Call to Order

Roll Call

1. Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

2. Approval of October 10th, 2017 Meeting Minutes

3. Public hearing for HAYDEN FLOUR MILL for a Tempe Historic Property Register / Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue on approximately 5.09 acres in the CC PAD TOD District.

4. Character Area 3 Update – Hunter Hansen

5. Request to recognize 1022 SOUTH UNA AVENUE as a contributing property in the Borden Homes Historic District. The applicant is Jacqueline Chamberlain.


7. Hayden House Update and Possible Direction – John Southard, Historic Preservation Officer

8. Chair / Staff Updates

9. Current Events / Announcements / Future Agenda Items
   • Member Announcements
   • Staff Announcements

Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
Agenda Item 2
Chair Gregory called the meeting to order at 6:00 p.m.

1. Call to Audience: No response

2. Approval of September 12th, 2017 Meeting Minutes

   Commissioner Ball moved the Commission approve the September 12th, 2017 minutes. The motion was seconded by Commissioner Solliday and passed with a vote of 8-0.

3. Neighborhood Meeting for Hayden Flour Mill Tempe Historic Property Register Nomination
   a. Discussion about the criterion under which the Hayden Flour Mill is being nominated to the National and Local Register
   b. Question about what is going to be done about the cats at the Mill
      1. Staff states that the cats will be properly addressed at the appropriate time.
         Dr. Alex Smith is the contact for feline-related matters at the Mill.

4. Request for Certificate of Appropriateness for requested zoning map amendment, amended planned area development overlay, development plan review, and use permit for HAYDEN FLOUR MILL – PHASE ONE, located at 119 South Mill Avenue. The applicant is Iconic Mill, LLC. (PL107218)
   a. Commissioner Bilisbarrow recuses himself from the discussion
   b. Chair Gregory recuses herself from the discussion
   c. David Baum gives a brief presentation to the Commission regarding the request for Phase One of the Hayden Flour Mill project
      a. Mr. Baum states that only two things have changed since the last presentation:
         1. The project team received a letter of support from the State Historic Preservation Office
         2. The project team received a letter of support from the Maple-Ash Neighborhood organization
      b. Mr. Baum goes over design including the rooftop addition, the addition on the east side, water feature on the north side and the addition on the west side which is on the historic warehouse footprint
c. Question regarding how far setback the rooftop addition sits

d. Question about how far back a pedestrian would need to stand in order to see the addition

e. Staff makes presentation regarding the staff report and staff recommendation for Phase One of the Hayden Flour Mill and how staff came to the recommendation.

f. Staff states that the conditions within the recommendation will only apply if Part 2 approval is not granted by the National Park Service

g. Staff reminds the Commission that while the property is not currently listed on the Local Register per the Development Agreement it is to be treated as if it is.

h. Staff states that they are in support of the rooftop addition.

i. Staff recommends that when the plan for exterior treatment of paint and ghost signage is completed, the plan comes before the Commission for approval.

j. Staff recommends that the interpretive elements of the trailhead and site return to the Commission for approval

k. Staff recommends the Commission approve Hayden Flour Mill – Phase One subject to the conditions stated in the Staff Report

l. Manjula Vaz informs the Commission that the applicant is agreement with the conditions set forth by staff.

m. Comment about the north and south cantilevered roofs on the on the west elevation addition. Would like to see the massing be exactly as it was.

n. Question about whether the safe is an interior feature

   1. Staff states that the safe is an interior feature and that it will remain although it may be moved from its current location

o. Comments regarding statement of significance for the building and the potential for listing under other criterion

p. Staff mentions that a letter was received from the Maple-Ash Neighborhood Association in support of the application

Commissioner Nucci moved to approve a certificate of appropriateness for requested zoning map amendment, amended planned area development overlay, development plan review, and use permit for Hayden Flour Mill – Phase One, located at 119 South Mill Avenue subject to staff recommended conditions. The motion was seconded by Commissioner Ball and passed with a vote of 6-0.

5. Hayden House Update

a. Staff provides update on Hayden House via property owner to Commission

b. Staff mentions that there was an incident at the Hayden House on Tuesday October 3rd. After reaching out the Tempe Fire Department it was determined that there was a fire in the storage area that is being investigated as arson

c. Staff mentions that the cracks in the adobe were repaired; however it appeared that the repairs were done with caulking. Staff is going to speak to someone who is an expert on adobe to determine if that is an appropriate way to repair the cracks.

d. Chair Gregory asks staff to go over the process the owner was to go through before proceeding with repairs

e. Staff reminds the Commission that it has been 60 of the allotted 90 days to complete the critical and serious repairs to the building

f. Staff assured the Commission that they will receive a report at the next meeting about the progress of the critical and serious repairs

g. Chair Gregory requests that staff convey to the presence of the property owner or a representative would be appreciated at the next meeting

h. Request for the team to provide a photo of the tag on the fire suppression as proof that it is operational
6. Election for Chair and Vice-Chair Positions
   a. Chair Gregory states that this is something continued from the previous meeting
   b. Staff reminds the Commission that Chair Gregory will term out in March and suggests that if she is
      nominated for the Chair position that the Vice-Chair be someone who is willing to take over the
      Chairmanship at that time
   c. Commissioner Ball volunteers for the position of Vice-Chair
   d. Commissioner Buss volunteers for the position of Chair
   e. Staff reminds the Commission that there will need to be a formal motion and vote for the nominations

   Commissioner Nucci moved to nominate and elect Commissioner Buss for the position of Chair. The motion was seconded by Commissioner Ball and passed with a vote of 7-0.

   Commissioner Nucci moved to nominate and elect Commissioner Ball for the position of Vice-Chair. The motion was seconded by Commissioner Buss and passed with a vote of 7-0.

7. Chair / Staff Updates
   a. Motley Design Group is working on a Building Condition Assessment Report for the Gonzales-Martinez
      house and the nearby Tamarisk trees were trimmed
   b. A request has been submitted by the Mitchell Park NA for potential Historic Designation
   c. A property review is being conducted in Willacker Homes

8. Current Events / Announcements / Future Agenda Items
   a. Brenda Abney announces the upcoming Jan Young exhibit at the Tempe History Museum, as well as
      the fall performance series, third Thursdays, and the Tempe Historical Society’s lunch series

Meeting adjourned at 6:55pm

Prepared by: City of Tempe Historic Preservation Office

Chuck Buss, Chair
Agenda Item 3
ACTION: This is a public hearing for HAYDEN FLOUR MILL for a Tempe Historic Property Register / Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue on approximately 5.09 acres in the CC PAD TOD District.

RECOMMENDATION: Recommendation of Council approval

BACKGROUND INFORMATION: Iconic Mill, LLC, a partnership of Baum Revision and Aparium Hotel Group, seeks to rehabilitate and adaptively reuse the Hayden Flour Mill property located at 119 South Mill Avenue. Per the development agreement ("Agreement"), the applicant is obligated to process proposed changes as if the property is listed in the Tempe Historic Property Register. In addition, the Agreement requires the applicant to pursue listing of the property in the Tempe Historic Property Register and the National Register of Historic Places. This request has been submitted to satisfy the local designation requirement. The request includes the following:

1. Recommendation of Council approval of a Tempe Historic Property Register / Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue on approximately 5.09 acres in the CC PAD TOD District.

<table>
<thead>
<tr>
<th>Existing Property Owner</th>
<th>City of Tempe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Iconic Mill, LLC – Lessee</td>
</tr>
<tr>
<td>Gross / Net site area</td>
<td>5.09 acres</td>
</tr>
<tr>
<td>Tempe Hist. Prop. Reg. Status</td>
<td>Designated¹</td>
</tr>
<tr>
<td>National Register Status</td>
<td>Eligible²</td>
</tr>
</tbody>
</table>

ATTACHMENTS: A. Tempe Historic Property Register nomination package, B. Hayden Flour Mill Part 1 approval letter, C. Letter of support from Tempe Historic Preservation Foundation

STAFF CONTACT(S): John Southard, Historic Preservation Officer (480) 350-8870

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: John Southard, Historic Preservation Officer
COMMENTS:

This site is located at the southwest corner of South Mill Avenue and Rio Salado Parkway. It is at the northwestern foot of Tempe (Hayden) Butte, a Tempe Historic Property Register and National Register of Historic Places-listed site that is a Traditional Cultural Property for the Four Southern Tribes.  

This request includes the following:

1. Recommendation of Council approval of a Tempe Historic Property Register / Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue on approximately 5.09 acres in the CC PAD TOD District.

The applicant is requesting Historic Preservation Commission action on item one listed above.

PUBLIC INPUT

• Neighborhood meeting required
• Neighborhood meeting held: October 10, 2017 at 6 p.m. in the Tempe Transportation Center Don Cassano Community Room, 200 East 5th Street, 2nd floor.
• Historic Preservation Office staff attended the meeting.
• Letter of support received from Tempe Historic Preservation Foundation.

HISTORIC OVERVIEW

The Hayden Flour Mill is the oldest cast-in-place, reinforced concrete building in Tempe. The mill is significant as the longest 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 early Tempe history. The Hayden Flour Mill is significant as the oldest cast in place reinforced concrete building in Tempe and provides an excellent example of the daylight construction method. The Hayden Mills Silos is a landmark structure providing many with a tangible connection to community history by recalling the founding of the Tempe settlement.

The daylight-construction method used at the mill developed in response to the propensity of mill facilities everywhere to spontaneously combust. Before building codes existed, insurance companies underwriting various milling industries insisted their policyholders take steps to reduce the risks of explosion and fire inherent in milling. The daylight-construction method improved mill safety by specifying a high ratio of window to wall area along with large, unobstructed, structural bays to facilitate cross ventilation.

The existing mill began operations on July 10, 1918, and was built by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam and integral slab construction, the structure is the largest known construction effort in Steele’s career, and an excellent example of the daylight construction technique.

Association with events significant to broad patterns of history

From the start of operations in 1874, the Hayden mill became one of the most widely known institutions in the Arizona Territory. In early territorial days, the product of this mill was carried in freight wagons and by pack-trains to most of the mining camps and military posts in the Territory and its output was estimated in millions of dollars. Army and government contracts running into hundreds of thousands of dollars were filled from this mill and Hayden Flour was known in every town and mining camp in Arizona. The mill, along with Hayden’s store, warehouses, blacksmith shop, and ferry, became the trade center for the south side of the Salt River Valley.
For 50 years this location was the site of water-powered grain milling. A contract for electrification of the mill was approved by the Board of Governors of the Salt River Project Water Users Association on Thursday, June 7, 1923. On February 6, 1924, SRP began installing a 11,000-volt electric line along First Street at the Tempe Milling Company’s plant to replace the water power which had operated the mill for half a century.

The Hayden Flour Mill was the larger of two such mills that existed in the state in 1981, when Bay State Milling took over operations and expanded production capacity. Bay State withdrew from retailing, becoming a “destination miller” to provide specially milled flour direct to wholesale bakers. The 4000-100 weight capacity pneumatically operated mill remained an important component of the local economy up until April 1, 1998, when Bay State Milling stopped operations.

**Association with lives of persons significant in our past**

Charles Trumbull Hayden (1825-1900) is generally credited with being the founder of Tempe. He was the first to establish commerce and industry in the area, which made permanent settlement possible. When Hayden heard that settlers were building a canal on the south side of the Salt River, he brought his wagons up from Tucson and offered much needed tools and supplies for the workers. On November 17, 1870, he gave notice of the formation of the Hayden Milling and Farming Ditch Company, and recorded his claim to portions of Section 15, stating work had begun on the project.

On December 6, 1870, the Hardy Irrigating Canal Company was formed by Swilling and others to provide water for other farming ventures south of the river, which by their prosperity would come to ensure the success of Hayden’s flouring mill operation. This company was quickly reorganized as the Tempe Irrigating Canal Company, which, when meeting on April 28, 1871, shareholder Jack Swilling moved to grant 2,000 inches of water or 17 shares stock to anyone building a grist mill. Hayden accepted and began his preparations for construction of a flour mill to be powered by an extension of the Kirkland McKinney Ditch. In 1872, he opened a store and laid the foundation for a flour mill. A canal was extended along the base of Tempe Butte to bring water to the mill to turn the grind stones.

On May 30, 1874, the Tucson newspaper, Arizona Citizen, reported “Judge Hayden has completed a flouring mill at his ferry on Salt River”.

Charles Trumbull Hayden was involved in the development of the community in many ways. He was a director of the Tempe Irrigating Canal Company, a member of the Maricopa County Board of Supervisors from 1880 to 1882, a trustee of Tempe School District No. 3 in 1884, and president of the Territorial Normal School Board of Education from 1885 to 1888. Charles Hayden married Sallie Calvert Davis in Nevada City, California, on October 4, 1876. They had one son, Carl Trumbull Hayden, who would later serve as Arizona’s longtime Congressman and Senator, and three daughters; Sally, Anna, and Mary.


On January 7, 1981, Hayden C. Hayden, grandson of Charles Trumbull Hayden, sold the flour mill to Bay State Milling Company of Quincy Massachusetts, concluding three generations of Hayden family involvement in this landmark business.

**Distinctive characteristics of a type, period, or method of construction**

The present mill building replaced an adobe mill building destroyed by fire on July 10, 1917. The 1918 mill exists with its original integrity only slightly modified.

The existing three and four-story rectangular brick and reinforced concrete structure measuring 40 feet by 140 feet was built in 1918 by prominent valley concrete contractor, J. C. Steele. Constructed of cast-in-place concrete post, beam and integral slab construction, the structure is the largest known construction effort in Steele’s career. The exterior walls have discrete...
awning window and large freight door openings. The marks of the six-inch wide rough-sawn boards used as wall forms are clearly evident. Roofs are flat with minimal parapets in multiple levels. The tallest 5 level section at the north is considered the “grain elevator”, the middle 4 level section the “mill”, and the three-level section at the south was used as the “grain-bin” and for offices at ground level.

The corrugated steel rollers installed in 1918, and which replaced the original grinding stones, were still in use at the end of operations along with a vast array of milling machinery some of which is thought to represent original patented prototype equipment.

In 1951 a concrete grain elevator with seven silos was added to the site by the Mayer-Osborn Company of Denver Colorado. The silos added 18 million pounds of grain storage capacity and took eleven days to construct, pouring cement in slip-forms continuously around the clock. The grain elevator at the south is 150 feet high and the silos, paired 15-foot diameter cylinders, are 117 feet high. A basement level where grain is collected and conveyed by tunnel is located under the main portion of the complex which is oriented slightly off the north-south axis in response to the railroad spur between the silos and the mill. The silos structure is the iconographic landmark of Downtown Tempe – widely recognized as the hallmark of Mill Avenue uniquely identifying the heart of our community.

In 1966 two additions were constructed on the top levels of the mill building. These additions are distinguishable by their sloping floors that were originally the mill roof. Constructed of 8-4-16 concrete block walls with wood-frame roofs, these additions can be visually identified from Mill Avenue by the projection of the original roof overhangs extending below. In 1966 permit applications were filed separately for these additions, at which time it is believed that a tower dating from 1918 was removed at level 5 on the north.

**Likely to yield information important in prehistory or history**

The mill exists in an area known to be archaeologically sensitive and within known site boundaries. Despite extensive past archaeological remediation, some portions of the property may still contain buried cultural remains associated with the Hohokam and historic periods.

**ANALYSIS**

Based on the information provided by the applicant and the above analysis, staff recommends the Commission support Council approval of this request. As outlined in the above narrative, the subject property meets the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code:

1. It meets the criteria for listing on the Arizona or national register of historic places;
2. It is found to be of exceptional significance and expresses a distinctive character, resulting from:
   a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
   b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature

**REASON FOR APPROVAL**

1. The property meets the criteria for designation specified in section 14A-4 (a) of the Tempe City Code.
Per article 5.12 of the City of Tempe / Iconic Mill, LLC development agreement, the applicant is obligated to process proposed changes as if the property is listed in the Tempe Historic Property Register. As such, for the purposes of this report, its Tempe Historic Property Register status is listed as “Designated.” Hereafter cited as Agreement.

