Staff Summary Report

Tempe

To: Mayor and City Council
Through: City Manager

Agenda Item Number 19
Meeting Date: 03/29/01

SUBJECT: **WHITE DAIRY BARN (MURPHY'S IRISH PUB) #HPO-2001-10**

PREPARED BY: DeeDee (D^2) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the first public hearing for White Dairy Barn (Murphy's Irish Pub) for designation as a Historic Property at 1810 East Apache Boulevard.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **WHITE DAIRY BARN (MURPHY'S IRISH PUB)** (Hoots Family Investments LTD., property owner) for designation as a historic property located at 1810 East Apache Boulevard. The following approval is requested from the City of Tempe:

> **#HPO-2001.10** Designation as a Historic Property for the White Dairy Barn (Murphy's Irish Pub) on 0.37 net acres at 1810 East Apache Boulevard.

Document Name: 20010329devsrh04 Supporting Documents: Yes

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the White Dairy Barn (Murphy's Irish Pub), located at 1810 East Apache Boulevard on the Tempe Historic Property Register. The building was built around 1918 to 1920 and constructed of river cobble. The HPC approved the proposal on February 1, 2001 by a 5-0 vote. Planning Commission approved the historic designation by a 7-0 vote on their consent agenda at their meeting on March 13, 2001. Staff is in support of this designation and to date, there has been no input from the public.

RECOMMENDATION:
Staff – Approval
HPC – Approval
Planning Commission – Approval (7-0 vote)
Public – None to Date

ATTACHMENTS:

1. List of Attachments

2-3. History & Facts / Description / Comments / Recommendation

A. Location Map
B. HPC Hearing Notice Staff Report
C. HP Officer's Memo
D. Photographs

HISTORY & FACTS:

1918 -1920.	White Dairy Barn (now Murphy's Irish Pub) was built by E.M. White.
After 1930.	White Dairy Barn was converted to a commercial establishment.
October 1984.	Listed on the National Register of Historic Places.
February 1, 2001.	The Historic Preservation Commission voted 5-0 to approve historic designation of the White Dairy Barn (Murphy's Irish Pub).
March 13, 2001.	Planning Commission approved the historic designation by a 7-0 vote on their consent agenda.

DESCRIPTION: Owner – Hoots Family Investments L.P., Donald C. & Fay Hoots
Applicant – HPC, City of Tempe, Mark Vinson, Historic Preservation Officer
Total site area – .37 net acres

COMMENTS: At their public meeting of February 1, 2001, the Historic Preservation Commission (HPC) recommended that the White Dairy Barn (Murphy's Irish Pub) located at 1810 East Apache Boulevard be designated as a Tempe Historic Property. The White Dairy Barn is the only known river cobble building remaining in Tempe, and was built around 1918 to 1920 by E.M. White after he bought the property from M.H. Meyer and J.H. Guyer. White came to Arizona from California in 1908 and farmed near Phoenix before moving to Tempe to permit his children to attend the Tempe Normal School. He used the property as a dairy farm until 1927 when it was subdivided into acre tracts for sale. White is best known for the larger river cobble house he built just across the river from downtown Tempe, which was demolished in the 1980's.

The White Dairy Barn was converted to a commercial establishment (Murphy's Irish Pub) after 1930. The building is in a good state of preservation and retains most of its original exterior design features. The White Dairy Barn is a square, single-story building featuring a stepped parapet with concrete parapet copings and a concrete pediment at the roofline. Concrete columns at regular intervals provide support for the building. Intervals between the columns are filled with courses of river cobbles. The entire building is now painted white.

The front façade has been altered with the addition of signage and a canopy over the main entry. Two large glass block windows have been added to the front façade, one on either side of the entry. Two additions at the rear of the building have stepped parapets and plastered walls painted white. Major original design features, such as the parapet, exposed concrete columns, door framing, and cobble surfaces have been preserved. The building is a rare example of innovative owner-built architecture using locally indigenous materials.

