Staff Summary Report

Tempe

To: Mayor & City Council
Through: City Manager

Agenda Item Number 36
Meeting Date: 08/09/01

SUBJECT: **TEMPE HARDWARE BUILDING #HPO-2001.29**

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 second public hearing for Tempe Hardware Building for designation as a historic property at 520 South Mill Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **TEMPE HARDWARE BUILDING** (Old Towne Ventures, LLC, property owner) for designation as a historic property located at 520 South Mill Avenue. The following approval is requested from the City of Tempe:

> **#HPO-2001.29** Designation of a 3-story, 14,000 s.f. office and retail building as a Historic Property on 0.17 net acres at 520 South Mill Avenue.

Document Name: 20010809devsrh10 Supporting Documents: Yes

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the Tempe Hardware Building, located at 520 South Mill Avenue on the Tempe Historic Property Register. The 3-story building is approximately 14,000 s.f. and was constructed in 1898. The HPC approved the proposal on May 3, 2001 by a 6-0 vote. Planning Commission approved the proposal by a 7-0 vote on their consent agenda at their meeting on June 26, 2001. Staff is in support of this designation and to date, there has been no input from the public. **Note: The first public hearing for this request was held on July 26, 2001.**

RECOMMENDATION:
Staff – Approval
HPC – Approval
Planning Commission – Approval
Public – None to Date

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description
3. Comments / Recommendation

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

HISTORY & FACTS:

1898.	The Tempe Hardware Building was constructed.
1906.	M.E. Curry, George L. Compton and Dr. Moeur formed the Tempe Hardware Company.
June 26, 1980.	The Tempe Hardware Building was added to the National Register of Historic Places
1985.	The ballroom served as the Fine Arts Center.
May 3, 2001.	The Historic Preservation Commission voted 6-0 to approve the historic designation of the Tempe Hardware Building.
June 26, 2001.	The Planning Commission approved the historical designation of the Tempe Hardware Building by a 7-0 vote on their consent agenda.
July 26, 2001.	City Council held their first public hearing for this request.

DESCRIPTION:

Owner – Old Towne Ventures, LLC
Applicant – Stuart Siefer
Existing zoning – CCD
Total site area – .17 net acres
Total bldg. area – 14,000 s.f.

COMMENTS: At their public meeting of May 3, 2001, the Historic Preservation Commission recommend that the Tempe Hardware Building located at 520 South Mill Avenue be designated as a Historic Property. This 3-story building is approximately 14,000 s.f. was constructed in 1898 and served as the Odd Fellows Hall, the Tempe Hardware Building was and important focus of the commercial, social, political and religious life in Tempe in the early twentieth century.

The first businesses to occupy the ground floor of the building were short-lived hardware companies, but in 1906, M.E. Curry, George L. Compton and Dr. B.B. Moeur formed the Tempe Hardware Company. The Curry family ran the business for 75 years, finally closing in 1976. In 1985, the ballroom served as the Fine Arts Center, and houses a salon today. The remainder of the building is currently leased as office and commercial space.

