

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

MAR 28 1984

date entered

## 1. Name

historic

Historic Resources of Tempe, Arizona

and/or common

Tempe Multiple Resource Area

## 2. Location

street &amp; number (see section 10 for boundary description)

N/A not for publication

city, town

TempeN/A vicinity of~~Congressional District~~

state

Arizonacode 04

county

Maricopacode 013

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input checked="" type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input checked="" type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple Ownership (see attached inventory forms)

street &amp; number

city, town

N/A vicinity of

state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Recorder's Officestreet & number 111 South 3rd Avenue

city, town

Phoenix

state

Arizona

## 6. Representation in Existing Surveys

title Tempe Historic Property Surveyhas this property been determined eligible? N/A yes ☐ nodate December 1982☐ federal ☐ state ☐ county ☒ localdepository for survey records Tempe Historical Society, P.O. Box 27394, Tempe, AZ 85282

city, town

Tempe

state

Arizona

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☒ deteriorated  
☒ ruins  
☒ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☒ moved

date See inventory form #203

### Describe the present and original (if known) physical appearance

The Tempe Multiple Resource Area falls within a forty square mile area which encompasses the original settlement locations associated with the development of Tempe, as well as almost all of the lands of the surrounding historic agricultural district served by the Tempe Canal. The boundaries of the Multiple Resource Area follow those of the current Tempe city limits, primarily because the significant historical patterns associated with the area's growth fall conveniently within those boundaries, and also because the city's physical juxtaposition with adjacent municipalities has caused the area to be "land-locked", preventing further expansion of the city limits and therefore, the historic study area boundaries. The area contains an array of buildings, structures, and sites which provide significant historical and architectural contributions to the history of Tempe from the 1870s through the 1930s. Within the Multiple Resource Area can also be found a small but important collection of homesteads and ranches which exemplify the region's important agricultural role in the Salt River Valley.

### Geographical Features

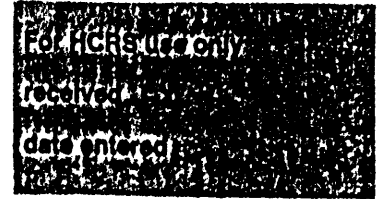
Tempe is located on the eastern side of the Salt River Valley in central Arizona. This valley, with the now intermittent Salt River transecting it from east to west, is approximately forty miles long by fifteen miles wide. The level and fertile alluvial plains, surrounded by low mountain ranges, provide excellent arable land, which was the original impetus for settlement of the area. The Tempe district within the Salt River Valley has, from its earliest historic period, been associated with two important geographic features: the Salt River, and an adjacent granite promontory known as Tempe Butte. The broad river bed narrows at this location, and passes between the Tempe Butte and the red sandstone hills on the north known as the Papago Buttes. The river then widens again and flows west toward Phoenix and on to its junction with the Gila River. The lands below the channel, which became Tempe's agricultural district, slope gently toward the river from as far south as Guadalupe Road. The bajada of the Salt River Mountain Range, southwest of Tempe, causes the lands of the southern-most portion of the district to slope away from the Salt River. A pair of rocky hills rising from the alluvial fan of the Salt River Range about two miles southwest of Tempe Butte are known as Twin Butte and Bell Butte. They are the only other natural geographic features within the Multiple Resource Area.

The relationship between the urban development of Tempe near the base of Tempe Butte and the vast agricultural area of the south provides both geographical and historical boundaries for the Tempe Multiple Resource Area. Following the jurisdictional limits of the City of Tempe, the Multiple Resource Area is bounded on the north by Papago Park and the southern edge of the City of Scottsdale. To the west, its boundaries follow the section line at 48th Street south to the Highland Canal. The canal follows an east to southwest arc, separating the City of Tempe from the small town of Guadalupe. The Papago Freeway (I-10) is the edge of the southwestern portion of the Multiple Resource Area and the city limits of Chandler near Ray Road define the southern boundary. The Multiple Resource Area extends east to the Township line at Price Road and north along the Tempe Canal, which is the municipal boundary shared by Tempe and the City of Mesa. Within these limits lie the historical development area of the City of Tempe, the primary geographic features, and the major agricultural and industrial sites, which together contribute to a comprehensive understanding of Tempe's historical setting.

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Tempe enters its second century of existence as a primarily residential community of nearly 100,000 people, supporting an additional student population of 37,000 at Arizona State University. The existing development pattern of the city is composed of a grid system of roadways which follows the section lines of the township which were once the boundaries of a numerous 160-acre agricultural homesteads. Today these section line roads provide arterial access to a multitude of residential subdivisions highlighted by neighborhood shopping centers and strip commercial development.

The major north-south transportation corridor through Tempe is Mill Avenue, which crosses the Salt River at the historical location of Hayden's Ferry, passing the visual landmarks of the Hayden Flour Mill and Tempe Butte. Additional contemporary bridged river crossings at Rural and McClintock Roads provide access north to Scottsdale. Transecting the Multiple Resource Area at about its center is the Superstition Freeway (S-360), which services commuter traffic through Tempe and east to the City of Mesa. On the west it joins the north-south Interstate system through the Salt River Valley near Southern Avenue and the Western Canal. Interstate 10 continues north, passing between Bell and Twin Buttes, and curves in a westerly direction toward the Salt River and north to Phoenix.