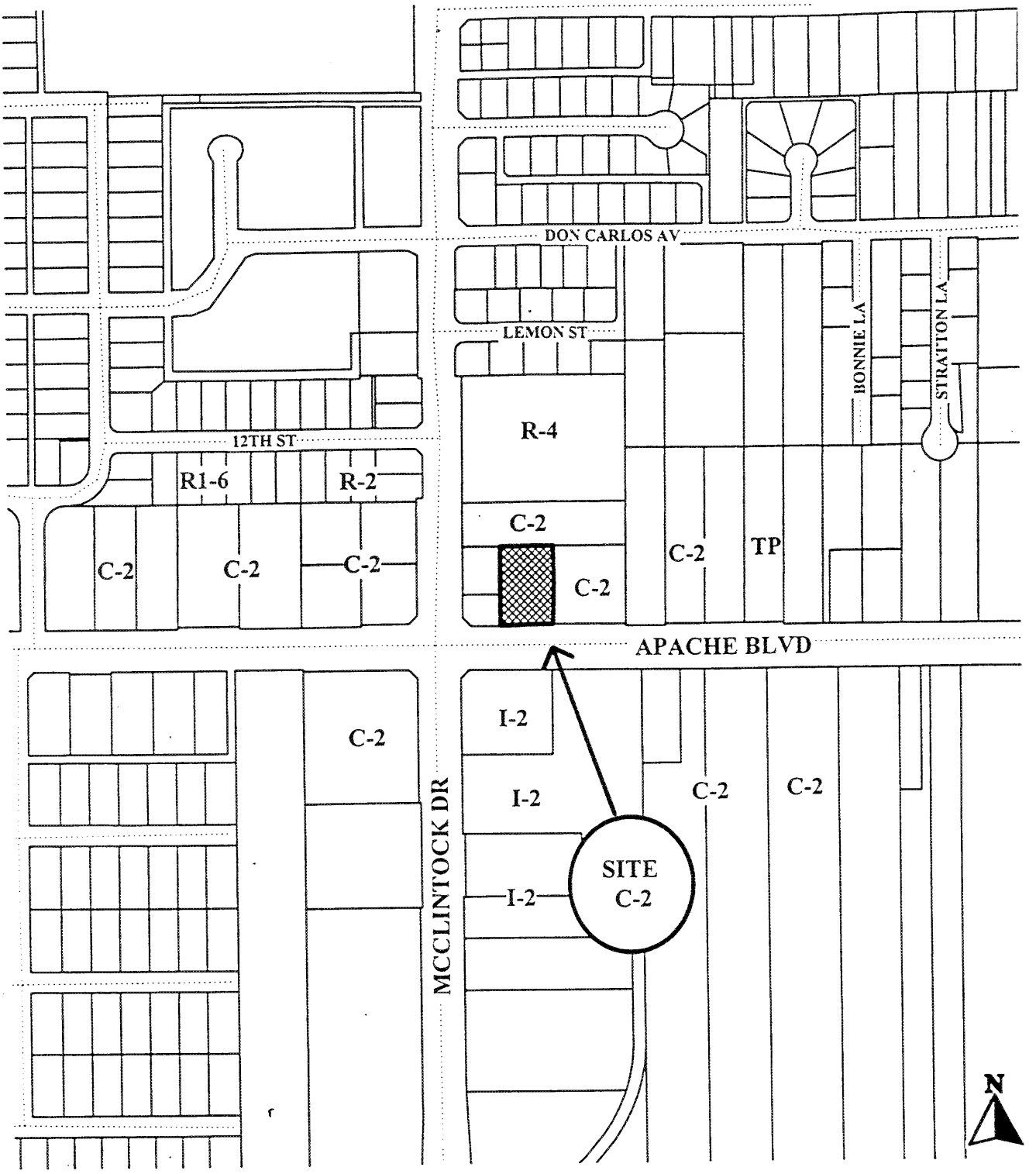
Per the process described in Chapter 14A of the Tempe City Code (the Historic Preservation Ordinance), once approved by the Historic Preservation Commission, an application for designation must be heard by the Planning and Zoning Commission and, if approved there, heard by the City Council. If approved by Council, the effect of designation is that "historic" overlay zoning will be applied to the entire subject property. While this does not change the underlying zoning or General Plan category, it does subject the designated property to the additional requirements as set forth in the Historic Preservation Ordinance.