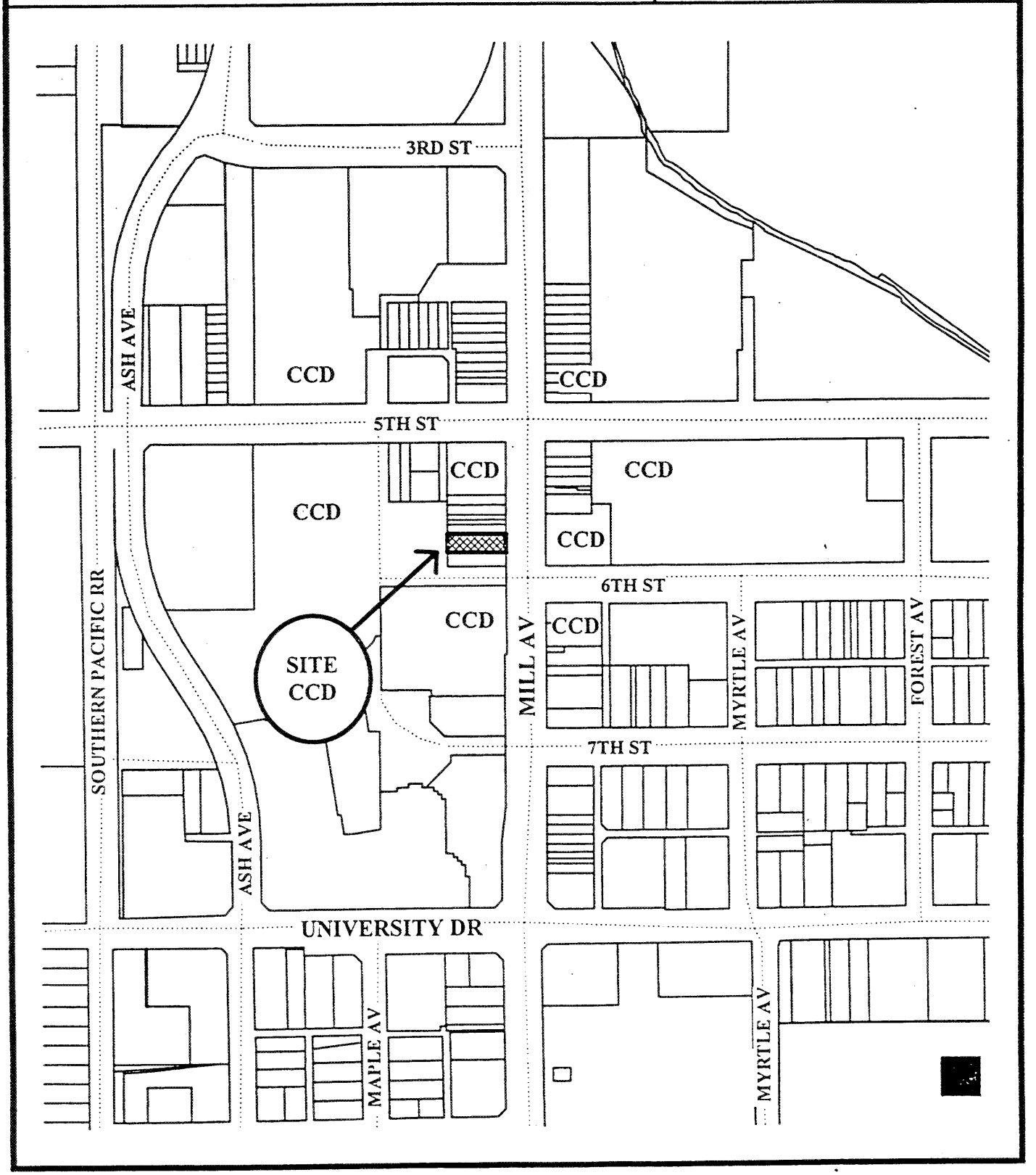
The Tempe Hardware Building is the oldest remaining 3-story brick commercial building from the Territorial period in Maricopa County. The proportions and details of the building's façade are the work of master architect, James M. Creighton. Rectangular in plan, the building's main façade is on Mill Avenue. The façade is divided into three bays with a continuous brick cornice across the top. The north and south edges of the façade are articulated with brick pilasters on the upper stories and stone on the ground piers. Brick rises from the springline of the arch with paried, arched, double-hung windows on the second and third floors. Original double entry doors within the rusticated stone arched opening no longer remain, but the original transom light frame is intact. The remaining north and south bays are identical and recessed.

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
Planning Commission – Approval of Designation

Tempe

TEMPE HARDWARE BUILDING	HPO-2001.29



Location Map **SEE OTHER SIDE FOR MORE INFORMATION**

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STAFF REPORT

to the Historic Preservation Commission (HPC)

By: Eric M. Hansen, Urban Design Studio + Historic Preservation

Reviewed by: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 3 May 2001
Agenda Item #: III.
DSD# HPO #2001.29

Re: **Tempe Hardware Building Historic Designation**
520 S. Mill Avenue, 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 Pagonia
Dr. Ronald Smith (alternate)
Dr. Santos Vega
Nancy Welch

Historic Preservation Officer
Mark C. Vinson, AIA/AICP

The City of Tempe is a *Certified Local Government*, in association with the National Park Service and State Historic Preservation Office.