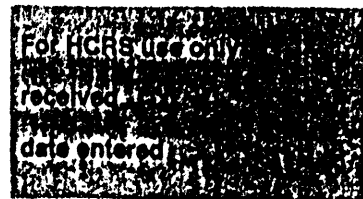
Tempe's growth since its beginning in 1870 is most conveniently viewed as a series of developmental periods which corresponded to both local and national economic and political trends. In the Settlement period (1870-1887), Tempe evolved from a small river crossing site into a recognizable town with residential, commercial, and farming areas. The Development period (1888-1909) was a time of organization, land speculation, and major growth, stimulated by the Tempe Land and Improvement Company, the railroad, and the Territorial Normal School. The period of Growth (1909-1930) saw the expansion of subdivisions, city services, the Normal School, and transportation systems. The patterns established during these historic periods are visible today in the contemporary suburban community of Tempe.

The Settlement Period (1870-1887) witnessed the beginnings of agricultural improvements in the Tempe district, which included the formation of irrigating companies, the construction of canals, and the active homesteading of lands below the Salt River for farming purposes. The initial settlement pattern was tied almost exclusively to the locations of the first canals near the river. The earliest lands to be farmed were below the throat of the Tempe Canal (1871) and along the 1872 Kirkland-McKinney extension of the Tempe Canal. That ditch stretched westward just south of today's University Drive to Rural Road where the homesteads of W. B. McKinney and W. H. Kirkland were located. C. T. Hayden's extension of the Kirkland-McKinney ditch through Section 15 in 1872-73 provided water power for a grist mill and irrigation for farming locations immediately south and west of the Tempe Butte. As more settlers homesteaded in that area, the canals were extended accordingly. By 1873 the Tempe Canal had reached south to Section 19 near Price and Broadway Roads, and the Southwest Extension, built in 1874, brought water to the homesteads of Thomas Morrow and Conrad Myers along Southern Avenue between Rural and McClintock Roads. The Petersen Ditch, a branch of the Southwest Extension, was completed in 1875 and brought water as far west as Priest Drive and Southern. In 1877, there were 3400 acres under cultivation compared to 300 acres during the first year of canal-building efforts. By 1883, the number of acres of irrigated farmland had increased to 9,150. At the end of 1887, the Tempe Canal was extended south to Baseline Road and about half of the irrigable lands within the Tempe District had been homesteaded.

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In addition to agricultural expansion during this period, Hayden's store, blacksmith, and wagon shops adjacent to the Mill site and river crossing provided the nucleus for a small business center. Although lots and blocks were never formally platted by Hayden for this portion of the settlement (known as Hayden's Ferry, Lower Tempe, or Hayden's Tempe), most of the building activity occurred in a modest but organized fashion. Between 1876 and 1887, a few small adobe and frame buildings were built for other businesses and were located south of the Hayden enterprises along "the avenue between the Mill and Hayden's Store". This roadway became known as Mill Avenue and today is the major business thoroughfare in central Tempe.

In 1873, Mexican laborers, employed by Hayden or the irrigating companies, began the construction of permanent dwellings within a wedge of land given them by Kirkland located at the south base of Tempe Butte. The settlement, known variously as San Pablo, East Tempe, Tempe Townsite, or Mexican Town, was bounded on the north by the Hayden Ditch, on the south by the section line (University Drive) and on the west by what is now College Avenue. Lots were sold as early as April 1873 although a plat of the "town" wasn't drawn until 1884. As the area was built up, little regard was given to regimentation of buildings along streets or within lots, and by 1883 the San Pablo settlement of thirty or so scattered dwellings was described as having an appearance which was "without symmetry or comeliness." Today, expansion of Arizona State University has completely replaced the East Tempe Settlement.

Between 1883 and 1887, a third concentration of settlers occupied 80 acres immediately south of Hayden's Tempe and west of East Tempe. The tract was bounded on the north and south by 5th Street and University Drive, and on the east and west by College Avenue and the railroad right-of-way. The settlers were Mormon immigrants mostly from the extended family of B. F. Johnson. After purchasing the 80 acres from Hayden, the townsite of West Tempe was laid out in a traditional Mormon city planning format. Blocks were square and divided into fourths of about one acre each. At the center of the settlement, patriarch B. F. Johnson built his house and compound and an adjacent block was designated for the cooperative store. Another block was set aside for church purposes. By 1887, about eighteen dwellings and two stores had been constructed by the Mormon colonists, and their lots were cultivated with orchards and gardens. These three adjoining settlements would eventually comprise the center of the city of Tempe.

The architectural character of settlement period Tempe reflected the simple, often difficult lifestyle of the area's first\* inhabitants. Buildings were modest and almost all constructed of adobe, the most readily available and practical building material. The structures built by the Mexicans, as well as the Hayden improvements, took a traditional Sonoran appearance. Rectangular in plan, and penetrated by simple doors and windows, they were covered with flat roofs built of vigas, latillas and dirt. The adobes of the Mormons supported shingled, gable roofs with very modest eave and cornice detailing. These simple dwellings were symmetrical in appearance and usually contained two rooms; an "all purpose room" and a bedroom.

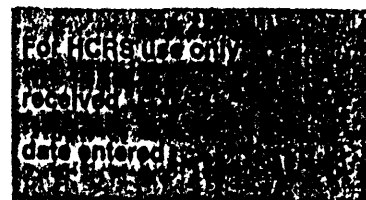
Prior to the arrival of the railroad in 1887 the availability of lumber was limited to that which was hauled from Prescott by Hayden and others. Boards and battens, or milled lumber such as wide shiplap siding, were used on those early construction efforts.