RECOMMENDATION: Staff – Approval of designation
HPC – Approval of designation
Commission – Approval of designation

Tempe

WHITE DAIRY BARN (MURPHY'S IRISH PUB)

HPO-2001.10



Location Map SEE OTHER SIDE FOR MORE INFORMATION

STAFF REPORT

to the Historic Preservation Commission (HPC)

III.

By: Eric M. Hansen, Urban Design/Historic Preservation

Thru: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 1 February 2001
Agenda Item #: III
DSD# HPO-2001.10

Re: **White Diary Barn (Murphy's Irish Pub) Historic Designation**
1810 E. Apache Boulevard, Tempe, AZ 85281

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PRESERVATION

HISTORIC PRESERVATION COMMISSION
Shannon Dubasik, Vice-Chair
Joseph Ewan
John Felty, Chair
Michael Kelly (alternate)
Dr. Owen Lindauer
Richard Pagoria
Ronald Smith (alternate)
Nancy Welch

Historic Preservation Officer
Mark C. Vinson, AIA/AICP

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

Development Services Department
Urban Design + Development
132 East 6th Street, Suite 101
P.O. Box 5002
Tempe, Arizona 85280

480.350.8028
(8579 FAX; 8913 TDD)

City of Tempe

Background/Status

The White Diary Barn (Murphy's Irish Pub) property owner, Donald C. Hoots of Hoots Family Investments L.P., submitted an application for designation to the Tempe Historic Property Register on 11 January 2001. This submittal was in response to staff's recent notification of proposed "Historic Eligible" (HE) property classification and request for nomination for formal designation.

The White Diary Barn (Murphy's Irish Pub) is identified in the *Tempe Multiple Resource Area Update* (MRA) survey (#201) and is currently listed on the National Register of Historic Places (NRDate, 10 October 1984).

History/Context

The White Dairy Barn is the only known river cobble building remaining in Tempe, and was built around 1918 to 1920 by E.M. White after he bought the property from M.H. Meyer and J.H. Guyer. White came to Arizona from California in 1908 and farmed near Phoenix before moving to Tempe to permit his children to attend the Tempe Normal School. He used the property in Section 14 as a dairy farm until 1927 when it was subdivided into acre tracts for sale. White is best known for the larger river cobble house he built just across the river from downtown Tempe, which was demolished in the 1980s. The White House bore many similarities in design and construction to the Dairy Barn.

Architecture

The White Dairy Barn was converted to a commercial establishment (now Murphy's Irish Pub) after 1930. The building is in a good state of preservation and retains most of its original exterior design features. The White Dairy Barn is a square, single-story building featuring a stepped parapet with concrete parapet copings and a concrete pediment at the roofline. Concrete columns at regular intervals provide support for the building. Intervals between the columns are filled with courses of river cobbles. The entire building is now painted white.

The front façade has been altered with the addition of signage and a canopy over the main entry. Two large glass block windows have been added to the front façade, one on either side of the entry. Two additions at the rear of the building have stepped parapets and plastered walls painted white. The building is in good condition. Major original design features, such as the parapet, exposed concrete columns, door framing,

and cobble surfaces have been preserved. The building is a rare example of innovative owner-built architecture using locally indigenous materials, and is worthy of preservation.

Significance

The subject property appears to meet the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code.

1. It meets the criteria listing on the Arizona or National Register of Historic Places;

2a. It is found to be of exceptional significance and expresses a distinctive character, resulting from:

- A significant portion of it is at least 50 years old
- It is reflective of the city's cultural, social, political or event significant in local, state or national history.

Recommendation(s)

Historic Preservation staff recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the White Dairy Barn (Murphy's Irish Pub) be designated as a Tempe Historic Property (#19).