Property submitted for National Register consideration as part of the Tempe MRA. The Keeper determined the property to be eligible on October 10, 1984. However, the property was not listed due to owner objection. A January 26, 2017 response to a Part 1 tax credit application for this project affirmed the property likely retains National Register eligibility.

The Four Southern Tribes of Arizona are, in alphabetical order, as follows: Ak-Chin Indian Community, Gila River Indian Community, Salt River Pima-Maricopa Indian Community, and the Tohono O'odham Nation.


See Attachment B.
Attachment A
NOMINATION FORM
TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

119 South Mill Avenue
Tempe, AZ
85281

Legal Description (Subdivision Name, Lot and Block)

Hayden Flour Mills MCR 968-20
(see attached plat approved Jan. 10, 2008)

Date of Construction / source of date

1918 / 1951 -- Multiple primary sources

Existing Historic Designation or Identification (check if any)

□ National Register (Date Listed)
□ State Register (Date Listed)
□ Tempe Survey # 193

Summary of Historic Function or Use

The Hayden Flour Mill complex includes a 1918 poured-in-place concrete mill building erected to replace an earlier mill building destroyed in a catastrophic conflagration the year prior. The 151' tall grain elevator and silos were constructed in 1951. The flour operation remained in business for more than 120 years, making it the longest running commercial enterprise in Maricopa County at the time of its 1998 closure. The property was declared potentially eligible for the National Register of Historic Places on January 26, 2017. Per the National Park Service letter (attached), both the mill and grain elevator / silos are contributing buildings and the property's period of significance is 1918 - 1966.

Present, Common, or Proposed Name

Hayden Flour Mill

Present Function or Use

Vacant -- Slated for adaptive reuse

Classification (check one)

□ Property (Building or Structure)
□ Archaeological Site
□ District
□ Landmark

Ownership Information:

City of Tempe
Owner Name
P. O. Box 5002
Address
Tempe AZ 85281
City State Zip
(480) 350-8870 Phone

Iconic Mill, LLC
Name
1030 W. Chicago Ave., Suite 300
Address
Chicago IL 60642
City State Zip
(312) 275-3110 Phone

Signature (if required) 09.12.2017 Date

Applicant Information (if different from ownership)

Signature Date

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.
Hayden Flour Mill
Historic Designation Request

Applicant’s Letter of Explanation

Iconic Mill, LLC is requesting historic designation and overlay zoning (the “Request”) for the approximate 5.08 acre Hayden Flour Mill property located at the southeast corner of Mill Avenue and Rio Salado Parkway (the “Site”) in downtown Tempe. The existing Hayden Flour mill building (the “Mill Building”) and grain elevator/silos (the “Silos”), respectively constructed in 1918 and 1951, are located near the center of the Site.

The Mill Building and Silos are of historic significance, as they are relics of Tempe’s agricultural past. The Mill Building, constructed in 1918, remains the oldest cast-in-place, reinforced concrete building in Tempe. With the exception of Manzanita Hall on the Arizona State University campus, the Silos, constructed in 1951, remained the tallest structure in Tempe until 2007. The milling operations at Hayden Flour Mill did not cease until 1998, which ended the longest continuous use of an industrial building in the Valley. The enclosed report prepared by MacRostie Historic Advisors further describes the historical significance of the Mill Building and Silos.

The Hayden Flour Mill is a two-building complex in downtown Tempe encompassing an approximate five-acre property situated along the western base of Tempe / Hayden Butte. The older of two buildings, the Mill Building, is a reinforced concrete structure, featuring a rectangular footprint with a stepped profile (stepping north) and ranging in height from three to five stories (specifically, a partial sub-grade basement through fourth floor). The building also has two rooftop additions (ca. 1955-58 and 1966).

The second building of the complex, the grain elevator and silos (the “Silos”) sits behind (east) and above the level of the Mill Building, eliciting the Silos as the visually dominant of the two buildings. Built of cast-in-place reinforced concrete, the Silos were constructed in 1951 due to the need for more storage space for grain. The fourteen exterior silos are arranged in two parallel lines of seven silos each, abutted on the south end by the grain elevator.

Originally strategically situated to take advantage of the ‘Tempe Crossing’ site – one of two important fords on the Salt River, the Hayden Mill has served as a landmark at the juncture of both east and west, and north and south regional transportation routes linking Tempe to the rest of Arizona and beyond. As a result, the Mill Building and Silos are some of the most significant and iconic historic buildings in Tempe. The completion of the original adobe Hayden Flour Mill building on the same site in 1874 marked the beginning of a century of rapid expansion for the Hayden flour firm and an associated substantive change at the property. The original mill burned down in 1917 and the extant Mill Building was quickly built to replace it the following year. Currently, the Mill Building and Silos are the remaining components of what subsequently became a large arrangement of buildings, accretions, additions and structures.

The Hayden Flour Mill was founded by Charles T. Hayden (1825-1900) in 1874 and was owned and operated by members of the Hayden family for over a century, through the complex’s expansive iterations, until 1981 when Hayden C. Hayden (1922-2005) sold the mill to Bay State
Milling Company of Quincy, Massachusetts. Bay State continued operations at the Site until 1998, when the property was then sold to MCW Holdings. When MCW’s redevelopment plans for the Site failed, the City of Tempe obtained the Site in 2003.

The 1918 Mill Building features reinforced concrete foundations and retaining walls. The original above-grade structural system of the four-story (with partial sub-grade basement) Mill Building consists of regularly spaced steel-reinforced concrete posts and beams with integrally cast wall panels and deck slabs for the floors and roofs. The reinforcing steel consists of the very early type of twisted square bars. The connections of columns to beams have integrally cast gussets (splayed triangular shapes) to transfer shear forces from the flat slab decks and beams to the columns and subsequently to the foundations. In limited areas of the milling rooms, the floors are constructed of heavy timber rather than concrete, which provided an opportunity for easily changing vertical linkages between floors for pipes, chutes, and drive belts.

The scale and location of the 1951 Silos behind and above the level of the Mill Building makes this the dominant of the two buildings in the complex. The 14 silos each measure 117 feet in height and about 12.4 feet in interior diameter (and 15 feet in exterior diameter). They connect to the grain elevator at the south end of the building, which is approximately 150 feet in height. Constructed of reinforced, poured-in-place concrete the Silos took eleven days of continuous pouring to complete. The roofs are also constructed of reinforced concrete and are sheathed with built-up roofing. The off-the-form concrete surface of the exterior walls is finished with a thin skim coat of concrete. The building is painted white; a red-and-black stripe surrounds the base of the building. Large letters high on the west side of the silos in the same color scheme spell in three rows: ‘Hayden Flour Mills’ – each word a line. Historic photographs indicate this paint scheme was introduced sometime between 1961 and 1975. These hues relate to those seen on the paper packaging of the Hayden ‘Rose Flour’ sacks. The Rose Flour sack design was first used in commerce in 1963 and trademarked in 1968, indicating the paint may have been introduced in 1963. Six steel awning windows with three-over-three lights are evenly punctuated along the east and west elevations of the one-story penthouse that rests on top of the silos; the penthouse holds the horizontal conveyor belt system used to move the grain.

The Mill Building and Silos are significant at the local and state levels under National Register Criterion A in the area of industry for its association with Hayden Flour Mill, one of the earliest successful, as well as longest-running merchant flour mills of Arizona. Established initially in 1874 by Charles T. Hayden as the first flour milling concern with a presence on the south side of the Salt River, Hayden Flour Mill was instrumental in the subsequent development of Tempe. For the next hundred years, the Hayden family-owned flour mill, beginning with the original adobe mill and continuing with its reinforced concrete fireproof replacement, at the base of Tempe / Hayden Butte was a major source of fine flour for communities throughout Arizona. By 1882, the mill was, according to the Arizona Gazette, one of the two largest merchant mills in the Salt River Valley. In 1940, it was one of four census-recorded merchant flour mills remaining in Arizona; continuing expansion in the 1940s and 1950s, helped it increase capacity from an estimated 100 barrels in 1918 to over 500 barrels (by the 1970s). By 1966 it was the last surviving merchant flour mill, other mills in the Valley and state having closed or been consolidated.

Today, the Hayden Flour Mill, consisting of the iconic duality of the 1918 fireproof Mill Building and the towering 1951 Silos, at the important nexus of the Salt River / Tempe Town Lake, the Tempe / Hayden Butte and Mill Avenue - Tempe’s main street, serves as tangible evidence of
the long-standing Hayden family’s achievement. The period of significance for the Hayden Flour Mill extends from 1874, the date of construction of the original adobe mill, until 1966, the year that not only concluded the mill’s twentieth-century expansion period but also heralded Hayden C. Hayden’s decision shortly thereafter to downscale flour processing at the mill, diversifying beyond milling into food brokerage and distributorship.

**Historic Designation Approval Criteria**

As addressed below, the Request satisfies the criteria for historic designation for an individual property specified by Section 14.A-4(a) of the Tempe Historic Preservation Ordinance.

*Meets the criteria for listing on the Arizona or National Register of Historic Places*

The Mill Building and Silos are significant at the local and state levels under National Register Criterion A in the area of industry for its association with Hayden Flour Mill, one of the earliest successful, as well as longest-running merchant flour mills of Arizona.

*Is at least at least 50 years in age*

The existing Mill Building and Silos, respectively constructed in 1918 and 1951, on the Site are both greater than 50 years in age.

*Is reflective of the city's cultural, social, political or economic past*

The Mill Building and Silos on the Site are both relics of Tempe’s past agricultural-based economy.

*Associated with person or event significant in local, state or national history*

Charles T. Hayden founded the Hayden Flour Mill in 1874. Charles T. Hayden also helped found both the City of Tempe and Arizona State University.

*Represents an established and familiar visual feature of an area of the City, due to a prominent location or singular physical feature*

In part, the 1918 Mill Buildings and the towering 1951 Silos are iconic due to their location at the important nexus of the Salt River / Tempe Town Lake, the Tempe / Hayden Butte and Mill Avenue - Tempe’s main street. As the tallest structure in Tempe until 2007, with the exception of Manzanita Hall on the Arizona State University campus, the Silos remain an iconic feature of Tempe’s skyline today.

We look forward to discussing the Request with you in the near future and respectfully request your approval.
AFFIDAVIT OF PUBLIC HEARING NOTIFICATION FOR PROPERTY OWNERSHIP LIST AND MAP

For all applications requiring a public hearing, it is the responsibility of the applicant to provide current and complete property ownership and tenant information for the subject property. Based on the applicant’s submitted information, the City of Tempe will provide a notification map and mailing list. The City of Tempe uses the Maricopa County Assessor’s parcel data for compilation of this list. The applicant acknowledges that the information provided as a courtesy by the City of Tempe is only as accurate, as the applicant’s submitted information, and that of the Maricopa County Assessor’s Office.

For compliance, please refer to Section 6-404 of Tempe Zoning and Development Code. Current tenant information for all parcels may be obtained from the current property owner or their designee. Additionally, for timely processing of the application, further mailing requirements are explained in the Instructions for Tenant List (next page).

NOTE: By signing this affidavit, the applicant (or its representative) shall not hold the City of Tempe responsible for any inaccuracies to the property ownership information which may cause delay in proper processing. If tenant information is required, signing this affidavit assumes the applicant (or its representative) is responsible to provide accurate and complete tenant information for the notification process, and any incorrect or incomplete information could cause delay in the proper processing of the application.

Zoning and Development Code, Part 6, Chapter 4, Section 6-404, C (4), in part states:

The Development Services Department or the City Clerk shall issue public notices for all types of hearings under this Code as follows:

4. Mailing a hearing notice not less than 15 calendar days prior to the date of the initial hearing to:
   a. The applicant or representative and owners of the subject property;
   b. All property owners of record within 600 feet of the subject property which are included on the mailing list submitted by the applicant;
   c. Provide notice by electronic communication, or if not applicable, by other standard means of noticing to the chairperson of the registered neighborhood association(s) and home owners association(s) within 1,320 feet (1/4 mile) of the subject properties;
   d. All tenants, within the boundary of the subject property(ies); and
   e. Mailing of hearing notices does not apply to Zoning and Development Code text amendments.

5. If notification is required for a public hearing with City Council, the City Clerk shall submit for publication in the official newspaper the request, at least once, fifteen (15) days prior to the meeting. If a Tempe City Code amendment is involved, the City Clerk shall comply with the requirements of the City Charter.

I have read and understand the foregoing information and requirements, particularly Section 6-404, Tempe Zoning and Development Code, and assume all liability and responsibility of the applicant for compliance with these requirements. The applicant hereby agrees to indemnify, defend and hold harmless the City of Tempe, its officers, agents and employees from any claims, demands, damages, fines, all costs, all fees and all expenses incurred in connection therewith, arising directly or indirectly out of the information provided for the vicinity ownership map, ownership/tenant list and any other information provided for compliance with Section 6-404, Tempe Zoning and Development Code.

NAME: Rob Lane
(PRINT NAME OF APPLICANT OR AUTHORIZED AGENT)

SIGNATURE: [Signature]
(APPLICANT OR AUTHORIZED AGENT)

DATE: September 22, 2017
Re: Iconic Mill, LLC
Hayden Flour Mill - Historic Overlay Zoning Request
Tempe Case Numbers PL170304 and HP-17-0912

Dear Neighbor:

This firm represents Iconic Mill, LLC (the “Applicant”). The Applicant has submitted a request to the City of Tempe (the “City”) for Historic Overlay Zoning (the “Request”) for the approximate 5.08 net acre Hayden Flour Mill property located at the southeast corner of S. Mill Avenue and E. Rio Salado Parkway (the “Property”) in downtown Tempe. An aerial photograph of the Property is enclosed.

The purpose of the Request is to list the Property on the Tempe Historic Property Register (the “Register”). The Register is the City’s official list of historically, culturally and visually significant buildings, structures, landmarks, districts and archaeological sites. The general intent of historic designation is to provide protection for historically significant properties that represent important aspects of Tempe’s heritage.

As reflected by the Property being declared potentially eligible for the National Register of Historic Places earlier this year, the Property is historically significant and represents an important aspect of Tempe’s heritage. The Hayden Flour Mill complex includes a 1918 poured-in place concrete mill building erected to replace an earlier mill building destroyed in a catastrophic conflagration the year prior. The existing 151-foot tall grain elevator and silos were later constructed on the Property in 1951. The milling operation remained in business on the Property for more than 120 years, making it the longest commercial enterprise in Maricopa County at the time of its 1968 closure. See enclosures for a street view photograph of existing structures on the Property.

The Applicant would like to meet with neighbors to discuss the Request at a Neighborhood Meeting during the Tempe Historic Preservation Commission Meeting on Tuesday, October 10, 2017 at 6:00 p.m. The meeting will be held in the Don Cassano Room on the second floor of the Tempe Transportation Center located at 200 E. 5th Street; Tempe, AZ 85281.

The City has also scheduled the following public hearings to consider the Request:

**Historic Preservation Commission:** November 14, 2017 @ 6:00 p.m.
Meeting Location: Hatton Hall, 34 E. 7th Street, Tempe, AZ 85281
Development Review Commission: December 12, 2017 @ 6:00 p.m.
City Council (Introduction/1st Hearing): December 14, 2017 @ 6:00 p.m.
City Council (Action/2nd Hearing): January 25, 2018 @ 6:00 p.m.
Meetings Location: City Council Chambers, 31 E. 5th Street, Tempe, AZ 85281

You will be receiving an additional mailing notice from the City advising of scheduled public meetings in the coming weeks. The scheduled Historic Preservation Commission, Development Review Commission and City Council meeting dates and times are also listed on public hearings notification signs posted on the Site. You are welcome to attend the public meetings to learn about the Request and to make your opinions known. Please call the City of Tempe Community Development Department at (480) 350-8331 to verify listed meeting and hearing dates and times.

If you have any questions, comments or concerns regarding the Request, you are more than welcome to contact me anytime at (602) 256-4439 or rlane@gblaw.com. We look forward to discussing the Request with you and hope to see you at the neighborhood meeting on the evening of Tuesday, October 10th.