(See continuation sheet)

\* first non-Indian

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No frame structures remain from the settlement period and only two adobes exist within Hayden's Tempe dating from that time: Hayden's store and house; and the modest dwelling of Ramon Gonzales located along west First Street. Evidence of the Mormon colonization effort is limited to three adobe dwellings, and homesteads of the period which still exist number only two: The Farmer/Goodwin House (NR), built by P. C. Shannon in 1883; and the 1875 Jesus Miranda House located north of the Kirkland-McKinney Ditch.

Tempe emerged from its Settlement Period in the summer of 1887 when the Tempe Land and Improvement Company purchased most of Hayden's lands as well as those of the Mormon colonists in West Tempe. A key factor prompting this purchase was the completion of the Maricopa and Phoenix Railroad in 1886 which passed through the Tempe agricultural district north to the river and crossed just west of Hayden's Ferry. The railroad established Tempe as the major east valley shipping point and the economic potential of the community was broadened. The land under the control of the Tempe Land and Improvement Company was formally platted as the "Town of Tempe" in 1887, and a vigorous promotional campaign was begun for the sale of lots, thus marking the beginning of Tempe's Development Period (1888-1909).

The "Town of Tempe" extended west to the Railroad right-of-way along the boundary of Section 15, and east to Hayden's canal and Willow (College) Avenue. It was bounded on the north by First Street near Hayden's store, and on the south by 8th Street (University Drive). The adjacent San Pablo community remained a separate entity. Immediately after the "creation" of the Town of Tempe, two established residents subdivided portions of their homesteads to take advantage of the potential population boom. In December 1887, H. B. Farmer platted Farmer's Addition to Tempe, a block-wide strip of land west of the railroad right-of-way and south of Eighth Street. Goldman's Addition to East Tempe, recorded in September 1887, was an 80-acre subdivision extending south from Eighth Street to Thirteenth Street immediately east of the Normal School grounds. In 1890, the Sotelo Addition offered small rural lots for sale on a strip of land along the Kirkland-McKinney Ditch east of Rural Road, but it was the contiguous subdivisions of the Town of Tempe, East Tempe, Goldman's and Farmer's Additions which formed the limits of Tempe's "urban" growth for the next 22 years.

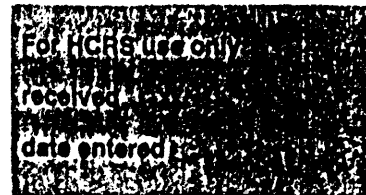
Agricultural development of the Tempe district continued to expand as the canal system was developed further south and west. The Wormser Extension of the Tempe Canal (later known as the Western Extension) was constructed west along Guadalupe Road, then northwest following the contour of the bajada of the Salt River Range. This canal, plus the completion of the Goodwin Extension and Southwest Extension of the Tempe Canal, provided irrigation as far south as Ray Road and west to lands south of Phoenix. By 1895, there were 24,000 acres served by the canal system, although not all was under cultivation.

During the Development Period, Tempe's commercial district solidified with the construction of substantial business blocks and single-story commercial fronts along Mill Avenue to Sixth Street. The district was never more than one block wide and had as its key focal points the intersections of Fourth Street and Fifth Street. The Mexican town of East Tempe also had a small commercial area along Eighth Street to the Hayden Ditch.

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Residential development occurred east and west of Mill Avenue from about Fifth Street south to Eighth Street. The large lots laid out by the Mormons were subdivided into smaller parcels and were steadily filled with residences through the turn of the century. The residential blocks on the west side of Mill Avenue evolved more quickly and contained primarily the modest houses of the working class. More substantial homes for Tempe's businessmen and professionals were concentrated on the lots to the east of Mill Avenue. Goldman's Addition and Farmer's Addition evolved slowly and homes were occupied mostly by the middle class, which included students and professors connected with the Normal School.

The architectural complexion of Tempe during the development period changed significantly from the utilitarian Sonoran appearance of the early settlement. With the image promoted by the Tempe Land and Improvement Company, and the influx of businessmen and professionals seeking to establish themselves in attractive homes and business blocks, a demand was created for well-built "modern" buildings. In addition, accessibility of prefabricated building materials by rail, and the opening of local lumber yards and a brick kiln provided alternative construction materials which were more expedient and familiar to the residents who had come from Eastern and Mid-Western towns.

Tempe's brick commercial buildings best illustrate the community's architectural development between the years 1888 and 1900. During that time, nine brick structures over one story in height were built along Mill Avenue to accommodate the town's growing business needs. Most commercial buildings were well-constructed with varying degrees of design refinement and craftsmanship. The earliest were simple derivatives of the broadly defined Commercial Style common to Western expansion in the 1880s. Modestly detailed, they featured storefront bays with corbelling at the window heads and parapets. Larger structures were more refined, with stylistic tendencies toward the Neo-Classical Revival. Although the more formal elements of that style were not present, all had an attention to symmetry in the facades with uniformly-located openings or vertical division of bays. Classically-detailed cast iron storefronts were also used and each building featured some articulation at the top: either pedimented or stepped parapets with intricate brick corbelling or metal Classical cornices. One or two showed the influence of the fading Queen Anne styles, supporting a turret at the corner, decorative shingles, and ornamentation at the windows and roof line.

Brick for residential construction was also widely used and was more popular during this time than any other historic period. The majority of houses, however, were frame, with milled shiplap or clapboard siding and shingled roofs.