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Urban Design Studio
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Tempe, Arizona 85280
480.350.8028
(8579 FAX; 8913 TDD)

City of Tempe

Background + Status

The **Tempe Hardware Building** property owner, Stuart Siefer, submitted an application for designation to the Tempe Historic Property Register on 17 March 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 Tempe Hardware Building is identified in the *Tempe Multiple Resource Area Update* (MRA) survey (#244) and is currently listed on the National Register of Historic Places.

History + Context

Constructed in 1898 as the Odd Fellows Hall, the **Tempe Hardware Building** was an important focus of the commercial, social, political, and religious life in Tempe in the early twentieth century.

The cornerstone of the building was laid with great ceremony on April 14, 1898. The Odd Fellows, and other fraternal organizations, were a favored method of community fellowship in Tempe, and both men and women often belonged to several groups at once. The ballroom in the new building was used by the Masonic Lodge, Pythian Sisters, American Legion, Rotary Club, Good Templars, and many other groups. The ballroom and its weekly dances became central to the early social life of the community. It was used for political meetings and speeches, City Council chambers, the Church of Latter Day Saints, and the Salt River Valley Water Users Association.

The first businesses to occupy the ground floor of the building were short-lived hardware companies, but in 1906, M.E. Curry, George L. Compton, and Dr. B.B. Moeur formed the Tempe Hardware Company. The Curry family ran the business for 75 years, finally closing in 1976. In 1985, the ballroom served as the Fine Arts Center, and houses a salon today. The remainder of the building is currently leased as office and commercial space. The **Tempe Hardware Building** was added to the National Register of Historic Places on 26 June 1980.

Design + Construction

The **Tempe Hardware Building** is the oldest remaining three-story brick commercial building from the Territorial period in Maricopa County. The proportions and details of

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the buildi .açade are the work of master architect, ı es M. Creighton. Rectangular in plan, the building's main façade is on Mill Avenue. The façade is divided into three bays with a continuous brick cornice across the top. The north and south edges of the façade are articulated with brick pilasters on the upper stories and stone on the ground piers. Brick rises from the springline of the arch with paried, arched, double-hung windows on the second and third floors. Original double entry doors within the rusticated stone arched opening no longer remain, but the original transom light frame is intact. The remaining north and south bays are identical and recessed.

There is a store front on each ground level bay with the original wood and glass elements replaced with aluminum and brick. Original elements on the second and third floors consist of smooth brick wall planes, rusticated brick band courses at the sill lines, triplicated double-hung windows with rusticated brick flat arches on the second floor and round arched double-hung windows with rusticated brick on the third floor. Internally, the ground floor is divided into two 21-foot bays with a six-foot bay to the north occupied by the second floor stairway. The second floor consists of an office area and the two-story meeting hall/ballroom.

Integrity

The Tempe Hardware Building maintains a high degree of integrity. In 1982, a sensitive rehabilitation created a modern storefront for commercial use. In 1999-2000, the building received a new roof and interior structural reinforcements.

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.

Note: The entry to the building is the inspiration for the familiar Tempe Preservation logo.

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 Tempe Hardware Building be designated as a Tempe Historic Property (#20).

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 #244
Arizona State Historic Property Inventory, survey #244 (Janus, 1985)

attachments: application, vicinity map, site plan, photographs

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Memorandum

Tempe

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TEMPE DEVELOPMENT SERVICES DEPARTMENT

Development Services
Neighborhood Planning + Urban Design
Historic Preservation

Date: 15 May 2001

To: **Planning + Zoning Commission**

From: Mark Vinson, Historic Preservation Officer
Eric Hansen, Planning Technician

Thru: Planning + Zoning Staff

Re: **HPO-2001.29: Historic Property Designation of Tempe Hardware Building (520 S. Mill Avenue); parcel numbers 132-30-006 + 132-30-007**

At their public hearing of Thursday, 3 May 2001, the Historic Preservation Commission (HPC) voted (6-0) 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 #20.

