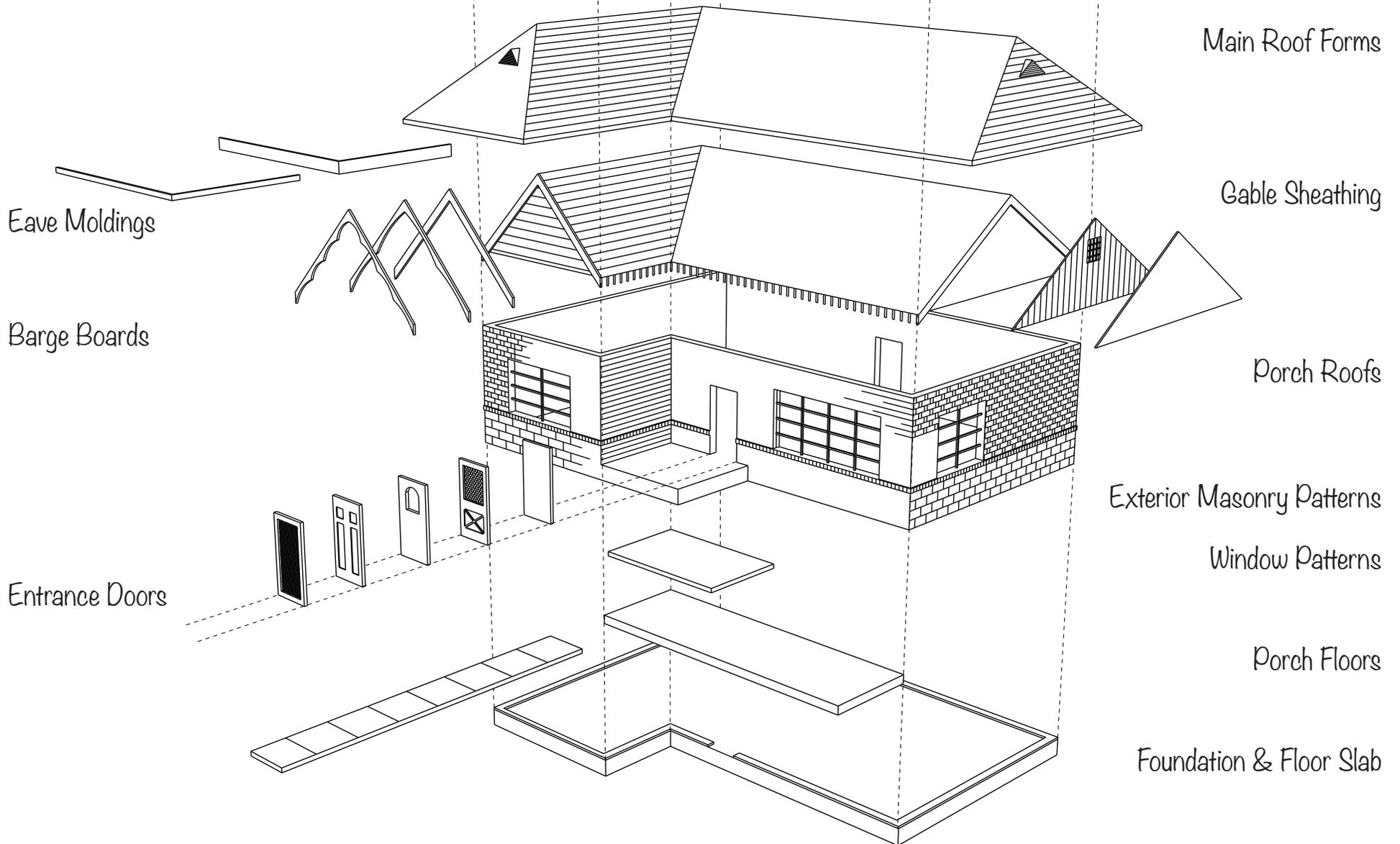
NR

Hayden Butte Preserve is a valuable recreational venue that includes Sonoran desert vegetation, wildlife, rock outcrops, and archaeological, paleontological and historical resources. The butte itself accommodates many uses and features while still maintaining its overall historic character and identity, much as it has through many different cultural periods. THPR 34