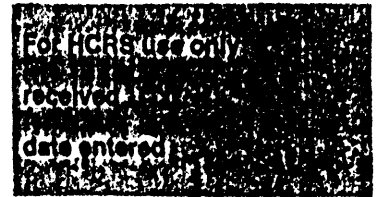
During Tempe's Development Period, the basic format of the Neo-Colonial Style dominated residential architecture, although outstanding examples of the Victorian styles were also constructed. Houses were built with symmetrical massing over rectangular plans, and supported hipped roofs usually punctuated by dormers or gables. Porches or verandahs were common and were uniformly extended along the facades so as not to detract from the overall symmetry.

Tempe's proven stability during the two decades after 1888, culminating with the prosperous years of the early 1900s, resulted in the first major expansion of the town

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limits in 1909 and established the beginning of Tempe's real Period of Growth (1909-1930). The Gage Addition south of Eighth Street was opened in early 1909, as a response to the housing needs of a growing population. The Addition extended east from the railroad right-of-way to College Avenue, and south from Eighth to Tenth Streets. The twenty years from 1909 to 1930 also witnessed the creation or extension of city services, the dramatic expansion of the Territorial Normal School, improvements in transportation systems and roadways, and the reorganization of the canal system under the jurisdiction of the Salt River Valley Water Users Association.

Three more additions to the Tempe urban area were opened between 1917 and 1924. Goodwin Homes, a 40-acre subdivision immediately west of the Farmer's Addition, was opened in 1917; portions of the state school lands in Section 16 were sold as one-acre lots beginning in 1920; and the Park Tract, which extended south below the Gage Addition to Thirteenth Street, was recorded in 1924. The boundaries of Tempe's city limits would not increase beyond these subdivisions until after World War II.

The architectural appearance of Tempe's residential areas during this period can best be characterized as an eclectic combination of the houses built during the previous thirty years intermixed with building efforts influenced by the popular styles of the second and third decades of the twentieth century. The Gage Addition is the remaining exception with all of its improvements dating after 1910.

Examples of copy book variations of the Western Colonial style appear during this period until about 1912. They were distinguished by their combination of Neo-Colonial massing, Classical detailing, and asymmetrical hipped and gable roofs reminiscent of the late Victorian styles. Typical elements of these houses included basic square plans supporting a hipped roof with at least one off-set projecting room covered with an intersecting pedimented gable roof. Porches or verandahs were common and featured independently-constructed hipped roofs supported by Classical columns. Most residences were constructed of brick or the popular rusticated concrete block.

The Bungalow style had its greatest impact on the local environment between 1914 and 1929 with most houses being constructed of wood frame, finished in either clapboard siding or stucco. Although there are some outstanding examples to be found in Tempe, most were very modest, inexpensive versions which resembled the style more in plan and massing than in the use of details and elements most associated with the Bungalow tradition.

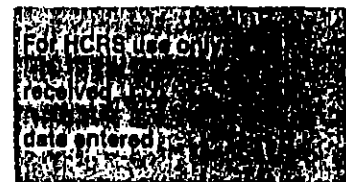
Public and institutional buildings, especially those on the State College Campus, reflected the more academic styles and provide a wide range of architectural expressions, including Neo-Classical Revival, Prairie School style, and Moderne.

The development of Tempe in the 1930s kept pace with the slow local and national economy until the mid-1940s. Dramatic changes in the historic pattern of Tempe's first 70 years began with the tremendous population increase after World War II and signaled the end of the district's agricultural prowess and the beginning of its contemporary role as a suburb within the Greater Phoenix Metropolitan Area.

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Archaeology

The City of Tempe has not been systematically surveyed archaeologically in total, although portions within the city limits have been either surveyed and recorded, or mitigated. Sites known to exist or discovered, usually during the course of construction projects, have been recorded with the Anthropology Department of Arizona State University. Generally, these sites have been prehistoric, particularly Hohokam.

Within recent months, historic sites have been recommended for mitigation, in connection with Tempe redevelopment projects. These sites do not appear to have been recorded with Arizona State University; mitigation has been instigated by the State Historic Preservation Office and administered by the City. These sites are located in or near the recently cleared Tempe Redevelopment Area, and include the Tempe Bakery/Hackett House, the M. E. Church, and the Tempe News Print Shop sites. Additional historical archaeological sites are planned for mitigation in the near future.

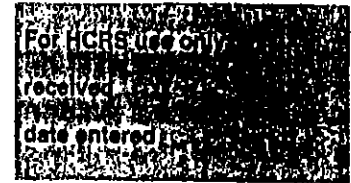
The following table lists the sites recorded at Arizona State University and briefly describes them.

<u>No.</u>	<u>Name</u>	<u>Description</u>
AZ U:9:3		Hohokam, compound--surveyed--
AZ U:9:4	Twin Buttes Cave	Between - dug by Hemenway 1907, survey 1961
AZ U:9:24		Masonry Pueblo - surveyed
AZ U:9:25, 26, 27, 28, 30	Rio Salado Project	
AZ U:9:39	Pueblo Del Monte	Hohokam pueblo & burials - excav. by ASU, 1970-71
AZ U:9:41	Los Hornos, aka Casa Lomas	Hohokam occup. site - surveyed & excav by ASU, 1974-1979
AZ U:9:42		Hohokam burial - excav. 1977
AZ U:9:44	Los Acequias	Hohokam, mound-surveyed 1963, impacted
AZ U:9:46	Silo Site, aka Las Canopas	Hohokam burial, habitation - surveyed & excav. by ASU, also radar & magnetometer survey, 1967-1981
AZ U:9:47	Los Muertos & Los Guanacos	Hohokam - Haury excavations - heavily impacted in last 40 years
AZ U:9:48	Alta Vista	Hohokam mound-surveyed 1963
AZ U:9:71	Knoell Tempe Salvage Excav.	Hohokam village Unit 9 Housing Development - mitigation by ASU, 1981,