Note: Per Chapter 14-A of the Tempe City Code, the application, if approved by HPC, will be forwarded to the Planning and Zoning Commission (PZC) for public hearing and action.

references: *Tempe Multiple Resource Area Update*, survey #201
Arizona State Historic Property Inventory, survey #201 (Jamus, 1985)

attachments: application
vicinity map
site plan
photographs

Memorandum

Tempe

Development Services

Neighborhood Planning + Urban Design
Historic Preservation

Date: 7 February 2001

To: **Planning & Zoning Commission**

From: Mark Vinson, Historic Preservation Officer

Thru: Planning & Zoning Staff

Re: **HPO-2001.10: Historic Property Designation of White Diary Barn (Murphy's Irish Pub)**

At their public hearing of Thursday, 1 February 2001, the Historic Preservation Commission (HPC) voted 5-0 to approve this application as presented and discussed with a recommendation to the Planning & Zoning Commission and City Council that the above-referenced property be designated as Tempe Historic Property #19.

See attached staff report to the HPC, plus supporting materials (attached) for additional information.

Notes:

1. Per Chapter 14A "Historic Preservation" of the Tempe City Code, once an application has been approved by the HPC, it must also be approved in public hearings by the Planning & Zoning Commission and the City Council. Please schedule a public hearing to consider this item on your next available agenda.

2. Designation does not change the underlying zoning of a property, however, it does result in the application of Historic "H" overlay zoning and the associated requirements of Chapter 14A of the City Code.

attachments:
- Staff Report to the HPC
- Application
- Vicinity Map and Site Plan
- Historic Property Inventory Form(s)
- Photographs

markvi/wp/historicgenl/P + ZmemoWDB.doc

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PRESERVATION

HPO # 2000.10

1. **White Diary Barn (Murphy's Irish Pub)**
2. 1810 E. Apache Boulevard, Tempe, AZ, 85281
3. photographer unkown
4. May 22, 1973
5. photo courtesy of Tempe Historical Museum (1992.2.256)
6. south + east elevations, facing northwest

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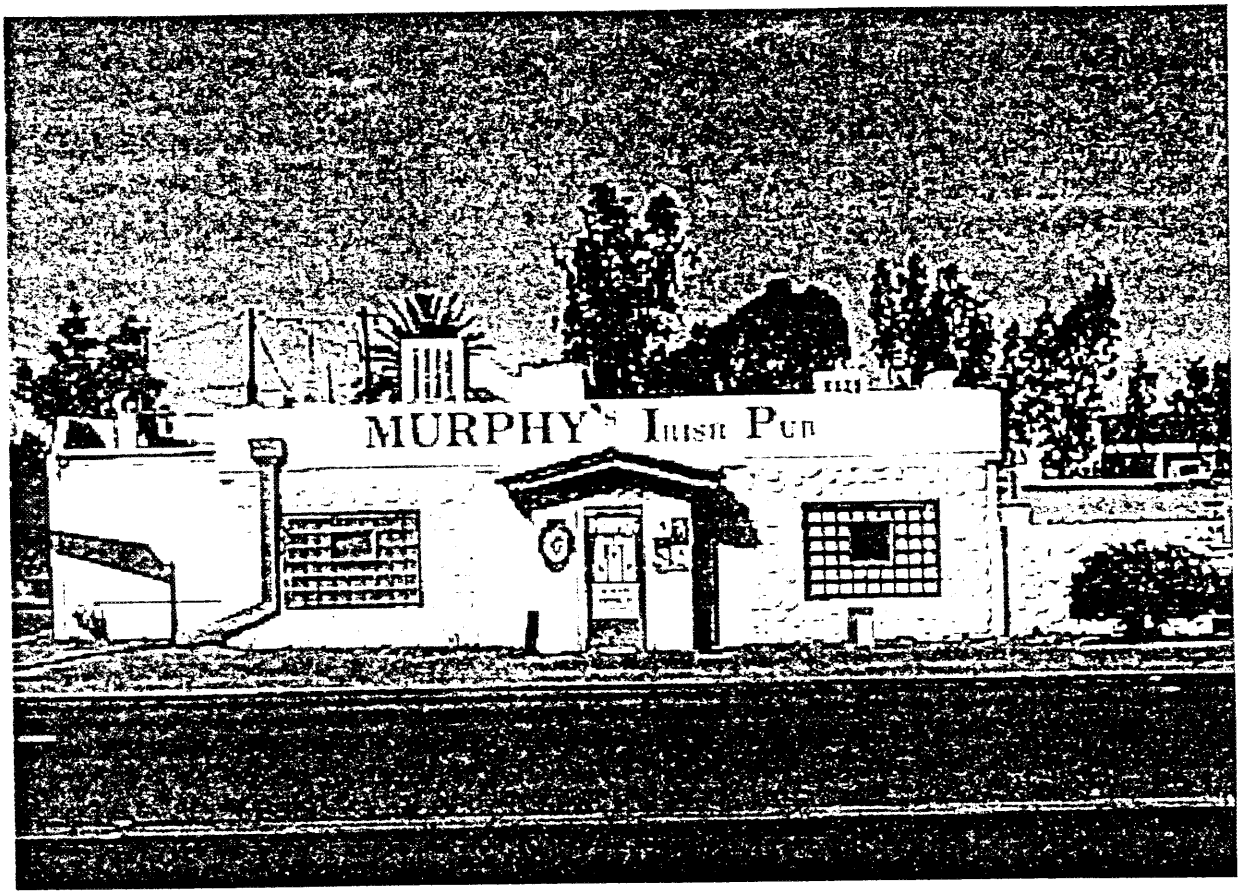
PRESERVATION