Sincerely,
GAMMAGE & BURNHAM

ByRob Lane
Senior Land Use Planner

Encl: Aerial photograph of Property
Street view photograph of Property
STREET VIEW PHOTOGRAPH OF HAYDEN FLOUR MILL PROPERTY LOOKING SOUTHEAST FROM MILL AVENUE AND RIO SALADO PARKWAY
Attachment B
1. Property Name Hayden Flour Mill
   Street 119 S. Mill Avenue
   City Tempe                    County Maricopa         State AZ        Zip 85281-2804
   Name of Historic District
   ☐ National Register district  ☐ certified state or local district  ☐ potential district

2. Nature of request (check only one box)
   ☐ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☑ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name Jennifer Hembree
   Company MacRostie Historic Advisors, LLC
   Street 991 W. Hedding St., Suite 106
   City San Jose                    State CA
   Zip 95126-1213      Telephone (408) 490-2069      Email Address jhembree@mac-ha.com

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable): (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3a(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name David Baum
   Signature
   Date 11/30/16

   Applicant Entity Iconic Mill, LLC
   SSN or TIN 36-4808973
   Street 1030 West Chicago Avenue, Suite 200
   City Chicago                    State IL
   Zip 60642-5671      Telephone (312) 275-3110      Email Address david@baumrealty.com

NPS Official Use Only
The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

[Signature]
National Park Service, Authorized Signature

☐ NPS comments attached
COMMENTS SHEET
Historic Preservation Certification Application

Property name: Hayden Flour Mill
Project Number: 35366

Property address: 119 S. Mill Avenue, Tempe, AZ

These comments respond to the Historic Preservation Certification Application --
X ☐ Part 1 ☐ Part 2 ☐ Request for Certification of Completed Work.

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above, and has determined that the property appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

Because the property contains more than one building, and those buildings were functionally related historically to serve an overall purpose, program regulations require NPS to determine which of the buildings contribute to the significance of the historic property, and therefore will be "certified historic structures" when the property is listed. Based on the documentation presented, the following buildings appear to contribute to the significance of the property:

Concur with the Application
Contributing buildings:
Mill Building, 1918,
Grain Elevator: 1951

Period of significance 1918-1966

This determination is preliminary only. These buildings will become "certified historic structures" only when the property is listed in the National Register of Historic Places.

The same regulations also require NPS to review the rehabilitation work under your ownership as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, the submitted Part 2 of the application, the Description of Rehabilitation Work, must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures".

The National Park Service has reviewed and approved the submitted application noted above. These comments must be addressed in future submissions related to this project.

1.26.17
Date
National Park Service Signature

202-354-2236
Telephone Number
Attachment C
October 12, 2017

John Southard
Tempe Historic Preservation Office
PO BOX 5002
Tempe, AZ 85280

Support for Historic Designation of the Hayden Flour Mill and Silos

This letter is sent in support of historic designation for the Hayden Flour Mill and Silos and listing in the Tempe Historic Property Register. Tempe Historic Preservation Foundation recognizes that this property has historic significance at the state and local levels under all four criterion provided by the National Park Service and is therefore eligible for local designation and listing.

Tempe Historic Preservation Foundation is a 501(c)(3) Nonprofit Organization founded over a decade ago to assist in preserving Tempe's historic properties and archaeological sites. The iconic Hayden Flour Mill is featured prominently in the Foundation logo. The Foundation mission includes supporting worthy preservation projects and accordingly, on behalf of the Board of the Directors of the Tempe Historic Preservation Foundation, I submit the following for your consideration.

Tempe has significant history as the second-oldest settlement in the Valley Metropolitan Area, predating statehood by more than four decades. Remnants of this early history continue to survive adding complexity and depth to Tempe's built environment. Without these landmark properties the urban experience is diminished and places loose authenticity. Yet all too often our urban core succumbs to redevelopment projects that can do great violence to the integrity of community cultural resources. The Hayden Flour Mill and Silos are an important component of the locus of Tempe history. Together with Tempe Butte, Mill Avenue Bridge, and La Casa Vieja, this site is ground zero for interpreting where our community began. At this point in Tempe's evolution surviving landmarks should be preserved as living parts of our community and used to inform development in ways that give a sense of temporal orientation and true authenticity to the generations that will someday enjoy them.

For all of these reasons, the Tempe Historic Preservation Foundation asks that you join with us in support of historic designation for the Hayden Flour Mill and Silos and listing in the Tempe Historic Property Register. Thank you for your consideration of this request and for your continued support for historic preservation.

Respectfully submitted

Dawn Hart, Vice Chair
Tempe Historic Preservation Foundation
Agenda Item 4
ACTION: Request to recognize 1022 SOUTH UNA AVENUE as a contributing property in the Borden Homes Historic District. The applicant is Jacqueline Chamberlain.

RECOMMENDATION: Approve

BACKGROUND INFORMATION: 1022 South Una Avenue is currently recorded as a non-contributing property in the Borden Homes Historic District Tempe Historic Property Register designation file. The home was determined to be non-contributing because of a post-construction front porch enclosure, a reversible alteration resulting in a loss of integrity at the time of designation. The applicant recently removed the enclosure and has requested a review of the non-contributing determination. The request includes the following:

1. Amend Tempe Historic Preservation Office records to reflect 1022 South Una Avenue as a contributing property in the Borden Homes Historic District.

2. Provide notice of change in Tempe Historic Property Register historic district contributing status to the State Historic Preservation Office.

Existing Property Owner: Jacqueline Chamberlain
Applicant: Jacqueline Chamberlain

ATTACHMENTS: A. Applicant’s request for review, B. Borden Homes Tempe Historic Property Register nomination documents, C. Borden Homes Historic District Design Guidelines, D. 1022 South Una Avenue property card

STAFF CONTACT(S): John Southard, Historic Preservation Officer (480) 350-8870

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: John Southard, Historic Preservation Officer
COMMENTS:

This site is located on the west side of South Una Avenue between East Lemon Street and East Orange Street and is located within the Borden Homes Historic District.

This request includes the following:

1. Amend Tempe Historic Preservation Office records to reflect 1022 South Una Avenue as a contributing property in the Borden Homes Historic District.

2. Provide notice of change in Tempe Historic Property Register historic district contributing status to the State Historic Preservation Office.

The applicant is requesting Historic Preservation Commission action on items one and two listed above.

ANALYSIS

1022 South Una was constructed circa 1948 on lot eleven of the Borden Homes subdivision platted on October 9th, 1947. A carport was built on the south side of the home in 1962. The front porch was enclosed at a later date.

Section 6 of the Borden Homes Historic District Design Guidelines (“Guidelines”), “Entrance Courtyards,” includes a description of the front porch designs found in the neighborhood. The entrance courtyard original to homes such as 1022 South Una is identified as a “small front gabled porch roof extending from the main roof.” 1022 South Una Avenue underwent a front porch enclosure at an unknown date prior to the Tempe Historic Property Register inventory of the neighborhood. Inventory records identify the enclosure as an alteration of a character defining feature that rendered the home ineligible for contributing status. While a loss of integrity is often irreversible, section 4.6 of the Guidelines, “Non-contributing Building Additions and Alterations,” states, “for historic-era buildings that have lost integrity, a rehabilitation project may be the ideal way to reverse incompatible alterations, allowing them to regain their original character.”

The applicant recently completed a project that removed the walls enclosing the front porch. The work was guided by historic photographs of the property taken during the applicant’s childhood and conformed to the Guidelines. As this work reversed the sole non-historic alteration of a character defining responsible for the home initially being determined non-contributing, the home now appears to be a contributing property to the THPR-listed Borden Homes Historic District.

REASONS FOR APPROVAL:

1. The sole reversible alteration responsible for the property being determined non-contributing has been reversed.

Based on the information provided and the above analysis, staff recommends approval of the requested change in contributing status.
Attachment A
Hi John,

After considerable time and money, we feel we have restored 1022 S. Una Ave to its original configuration and appropriation to the Borden Homes subdivision. I have visited, then lived in the property since 1966. I knew the original owners, since they were family members. Please let me know how to proceed to have it added to the state and national registry. Thank you!

I am enclosing two pictures of my son that show some of the architecture at the time. The first one was taken 48 years ago, the second, 44 years ago. The next two pictures are the property after it's restoration. I feel it is now the best representation of the original 1945 homes in the neighborhood!

I eagerly await your approval!

Sincerely,

Jackie Chamberlain
Attachment B
STAFF REPORT
Tempe Historic Preservation Office

From: Joe Nucci, Historic Preservation Officer
Date: April 7, 2005
DSD# HPO-2005.30

Borden Homes Historic District Designation

Background + Status
On February 14, 2005, Barbra Worbotong, Chair of the University Heights Neighborhood Association, submitted an application for designation of the historic 1947 Borden Homes Subdivision on the Tempe Historic Property Register. This submittal was in response to a presentation by the Tempe HPC to approximately 20 Neighborhood Association Members on February 10, 2005, where the eligibility of the district was communicated to property owners who reached consensus to bring forward an application.

The Borden Homes Subdivision is identified in the Post World War II Subdivisions In Tempe Arizona; Neighborhood & House-Type Context Development 1945 – 1960, prepared by Scott Solliday Historian (Solliday 2001) as currently age-eligible for designation as historic districts.

History + Context
Unprecedented annexation and development during the post World War II period in Tempe established broad patterns of community planning and development that characterize the city today. From 1945 to 1960, more than one hundred subdivisions were opened for development and thousands of homes were built in Tempe. During this fifteen-year period, Tempe’s corporate limits increased by a factor of ten, and our historically stable population increased from less than 5,000 to nearly 25,000 persons.

Tempe Preservation recognizes the post-war era as a formative period significant in shaping our modern Tempe. Accordingly, in May 2001, operating under a Federal Historic Preservation pass-through grant from the Arizona State Historic Preservation Office, Tempe contracted with Historian Scott Solliday to conduct a survey and inventory of post-war subdivisions. The survey examined approximately 4,500 properties that were built in Tempe between 1946 and 1960. From this survey, historic property inventory forms were completed for nearly 1,800 individual properties in 62 subdivisions. These subdivisions were evaluated for historic and architectural significance, as well as integrity, and seven subdivisions were identified as currently age-eligible candidates for historic district designation including the historic 1947 Borden Homes Subdivision.

The Tempe Historic Preservation Commission has identified the seven currently age-eligible subdivisions as first tier subdivisions and has recommended proactively pursuing their historic designation as districts. These seven, along with an additional twenty five second tier subdivisions representing the field of candidates for future districts have been designated Cultural Resource Areas in Tempe General Plan 2030.
Platted on October 9, 1947, by J. A. & Annie N. Farnsworth, the Borden Homes Subdivision originally included 79 lots in the area roughly bound by Orange Street, McClintock Drive, Apache Boulevard, and Una Avenue. Proposed district boundaries will designate that portion of the historic subdivision that is zoned single-family residential (R1-6) and which includes 68 properties built between 1947 and 1957, six of which are listed in the Tempe MRA.

J. A. Farnsworth began selling the first 40 lots in the western portion of the subdivision in 1947, and offered 32 other home sites in the eastern portion, known as "Farnsworth Homes," in 1950. In February 1950, 14 homes were under construction, with plans for starting 18 others. Lot sizes were typically 60' x 130', and the average home built had three bedrooms and 1,130 square feet. Farnsworth kept 300 feet of frontage on State Route 80 for future commercial development including the A. J. Bayless shopping center site. The subdivision was annexed into the city on March 27, 1950, under Tempe City Ordinance Number 201.

Subdivision Design

The Borden Homes Historic District exhibits a high degree of integrity at both the subdivision and parcel levels of analysis. Additionally, based on field recognizance undertaken by the Tempe Historic Preservation Commission in November 2004, this district has a frequency of contributing properties above the 88 percent level.

The original subdivision design concept is clearly intact at Borden Homes with the U-shaped street configuration resulting in an interesting subdivision layout overall. At the northern reach of the commercial frontage along Apache Boulevard, Una Butte Avenue divides in graceful curves to form the central neighborhood circulator streets; Una Avenue and Butte Avenue. These streets continue north to the subdivision boundary resulting in four uniform columns of residential lots 60 by 130 feet served by unpaved alleys at the rear of the lots. At the midpoint of these blocks, East Lemon Street enters the subdivision following its stepped east-west alignment connecting the neighborhood to South Dorsey Lane, the midsection collector west of Tomlinson Estates, and to McClintock Drive, the mile-grid arterial at the east. One hundred thirty feet north of the terminus of Una Butte Avenue, Twelfth Street tees from Butte Avenue and maintains a straight alignment east to McClintock Drive, fronted by uniform 60 by 130 feet residential lots to the district extent.

When Farnsworth platted Borden homes on October 9, 1947, Tempe's first zoning ordinance, Ordinance No. 177, was still in effect. The undifferentiated "Residence District" specified street and yard setbacks that remain today with no noticeable variation. Although two or more subsequent zoning ordinances would be adopted before the subdivision reached build-out in 1957, the initial standards provided under Ordinance 177 established the basic subdivision character that continued to be adhered to resulting in a regular streetscape rhythm throughout the Borden Homes Historic District.¹

The original subdivision layout is complimented by utility infrastructure for electrical service distribution and residential irrigation. Along the unpaved service alleys, power and telephone service is still distributed overhead from wood poles that additionally provide street lighting in some cases. At ground level, irrigation control devices, including delivery gates and lateral valves, are conspicuously part of a functioning system. At the parcel level, the continuing presence of residential irrigation is evidenced in perimeter berms and alfalfa valves maintained by property owners.

Landscaped Environment

As the post-war demand for city services grew, municipal boundaries began expanding to incorporate new neighborhoods as they were built. Landowners in subdivisions outside the city limits often requested annexation to connect to city water and sewer service and to eventually get residential irrigation and paved streets. This was not always the case, however, as some residents resisted annexation to avoid property tax increases. The Tempe City Council considered annexing the area including Borden Homes as early as 1948, but would wait two more years until protest from property

¹ On September 16, 1948, Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. On October 11, 1951, Tempe's third zoning ordinance went into effect, Ordinance No. 209. On February 6, 1957, Tempe's fourth zoning ordinance went into effect, Ordinance No. 268.
owners gradually turned to a desire for irrigation leading to creation of an improvement district for expanded infrastructure. On August 13, 1953, E. W. Daley, Tempe Superintendent of Streets, established Improvement District Number 43, providing additions to Tempe’s irrigation system to extend service to the Borden Homes and Tomlinson Estates subdivisions. The historic 1870 Kirkland-McKinney Ditch at the north edge of the University Heights Neighborhood Association boundary is an integral part of Tempe’s earliest history and the associated flood irrigation delivered to Borden Homes over more than 50 years has significantly contributed to the present character of the neighborhood.

The concentration of mature mesic vegetation resulting from sustained flood irrigation contributes to the character of the area and creates a distinct microclimate that is discernable on site and has been measured using infrared thermal imaging photography by students at Arizona State University.

**Architectural Environment**

The Borden Homes Historic District contains numerous transitional early ranch style homes including approximately forty constructed in row-lock brick masonry. Brick masonry and especially row-lock brick masonry houses are rare to Tempe, and very rare throughout the Valley. Row-lock brick masonry was only used during a brief period before reinforced concrete block largely replaced this method of residential construction. The remainder of the homes in the subdivision are constructed in the more common reinforced block style. Taken together, this collection provides an interesting reflection of the evolution of residential construction technology at the point in time when modern building codes began to have influence in the valley metro area.²

**Summary**

The combination of a high frequency of contributing properties, the continuous presence of flood irrigation and its resulting mature vegetation, along with good integrity of the historic streetscape and formal subdivision layout are significant character defining features of the Borden Homes Historic District.

**Significance**

The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.

(b) The following criteria are established for designation of an historic district:

(1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries.