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<u>No.</u>	<u>Name</u>	<u>Description</u>
AZ U:9:72	Stadium Site, aka Las Plazas	Hohokam - salvage excav by ASU 1972 also historic & Mexican occupies - [REDACTED]
AZ U:9:73	Palo Verde & Manzanita Residence Halls parking lot	Hohokam refuse & burials - excavation of trenches by ASU 1973-1974
AZ U:9:75		Hohokam disturbed site - mitigated - [REDACTED]
AZ U:9:87	Science Library Site	Hohokam - salvage excavations by ASU, 1980

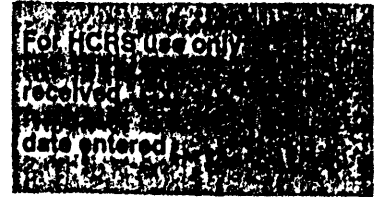
Potential archaeological resources within the Multiple Resource Area include both historical and prehistoric sites. Prehistoric sites will generally be discovered and mitigated as part of federally-funded projects or through Arizona State University campus expansion. Historic sites in the city limits include much of the area recently razed by the city as redevelopment.

Other sites with potential of yielding information important to the city's history were noted during this survey and Multiple Resource Area nomination. These include the sites of several recently demolished buildings: the Park/Hart House (#110), the Ira Frankenberg House (#127), the Sara M. Johnson House (#135), the D. G. Hudson House (#174), and the 10th St. Elementary School (#214). Another site worthy of archaeological investigation is the area adjacent to the Hayden House/La Casa Vieja (#146), where additions to the house were both constructed and demolished, and where activity related to the Hayden home and business was intensive.

Other properties in the Multiple Resource Area are endangered and may be worthy of archaeological investigations before or during demolition, such as the Wetmore Ranch (#128). The Cross Cut Power Plant (#183) and Hayden Flour Mill (#193) represent major industrial sites with potential of yielding historic information.

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Survey Methodology

The Tempe Historic Building Survey/Phase II was conducted from mid-May, 1982, through December, 1982. The project was sponsored by the Tempe Historical Society which coordinated research efforts by volunteers. Professional consultation for the survey was provided by Janus Associates, Inc., an architectural firm from Tempe. The task of volunteer coordinator was fulfilled by the director of the Tempe Historical Museum, Susan Wilcox.

Work completed during the project included field investigation, newspaper indexing, title research, photography, interviewing, historic photocopying, and searches of the Tempe Historical Museum collections. Institutions involved in research included Arizona State University, Hayden Library, Arizona Collection; Arizona State University, Hayden Library, Arizona Historical Foundation; Arizona State Department of Library and Archives, State Capital Building; and Tempe Historical Museum.

Funding for the project was provided by grants from the United States Department of the Interior, under the provisions of the National Historic Preservation Act of 1966, as amended. The grants were administered by the State Historic Preservation Office, Arizona State Parks Board.

During Phase I of the survey, approximately 350 resources of pre-1934 vintage were located within the city limits of Tempe. At the beginning of Phase II, a research inventory of 150 resources was selected from the original 350. This inventory consisted of those resources which, through architectural or historical merit, might prove eligible for the National Register. Following intensive research, a final inventory of 61 resources was selected as possessing the greatest potential for inclusion on the National Register. Existing National Register properties were added to the final inventory of eligible properties, bringing it to a total of 73.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input checked="" type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1870 - present      **Builder/Architect** Various

### Statement of Significance (in one paragraph)

The Tempe Multiple Resource Area encompasses within its boundaries a collection of historic resources which are directly associated with the settlement of Tempe and the beginnings of agricultural development in the Salt River Valley. The evolution of Tempe and the surrounding agricultural district over the past 113 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and agriculture, as a critical link in the transportation networks during the settlement of the Territory, for its contributions to agricultural technology, and for its associations with important political figures. Tempe's unique heritage is exemplified by its significant commercial and residential architecture and its noteworthy agricultural and engineering sites and structures. These exist today as the manifestations of the Arizona pioneers who transformed the Salt River Valley's desert environment into an agricultural stronghold unequalled anywhere else in the state.

### Historical Overview

Various local traditions concerning the founding of Tempe all center around Charles Trumbull Hayden's accidental discovery of the site, and its inevitable agricultural and commercial potential, while on a journey from Tucson to Prescott. Hayden, a well-known territorial pioneer and owner of a successful Tucson-based merchandising and freighting business, was delivering proposals for shipping contracts to the newly-relocated Territorial Army headquarters at Fort Whipple in the winter of 1866. His journey to Prescott took him north of the Gila River for the first time; via Florence, the Salt River Valley and Wickenburg. At a location on the south bank of the Salt River near two Buttes (which was suggested as the best river crossing), he was compelled to delay his trip due to a rise in the stream. At that time, the only activity in the valley was the camp of J. Y. T. Smith, established earlier in 1866 to supply wild hay growing along the river banks to the army camp at Fort McDowell. Hayden could not overlook the agricultural potential of the valley around him, which would soon support a branch of his merchandising store and a water-powered grist mill. Transportation would also be an important component in the success of the area's development, and the location at the Butte was the best river crossing in the upper end of the valley.