HPO # 2000.10



1. **White Diary Barn (Murphy's Irish Pub)**
2. 1810 E. Apache Boulevard, Tempe, AZ, 85281
3. Eric M. Hansen, photographer
4. January 2001
5. photo courtesy of Tempe Redevelopment File Archives
6. south elevation, facing north

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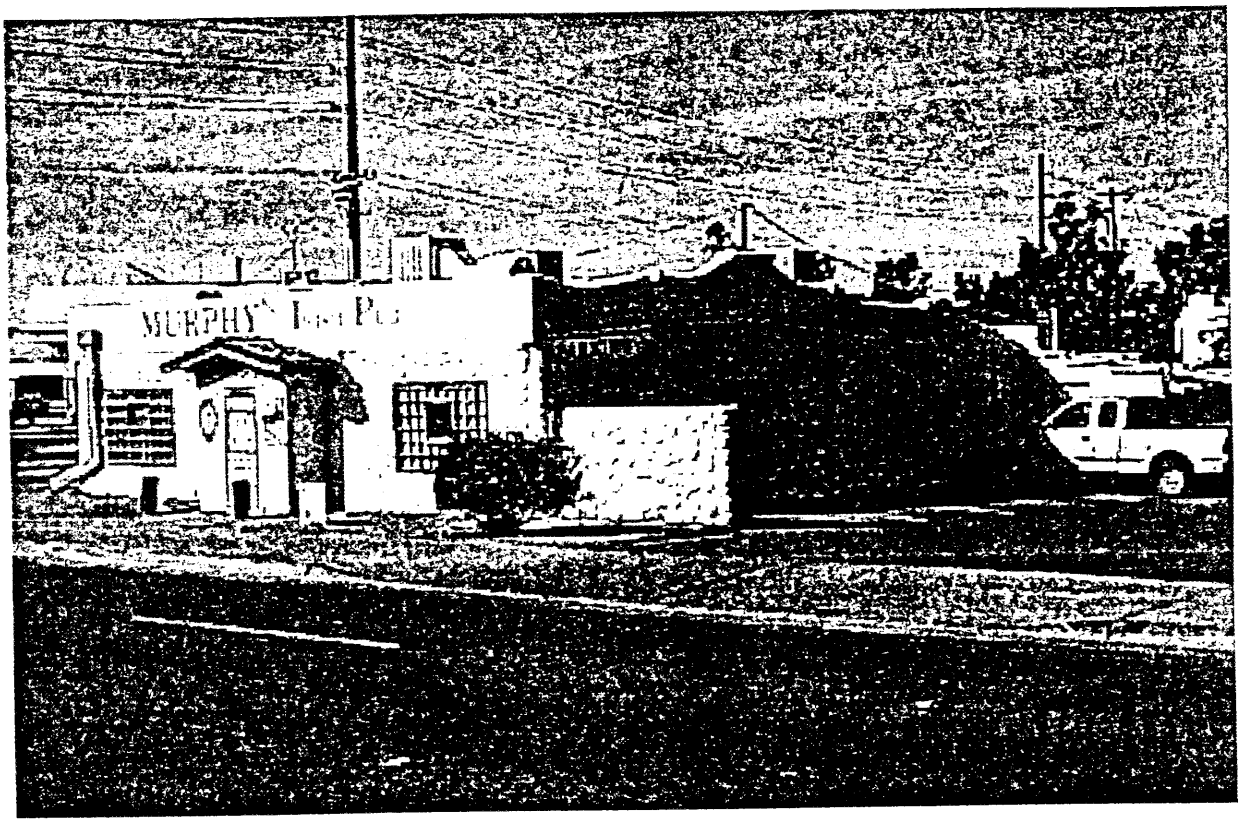
PRESERVATION