**Recommendations**

Staff have placed this item on the Planning and Zoning Commission agenda for Public Hearing on April 12, 2005, and recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the Borden Homes Historic District be designated as a Tempe Historic Property (#24) applying Historic Overlay Zoning to the district.

---

² On June 12, 1952, the Tempe City Council adopted the 1949 Edition of the Uniform Building Code, as Section 301(a) of the Tempe City Code, the first Tempe building regulation to provide minimum standards to safeguard life, limb, health, property and public welfare.
Historic Preservation staff recommends that the character defining features of the neighborhood be preserved and the forces acting against these features be evaluated and the type of alterations that can be occur without adversely affecting these features can be identified.

Historic Preservation staff recommends following designation of an historic district, and until such time as district-specific design guidelines can be adopted, the commission shall refer to such professional or commonly recognized standards as may be appropriate and available to ensure the overall neighborhood character will be conserved and enhanced while responding to current trends. The example of the Willow Neighborhood in Phoenix, where the houses are very small and the neighborhood is experiencing large additions to the homes that will eventually overwhelm the character of the historic neighborhood should be considered.

references:


Ryden Architects, 1997 *City of Tempe Multiple Resource Area Update.* City of Tempe Historic Preservation Office.


attachments: application vicinity map site plan photographs
Attachment C
Borden Homes Historic District

Design Guidelines

HPC Approved 07/12/2012
Adopted 08/08/2012
ACKNOWLEDGEMENTS

Tempe Mayor and City Council
Mark Mitchell, Mayor
Onnie Shekerjian, Vice Mayor
Robin Arredondo-Savage, Councilmember
Shana Ellis, Councilmember
Kolby Granville, Councilmember
Joel Navarro, Councilmember
Corey Woods, Councilmember

Tempe Historic Preservation Commission
Andrea Gregory, Chair
Ira Bennett, Vice Chair
Anne Bilsbarrow, Commissioner
Brad Graham, Commissioner
Charlie Lee, Commissioner
Brenda Shears, Commissioner
Scott Solliday, Commissioner
Korri Turner, Commissioner

Community Development Department
Lisa Collins, Manager
Alyssa Gerszewski, Historic Preservation Office Graduate Student Intern
Nathan Hallam, Historic Preservation Office Graduate Student Intern
Billy Kiser, Historic Preservation Office Graduate Student Intern
Alyssa Matter, Historic Preservation Office Graduate Student Intern

Joe Nucci, Historic Preservation Officer
Mark Vinson, City Architect / Design and Preservation Manager

With Special Thanks
To all the historic district property owners, tenants, and interested persons who participated in the workshops and public meetings during the preparation of these historic preservation guidelines and who generously contributed first-hand knowledge and insight to the information contained herein.
Dear Neighbors:

Good News! Borden Homes is now listed as a National Register of Historic Places Historic District and a committee composed of neighbors and city volunteers, with the help of Tempe Preservation volunteers and staff has drawn-up this set of guidelines to establish the criteria for determining which homes are “contributing properties” (i.e. what makes your house eligible for the status “Historic Home”). The process used and the factors considered are all discussed in detail in the attached document, the Borden Homes Historic District Design Guidelines. If you have any interest in Tempe history, please read it; it will give you a sense of the importance of your home in the development of the Phoenix area post-WWII. Many of us think Southwestern History consists of Native American and early Spanish History in the Valley, and do not realize that our homes also make a contribution to the story.

In reading these guidelines, please understand that we worked on setting reasonable requirements; basically, could the original owner of the property recognize it today? Also, note that there is no “stick” but only “carrot” to encourage homeowners to bring their homes into the category of “contributing property.” If your home contributes you can apply for a substantial reduction in property taxes for fifteen to thirty years along with the enhancement of the home value that accompanies the historic classification. No one will make you do or not do anything to your property outside of existing City Zoning, Development, and Building Safety Codes. With that in mind, please relax and read!

For the Committee,

George K Wittenberg,
Borden Homes Homeowner
INTRODUCTION

1 BORDEN HOMES HISTORIC CHARACTER
   1.1 Neighborhood Description
   1.2 Character-Defining Features of the District Architectural Styles
   1.3 Early/Transitional Ranch style
      Diagram - Ranch style House Kit of Parts
   1.4 Simple Ranch style
   1.5 Later Ranch style

2 PRESERVATION REVIEW PROCESS
   Policy Basis for Design Guidelines
   2.1 Historic Preservation Review Process

3 EXTERIOR BUILDING FEATURES
   3.1 Preserve – Repair – Replace
   3.2 Foundations
   3.3 Exterior Walls
   3.4 Roofs
   3.5 Windows
   3.6 Porches
   3.7 Awnings, Shades and Shutters
   3.8 Entrance Doors and Screen Doors

4 ADDITIONS AND ALTERATIONS
   4.1 Borden Homes Design Guidelines Evaluation Process
   4.2 HPC Standards for Evaluating Additions and Alterations in the Borden Homes Historic District
   4.3 SHPO Standards for Evaluation
   4.4 Compatible Design of New Additions
      Diagram - Appropriate Additions and Alterations
   4.5 Significant Historic-Era Additions
   4.6 Non-Contributing Building Alterations
   4.7 Detached Buildings
      Table - Standards for Evaluating Additions to Historic Properties
   4.8 Energy Conservation
   4.9 Health, Safety and Accessibility
5 IN-FILL BUILDINGS
5.1 New In-Fill Buildings
5.2 Streetscape Pattern
5.3 Building Height
5.4 Building Form
5.5 Building Materials
5.6 Building Features

6 SITE FEATURES AND SETTING
6.1 Entrance Courtyards
6.2 Sidewalks and Walkways
6.3 Driveways, Streets and Parking
6.4 Fences
6.5 Landscape and Irrigation
6.6 Lighting
6.7 Accessory Structures and Features
6.8 Equipment and Utilities Placement

APPENDICES
A. Secretary of the Interior’s Standards for Rehabilitation
C. Tempe Historic-Era Plant Materials (Trees)
   Tempe Historic-Era Plant Materials (Shrubs and Groundcover)
   Tempe Historic-Era Plant Materials (Vines and Annuals)
D. Glossary of Terms
E. References
With the end of World War II, Arizona in general, and Tempe in particular, experienced unprecedented population growth and economic expansion. From 1945 to 1960, Tempe opened more than one hundred new subdivisions for development and frequent annexations saw the city’s boundaries expand eight-fold. Residential development trends that began in the post-war period are reflected in thousands of Tempe houses and structures that were built during this time. Many of these post-war Tempe neighborhoods continue to contribute to the unique character of our community today.

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

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

The intent of historic designation is to provide protection for significant properties and archaeological sites which represent important aspects of Tempe’s heritage, to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.
Borden Homes Historic District Design Guidelines assist in managing change in the district. The guidelines seek to identify a range of solutions that allows a property to be adapted to a modern use maintaining its historic integrity and its status as a contributing property to the historic district. The guidelines provide an understanding of the historic significance of the neighborhood and by calling attention to the character-defining features of buildings and properties. This understanding can inform decision-making with regard to maintenance, repair, rehabilitation, and new construction, by identifying alternatives that conserve and enhance the historic character of the district.

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

Tempe Historic Preservation Commission (HPC) and City Staff will use the guidelines to approve requests for alterations to properties in the district and to evaluate the appropriateness of the City’s own projects in and adjacent to the district.
Borden Homes Historic District demonstrates the evolution of rapidly changing homebuilding methods in the post-WWII era in Tempe. The majority of houses in the Borden Homes Historic District were constructed in three discrete phases within a ten-year period beginning in 1947. During this time, construction materials and methods developed by wartime industries found new applications in raising the productivity and controlling costs amidst a post-war residential construction boom. Attendant upon the rapid expansion of residential construction was the advent of new building safety regulations in the form of standardized building codes being implemented across the country. Tempe was following a national trend when, on June 12, 1952, Council adopted the 1949 Edition of the Uniform Building Code, as the first Tempe building regulation to provide minimum standards for safeguarding life, health, property, and public welfare.

The earliest houses in the Borden Homes Historic District are predominantly small brick masonry houses that are similar in size and design, yet with enough variation in plan, masonry style, roof types and porch types, as to make each house appear to be unique. Homes built later exhibit a change in construction with the introduction of concrete block as the primary building material and the more elongated plan characteristic of the Ranch style. The last of the original homes demonstrate the continuing evolution of the Ranch style in the post-war era with standard features including slab foundations, steel casement windows and asphalt shingle roofs. Further evolution could continue by providing carports under the main roof as part of the designed expandability of these homes, which allowed them keep pace with growing families. It is hard to capture the significance of the Borden Homes subdivision simply by physical description. Instead, it is in the larger community setting that the district develops significance as a representation of fulfillment of deeply held values about home in American society. Protection of the collection of properties as a whole is essential to maintaining district character. These humble houses develop significance through the integrity of their setting.

Information is based on the nomination that listed the district in the National Register of Historic Places, as prepared by historian Scott Solliday (2011), and on data used to designate and list the district in the Tempe Historic Property Register.
1.1 NEIGHBORHOOD DESCRIPTION

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

The chronological development of the subdivision from south to north to east spanned the decade after World War II, a time when building materials, methods, and regulations were changing rapidly. Today the streetscape of the Borden Homes Historic District retains a secluded, quiet atmosphere and a strong sense of place. Many properties have uninterrupted, open front yards. Original sidewalks, curbs, and gutters from 1959 remain intact, although many dirt or gravel driveways have since been replaced with concrete. The Tempe City Council designated the neighborhood as an historic district on June 2, 2005 and it was listed on the National Register of Historic Places on November 18, 2011.

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

Roughly two-thirds of the houses in the district were built within the first three years of development, including the twenty-five houses built in the Early Transitional Ranch style. By the end of the period of significance (1959) over ninety percent of the houses (n=65/69) had been built, with the majority having been constructed in the Simple Ranch style. The initial and brief period of Early Transitional Ranch style building exemplifies the rapid evolution of residential design and construction methods in Tempe during the post-war period.
Several houses in the Borden Homes Historic District have sensitive additions that do not adversely affect the character of the individual property or the overall streetscape. However, several newer houses in the neighborhood do not contribute to the distinctive character of the district. Constructed in 1966, 1967, 1971, and 2009, these four properties do not date to the period of significance (1947-1959) and are of unrelated architectural character.

The design guidelines process begins with identification of the form and detailing of those materials and features that are important to maintaining the historic character or integrity of a district’s property. A character-defining feature is critical to conveying the historical significance of a property. These are the features of the property that should be retained in order to preserve that character and convey historic significance.

Most homes in Borden Homes display two different types of masonry patterns. This home is an example of the use of two different patterns to add variety to the exterior front of the home.
The Borden Homes Historic District Design Guidelines provide guidance on identifying character-defining features and retaining and preserving the character of an historic property. The ability to recognize what is important to retain can provide an architectural theme or indicate a thematic context for rehabilitation and reuse. This informed decision-making may lead to sensitive or conspicuously appropriate design solutions. The following will assist in identifying the form and detailing of character-defining features for both the District overall, as well as each of the three primary house types within the Borden Homes Historic District.

Diagram - Early/Transitional Ranch Homes in the Neighborhood (Matter 2012)
1.2 CHARACTER-DEFINING FEATURES OF BORDEN HOMES HISTORIC DISTRICT

- Small, one-story houses on large lots
- Consistent spacing between houses
- Flood-irrigated yards and lush, mature landscaping
- Lush irrigated front lawns continuous from lot to lot
- 35-foot front yard dramatically punctuated by mature shade tree(s)
- Asphalt-paved streets
- Continuous concrete sidewalks with rolled curbs along both sides of streets
- Straight walkways to the front entries of each house
- Consistent lot width, depth and shapes (rectangular or square corner lots)

The Borden Homes Historic District exemplifies amazing historic beauty thanks to all of the contributing properties.
ARCHITECTURAL STYLES IN BORDEN HOMES HISTORIC DISTRICT

1.3 EARLY/TRANSITIONAL RANCH STYLE

The first homes built in the Borden Homes Historic District are representative of a turning point in Tempe homebuilding, largely reflecting a broad national trend in residential architecture in the years following World War II. These are small brick houses with a simple design that could be built quickly and sold for between $5,800 and $6,600. These are outstanding examples of the Early/Transitional Ranch style, a distinct style identified throughout the Phoenix Metropolitan Area.

The Early/Transitional Ranch style house has a massing and plan similar to earlier Period Revival styles, but ornamentation is largely nonexistent. Features such as concrete slab foundations, steel casement windows, and asphalt shingle roofs associated with the emerging Ranch style are already present, but these houses lack the elongated facades and horizontal emphasis characteristic of subsequent Ranch style houses.

In Tempe, the Early/Transitional Ranch style marked the initial departure from the vernacular four- or five-room house constructed in the National Folk style. These homes are indicative of a new paradigm of residential construction in the post-WWII period that began to differentiate a unique style in the American Southwest, one that remained at variance from other regional expressions.

Roughly two-thirds of the houses in the Borden Homes Historic District were built between 1947 and 1949, including all twenty-five of the Early/Transitional Ranch style examples built in the 1100 blocks of South Una and South Butte Avenues. While each of these houses is similar in size and design, various combinations of floor plan, roof type, porch, and masonry style were used to give each home a unique appearance with much more variation than was seen in later phases.
CHARACTER DEFINING FEATURES OF THE EARLY/TRANSITIONAL RANCH

- Built without carports (a few houses had detached garages at the rear)
- Small houses on large lots, originally about 900-sf houses on 7,850-sf lots (12% lot coverage)
- One-story L-shaped or rectilinear floor plans
- Low-pitched hip, gable or intersecting hip-and-gable roof forms
- The roof is clad predominantly with asphalt or asbestos shingles
- No true front porch but broad overhanging eave supported by posts - a few houses have a small front-facing gable porch at the entry
- Brick masonry patterns vary but the Flemish bond rowlock pattern is common

The Early/Transitional Ranch home was built without a carport, like the one shown above.
- Projecting belt course – may separate one bond pattern above and below
- A few houses have brick below the belt and concrete block above
- A few houses were painted completely and a few only above or below the belt
- Steel casement windows
- Variations in ornamental details (fascia board trim, shutters, porch posts)

1.4 SIMPLE RANCH STYLE

Houses built in the 1000 blocks of South Una and South Butte Avenues in 1949 and 1950 exhibit a significant change in construction with the introduction of concrete masonry (block) and more elongated floor plans and horizontal emphasis. Taken together, these houses represent an important incremental shift in the evolution of the Ranch form which, for sake of differentiation from earlier and later motifs, will be referred to as the Simple Ranch style. Concurrent with changes in design and materials, sweeping changes in building codes for residential masonry construction were taking place throughout the Valley.

The engineering implications of masonry reinforcement impacted many aspects of residential development and caused both the gradual transition to, and the overwhelming success of, what would ultimately become recognized as the Ranch style house. By 1949, when construction had moved up to the 1000 blocks of South Una and South Butte Avenues, all houses were of concrete construction and long, low facades with strong horizontal emphasis indicating that the Ranch style was emerging.

These houses clearly reflect the Ranch style that was emerging across mid-century America. Homes were of common bond concrete block with a narrow plan and a broad facade spanning more of the lot’s width. Houses in the 1000 block of Butte Avenue built from 1949 to 1950 are of much simpler design than those on Una Avenue. Almost all have a rectilinear plan and a hip-of-side gable roof. Many have a distinctive new style of porch with a broad front-gabled porch roof supported by masonry columns.
CHARACTER-DEFINING FEATURES OF THE SIMPLE RANCH STYLE

- Built without garages
- Built with concrete masonry (block), painted
- One story, less than 1,200-sf area
- More elongated floor plans
- Overall low horizontal emphasis
- Concrete slab-on-grade floor
- Low-pitch gable or hip roof
- Small, covered front porch or stoop
- Roofs sheathed predominantly with asphalt shingles
- Rectangular window openings
- Steel casement windows
- Variation in use and type of exterior materials, such as clay brick, glass block accent windows and wood siding at gable ends

This home showcases the historic steel casement windows and front porch that are associated with the Ranch Style home.
- Variation in ornamental details (fascia board trim, shutters, porch posts)
- Stylistic treatment of materials and details is used evenly on all sides
- Front facade may be enhanced with minor ornamentation

1.5 LATER RANCH STYLE

Houses built on 12th Street after 1950 show the further evolution of the Ranch style and are distinguished most quickly by the carport now being incorporated under the main roof of the house. The houses are still small, typically less than 1,200-sf as originally built. The predominant type has an L-shaped plan and intersecting gable roof with an extended eave porch over the junction of the two wings. Another common model has an L-shaped plan with a recessed porch under a side-gable roof. Almost all houses built in the 1600 block of East 12th Street have a carport incorporated under the main roof of the house.