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

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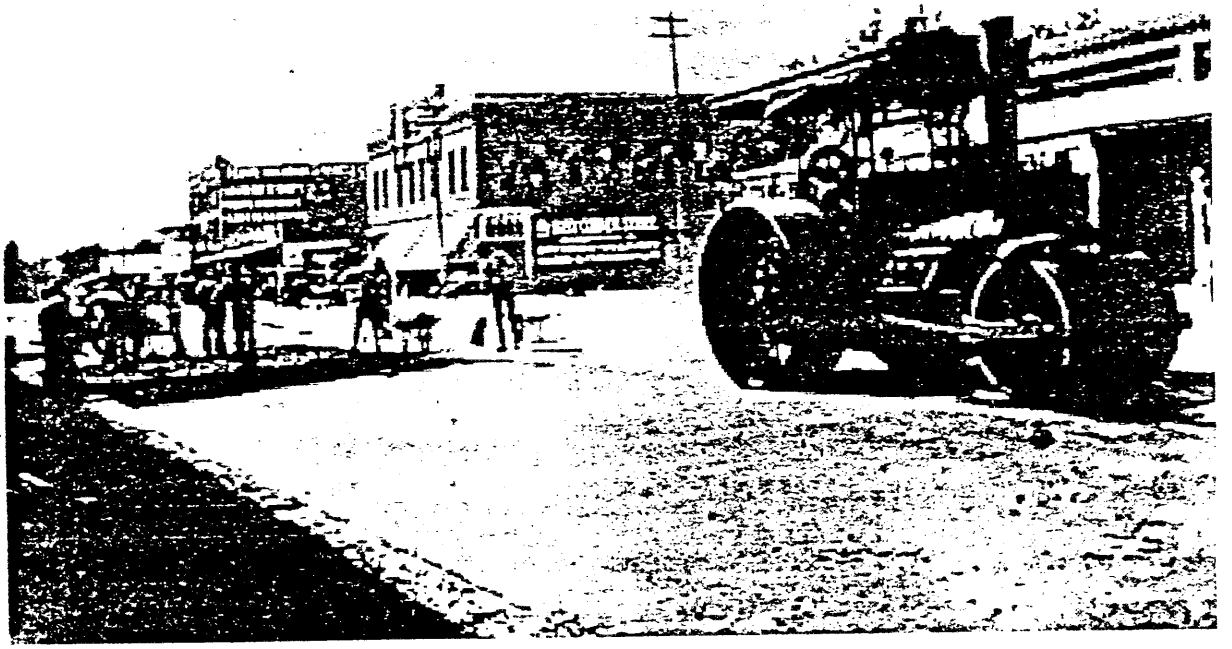
PHOTO ARCHIVE
HPO # 2001.29



1. **Tempe Hardware Building**
2. 518-520 S. Mill Avenue, Tempe, AZ, 85281
3. photographer unknown
4. 1919
5. photo courtesy of Tempe Historical Museum
6. The Twohy Brothers Construction Company Paving Mill Avenue, Tempe Hardware Building at far left