HPO # 2000.10



1. **White Diary Barn (Murphy's Irish Pub)**
2. 1810 E. Apache Boulevard, Tempe, AZ, 85281
3. Eric M. Hansen, photographer
4. January 2001
5. photo courtesy of Tempe Redevelopment File Archives
6. south + east elevations, facing northwest

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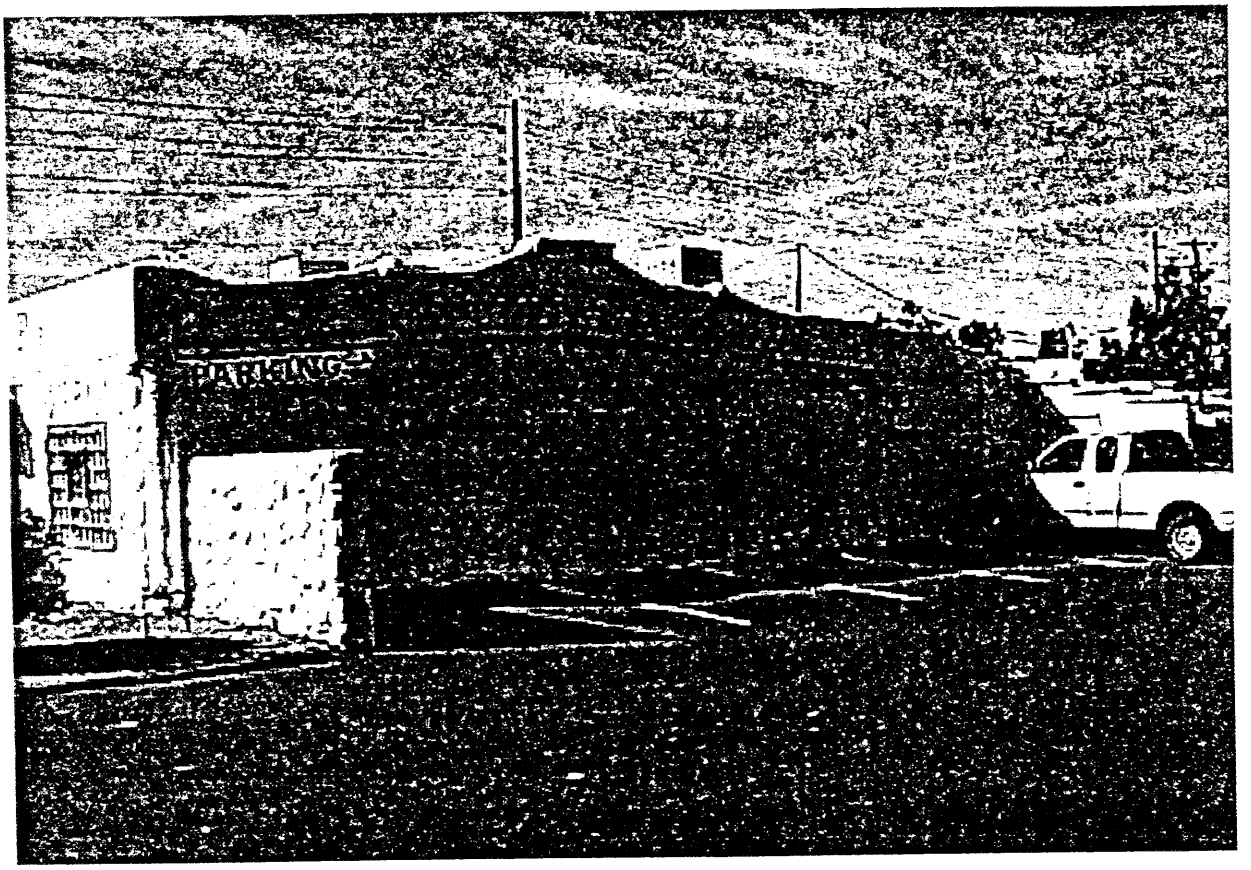
PRESERVATION