The integral carport feature is typical of the ultimate form of the Ranch style house of the American Southwest and owes its development to architect Frank Lloyd Wright7. Several of these houses have enclosed the carport to add additional living space. This Later Ranch style provided built-in expandability to the post-war Ranch style and introduced the concept of the starter-house, one that could be economically adapted to keep pace with the needs of growing families during the baby-boom era. This inherent expandability has been taken advantage of by property owners frequently. The State Historic Preservation Office provides special guidance on how the carport, an integral component of the Ranch style house type, has successfully been modified over time.
CHARACTER-DEFINING FEATURES OF THE LATER RANCH STYLE

- Built-out carports under the main roof of the house
- Built with concrete masonry (block), painted
- Overall low horizontal emphasis
- One story, less than 1,200 sf area
- L-shaped plan and intersecting gable roof, with...
- Extended eave porch over the junction of the two wings, or...
- Recessed porch under a side gable roof
- Concrete slab-on-grade floor
- Roofs sheathed predominantly with asphalt shingles
- Rectangular window openings
- Steel casement windows
- Stylistic treatment of materials and details is used evenly on all sides
- Front facade may be enhanced with minor ornamentation

These are the materials and features that are important to be retained in the process of rehabilitation work. The following Design Guidelines will examine opportunities for protecting and maintaining them.
Guidelines provide a basis for managing change that affects the appearance of individual buildings or the general character of the district. Guidelines do not dictate design solutions; instead, they identify a range of responses to specific design issues affecting historic resources.

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

Guidelines in this document provide direction for specific changes and follow basic principles specified by the Secretary of the Interior’s Standards for Rehabilitation. Design and construction proposals that can be demonstrated to comply with the Secretary’s Standards will be accepted as meeting the intent of these guidelines (see Appendix B). Standards and Guidelines emphasize retention and repair of historic materials while providing latitude for replacement. Guidelines focus on preservation of the character-defining features of a property; those materials, features, finishes, spaces and spatial relationships that, together, give a property its historic character. A property may exhibit less than three minor changes to the character-defining features and still be considered a contributing property.
2.1 HISTORIC PRESERVATION REVIEW PROCESS

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

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

When a building permit or approval is required to alter, remodel, build or otherwise develop or landscape property located in the Borden Homes Historic District, City Code stipulates that those permits or approvals shall be deferred until approval has been obtained from the Tempe Historic Preservation Commission. When the work is obviously minor in nature, the Tempe Historic Preservation Office can provide administrative-level approval. Commission or administrative-level approval or denial will be based on how well proposed changes meet the intent or objectives stated in these guidelines. Issuance of historic preservation approval indicates conformity with the provisions and intent of these guidelines only and does not imply approval by other City or regulatory agencies.
3 EXTERIOR BUILDING FEATURES

Exterior building features help define the character of historic properties. A building’s architectural details add visual interest, distinguish building styles and types and often reflect craftsmanship characteristic of a particular period in time. Features such as windows, doors, porch posts and roof eaves display materials, finishes and designs that are associated with specific architectural styles and historic periods.

According to the National Park Service, a character-defining feature is a prominent or distinctive aspect, quality or characteristic of a historic property that contributes significantly to its physical character. Character-defining features are property features such as materials, spaces, and finishes that help convey the property’s historic significance. The ongoing ability of a property to convey its historic significance is called historic integrity. The historic integrity of a property survives only when critical character-defining features remain intact. When making changes to historic properties it is often necessary to determine which features are most important to preserve in order to avoid or minimize harm, or to determine whether proposed rehabilitation, preservation, maintenance and other activities are consistent with the preservation objective.

Character-defining features are different for each architectural style. Identification and evaluation of these features does not address intangible qualities, such as feeling or association with significant persons or events, but works from the understanding that historic significance is often embodied in the tangible aspects of a property that include its setting, form and essential physical features.

In the three developmental stages of the Ranch style home on display in the Borden Homes Historic District, simplicity of design and construction is arguably the most consistent stylistic theme. Simplicity was perhaps the greatest advantage of the Ranch style in the early post-war period as it enabled fast and efficient production to meet the growing demand for affordable housing.
Early/Transitional Ranch, Simple Ranch and Later Ranch style houses in the Borden Homes Historic District are devoid of elaborate detailing. Their most significant character-defining features are the porch, windows, doors and rooflines. Based on their historical importance and stylistic prominence, preservation of these basic features is important for appropriately managing change in the district. These character-defining features provide a sense of authenticity, scale, and aesthetic quality to the facade of the Ranch style house and should receive sensitive treatment during exterior rehabilitation and restoration work.

3.1 PRESERVE - REPAIR - REPLACE

Preserve Features - The best way to preserve historic building materials is through timely maintenance. Preserving original architectural features is critical to maintaining the integrity of any historic building.

Repair Features - When historic building materials are deteriorated, repairing rather than replacing materials is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

Replace Features - When materials or features are beyond repair, replacement is necessary. However, it is important to minimize the extent of replacement because the original materials contribute to the authenticity of the property as a historic resource. New material should be compatible with the original appearance, but be distinguishable from original construction. However, even when replacement materials exactly match originals, the integrity of a historic building is to some extent compromised by replacement. This is because the original material contains a record of the labor and craftsmanship of an earlier time. Integrity cannot be reproduced or recreated. The physical record of history is lost when materials are replaced; thus, conservation of original materials and features is strongly recommended.
3.2 FOUNDATIONS

Early/Transitional Ranch, Simple Ranch, and Later Ranch style houses in the Borden Homes Historic District all utilize the more cost-effective concrete slab-on-grade technique in favor of the raised wooden floors and crawl spaces characteristic of pre-war times.

For continued eligibility, slab foundations should be maintained in good condition by keeping moisture away. Make sure the soil or pavement next to the slab-on-grade foundation slopes away to keep water from soaking down along the slab and surrounding soil. Provide rain gutters, downspouts, and concrete splash blocks to direct water away from the foundation.

For continued eligibility, cracks in the foundation should be repaired with compatible patching material. If cracking is caused by differential settlement, which may, in turn, cause cracking of interior and exterior walls, professional consultation by a historical architect or structural engineer is recommended. Stabilize settling foundations using low-impact techniques. It is sometimes advisable to stop further settlement of a foundation rather than to raise it back into place. Replace or rebuild a new foundation only as a last resort.

3.3 EXTERIOR WALLS

Early/Transitional Ranch style houses constructed in 1947 differ subtly from the Simple and Later Ranch style houses from 1948, specifically in masonry shape and materials. Masonry is a character-defining architectural detail and should be preserved. Mortar joints that have become deteriorated should be re-pointed to prevent structural damage. Some of the Early/Transitional Ranch style houses in the district exhibit a rare but signature style in their distinctive brick masonry walls. Beginning with a base of brick wainscot to a height of three feet, a raised brick belt course is surmounted by upper walls laid-up in the Flemish bond rowlock masonry pattern. This produced walls with special visual interest and is very rare in post-war Tempe subdivisions.
3.4 ROOFS

The Ranch style drew its inspiration from various sources, including early Prairie style houses designed by Frank Lloyd Wright, but was popularized by the designs and production of California architect Cliff May. The simple and sparsely adorned house form reflected romantic imagery of the past and new social trends toward informality and casual home life embodied in post-war suburbia. The cohesive visual character of the Borden Homes Historic District results, in part, from consistent use of low-pitched cross-gable and hip roofs, typically with asphalt shingles. These low roof forms are a character-defining feature of the Ranch style house.

Early/Transitional Ranch style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof in a variety of forms, including: intersecting gable, intersecting gable-and-hip, full hip, and side gable.

Simple Ranch style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof over a rectilinear plan, with a hip or side-gable roof emblematic of the developing style.

Later Ranch style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof to illustrate the further evolution of the form, with predominantly L-shaped plans and intersecting gable roofs extending at their intersecting junction to form an eave porch at the front entry. Another model has an L-shaped plan with a receded porch under a side-gable roof. Many of the Later Ranch style houses have a carport under the main roof of the house.
For continued eligibility, a homeowner should preserve the original form, materials, eaves, details, and other character-defining features of a historic roof. Preserve the original overhang depth of the eaves. Minimize the visual impact of new skylights and other rooftop devices by installing them behind the ridgeline of the roof and away from view from the street. If new mechanical equipment, such as air conditioning or solar devices, are installed on the roof, place them to be inconspicuous from the street and do not damage or obscure character-defining features.

### 3.5 WINDOWS

Windows are an important character-defining feature of the historic Ranch style house. Along with the front door, windows give scale to the building and provide visual interest to the composition of the facades. Distinct window designs help define the historic Ranch style. The depth of their position set into the thickness of the wall casts shadows that also contribute to the character of the facade. Proportions, orientation, divisions and materials of a historic window are among its essential elements of design. Arrangement and number of panes, or “lights,” is also an important compositional element of windows. Virtually all-original windows in the Borden Homes Historic District were the steel casement type. Casement windows have an operable sash that swings open, typically to the outside. Nearly square or rectangular, these windows were usually divided into horizontal rectangular lights. The original steel casement windows have provided excellent service for decades and with proper maintenance can continue to function well into the future.

Some historic windows have been replaced with new windows that do not reflect the historic character of the house. In many instances, historic character can be emulated by adding muntins to reflect the proportions of the historic windows.
Replacing windows for greater energy efficiency may have unintended consequences. The window area is a relatively small portion of the total exterior surface of a house. Repairing and resetting historic windows, combined with adding insulation in the attic, can provide more effective energy performance without compromising the historic integrity of the house. In addition, removing and discarding serviceable building components such as windows and doors wastes their embodied energy and adds to landfills unnecessarily while also causing additional energy to be expanded in the manufacturing of new windows. Where historic windows still exist, they should be repaired rather than replaced. The original windows significantly contribute to the historic character of the Ranch style house. Even when replaced with an exact duplicate window, a portion of the historic character is lost. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.

3.6 PORCHES

Early/Transitional Ranch style homes in the Borden Homes Historic District were constructed with no true porch, but instead with broad overhanging eaves at the juncture of the intersecting wings, often supported by porch posts.

Simple Ranch style homes in the Borden Homes Historic District were constructed in a number of design variations created through the treatment of the gable end or by using different configurations for the extended eave porch. Some overhanging eaves extended along more than half of the primary facade, providing a distinct covered entry supported by two or three posts. Others have small porches only at the entry, supported by brackets.

Later Ranch style houses relied more on the porch to provide shade, a sheltered entry and visual interest to the entry facade. Sometimes running the entire length of the front of the house, porches integrated into the covered carport were a prominent feature of this house type.
Original porch features may require preservation because of deterioration or inappropriate alterations. Some may have had minor changes, while others may have been altered to the point of losing their original character. Original wood posts may have been replaced with uncharacteristic materials or covered with stucco. Porches may have been in-filled to create an entry or to increase living space. These treatments may compromise the proportions and integrity of the house. Extensive replacement of historic qualities or enclosure of the porch should be avoided. Although replacement of an entire porch is discouraged, such extreme measures may, in rare occasions, become necessary. Preferably, the design of the replacement porch should be a reconstruction of the original. Short of that approach, reconstruction should be based on examples of another house of the same period and style.

Maintain the porch and its character-defining features. If a historic porch must be enlarged or a carport is added, the new porch posts should be in scale and proportion to those used historically. Avoid changing the character of the historic porch by adding details and features such as porch railings or trellises.

3.7 AWNINGS, SHADES, AND SHUTTERS

Energy studies show that significant cost savings can be achieved by shading window openings. In addition to strategically-placed landscaping, a number of architectural elements were commonly used to shade window openings on houses during the post-war period and can effectively block sunlight from striking the window without obscuring historic glazing patterns or details.
Awnings appear to have been installed on several houses in the Borden Homes Historic District, demonstrating the popularity of these devices during the historic period. Awnings continue to provide important and effective energy conservation and should be preserved. Maintain existing awnings in good repair. Modern materials such as acrylic fibers have significantly extended life expectancies compared to traditional canvas fabrics and can reduce long-term maintenance needs. Select fabric consistent in appearance with period colors and textures. If it is necessary to reduce sun exposure on windows, awnings can be an effective means of reducing heat gain. New installations should follow recommendations for reversibility and minimize damage to existing historic fabric.

Shade screen products were historically available in wide varieties to protect windows. Typically, these screens were designed as removable panels that were mounted at the onset of warm weather and taken down seasonally. The number of shade screen panels used to cover any given window was typically less than the number of panes in the sash, resulting in these exterior-mounted screens completely changing observable window proportions and obscuring historic glazing patterns. Modern screens should not change the observable glazing patterns.

One of very few embellishments found on Ranch style houses in the district are the nonfunctional wood shutters on the windows in primary facades. These original shutters remain important character-defining features of an architectural style that used only minimal ornamentation.
3.8 ENTRANCE DOORS AND SCREEN DOORS

An entry that is appropriate to the style and period of significance helps maintain the historic character of the district. Entry doors provide scale and visual interest to the primary facade. Entry doors on Ranch style houses have traditionally encompassed a wide range of design variations indicative of their historic antecedents. From the familiar frame-and-panel type, through the nine-lights-over cross-bucks, to the modern flush or slab construction, the Ranch house has drawn on a variety of door styles.

Historically, front entrance doors almost always had a screen door for ventilation. This was typically a single-panel, insect-screened opening reinforced at hardware height by some unobtrusive decorative grille installed on the inside of the door.

Many houses in the district have had historic front entrance doors replaced for acoustic concerns. For the most part, new doors of compatible character have been installed in the original masonry openings. Other houses have had security doors installed that are not characteristic of the Ranch style and that visually obscure the historic front doors; these should be avoided.

Preserve decorative features of historic entrances and doors. Repair is a better approach than replacement if a door possesses significance through visual prominence on the facade or due to its stylistic characteristics.
On Thursday, January 14, 2010, the Tempe Historic Preservation Commission adopted standards for evaluating additions proposed for historic properties or for determining the effect of existing additions on historic integrity. These standards are based on the work of Linda McClelland in 2008, and are included on the following pages of these guidelines.

4.1 BORDEN HOMES DESIGN GUIDELINES EVALUATION PROCESS

On Wednesday, March 14, 2012, members of the Borden Homes Historic District Design Guidelines Work Group met to assess existing conditions within the district and determine criteria to balance the diversity of the housing stock with the desire to maintain eligibility for listing in the National Register of Historic Places and the Tempe Historic Property Register. The consensus of this grass-roots policy-making is recorded in the minutes of that meeting and specific guidance is codified as items 1 through 7 herein.

1) A property will not be a contributing property if a detached two-story addition is built that can be seen from the street.

2) A room addition is acceptable if it is located in the backyard and is a single story-structure.

3) A carport addition, or front-of-house addition, cannot encroach into the historic front yard setback.

4) A property may exhibit two minor changes to the character-defining features and still be considered a contributing property.
4 BUILDING ADDITIONS AND ALTERATIONS

5) If a property owner encloses their carport, they will be encouraged to use compatible materials that are distinct enough to preserve historic integrity to still be considered a contributing property.

6) A front porch enclosure is not allowed; property owners are to be discouraged from screening-in the front porch.

7) The front facade of a property needs to be kept uniform through the use of the same steel casement windows and compatible materials that are unique to this community.