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PHOTO ARCHIVE
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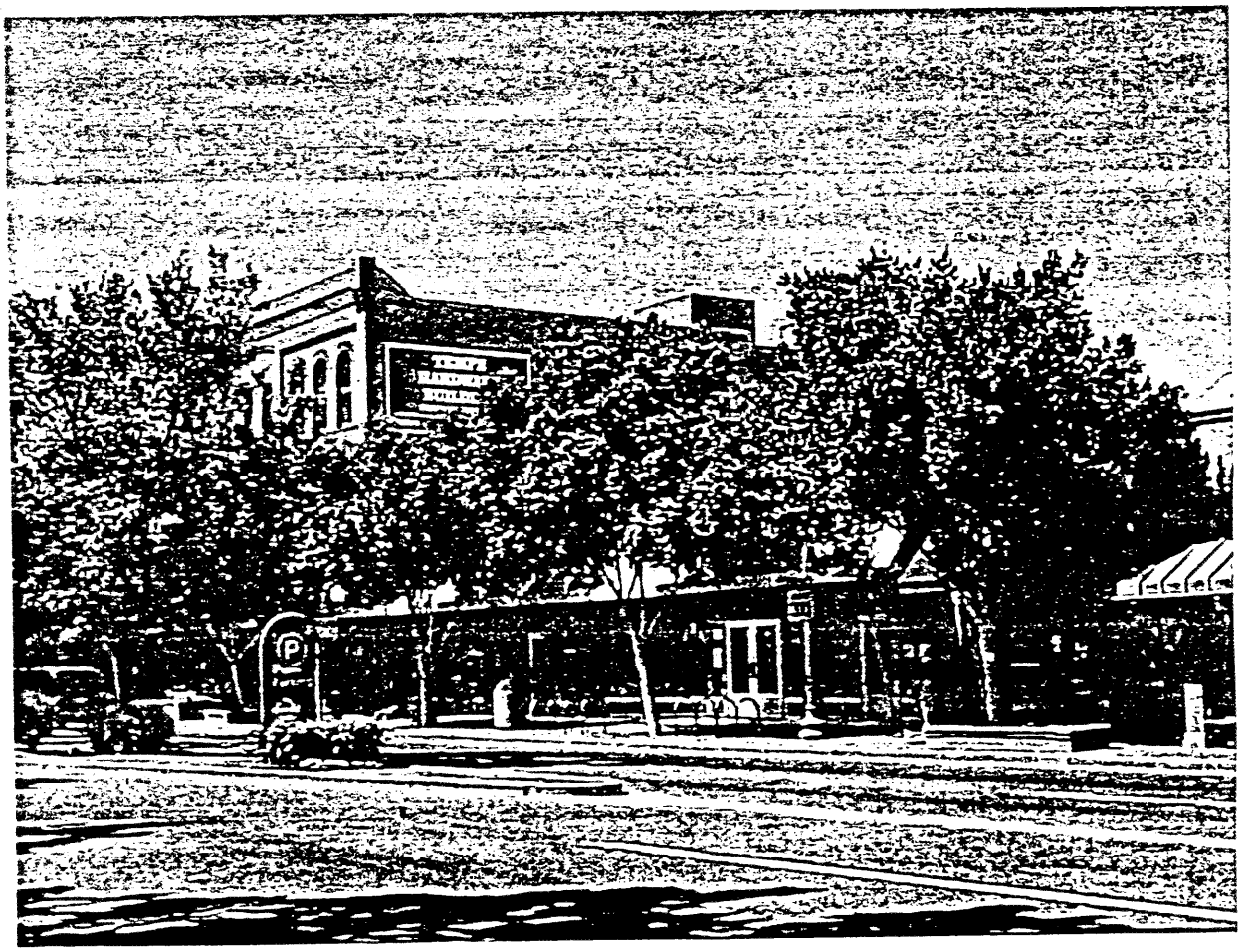

1. **Tempe Hardware Building**
2. 520 S. Mill Avenue, Tempe, AZ 85281
3. Julia Gee, photographer
4. April 2001
5. photo courtesy of Tempe Redevelopment File Archive
6. Street elevation along Mill Avenue, facing southwest