HPO # 2000.10



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3. Eric M. Hansen, photographer
4. January 2001
5. photo courtesy of Tempe Redevelopment File Archives
6. east elevation, facing northwest

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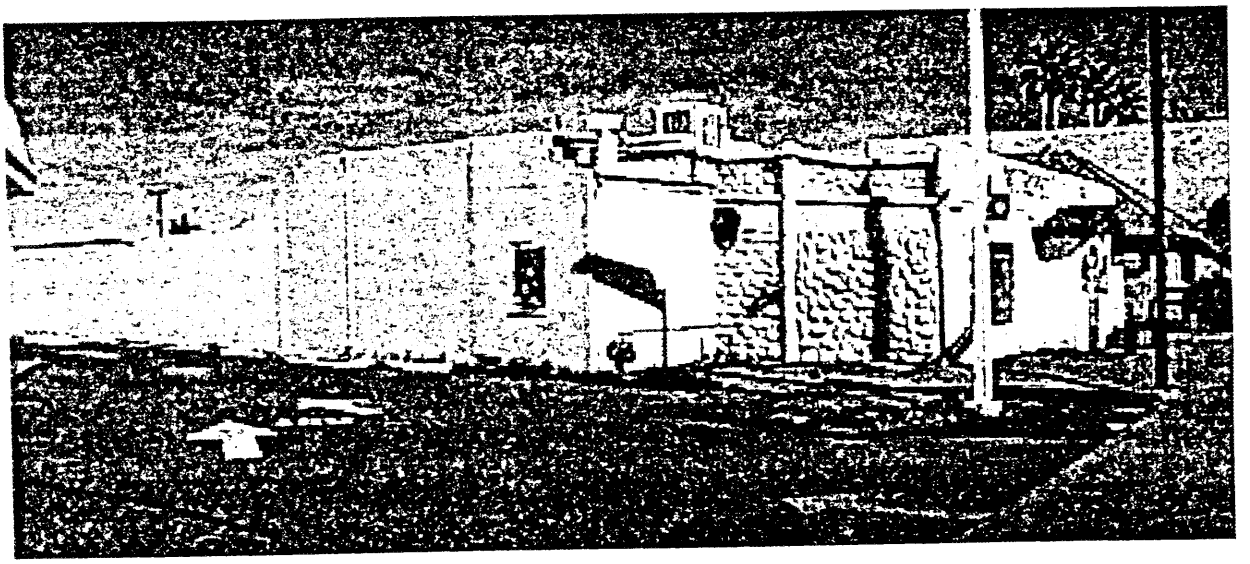
PRESERVATION

HPO # 2000.10



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2. 1810 E. Apache Boulevard, Tempe, AZ, 85281
3. Eric M. Hansen, photographer
4. January 2001
5. photo courtesy of Tempe Redevelopment File Archives
6. west elevation, facing northeast