Between 1866 and 1868, two important factors helped solidify Hayden's vision of a commercial center at the river crossing. First, he was successful in obtaining army freighting contracts which required his journey northward on several occasions. In 1867, he opened a branch store near the productive Vulture Mine at Wickenburg. He also began to supply several local merchants with goods at the growing, newly designated Territorial Capitol of Prescott. As his freighting business north of the Gila River grew, it became increasingly unprofitable to ship wheat and other grains from as far south as Tucson, and the establishment of a more central agricultural district became critical to the continued success of Hayden's business.

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In addition to the expansion of his enterprises northward, Hayden's association with several persons who would be the first to irrigate in the Salt River Valley played an important role in his decision to finally locate at the Butte. In late 1867, J. W. "Jack" Swilling, who was a former business partner of Hayden's in a milling operation at Tucson, and several other men all living at Wickenburg, formed the Swilling Irrigation Canal Company to construct a canal for farming purposes on the north bank of the Salt River. That project, along with a few others that followed the next year, helped precipitate the founding of the Phoenix townsite.

In 1868, Hayden, confident that those first farming efforts had proven the potential of the valley, ordered milling equipment to be shipped from east coast manufacturers. Hayden may also have claimed rights to the land by the Butte in 1868 but it could not be officially recorded until the Government Survey of the Township was filed on December 2, 1870. Later that month Hayden gave notice of the formation of the Hayden Milling and Farming Ditch Company and recorded his claim to portions of Section 15, noting that as of November 17, work had begun on the project. Also in December, Swilling, with others, formed the Hardy Canal Company to provide water for agricultural development south of the river, which would be invaluable to the success of the mill operation. At the same time, a pair of homesteaders, W. H. Kirkland and W. B. McKinney, began construction of a waterway south to their lands on the east side of the Butte.

In January 1871, the Hardy Canal Company was reorganized as the Tempe Irrigating Canal Company with G. H. Oury, a territorial legislator and friend of Hayden's from Tucson, as its president. Although Hayden was not an incorporator of the Tempe Canal Company, it is clear that the company's reorganization was for the benefit of Hayden's mill project. The company had authorized a special grant of 2,000 miner's inches of water, equivalent to seventeen shares of stock, to "anyone" who would construct a grist mill.

That spring the three separate ventures south of the river combined their efforts to construct canals to their lands and the mill site. Both Hayden and the McKinney-Kirkland party abandoned their plans for separate canal heads at the river. Instead the Tempe Canal Company built a canal head about five miles upstream from the Butte and the McKinney-Kirkland ditch was made a private right-of-way branch of the Tempe Canal. Water supply for Hayden's Mill was to be provided by an extension of the McKinney-Kirkland ditch west around the Butte. Construction of these canals was begun in 1871 and water was delivered to the mill site by the winter of 1872-1873. These early agricultural improvements, together with the construction of Hayden's store at the Butte in late 1871, constituted the beginning of the Tempe settlement. ✓

The first phase of Tempe's development was the settlement period which lasted until the summer of 1887. The construction of a canal system south of the river had expanded the opportunities for homesteaders wishing to locate in the valley. Homesteads of 160 acres could be farmed with an amount of water equivalent to one share of stock in the Tempe Canal, which could be purchased or awarded for in-kind work on the construction and

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maintenance of the canal system. A substantial Mexican population provided the major work force and several of these settlers took advantage of their earned water right and homesteaded some of the earliest farms in the district. Others collected in an area at the south base of the Butte and built up a community of adobe homes known as San Pablo, or Mexican Town.

The construction of a ferry by Hayden at the Butte site in 1871 provided a reliable river crossing for those traveling north and south through the Salt River Valley and as such became a significant part of the early transportation network through the Territory. The Black Canyon Wagon Road, completed in October, 1870, provided a good shipping route from Prescott to Phoenix. Other major wagon roads passed through Hayden's Ferry connecting Phoenix with Maricopa Wells to the south, and to the southeast with Florence and Tucson. The completion of the Southern Pacific railhead to Maricopa Wells in 1879 made the road from that point to Phoenix a major freighting route and increased the importance of the crossing at "Hayden Ferry." Hayden expanded his business to include blacksmith and wagon shops which would accommodate freighters travelling through the valley. By 1876, Hayden began to sell some parcels near his store to friends wishing to start businesses related to the increasing commerce provided by the travelers and homesteaders. By 1881, the Tempe settlement possessed a grist mill, three general merchandising stores, a blacksmith and wagon shop, and three liquor saloons. From 1876 through the early 1880s, the site at the butte witnessed a transformation from a single business venture to a small commercial settlement which became known as Butte City and then as Hayden's Ferry. The first Post Office was established on April 25, 1872, under the latter name.

Promotion of the Salt River Valley as an agricultural mecca during this period encouraged settlement by not only individual homesteaders, but organized groups of colonists as well. The most important of these groups were the Mormons, whose expansion into the Territory of Arizona was directed by the First Presidency of the Church in the 1870s. The settlements of Lehi and Mesa City east of Tempe were established in 1876 and 1878, and many of those first colonists were originally employed by the Hayden operations.