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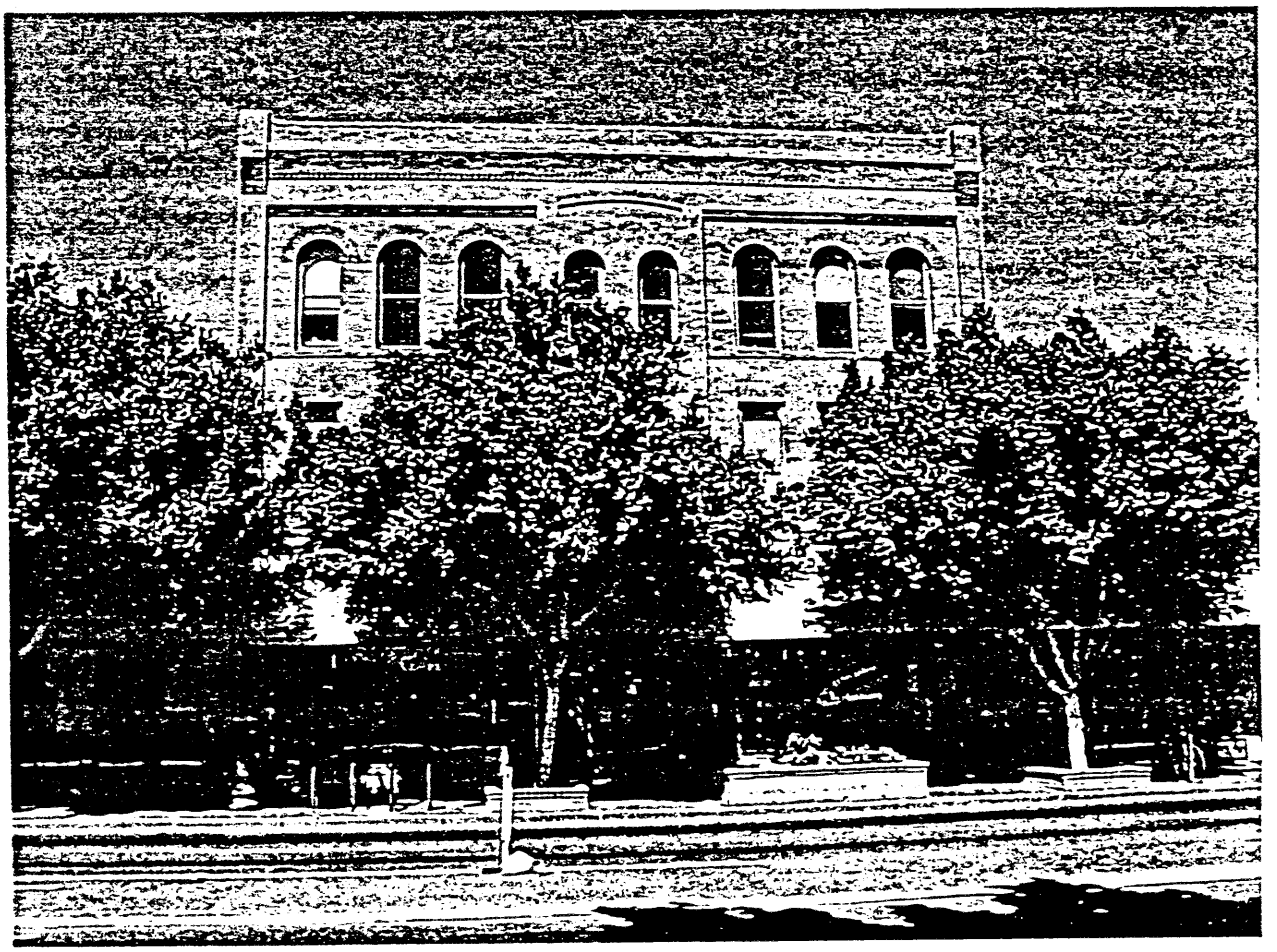

1. **Tempe Hardware Building**
2. 520 S. Mill Avenue, Tempe, AZ 85281
3. Julia Gee, photographer
4. April 2001
5. photo courtesy of Tempe Redevelopment File Archive
6. Tempe Hardware Building along Mill Avenue, east elevation