Borden Homes Historic District Design Guidelines

Appropriate Additions

<table>
<thead>
<tr>
<th>Sitting Room Addition</th>
<th>Carport Addition</th>
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<tbody>
<tr>
<td>Detached Garage Addition</td>
<td>Multiple Additions</td>
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</table>

Diagram - Appropriate Additions and Alterations
(Matter 2012 quoting Ryden 2010)
4.2 HPC STANDARDS FOR EVALUATING ADDITIONS AND ALTERATIONS IN THE BORDEN HOMES HISTORIC DISTRICT

1. An addition should fall within the period of significance, and, in some cases, its date of construction may be used as the closing date of an extended period of significance.

2. New additions, exterior alterations or related new construction should be sympathetic to the original design (i.e., stylistically appropriate, sensitively rendered, compatible in size and scale, with similar or compatible materials).

3. New additions, exterior alterations or related new construction should consider the cumulative effect of the change along with other changes that have been made or proposed (window replacement, siding, etc.).

4. New additions, exterior alterations or related new construction that is not sympathetic in design must not substantially damage the historic property.

5. New additions, exterior alterations or related new construction should not mimic the historic design to the extent that it becomes indistinguishable from the original building and thereby conveys a false sense of history.

6. New additions, exterior alterations or related new construction should not overwhelm or dominate the historic character of the property as a whole or alter the property’s character-defining features, including significant open space.

7. New additions, exterior alterations or related new construction should not be out-of-scale; rooftop additions and additions that obscure principal elevations are particularly problematic unless they are stepped back and appear small in scale.
8. New additions, exterior alterations or related new construction should not hide a building’s principal facade from the public right-of-way and other significant viewpoints, or change the perceived orientation or number of entrances.

9. New additions, exterior alterations or related new construction should not impair significant or character-defining features of the historic resource.

10. New additions, exterior alterations or related new construction should not impact the front-yard setback, in order to protect the historic integrity of the property and its environment.

These standards for evaluating additions proposed for historic properties or for determining the effect of existing additions on historic integrity are adopted by the Tempe Historic Preservation Commission. They are based on the work of Linda McClelland, 2008 “Evaluating the Significance of Additions and Accretions: A National Register White Paper”.

4.3 ARIZONA STATE HISTORIC PRESERVATION OFFICE STANDARDS FOR EVALUATION

SHPO has recently published guidance for evaluating building additions and alterations (AZ SHPO 2011). The SHPO protocol has been included for reference as Appendix A of these guidelines. SHPO evaluation protocol requires the significance of the addition to be assessed regardless of compliance with the Secretary’s Standards. Under SHPO evaluation protocol, the typical carport addition in Borden Homes Historic District could be determined not to be historically significant. However, the typical carport addition would still meet the Secretary’s Standards and, therefore the property could still be considered to contribute generally to the historic character of the district. Again, under the SHPO evaluation protocol, in instances where a carport addition is determined to be significant and does not meet the Standards, most would be considered minor alterations and the property could still be considered contributing.
For purposes of evaluating a property as contributing to a Tempe Historic Property Register Historic District, it must be a property within a designated historic district that contributes generally to the distinctive character of the district. SHPO policy cited above is based on interpretation of National Park Service guidance and does not define the limits of local eligibility.

4.4 COMPATIBLE DESIGN OF ADDITIONS AND ALTERATIONS

Appropriate additions and alterations will relate to the scale of nearby historic buildings and to their general size, shape and proportions, and will not utilize primary building materials dissimilar, at least in appearance, to historic materials.

Appropriate additions and alterations will be in proportion to the overall size of the lot and will not appear too big for the lot when compared with nearby historic buildings. Maintain the established scale of the neighborhood’s houses and lots.

Appropriate additions and alterations will maintain setbacks and alignments of the buildings with the surrounding context and will not maximize front yard development standards. Set back from the street at a distance similar to that of nearby historic buildings and provide landscaped areas compatible with the historic setting. Maintain alignments of horizontal features on new roof ridges, eaves, porches, windows and doors, with those of adjacent buildings to help ensure compatibility with the overall patterns of streetscape facades.
Appropriate additions and alterations will respect the design character of nearby historic properties and will not destroy historic materials, features, and spatial relationships that characterize these properties. Balance appropriate differentiation and compatibility with the character of the nearby historic properties. Do not make new work look older than it is. Differentiate style, design, and details subtly from the historic buildings through contemporary interpretation of the historic architecture.

4.5 SIGNIFICANT HISTORIC-ERA ADDITIONS AND ALTERATIONS

Most of the additions and alterations visible from the street in the Borden Homes Historic District occurred during the period of significance, 1947-1959, the most common change being the addition of a carport on the sides of houses on Una and Butte Avenues. The typical carport addition was a simple, flat roofed or very low-pitched shed roof structure supported by wood posts or iron poles that did not adversely affect the architectural or historic integrity of the houses. Many of the additions and alterations constructed within the period of significance have acquired historic significance in their own right and should be retained and preserved. A property may exhibit less than three minor changes to the character-defining features and still be considered a contributing property.
4.6 NON-CONTRIBUTING BUILDING ADDITIONS AND ALTERATIONS

Design of alterations and additions to non-contributing buildings should address the characteristics of both the non-contributing building and the contributing neighboring buildings. For historic-era buildings that have lost integrity, a rehabilitation project may be the ideal way to reverse incompatible alterations, allowing them to regain their original character and perhaps become eligible for listing on the National Register of Historic Places. Some of the additions and alterations visible from the street in the Borden Homes Historic District occurred outside of the period of significance or are substantially incompatible with the general historic character of the district. In a few cases where an addition or alteration can be determined not to be significant, not to meet the Secretary of the Interior’s Standards for Rehabilitation and have a major effect on the integrity of the building, the property should be considered ineligible. This is an infrequent occurrence in the Borden Homes Historic District.

4.7 DETACHED BUILDINGS

The post-World War II “starter” houses of the Borden Homes Historic District were small buildings on spacious lots. They were intended to be improved and enlarged as families grew and new needs developed. During the early decades of the neighborhood, some homeowners constructed detached garages in the backyard in alignment with the wider side yard setback left clear for a driveway. The building of a detached one- or two-car garage was in keeping with the patterns of residential development of the early twentieth century when small Bungalow Era garages replaced Victorian Era stables. Borden Homes Historic District straddles that point in American history when the automobile began to influence the architectural character of residential facades. During the period of significance, the homes in the District could have added a new carport attached to the side of the house or a detached garage added in the backyard. These additions usually matched the house.
It was not uncommon for homeowners to construct their own tool sheds and workshops in the backyard in a manner that complemented the style of the house but did not necessarily copy it. Prefabricated steel tool sheds were not commonly available locally until the late 1960s. Because of the modest means of the early homeowners in this neighborhood, guesthouses or mother-in-law cottages were not commonly found.

New detached buildings should be compatible in design with the historic character of the house and site and should preserve the historic relationship between the house and the landscape.

### 4.8 ENERGY CONSERVATION

Historic preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the character of neighborhoods and the community. The energy embodied in an historic building can exceed 40 percent of the embedded maintenance and operations energy over the useful life of the building. Historic preservation is the ultimate sustainability strategy.

Because these houses were constructed prior to the introduction of affordable air conditioning systems, they tend to have been designed with greater consideration for passive energy efficiency techniques. Even the latest evaporative coolers available in post-World War II Arizona were far more energy efficient (although less comfortable in humid seasons) than later air conditioners. The flood-irrigated environment of the Borden Homes Historic District also contributes to energy efficiency.
The irrigation system of the neighborhood and of each house should be maintained for the sake of energy conservation as well as historic character.

1) The community would like to encourage the use of solar panels as long as they are installed on the roof slope that is facing away from the street.

2) It is important to discourage the replacement of the original steel casement windows and doors on the front facade of the house and, instead, to repair the windows or doors back to their original state.

3) Preserve the exterior face of the historic masonry wall. Do not cover with foam insulation, stucco or other treatment to increase energy performance.

4.9 HEALTH, SAFETY AND ACCESSIBILITY

The Early/Transitional Ranch and Simple Ranch style houses in Borden Homes Historic District have very little ornamentation and few character-defining features. Thus, the loss of original steel casement windows, while marginally successful in improving the residents’ comfort, would have a significant adverse effect on the architectural integrity of the house. Patterns created by the vertical casement sashes and the horizontal muntins were important, not only to each house, but also to the continuity of horizontal lines that carried through the facades collectively as an element of streetscape design. The horizontal line is one of the important characteristics of the Ranch style created by uniform elevations of roof ridges, eaves, window openings, windowpanes and masonry bonding patterns. The key visual pattern to be retained is the twelve-inch vertical dimension of the original windowpanes. Even casual observation of this historic window type will reveal several windowpane widths but the heights are all twelve inches. Homeowners may restore the original horizontal character of twelve-inch-high panes by modifying existing replacement windows or by installing new window assemblies with the appropriate mullion patterns and glass proportions.
It is often necessary to make modifications to a historic property to comply with current accessibility code requirements or, in the case of a private home, simply to make use of the building more convenient. Although federal, state or local laws do not require the accessibility of existing private residences, standards exist that can be used as a guide for homeowners who desire to improve accessibility to their own dwelling and property. The work must be carefully planned and undertaken to avoid a loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact. Provide barrier-free access in such a manner that character-defining spaces, features and finishes are preserved.

If a bedroom is located in the front of the house, a window on the side of that bedroom may be installed for fire egress, which would then preserve the original steel casement window located on the front facade of the property.
Several houses in the Borden Homes Historic District have been constructed after the neighborhood’s period of significance as in-fill structures. Most recently, the house at 1638 East 12th Street, built in 2009, was constructed on a vacant lot that had become a neighborhood nuisance. Although this property is not eligible as a contributor to the historic district because of its age, this modern-style house is a reflection of its own time while its rectilinear plan and low-pitched front gable roof simultaneously consider and defer to the character of the historic district.

5.1 NEW IN-FILL BUILDINGS

The Secretary of the Interior’s Standards for Rehabilitation and these Guidelines acknowledge that in-fill buildings should be reflections of their own time, but they must also defer to the character of their host historic district. New in-fill buildings constructed in the Borden Homes Historic District must be visually compatible with contributing buildings and should be differentiated from the historic buildings. A new building should not be mistaken for a historic building. Its design must take into consideration the scale, size, massing, silhouette, materials, patterns of openings and structure, color and texture of the earlier buildings. New construction must also be placed appropriately on its property to maintain setbacks, spacing and setting of historic structures. New landscaping should blend with the general character of the streetscape. For example, a gravel yard with desert landscaping would not be appropriate in the context of the character-defining lush, mature vegetation and lawns of this irrigated subdivision.
5.2 STREETSCAPE PATTERN

Should a historic house be lost to disaster or demolition, an existing building may be moved into the district if it maintains a sense of architectural unity with existing buildings in the district. Likewise, a new building of contemporary design may be constructed in compliance with these same standards of appropriateness, especially in terms of massing, size, scale and placement. New buildings and additions should be placed within the historic-era setbacks. A building should fit within the range of yard dimensions seen in the block and maintain the existing spacing of side yards. The front of the house should be oriented to the street and the front door should be clearly identifiable. A side yard driveway in keeping with the traditional layout of the streetscape should be provided.

5.3 BUILDING HEIGHT

The height of a building should be similar to that of houses found traditionally on the block and in the neighborhood. New buildings should be the same one-story height as found traditionally in the subdivision or provide wall heights of one story (8 or 9 feet) at facades visible from the street.

5.4 BUILDING FORM

Simple building plans in the form of a rectangle or L-shape should complement the traditional layouts of the Early/Transitional Ranch and Simple Ranch style houses. Low-pitched gable and hipped roofs are appropriate for primary roof forms. Dormers and cupolas are not appropriate for complementing the simple roof massing of the Early/Transitional Ranch and Simple Ranch style houses.
5.5 BUILDING MATERIALS

Building materials that contribute to the traditional sense of scale and reinforce the sense of visual continuity in the neighborhood are appropriate. The most appropriate wall material in the Ranch style is painted masonry. Use block or brick that is similar in texture, size and proportions to those used historically. Natural-finished used bricks and false bricks or stone should be avoided. Wood siding, as found in the gables of the historic houses, may also be used. Stucco was not characteristically used in this neighborhood, and thus should be avoided. New materials similar to traditional materials may be used as accents. Roof materials should be composite shingles and convey a scale and texture similar to those used traditionally on Early/Transitional Ranch and Simple Ranch style houses. Wood shakes appropriate for later “up-scaled” California Ranch style houses are not appropriate here.

5.6 BUILDING FEATURES

Building features for in-fill houses and accessory buildings should complement the historic character of the contributing houses of the district. The porches should be compatible with the size, scale, materials and colors of the neighborhood’s prevalent historic architectural style. Eaves of the roof overhangs should be modeled after the visual characteristics of the molding trim type and exposed rafter tail type found in the neighborhood. Decorative profiles at the ends of bargeboards or rafter tails should differ in design from the historic examples in order to differentiate old from new.
In recent years, community awareness of water conservation issues has dramatically affected the character of many historic districts. Well-watered lawns, shrubs, and shade trees characterized traditional older Tempe neighborhoods. Today, many homeowners are converting to low-water (xeriscape) landscaping and abandoning lawns for gravel. The loss of traditional green lawns in Ranch house neighborhoods adversely affects the character of the streetscape as well as the setting of the individual house. Lush lawns and mature trees are character-defining features of the district and contribute to energy conservation in their own ways. These guidelines focus on preserving this aspect of neighborhood character through continuation of Tempe’s Residential Flood Irrigation Program and the traditional landscapes that program supports. Updating this traditional landscape form considers non-invasive species and allergy or air-quality concerns as factors limiting the recommendations from the historically correct plant lists provided (Appendix C). The best of both, or an enlightened blending of the new with the old, make these guidelines unique to Borden Homes Historic District.

6.1 ENTRANCE COURTYARDS

Early homes in the Borden Homes Historic District minimize the front porch and front entrance as an area for social interaction. Early/Transitional and Simple Ranch style homes here have no true front porch. Instead, a broad overhanging eave may extend along half or more of the entry facade supported by porch posts. A few houses have a small front-gabled porch roof extending from the main roof. Later Ranch style houses typically have an L-shaped plan and intersecting gable roofs with an extended eave porch over the junction of the two wings. Another model has an L-shaped plan with a recessed porch under a side-gable roof. In keeping with a broad post-WWII trend, the backyard became a retreat for the family and guests, and the traditional broad, raised, front porch verandas overlooking the street diminished or disappeared, as did the focus on neighborly interaction with passers-by it engendered.
Today, homeowners trying to create a friendly front porch setting for their Ranch style house must work within the minimalist character of the original entrance porch or stoop. By creating entrance courtyards with paving surrounded by a low fence or planter, the historic facades of Ranch style houses may be respected while creating a neighbor-friendly, semi-public space for the family. Create a small-scaled expansion of the existing porch floor or stoop in a manner that retains the materials, features and character of the original porch. Define the semi-public zone of the entrance courtyard with a low fence, hedge or raised planter at a height no greater than the sill of the front windows or belt course of the brick wall. Avoid overemphasizing the entrance to the courtyard by using large piers or light fixtures. Instead, provide shade for the new courtyard by introducing an appropriate tree rather than constructing a new or larger porch roof. Avoid extension of an existing porch forward toward the street or adding a trellis or pergola to the primary facade of the Ranch style house.