In 1882, a second group of Mormon settlers immigrated to the Salt River Valley from Spring Lake and St. George, Utah. The clan, which was composed primarily of the large extended family of Benjamin Franklin Johnson, purchased 80 acres of land immediately south of Hayden's Ferry from C. T. Hayden. The purpose of the Church-sanctioned mission was twofold: to explore locations in Mexico where a colony could be established as a refuge for polygamist Mormons fleeing from increased persecution and to settle an area "near Mesa" as a base for agricultural provisions and supplies to support the exodus southward. Family members, including four of B. F. Johnson's wives, settled in the Tempe district over the next few years. By 1887 their numbers exceeded 300 persons, quadrupling the local population. This relocation is probably the largest organized migration of a single extended family in the history of the Mormon Church.

These three culturally and physically distinct settlements - San Pablo, the commercial center, and the Mormon community - became generally known as Tempe, named from the canal which serviced the district. On May 5, 1879, the name of the Post Office was officially changed to Tempe.

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Beginning in 1885, two significant events helped precipitate the transformation of the Tempe settlement from a small river crossing and farming community to a center of commerce, shipping, agriculture, and education. The first was the Thirteenth Territorial Legislature's appropriation for a Normal School to be located at Tempe. A strong coalition of education-minded citizens headed by C. T. Hayden regarded a teachers' college as an urgent need for Arizona as well as a significant contribution to Tempe's identity. John S. Armstrong, an educator and employee of Hayden's, was elected to the legislature the previous year, and as chairman of the House Committee on Education, successfully negotiated legislation for the establishment of the School at Tempe. The Territorial Normal School opened on February 8, 1886, in a brick structure located on twenty acres south of the San Pablo settlement. The institution quickly became a major influence in the growth of Tempe.

More importantly, the same legislative assembly, known as the "Thieving Thirteenth" for its extravagant appropriations, voted subsidies for the construction of two railroads in Arizona. The first was a line to connect Prescott with the Atlantic and Pacific Railroad to the north, and the second was a road to give Phoenix access south to the Southern Pacific at Maricopa Wells. Although the emphasis of the legislation was to bring rail transportation from Maricopa to Phoenix, the political muscle of Tempe, again headed by Armstrong, insisted the law read that the railroad cross the Salt River "at Tempe." When the Maricopa and Phoenix Railroad was completed July 3, 1887, Tempe's location on the line made it the central shipping point on the east side of the Salt River Valley; a distinction it held for several years despite the completion of a branch line to Mesa in 1895.

Although Tempe never emerged as a great rail center, the coming of the railroad was significant as the catalyst for the first organized efforts to develop the Townsite under single corporate control. The events surrounding the development of Tempe after the summer of 1887 exemplify a boom town pattern common to the history of railroad expansion in the western United States. Capital for the construction of local connecting railroads, such as the Maricopa and Phoenix, came from outside sources which were usually combinations of existing railroad interests and private capitalists who were motivated by the additional development opportunities. They were quick to associate with other entrepreneurs and expand their investments into additional profitable ventures created by the arrival of the railroad such as real estate, local commodities, and banking.

In 1886-1887, a group of capitalists from the waning mining camp at Tombstone combined their resources with some investors in the Railroad Company and began to take advantage of the certain boom at Tempe by purchasing land at the settlement and surveying a townsite. The group was headed by L. W. Blinn, president of the Blinn Lumber Company, successful mining promoter E. B. Gage, his partner C. W. Leach, and Francis Cutting, a major stockholder in the Maricopa and Phoenix Railroad and owner of the California-based Cutting Fruit Packing Company. Initial capital for the undertaking came from San Francisco lumber magnate C. A. Hooper, who was also owner of the Blinn Lumber Company. The five incorporated as the Tempe Land and Improvement Company on July 16, 1887, shortly after Hooper had successfully negotiated the purchase of all of C. T. Hayden's unimproved

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property, some 240 acres, as well as most of the Mormon town lots at West Tempe. The Company recorded a survey of the Townsite in October of 1887 and the first lots were sold that winter. These enterprising men also established the town's first financial institution which was incorporated as the Bank of Tempe in March, 1888. The directors included L. W. Blinn, John S. Armstrong, successful rancher Niels Petersen, and C. S. Masten, chief engineer and later president of the Maricopa and Phoenix Railroad. Blinn also opened a branch of his lumber business in the newly organized Townsite with George N. Gage, secretary of the Tempe Land and Improvement Company, as its manager.

Having established interrelated financial interests in the key elements of the town, including rail transportation, real estate, loans and mortgages, and building materials, the Company began to vigorously promote Tempe as the "Garden City of Arizona". These first efforts to develop the townsite, generated principally by outside interests, marked the beginning of the second most important phase in Tempe's evolution.

At the outset of the boom in 1888-1889, the Tempe Land and Improvement Company embarked on a modest building program to provide incentives for the establishment of new businesses in the townsite. Their efforts included the Tempe Bakery Building, a two-story commercial structure which housed the Bank of Tempe, a grain storage warehouse, and even included plans for a second flour mill powered by steam. Substantial building efforts followed through the 1890s and by 1900 most of Tempe's existing commercial district had been formed.

During the years between 1887 and 1909 the development of Tempe progressed significantly despite occasional downturns in the local economy. These two decades were highlighted by periods of vigorous construction efforts, creation of most municipal services, establishment of key business ventures, and solidification of the agricultural base, all of which helped shape the direction of Tempe for the next thirty years.