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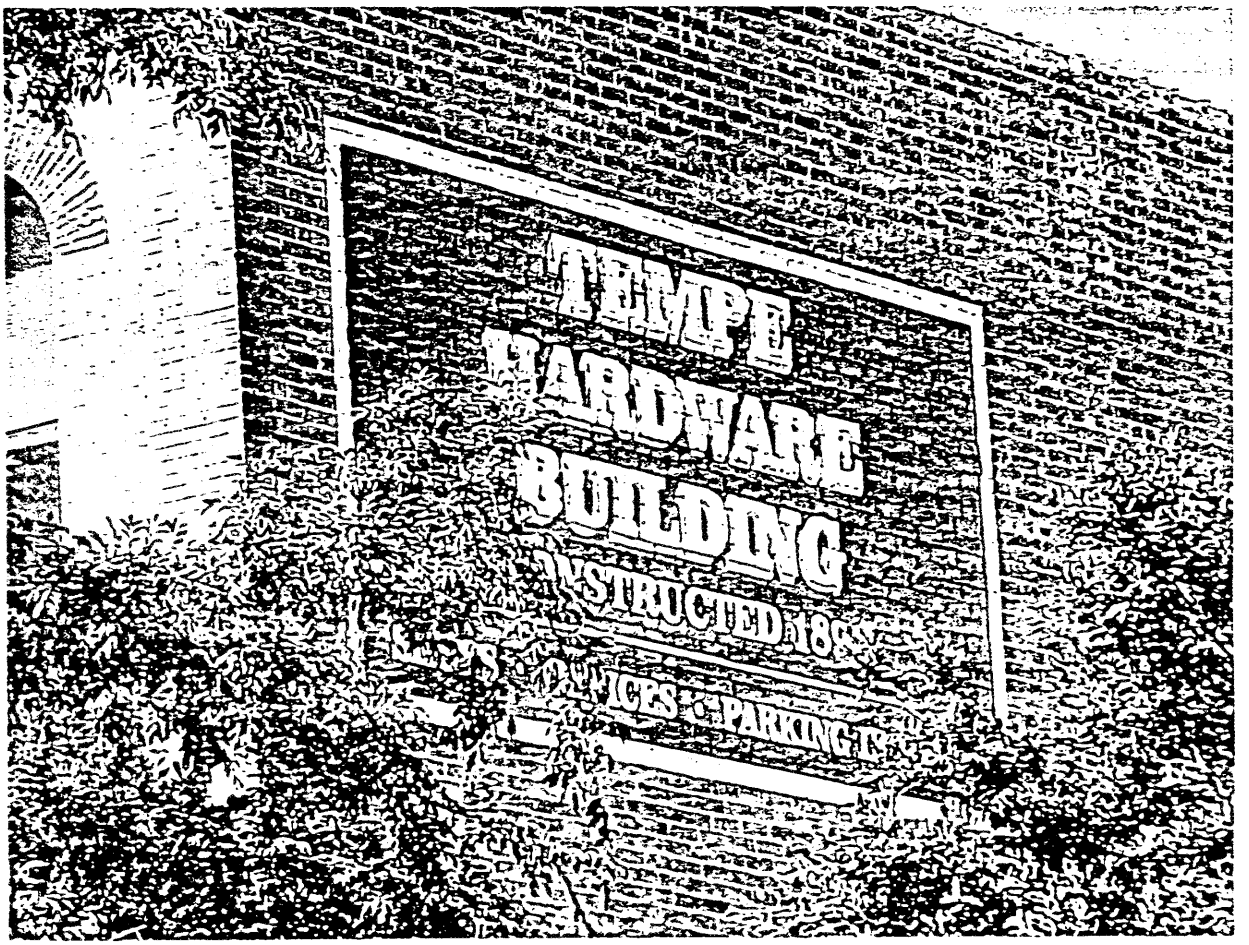
PHOTO ARCHIVE
HPO # 2001.29



1. **Tempe Hardware Building**
2. 520 S. Mill Avenue, Tempe, AZ 85281
3. Julia Gee, photographer
4. April 2001
5. photo courtesy of Tempe Redevelopment File Archive
6. Tempe Hardware Building sign on north facade

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PHOTO ARCHIVE
HPO # 2001.29

1. **Tempe Hardware Building**
2. 520 S. Mill Avenue, Tempe, AZ 85281
3. Julia Gee, photographer
4. April 2001
5. photo courtesy of Tempe Redevelopment File Archive
6. Detail of front elevation along Mill Avenue

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