6.2 SIDEWALKS AND WALKWAYS

Streets in the Borden Homes Historic District were not paved until 1959 when continuous rolled curbs and sidewalks were also installed. These elements are considered character-defining features of the historic district because the technology is representative of the period of significance and they are elements that work generally to unify the various phases of development within the neighborhood into one comprehensible district. The original concrete sidewalks and rolled concrete curbs in Borden Homes Historic District reflect the post-World War II development of the subdivision. This design allows placement of driveways anywhere along the frontage of each lot. Parkways buffering the street from the sidewalk do not exist as they had in earlier pedestrian-oriented neighborhoods. Instead, the front entrance door and porch of the district’s house was reached directly by a straight and narrow concrete walkway.
Because these features of the right-of-way possess historic significance, it is recommended to preserve significant sidewalk and walkway features retaining their original materials, finishes and colors. Encourage the City to repair damaged portions of the concrete curbs and public sidewalk by replacing them with the matching color, texture and scoring patterns. Preserve historic contractors’ marks stamped into the concrete of sidewalks. Do not remove them. Where concrete sidewalks are too damaged to repair, encourage the City to replace damaged portions of the concrete curbs and public sidewalk using a matching color, texture and scoring patterns. Design for new walkways should take into consideration the materials, design, patterns, scale, size and color of historic examples. New walkways should complement historic features without copying them directly and should not be more ornate than the original sidewalks in finish or detailing.

6.3 DRIVEWAYS, STREETS AND PARKING

Driveways in the Borden Homes Historic District are concrete slab, with most houses having a straight, narrow concrete walk leading to the front entry. The most common alteration visible from the street during the period of significance, 1947-1959, was the addition of a carport on the side of the house. Preserve significant driveway and parking features retaining their original materials, finishes, colors, and extents.

6.4 FENCES

It is likely that perimeter fences and hedges were seldom seen in the Borden Homes Historic District during the period of significance, 1947-1959. Wooden picket and chain link fences seen today were probably introduced later. Backyards, when enclosed at all, were probably secured by wooden plank or cedar stake fences popular in the early post-war period. These fences were primarily intended to prevent pets and children from wandering.

In recent decades, when security and privacy became a concern, stronger and higher fences of chain link or concrete block enclosed the backyards. Today, fences in the Borden Homes Historic District are generally five or six-feet high, built of wood or block, and remain limited to enclosing the backyard. Most properties do not have a fence in the front yard; however, landscape often defines front yard boundaries. Lot-line plantings often add...
Where no perimeter fence or hedge exists, keeping the front yard open is encouraged. Where a new decorative fence is desired, it should be similar in design, material and color with those seen in Ranch style neighborhoods. Front yard fences of low scale, open railings, and rustic materials (e.g., cedar rails) are appropriate. New fences must not obscure the primary facade of a building. The railing addition to the front porch is not typical of the Early/Traditional Ranch style houses of the Borden Homes Historic District, but is in keeping with the broader Ranch style vocabulary of design. Decorative railings, like non-operable window shutters, are symbolic features often used in later Ranch style designs.

When installing a six-foot-high fence or wall at a side yard, keep the front corners of the house visible from the street. If possible, connect the side-yard fence to the house behind the side window of the front room.

To meet the Arizona State Historic Preservation Office solid wall or fence policy, any solid wall or fence should to the greatest extent possible (see Appendix A):

a. Have a maximum height of four feet (48 inches) and be placed at the front property line in order to maintain the historic relationship of the building to the front yard and the relationship of the building to the public street.

b. Have openings or breaks that allow the building and the character-defining features to be viewed from the street. If the openings and breaks exceed 25% of the width of the lot, the wall may exceed the four-foot height restriction.

c. Be designed to meet the Secretary of the Interior’s Standards for Rehabilitation and defer to the historic building.
6.5 LANDSCAPE AND IRRIGATION

The residential flood irrigation system serving the Borden Homes Historic District, as well as the landscaped environment that it supports, are important components of the neighborhood design. These features were so desirable in 1950s Tempe that the irrigation works were constructed before street paving or any other improvements. Many properties have grass lawns and a variety of non-native trees and foliage. A lush green landscape was a very desirable feature of post-war subdivisions throughout central Arizona, with flood irrigation providing consistent watering to support it. In the Borden Homes Historic District, the setting is green and open, with expanses of turf lawns that were generally not broken by fences (except for an occasional low decorative wall or picket fence). In some cases, vegetation today is so dense that it partially obscures the view of the house. Large, mature deciduous and semi-tropical trees shade houses and streets. The vegetation and irrigation water noticeably lower the ambient temperature in the neighborhood during the hot summer months. Tree and shrub varieties present include eucalyptus, Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, Mexican fan palm, mesquite, fig and olive.
The first impression of the historic character of the district landscape is a continuous plane of lush grass punctuated by mature shade trees. This impressive landscape has been made possible by the historic flood irrigation system. Deep watering provided by flood irrigation promotes species and growth rates that modern sprinklers and drippers simply cannot sustain. Irrigation standpipes should be maintained as character-defining features of the streetscape. The components of this infrastructure (e.g., standpipes, alfalfa valves, culverts, berms) are the tangible elements that convey the significant technical design aspects of the irrigation system. The mature landscape materials are the direct result of the system. Berms, basins and raised building pads were designed to protect the foundations and slab floors of the houses from water damage. Maintaining flood irrigation is imperative to preserving the character of the landscape in the Borden Homes Historic District.

Maintaining the clearances between irrigation water and foundations is crucial to preserving each house. Property owners should preserve the component features of the flood irrigation system on their lots, maintaining historic landscape features whenever possible. Front yard lawns and mature landscaping should be retained to preserve the character of the flood-irrigated historic subdivision. New landscape designs should use materials that are compatible with the historic property and neighborhood. Retain as much of the original design as possible, including landscape materials and irrigation infrastructure. A typical landscape plan for this subdivision would consist of a Bermuda grass lawn and a large shade tree in the front yard. Smaller plantings would have been placed to screen objectionable views or to frame the house.

Today, many historic neighborhoods are in a transition from traditional well-watered lawns to low-water desert landscapes. These changes are dramatically affecting the character of the streetscapes. When considering redesign, special attention should be paid to the choice and location of a shade tree. The tree should be placed so that it shades the house as much as possible. A complete list of historically appropriate trees, shrubs and annuals is available in Appendix C.
Varieties that are most significant in the Borden Homes Historic District include:
Morus alba – Mulberry
Pinus Halepensis – Aleppo Pine

Several varieties are recommended more than others including:
Morus alba ‘Kigan’ – Fruitless Mulberry
Fraxinus velutina – Arizona Ash
Pinus Halepensis – Aleppo Pine
Platanus wrightii – Cottonwood

Several historic varieties are strongly discouraged because they are considered highly allergenic or invasive species. See Appendix C for a full list.

6.6 LIGHTING

Streetlights in the Borden Homes Historic District are spaced about 400 feet apart, with three on Una Avenue, three on Butte Avenue, and two on 12th Street. Original lighting fixtures of the house or site should be preserved, when feasible. New exterior lights should be simple in character and low in intensity. Light sources should be shielded to prevent excessive glare. Minimize the visual impacts of site and architectural lighting. Prevent shining light into adjacent properties by using shielded and focused light sources that direct light onto the ground. Select lighting fixtures that maintain the “dark sky” by avoiding directing light upward.
6.7 ACCESSORY STRUCTURES AND FEATURES

Accessory structures and features in the Borden Homes Historic District almost entirely exist out of view from the right-of-way. Locate a new permanent accessory structure toward the rear of a lot whenever possible, respecting the building setback requirements of the zoning ordinance. Construct a permanent accessory structure that is not only subordinate in size and design to the primary structure, but also similar in character. Maintain the traditional range of building materials, as well as and the simple detailing, historically found on accessory structures. Keep accessory buildings low in scale, small and hidden from view from the street.

6.8 EQUIPMENT AND UTILITIES PLACEMENT

The residential flood irrigation system in the Borden Homes Historic District, built in 1953, is an important character-defining feature of the district. It is a complex network of underground concrete pipes and manifolds with concrete risers bringing water to the surface of each lot. There are three large above-ground features of this structure that are visible in the neighborhood: a concrete outlet box, which regulates the flow of water into the system, and two vertical standpipes that fill with water to pressurize the system and force water to rise to the surface.
These features have been recently altered by a neighborhood public art project that installed ceramic mosaic tiles depicting neighborhood images on of the surfaces visible above ground. The form and function of these system components is still apparent. They remain character-defining features of the historic district. Irrigation features on individual properties include alfalfa valves to regulate water flow on the property and perimeter earthen berms to contain residential flood irrigation water on the lot without flooding, runoff or erosion. These features should be maintained.

New placement of equipment and utilities in the Borden Homes Historic District should minimize their visual impact. Avoid placing mechanical equipment (e.g. air conditioner, attic turbine ventilators) on a roof where it is visible from the public right-of-way. Solar devices should not block views or be placed where they are visible from the public right-of-way. Place a satellite dish out of view from the public right-of-way.
APPENDIX A THE ARIZONA STATE HISTORIC PRESERVATION OFFICE REVISED POLICY STATEMENT FOR RECOMMENDATIONS OF ELIGIBILITY OF BUILDINGS TO THE ARIZONA REGISTER OF HISTORIC PLACES (ADOPTED MARCH 25, 2011)

As a guide to consultants, the SHPO staff and the Historic Sites Review Committee the following standards for integrity and eligibility will be applied to buildings being nominated to the Arizona or National Registers of Historic Places under criterion C: Design/Construction. These policies are primarily designed to address the eligibility of buildings as contributors to historic or architectural districts. The eligibility of an individual building will often require the presence of a higher level of integrity. To be eligible a building must convey its significance by maintaining its integrity. Changes that respect the integrity of a historic building do not alter its significance.

THE ORIGINAL BUILDING

1. Evaluation of exterior integrity will continue to be the primary focus of survey work with most attention given to the primary facade.

2. In general, the primary facade must have a majority (51%) of its features intact, and at least 75% of all exterior walls must be present.

3. In general, either the historic wall materials and details must be intact and visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity. In the future, if the non-historic materials are sufficiently removed to prove the existence of intact historic materials, details or openings, the property can then be reevaluated for eligibility.

4. Only the uncovering and exposure of historic materials, not the restoration of missing features, can affect the evaluation of historic integrity. Although the accurate replacement of missing features shall be encouraged, their replacement will play no role in the evaluation of historic integrity.

5. At the request of an owner, the SHPO, or a member of the HSRC, the SHPO staff or qualified consultant can undertake a comprehensive evaluation of a potential historic property. This expanded evaluation may include the exterior, interior and setting of the property utilizing the federal tax act application “Part I” evaluation format.
6. Interior features including the building’s structural system which are found to be rare or of high artistic merit will indicate that the building is potentially eligible even if the exterior integrity is marginal, but in any evaluation at least 75% of the original exterior walls must be intact. In only very rare cases can a building be eligible for its significant interior features if its primary facade has been extensively altered or completely replaced. In general, the complete removal of the primary facade indicates an irreparable loss of integrity no matter how much documentation exists for reconstruction.

7. As part of a comprehensive evaluation the age and rarity of the resource will be addressed within an historical context and a comparison with other similar properties. In general, the older or rarer the property the less integrity will be required for eligibility. Indigenous buildings over 100 years old, vernacular or designed buildings constructed by hand utilizing square nails, or unique one of a kind buildings will be given the greatest leniency in relationship to level of integrity.

8. Although the National Register program allows buildings to be nominated under criterion D, it will be applied to buildings only in cases when there is an indication that the building is likely to yield important information on construction technology, stylistic evolution, or artistic design. If these factors are clearly visible then the building must be nominated under criterion C. If significant below ground archaeological resources are present on the building site then the property should be nominated under both criteria.

BUILDING ADDITIONS
1. For building additions within the property’s period of significance:
   a. The significance of the addition must be assessed regardless of compliance with the Secretary’s Standards.
   b. If determined significant the property should be considered eligible.
   c. If determined not to be significant but still meets the Secretary’s Standards the building should be considered eligible.
   d. If determined not to be significant and not to meet the Standards but considered minor the property should be considered eligible.
e. If determined not to be significant, not to meet the Standards and having a major effect on the integrity of the building, the property should be considered ineligible.

2. For building additions outside the property’s period of significance:

   a. If the addition meets the Secretary’s Standards the property should be considered eligible.

   b. If the addition does not meet the Standards but is considered minor the property should be considered eligible.

   c. If the addition does not meet the Standards and has a major effect on the integrity of the building, the property should be considered ineligible.

3. To meet the Secretary’s Standards an addition should to the greatest extent possible:

   a. Be located at the rear or on an inconspicuous side of the historic building. Front facade additions are limited to simply designed carports, porches or balconies.

   b. Be limited in its size and scale in relationship to the historic building or district.

   c. Be designed to be clearly differentiated or distinctive from the historic building but be compatible with it in terms of mass, materials, relationship of solid to voids, and color thus making clear what is historic and what is new.

   d. Be designed not to obscure the character defining features of the historic building.

   e. Be designed with setbacks or offsets from the roof and/or wall planes or have a neutral spacer such as glass between original fabric and the new addition and be as inconspicuous as possible when viewed from the street.

   f. Be placed behind the front roof slope if designed taller than the original building.

   g. Defer all new work to the original building.

   h. Leave original exterior walls in place even if enclosed within the addition. And,

   i. Match original roof slopes and eave widths.

PORCH AND/OR CARPORT INFILL ADDITIONS

1. For porch or carport infill additions within the property’s period of significance:
a. The significance of the infill must be assessed regardless of compliance with the Secretary’s Standards.

b. If determined significant the property should be considered eligible.

c. If determined not to be significant but still meets the Secretary’s Standards the property should be considered eligible.

d. If determined not to be significant and not to meet the Standards the property should be considered ineligible.

2. For porch or carport infill additions outside the property’s period of significance:

a. If the infill meets the Secretary’s Standards the property should be considered eligible.

b. If the infill does not meet the Standards the property should be considered ineligible.

3. To meet the Secretary’s Standards a porch or carport infill addition should to the greatest extent possible:

a. Not destroy character-defining features of the original building including any porch or carport features.

b. Not destroy the original bay expression of the original porch or carport.

c. Be infilled with panels of glass, glass block, stucco or horizontal wood siding that are distinctive but compatible with the original building and reinforce the bay expression of the original feature.

d. Not incorporate discrete openings but utilize grouped or ribbon openings that blend with the infill panels. New doors should not be on primary facades.

e. If in filled as a garage, incorporates a plane and simple garage door that matches the full width of the original carport.

f. Have any new walls offset inward from the original bay structure or have new walls that express the underlying structural bays as a surface treatment.

g. Defers to the original building, porch and/or carport.

h. Retains the original driveway location.

FRONT YARD SOLID WALLS OR FENCES
1. For front yard solid walls or fences within the property’s period of significance:
   a. The significance of the wall must be assessed.
   b. If the wall or fence is determined significant the property should be considered eligible.
   c. If the wall or fence is determined not to be significant and blocks the view of the historic building the property should be considered ineligible.
   d. If the wall or fence is determined not to be significant but meets these policies then the property should be considered eligible.

2. For front yard solid walls or fences outside the property’s period of significance:
   a. If the wall or fence meets these policies then the property should be considered eligible.
   b. If the wall or fence does not meet these policies then the property should be considered ineligible.

3. To meet this solid wall or fence policy any solid wall or fence should to the greatest extent possible:
   a. Have a maximum height of 4 feet (48 inches) and be placed at the front property line in order to maintain the historic relationship of the building to the front yard and the relationship of the building to the public street.
   b. Have openings or breaks that allow the building and the character defining features to be viewed from the street. If the openings and breaks exceed 25% of the width of the lot then the wall may exceed the 4-foot height restriction.
   c. Be designed to meet the Secretary of the Interior’s Standards for Rehabilitation and defer to the historic building.

LANDSCAPING

1. Historic property landscaping must be consistent with one of the following treatments for historic properties: preservation, restoration or rehabilitation.
   a. Landscaping preservation retains the character of the landscape per the date of the survey. Historic changes and alterations are respected but additional changes are discouraged.
b. Landscaping restoration returns the landscaping to an earlier specific time period. Restoration must be based on research from physical evidence, historic photographs and/or written documentation.

c. Landscaping rehabilitation retains significant features from the past while allowing non-historic replacement materials and added features that are distinctive but compatible with the historic landscaping.

2. For landscaping features over 50 years old at the time of survey:

a. The significance of the landscaping must be assessed.

b. If the landscaping is determined significant the property should be considered eligible.

c. If the landscaping is determined not to be significant and blocks the view of the historic building the property should be considered ineligible.

d. If the landscaping meets these policies then the property should be considered eligible.