The Early/Transitional Ranch Style House

The Borden Homes Historic District - Tempe AZ

Character Defining Features



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hayden Ditch
 other names/site number Kirkland-McKinney Ditch; Hayden Canal; Hayden Branch of the Tempe Canal; Lateral 5 of the Tempe Canal

2. Location

street & number Located on the south side of East 8th Street between South Gary Drive and South Una Avenue not for publication
 city or town Tempe vicinity
 state Arizona code AZ county Maricopa code 013 zip code 85281

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 ___ national ___ statewide x local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

Hayden Ditch
 Name of Property

Maricopa, Arizona
 County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain: _____)

 Signature of the Keeper

 Date of Action

5. Classification

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

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

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

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

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

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

Number of contributing resources previously listed in the National Register

 N/A

 0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:

Waterworks

Current Functions
 (Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:

Waterworks

Hayden Ditch
Name of Property

Maricopa, Arizona
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Materials

(Enter categories from instructions.)

foundation: _____

walls: _____

roof: _____

other: earth, concrete, shotcrete,

Cobblestone

Narrative Description

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

Summary Paragraph

Hayden Ditch refers to the daylighted, dirt-lined portion of Lateral 5 of the Tempe Canal. The ditch extends approximately 500 feet along the south side of East 8th Street between South Gary Drive and South Una Avenue in Tempe Arizona. The setting is urban; the ditch fronts an apartment complex and a single-family residence, with light industrial properties and a popular restaurant-brewery nearby. At the ditch's east end, west of its intersection with South Una Avenue, water flows from a concrete culvert into a shaded dirt-lined channel. Here the ditch sustains a landscape of giant reed, cottonwood, and salt cedar. To the west, approximately 120 feet downstream, the water intersects with a lateral gate before reaching a control gate with a timber fence and five-foot-long cobblestone/shotcrete-lined channel. Beyond the gate and channel, the water flows another 350 feet through an unshaded dirt-lined channel to the ditch's intersection with South Gary Drive, where it disappears into a concrete culvert with a trash rack.

Narrative Description

The Hayden Ditch ranks among the earliest modern-era structures on the south side of the Salt River. Its construction in the early 1870s complemented the development of the larger Tempe Canal system, which conveyed irrigation water from the Salt River to Tempe-area farmlands. As an individual component of that system, the Hayden Ditch had two primary functions: upstream it watered the subsistence gardens of Hispanic homesteads in the Sotelo Addition along East 8th Street, while downstream it provided motive power for the Hayden Flour Mill stationed on the west slope of Tempe Butte. Where it emptied water through the mill's tailrace, the Hayden Ditch sometimes served as a river outlet for excess water in the Tempe Canal system; it also fed water into the San Francisco ditch, which irrigated fields west of Tempe.

Today the Phoenix metropolitan area ranks among the nation's most populous, but before World War II its complex of dams, canals, and lateral ditches nourished not residential development, but a vast irrigated-agricultural landscape that yielded an array of fruits, vegetables, grains, and dairy products. "To Arizona," wrote a Phoenix booster in 1890, "irrigation is what the life-blood is to man, or the piston-rod is to the steam engine." The town of Tempe on the south side of the Salt River was no exception, as the town's largest employer, Hayden Flour Mill, counted on the sustained productivity of nearby grain farms as its source of raw materials. Likewise Hayden Flour Mill also

Hayden Ditch

Name of Property

Maricopa, Arizona

County and State

depended on the local canal system as its source of motive power, as water supplied by the Hayden Ditch turned the water wheel that set the mill's operations in motion.

The early history of Hayden Ditch is a story of three distinct business enterprises that aligned in the winter of 1870-71. The first, and least well-known, of these enterprises was the Kirkland-McKinney Ditch, the first modern-era irrigation project on the south side of the Salt River. The exact year in which William H. Kirkland, James B. McKinney, and their team of Mexican American and Pima Indian laborers began digging their ditch remains unresolved; some sources suggest work commenced in the winter of 1869-70. What seems certain is that Kirkland and McKinney sought to emulate what Jack Swilling and others had accomplished on the north side of the Salt River several miles downstream: a canal to water fields planted in grain, alfalfa, and other produce required by Army officials stationed at Fort McDowell on the Verde River twenty miles to the northeast. Kirkland and McKinney probably never claimed their own water right, but they nevertheless opened a head for their canal near what is now Alma School Road in Mesa.