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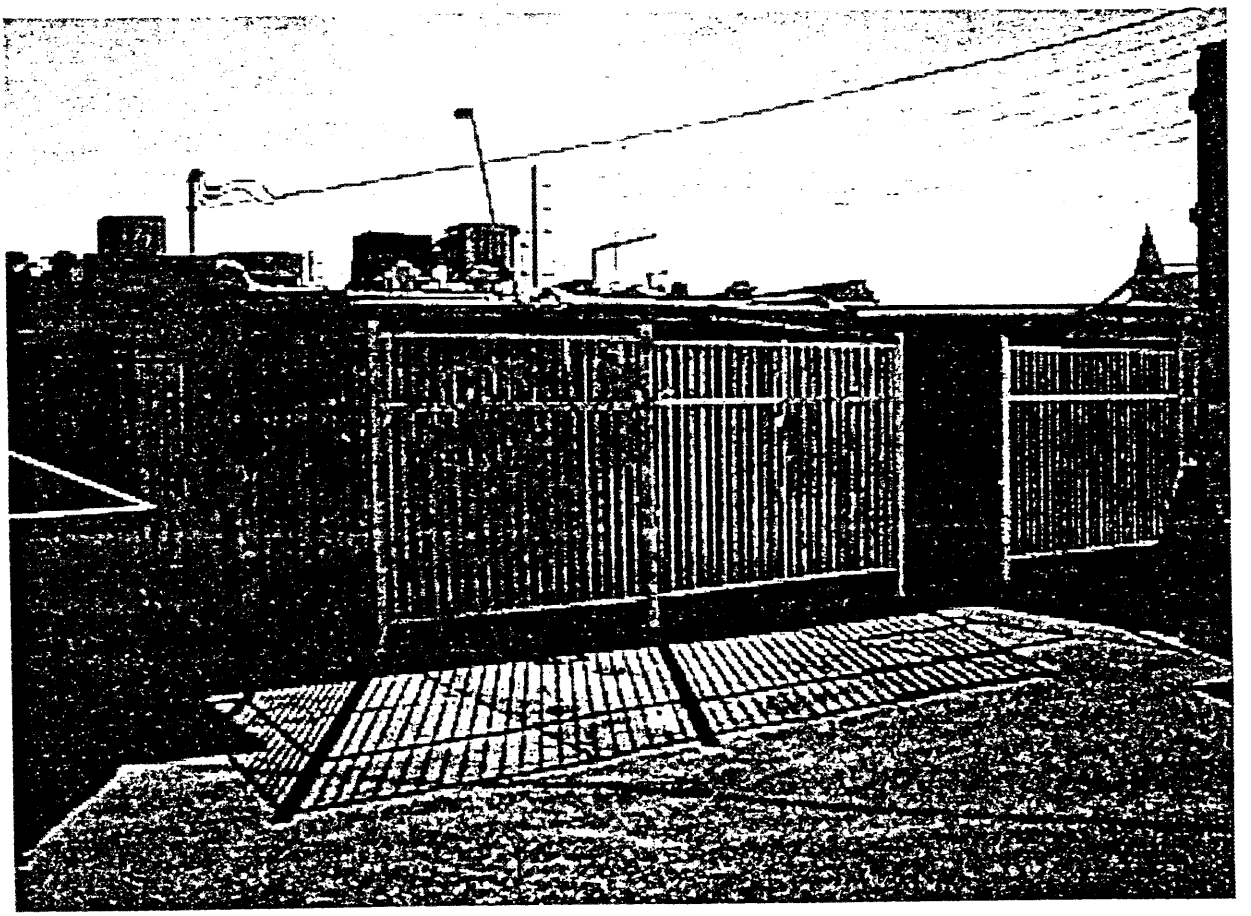
PRESERVATION

HPO # 2000.10



1. **White Diary Barn (Murphy's Irish Pub)**
2. 1810 E. Apache Boulevard, Tempe, AZ, 85281
3. Eric M. Hansen, photographer
4. January 2001
5. photo courtesy of Tempe Redevelopment File Archives
6. rear elevation/entrance, facing southwest