3. For landscaping features less than 50 years old at the time of survey work:

a. If the landscaping meets these policies then the property should be considered eligible.

b. If the landscaping does not meet these policies then the property should be considered ineligible.

4. To meet this landscaping policy the landscaping should to the greatest extent possible:

a. Meet the Secretary of the Interior’s Standards for the selected treatment.

b. Retain the historic relationship between the building, landscape features and open space.

c. Not introduce new landscape features that are out of scale or otherwise inappropriate to the historic setting.

d. Not introduce new landscape features or plant materials that are visually incompatible with the site or destroys site patterns or vistas including the view of the primary building.

e. Have any new hardscape features defer to the historic building.

RECOMMENDATIONS OF ELIGIBILITY
1. In cases of clear eligibility (consensus by the SHPO staff) the SHPO can determine eligibility without HSRC consultation. An eligibility statement signed by the appropriate staff and the SHPO must be on file with a State Inventory Form. Files containing properties that have been determined eligible will be clearly marked for identification.

2. Properties of marginal or questionable integrity by staff in need of a recommendation of eligibility will be brought to the HSRC for comment. The HSRC will receive a completed State Inventory Form and a staff report addressing the eligibility of the property. If the HSRC considers the property eligible, such statement, if agreed to by the SHPO, will be signed and filed with the State Inventory Form.

Adopted by the Historic Sites Review Committee (HSRC) March 25, 2011
Prepared by James Garrison, State Historic Preservation Officer
State Historic Preservation Office, Arizona State Parks
**APPENDIX B**  THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction, will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

* Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.
APPENDIX C  TEMPE HISTORIC ERA PLANT MATERIALS LIST

Trees available from Valley garden centers ca. 1950s

- **Acacia farnesiana**  
  Sweet Acacia

- **Callistemon viminalis**  
  Weeping Bottlebrush

- **Carya illinoinensis**  
  Pecan

- **Citrus species**  
  Citrus (all but sour)

- **Enobotrya japonica**  
  Loquat - Japanese

- **Fraxinus velutina**  
  Arizona Ash - NATIVE

- **Morus alba ‘Kingan’**  
  Mulberry - Kingan, Fruitless

- **Pinus halepensis**  
  Aleppo Pine

- **Punica granatum**  
  Pomegranate

- **Ulmus parvifolia**  
  Chinese Elm

- **Vitex agnus**  
  Chaste Tree

Shrubs available from Valley garden centers ca. 1950s

- **Bougainvillea spp.**  
  Bougainvillea

- **Buxus japonica**  
  Boxwood

- **Jasminium mesnyi**  
  Primrose Jasmine

- **Juniperus deppeana**  
  ‘Chinese’ Juniper

- **Lagerstromia indica**  
  Crape myrtle

- **Leucophyllum frutescens**  
  Texas Sage

- **Ligustrum japonicum**  
  Japanese Privet

- **Ligustrum lucidum**  
  Wax Leaf Privet

- **Myrtus communis compacta**  
  Dwarf Myrtle

- **Nandina domestica**  
  Heavenly Bamboo

- **Nerium oleander**  
  Oleander

- **Pyracantha spp.**  
  Pyracantha

- **Rosa spp.**  
  Roses

- **Rosemarinus officinalis prostrate**  
  Rosemary

- **Thuja orientalis**  
  Arborvitae

Annuals available from Valley garden centers ca. 1950s

- **Antirrhinum spp.**  
  Snapdragons

- **Bellis perennis**  
  Daisies

- **Calendula**  
  Pot Mangold

- **Camellia spp.**  
  Camellia

- **Chrysanthemum spp.**  
  Chrysanthemum

- **Delphinium spp.**  
  Larkspur
<table>
<thead>
<tr>
<th>Plant Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dianthus caryophyllus</td>
<td>Carnations</td>
</tr>
<tr>
<td>Gardenia spp.</td>
<td>Gardenia</td>
</tr>
<tr>
<td>Geranium spp.</td>
<td>Geranium</td>
</tr>
<tr>
<td>Hemerocallis spp.</td>
<td>Daylily</td>
</tr>
<tr>
<td>Iris spp.</td>
<td>Iris</td>
</tr>
<tr>
<td>Lobularia mantima</td>
<td>Sweet Assylum</td>
</tr>
<tr>
<td>Petunia spp.</td>
<td>Petunias</td>
</tr>
<tr>
<td>Tagetes spp.</td>
<td>Marigolds</td>
</tr>
<tr>
<td>Verbena spp.</td>
<td>Verbena</td>
</tr>
<tr>
<td>Viola spp.</td>
<td>Pansies</td>
</tr>
<tr>
<td>Viola spp.</td>
<td>Violets</td>
</tr>
<tr>
<td>Zinnias spp.</td>
<td>Zinnia</td>
</tr>
</tbody>
</table>

**Vines available from Valley garden centers ca. 1950s**

<table>
<thead>
<tr>
<th>Plant Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antigonon leptopus</td>
<td>Queen’s Wreath</td>
</tr>
<tr>
<td>Campsis radicans</td>
<td>Trumpet Vine</td>
</tr>
<tr>
<td>Dipogon lignosus</td>
<td>Australian Pea Vine</td>
</tr>
<tr>
<td>Hedera helix</td>
<td>English Ivy</td>
</tr>
<tr>
<td>Lablab purpureus</td>
<td>Hyacinth Bean</td>
</tr>
<tr>
<td>Lagenana spp.</td>
<td>Gourds</td>
</tr>
<tr>
<td>Lathyrus odoratus</td>
<td>Sweet Pea</td>
</tr>
<tr>
<td>Marah gilensis</td>
<td>Wild Cucumber</td>
</tr>
<tr>
<td>Tropaeolum spp.</td>
<td>Nasturtiums</td>
</tr>
<tr>
<td>Wisteria frutescens</td>
<td>Wisteria</td>
</tr>
</tbody>
</table>
APPENDIX D  GLOSSARY OF TERMS

Alteration:
Any aesthetic, architectural, mechanical or structural change to the exterior surface of any significant part of a designated property.

Archeologically sensitive:
A property that includes known or suspected archeological sites.

Archeological site:
A site that has yielded, or exhibits the promise of yielding, information important in the understanding of human prehistory or history. Such information may consist of evidence of past human life, habitation or activity, as well as material remains.

Arizona Register of Historic Places:
The list of Arizona’s historic properties worthy of preservation which serves as an official record of Arizona’s historic districts, archeological sites, buildings, structures and objects significant in this state’s history, architecture, archeology, engineering and culture. Pursuant to A.R.S. § 41-511.04(9), the Arizona State Parks Board, State Historic Preservation Office is authorized to keep and administer an Arizona Register of Historic Places composed of properties that meet the criteria established by the board, see below, or which are listed on the national register of historic places. Entry on the register requires nomination by the state historic preservation officer (SHPO) and owner notification in accordance with rules that the board adopts. The criteria for evaluation of potential Arizona register properties generally encompass the quality of significance in Arizona history, architecture, archeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and also:

(1) Are associated with events that have made a significant contribution to the broad patterns of history;

(2) Are associated with the lives of historically significant persons;

(3) Are the embodiment of a distinctive characteristic(s) of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and
distinguishable entity whose components may lack individual distinction; or

(4) Have yielded, or may be likely to yield, information important in prehistory or history.

Building:
Any structure created to shelter any form of human activity, such as a house, church or hotel; may also refer to a related complex such as a courthouse and jail, or a house and barn.

Certified Local Government (CLG):
A federal program, the aim of which is to decentralize the national historic preservation program by assigning decision-making to the states and, ultimately, to local governments. Applications for certification are reviewed by the state historic preservation officer and must document, at a minimum, establishment of an historic preservation commission with specific membership and duties, adoption of an historic preservation ordinance and development of an historic preservation plan.

Commission:
The historic preservation commission of Tempe.

Compatibility:
A pleasing visual relationship between elements of a property, building, or structure, or among properties, buildings and structures, or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Contributing property:
A classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district; or an archeological site.

Demolition:
The act or process that destroys a designated property.

Designated property:
Any property that has been classified as a landmark, historic property or contributing property within an historic district.
Distinctive character:
  
  The distinguishing architectural and aesthetic characteristics of a landmark or historic property, or those generally found throughout an historic district, which fulfill the criteria for designation.

Historic district:
  
  A designation, in the form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal adoption by the city council, which express a distinctive character worthy of preservation. An historic district may also include or be composed of one or more archeological sites.

Historic eligible:
  
  A property that appears to meet the criteria for designation.

Historic preservation officer (HPO):
  
  A city staff member appointed by the community development manager to serve as secretary to the historic preservation commission, maintain the Tempe historic property register and otherwise perform such tasks and duties as assigned by this chapter.

Historic preservation plan:
  
  A document, formally adopted by the city council, containing goals and policies regarding historic preservation within the city.

Historic property:
  
  A designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which expresses a distinctive character worthy of preservation, or an archaeological site.

Landmark:
  
  A designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which has achieved significance within the past fifty (50) years and which expresses a distinctive character worthy of preservation and which otherwise fulfills or exceeds the criteria for designation as an historic property.
National register of historic places:
The national register of historic places as established by the Historic Sites Act of 1935 (16 U.S.C. § 461 et seq.) and expanded by the National Historic Preservation Act of 1966, (16 U.S.C. § 470 et seq.) as amended. It is the nation’s official listing of prehistoric and historic properties worthy of preservation. It affords protection and recognition for districts, sites, buildings and structures significant in American history, architecture, archeology, engineering and culture. This significance can be at the local, state or national level. The national register serves both as a planning tool and as a means of identifying buildings, sites and districts that are of special significance to a community and worthy of preservation. The criteria for evaluation of potential national register properties generally encompass the quality of significance in American history, architecture, archaeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and

(1) That are associated with events that have made a significant contribution to the broad patterns of our history;

(2) That are associated with the lives of persons significant in our past;

(3) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(4) That have yielded, or may be likely to yield, information important in prehistory or history.

Noncontributing property:
A classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its identification
as noncontributing.

Ordinary maintenance and repair:
Regular or usual care, upkeep or replacement of any part, or putting back together that which is detenorated or broken, of an existing property, building or structure to effect the maintenance of a safe, sanitary and stable condition.

Owner:
The legal ownership entity of an individual parcel or property, as recorded with Maricopa County. For purposes of this chapter, each such parcel or property shall be considered to have one owner.

Parcel:
Land identified as a separate lot for purposes of the subdivision and zoning regulations of the city and so recorded with Maricopa County.

Preservation covenant:
A deed restriction, filed with Maricopa County, which limits the owner’s use of a designated property in order to effect the preservation of the distinctive character of the property.

Preservation easement:
The non-possessory interest of a holder in real property, said property being a designated property, imposing limitations or obligations to preserve the distinctive character of that property, or a specified portion thereof.

Property:
Building(s), structures(s) or other improvements, or an archeological site, associated with a particular parcel or location.

Secretary of the interior’s standards for the treatment of historic properties:
Standards developed and adopted, as amended, by the secretary of the interior of the United States to guide work funded by, or otherwise conducted under the auspices of, the federal government on historic properties and archeological sites. Guidelines are given for preservation, rehabilitation, restoration and reconstruction.
Significant:
Having aesthetic, architectural or historical qualities of critical importance to the consideration of a property, building or structure for classification as a designated property.

Structure:
Anything built, constructed or erected, or any piece of work artificially built-up or composed of parts joined together in some definite manner, the existence of which requires a permanent or semi-permanent location on or in the ground, including, but not limited to: bridges, dams, walls, fences, gazebos, garages, advertising signs, communications towers, sculpture, monuments, recreational facilities and water distribution systems.

Tempe historic property register:
A document listing all designated properties and districts in the city.
APPENDIX E REFERENCES CITED

MLA Citation Style Works Cited list http://www.library.cornell.edu/resrch/citmanage/mla#list


APPENDIX E


Attachment D
BORDEN HOMES

ADDRESS: 1022 Una Ave.  LOT 11  BLOCK

TRANSFER PRE-TST DATA

BUILDER: WILLIAM J. KELLEY  F. W. LYNDE

OWNER: $900

APPLICATION # 5837  PERMIT # 6241  PLMG. PER. # ELECT. PER. # 2717

1st Insp. Date. O.K. [ ] Reject [ ] Reason:

2nd Insp. Date. O.K. [ ] Reject [ ] Reason:

3rd Insp. Date. O.K. [ ] Reject [ ] Reason:

Final Insp. Date. O.K. [ ] Reject [ ] Reason:

Effective October 2, 1977, all Types of Construction and Occupancy Designations are based on the 1976 Edition of the Uniform Building Code.

Comments:

5-7-59 - Gubin's Electric Service called for permit for installing 3 ton refrigeration unit #2717 - cancelled - see below

5-9-59 - Please have Mr. Kelley come in to pay for permit for refrigeration unit & when he does fill in amounts above.

5-11-59 - Mr. Kelley came in to pay for permit & paid for Electric Permit #2732 - $2.25 - #2717 was cancelled as 2732 was duplication

5-25-59 - Inspect refrigeration unit OK - electric work was O.K. *- Unit not installed yet - called SRVWUA that electric O.K.

6-12-59 - Mrs. Kelley called for inspection of refrigeration unit O.K., P.W.J

5-8-62 - ELEC. PERMIT #6916 $2 - ACCURATE ELEC.

5-10-62 - Inspect electric for final O.K. O.K.

ZONING: R-1 Dist. - One Family Residence
5-9-62 - CLEARED WITH SRVWUA FOR ELECTRIC (TRANSIENT)
5-10-62 - BLDG. APPLIC. #10337 $600. PERMIT #10647 $4 - HUISH CONST. CO. -
const. wood frame rear patio & storage room
5-23-62 - PLMG. PERMIT #8253 $2.50 - GAY PLMG. - water heater & move meter
5-23-62 - Inspect gas guage OK
5%5-23-62 - CLEARED WITH PUBLIC SERVICE FOR GAS
7-9-62 - BLDG. APPLI #10486 $700 PERMIT #10982 $4.00 HESS - carport & open porc;
7-19-62 - inspect framing. OK
1-20-65 - Inspection of work done under PERMIT #10982 - instituted by Department
on failure of permittee to request an inspection. OK

Effective October 2, 1977, all types of construction and occupancy classification
designations are based on the 1976 Edition of the Uniform Building Code.
Agenda Item 7
John,

Our team is working diligently to advance the 100 Mill project in Tempe with some new and familiar partners. This restructuring should allow our group to bring the multi-use project to reality for downtown Tempe. We are waiting for the final Structural Assessment from Motley Design Group; both Bob and Mel have been working on the report. Apparently the delay is due to some personal medical issues that are delaying publishing the document, we are politely pressing for results. I will forward the information as soon as it becomes available. The exterior stucco has been patched and cracks have been sealed. This addresses the immediate needs of the wall and roof repairs. Also, the bi-monthly cleaning of the site continues. The area that had been excavated in the parking lot has had an asphalt cap placed for housekeeping purposes. We will replace the tarp that protects the "old wall" in the service yard as it is starting to deteriorate.

On October 3rd we received notification from our alarm monitoring service that a sprinkler had been activated and the Fire Department had responded. It turns out someone had started a small fire in one of the sheds on the west side of the building. It was quickly extinguished and the building was secured after the damage was assessed. You may notice a plywood closure where a roll up door previously occupied an opening. The Police Department is investigating the event as arson and even has a suspect. A subsequent inspection by the Fire Department brought up three items for updating our fire protection system including replacing a service valve that is frozen in the open position, re-wiring the water flow switch and audible alarm bell. Reports will be submitted to the Fire Department as the maintenance is completed. We will also calendar annual inspections moving forward.

As always, if you have any questions please feel free to contact me or call.

Thank you,

Harmon Anderson
Development Manager
Development Group
420 Sixth Avenue
Greeley, CO 80631
970.346.7225 (O)
970.396.1587 (M)
HAnderson@henselhelps.com