In November of 1870, perhaps less than a year after the Kirkland-McKinney team began their efforts, a Tucson-based freighter named Charles Trumbull Hayden and four others established the Hayden Milling and Farm Ditch Company. The company filed claims for water and land in the vicinity of Tempe Butte, where the Salt River narrowed as it cut through the red sandstone of the Papago Buttes. As a freighter in the business of hauling goods between Tucson and Prescott-Wickenburg, Hayden had long valued this site as the most reliable Salt River crossing; by the fall of 1870 he had probably already formulated in his mind plans to establish a grist mill, ferry service, general store, and blacksmith-wheelwright shop on the west slope of the Butte.

In December of 1870, a month after Hayden filed his claims, Jack Swilling and five others including B.W. Hardy formed the Hardy Irrigation Canal Company, envisioning a much larger canal on the south side of the river to supply water for "milling, farming, and other purposes." The company filed a claim for 20,000 miners' inches of water with a heading "to be taken five miles above the mouth of the Hayden" claim in the vicinity of what is now the intersection of Mesa Drive and McDowell Road.

In January 1871 these three enterprises—the Kirkland-McKinney Ditch, Hayden Milling and Farm Ditch Company, and Hardy Irrigation Canal Company—consolidated their efforts. It is unclear just how far west the Kirkland-McKinney team had extended their ditch, but what is certain is that project was quickly absorbed by the Swilling-Hardy group, who then offered Hayden seventeen shares in the company, or 2,000 miners' inches of water, in exchange for a suspension of his earlier claims but also a promise to move forward with the development of a mill on the west slope of Tempe Butte. Laborers would relocate the Kirkland-McKinney Ditch's head to a lateral off the Tempe Canal near the its present-day juncture with West 8th Street; they would also extend the ditch west from Kirkland's homestead on the east side of Tempe Butte to the Hayden's mill site. The ditch would thereafter become known alternatively as the Hayden Ditch, Hayden Canal, or Hayden Branch of the Tempe Canal, while others kept on referring to it by its original name, the Kirkland-McKinney Ditch. In 1873 William H. Kirkland abandoned the Tempe Canal Company and transferred an 80-acre portion of his unproven homestead to his Mexican American laborers, who build the community of San Pablo. Two years later Winchester Miller obtained a quarter-section east of the Butte.

[Sotelo Addition, etc]

In 1923 the Hayden Ditch, like the rest of the Tempe Canal system, was absorbed by the Salt River Project (SRP), a water and power utility that services much of the Salt River Valley. After 1950, SRP subjected much of the Hayden Ditch to the federally-funded "rehabilitation and betterment" program, which eliminated the ditch downstream from its juncture with the Fifth Street-College Avenue intersection in Tempe, and piped the remainder underground with two exceptions: a 550-foot concrete-lined stretch between University Drive and Rural Road, and the subject 500-foot stretch between Gary Drive and Una Avenue. (Zieman, MA Thesis)

Hayden Ditch
Name of Property

Maricopa, Arizona
County and State

Hayden Ditch
Name of Property

Maricopa, Arizona
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1870-1950

Significant Dates

1870

Criteria Considerations

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

Property is:

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

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance (1870-1950) ranges from the estimated year of construction of the Hayden Ditch to the beginning of the Salt River Project's "rehabilitation and betterment" program, which provided for the lining and piping of canals and laterals throughout the Salt River Project's service area.

Criteria Considerations (explanation, if necessary)

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

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

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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

Anderson, Fred. "Tempe Canal, South Side of Salt River, Tempe, Mesa and Phoenix, Maricopa County, Arizona." San Francisco: Historic American Buildings Survey, National Park Service, Western Region, Department of the Interior, 1989.

Archaeological Consulting Services, Inc. "Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona, Vol. 1: Introduction, Historical Research, and Historic Architecture," 2008.

Lewis, Christine. "The Early History of the Tempe Canal Company," *Arizona and the West* 7 (1965): 227-238.

Lewis, Christine Mildred. "A History of Irrigation in the Tempe Area." M.A. thesis, Arizona State University, 1963.

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

Ryden, Don. W. "An Historic Building Analysis of the Elias/Rodriguez House, Tempe Arizona," 1992.

Zarbin, Earl A. *Salt River Valley Canals, 1867-1875*. Phoenix: Salt River Valley Project, 1980.

Zarbin, Earl A. *Two Sides of the River: Salt River Valley Canals, 1867-1902*. Phoenix: Salt River Valley Project, 1997.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned):

10. Geographical Data

Hayden Ditch
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Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12S</u> Zone	<u>414972</u> Easting	<u>3698151</u> Northing	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u>12S</u> Zone	<u>415126</u> Easting	<u>3698154</u> Northing	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

The subject property is bounded by East 8th Street to the north, South Una Avenue to the east, the north property boundary of Tempe Manor apartments to the south, and South Gary Drive to the west.

Boundary Justification (Explain why the boundaries were selected.)

The boundary selection corresponds with the daylighted, dirt-lined portion of the Hayden Ditch.

11. Form Prepared By

name/title Nathan Hallam

organization Tempe Historic Preservation Office date

street & number 21 East Sixth St. Suite 208 telephone 480-350-8870

city or town Tempe state AZ zip code 85281

e-mail nathan_hallam@tempe.gov; joe_nucci@tempe.gov

Hayden Ditch
Name of Property

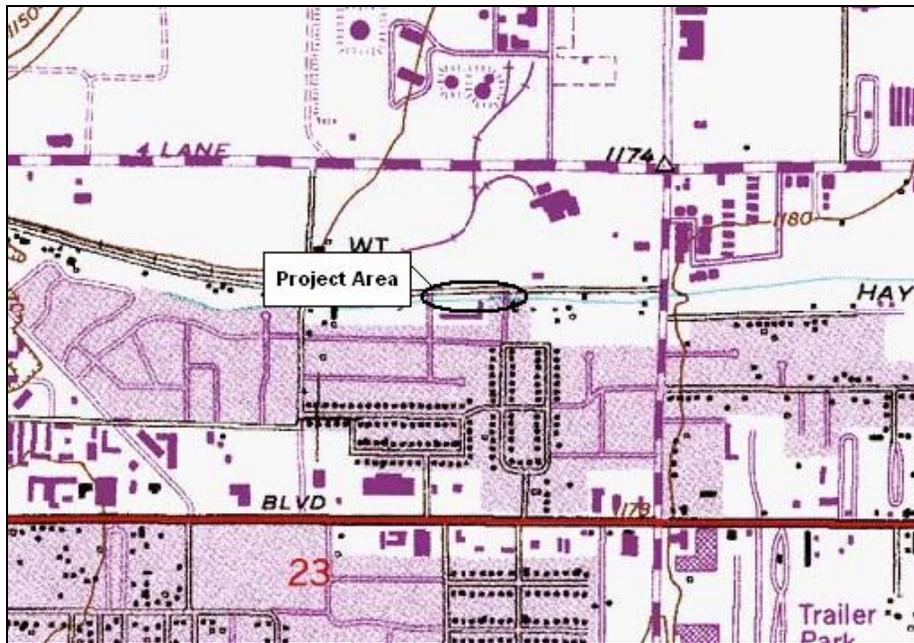
Maricopa, Arizona
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.



Tempe, Arizona 7.5' topographic quadrangle map

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hayden Ditch

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Nathan Hallam

Date Photographed: December 11, 2011

Description of Photograph(s) and number:

Hayden Ditch
Name of Property

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1 of 8: Concrete culvert at east end of Hayden Ditch, looking east.



2 of 8: Salt cedar and cottonwood trees sustained by the Hayden Ditch, looking east.



3 of 8: Giant reed sustained by the Hayden Ditch, looking east.

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4 of 8: Dirt-lined channel of the Hayden Ditch's east end, looking west.



5 of 8: Control gate with timber fence, looking south.



6 of 8: Control gate with timber fence; lateral gate in upper right, looking east.

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7 of 8: Dirt-lined channel of the Hayden Ditch west of the control gate, looking east.



8 of 8: Concrete culvert at west end of Hayden Ditch, looking northwest.

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

name U.S. Department of the Interior, Bureau of Reclamation (Phoenix Area Office)

street & number 6150 West Thunderbird Road telephone 623-773-6200

city or town Glendale state AZ zip code 85306

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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