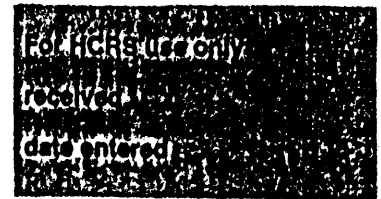
Municipal improvements established during this period included installation of a telephone system by the Tempe Canal Company in 1895 which was augmented shortly afterward by the local Sunset Telephone System. In May 1899, Dr. A. J. Chandler's Consolidated Canal Company introduced the first electric power service to Tempe. Despite opposition by C. T. Hayden, the developing community was incorporated as a town in 1894, and some of the first municipal services were initiated. A waterworks system was installed in 1901 fed by a concrete-lined reservoir near the top of Tempe Butte. Also that year the first volunteer fire department was organized. Street landscaping was improved and cement sidewalks and crosswalks were installed along major streets. The first decade of the twentieth century also saw the consolidation of the telephone and power services by the Tempe Light and Power Company, the opening of a town park, the construction of a grammar school on Eighth Street in 1901, and a high school at the same location in 1908.

The population by 1900 was estimated at 900, and by 1909 it had increased to over 1500. During the development period, the community witnessed an influx of businessmen, tradesmen and professionals which broadened the economic and social base of the town. In addition, many established homesteaders expanded their interests into new business

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opportunities including two additional banking institutions, a street railway system, real estate, packing and shipping, and merchandising. By the turn of the century, Tempe had nine mercantile stores, two drug stores, two grocery stores, two lumber yards, five physicians, one hotel and four saloons. Six churches had been established during this period as well as all of the traditional fraternal organizations.

Rail transportation was expanded in 1895 with the construction of the Phoenix, Tempe and Mesa Railroad. Upon its completion, it was consolidated with the Maricopa and Phoenix as the Maricopa and Phoenix and Salt River Valley Railroad, with C. S. Masten, and later Francis Cutting, as its president. Competition for this line occurred in 1903 when Arizona railroad entrepreneur F. M. Murphy constructed the Phoenix and Eastern Railroad which crossed near Tempe Butte and extended to Mesa, Chandler, and eventually to the San Pedro River Valley.

During the mid 1890s, a depressed local economy stalled progress in the development of the town. The depression was caused in part by a major flood in 1891, which damaged much of the canal system, and the drought which followed over the next four years, forcing many farmers out of business. The impact of these harsh times reflected the continued importance of agriculture on Tempe's economic base. Those conditions were compounded by the national panic of 1893 which resulted in the failure of the Bank of Tempe. Also during this period the railroad suffered financially from marginal revenues and high maintenance costs for repairing numerous washouts along the line. These factors eventually forced foreclosure on the company in 1905, but the line was purchased by its largest stockholder, the Southern Pacific, in 1908.

Despite the economic downturns, and even though Tempe's population never reached boom town proportions, its development was sound and consistent. The ground work had been laid which established Tempe as an important urban center in the Salt River Valley.

Critical housing shortages in the first decade of the twentieth century were often pointed to as a sign of prosperity for the community as a whole. The increasing population during that time was specifically associated with the growth of the Territorial Normal School and related businesses. The resultant housing dilemma was solved primarily by the profitable construction of speculative rental houses throughout all of the subdivided portion of Tempe. In 1909, the need for expansion related to the town's increasing population was augmented by the opening of the Gage Addition to Tempe and thus signalled the beginning of a period of steady growth which was to continue until the Great Depression.

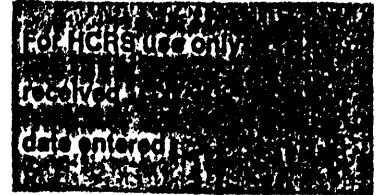
Promotional efforts of the Tempe Land and Improvement Company for the Gage Addition shifted away from providing lots for rental housing to the creation of Tempe's first neighborhood of upper class residences. Deed restrictions defining building setbacks, architectural criteria, and minimum costs for construction were included as conditions for the sale of lots for the first time in Tempe's history. Several large houses for prominent citizens were built in the addition, but in time, the area supported a balanced mix of working, middle and upper class residents.

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Also contributing to Tempe's twentieth century period of growth was its broadened agricultural base due to the cultivation of specialized crops and products. Prior to that time the valley farms produced mostly wheat, barley, alfalfa, citrus and cattle, but other economic opportunities began to be explored after the 1890s.

Date production increased substantially from 1916 through the 1930s following the successful experiments conducted by the University of Arizona and the Department of Agriculture on their farm in south Tempe. The Egyptian date palms were first planted in 1900 to prove their adaptability in the Salt River Valley and today are the oldest stand in the state. Less successful specialized crop production included beets to supply the Southwestern Sugar Company's beet sugar factory in Glendale from 1906 through the failure of the company in 1913. Approximately 1500 acres of beets were cultivated in Tempe at the height of the short-lived venture. More profitable products which stimulated Tempe's agricultural development included melons, lettuce, bee-keeping and honey, tree nurseries and ostriches.

The most important of these new crops was cotton. Supported by the Department of Agriculture, Tempe rancher E. W. Hudson developed the "Pima" variety of Egyptian long staple cotton. Because of its fiber qualities and climatic adaptability, this strain became the most dominant cotton grown in the Salt River Valley between 1915 and 1938. A growing demand for cotton to be used in the manufacture of automobile tires caused the acreage devoted to the crop to be substantially increased. In 1915, the Tempe Cotton Exchange was operating a plant for ginning of long staple cotton under a government contract. The Goodyear Tire and Rubber Company opened up large tracts of land near Chandler to cotton cultivation in 1917, and to handle this production, Goodyear created the Southwest Cotton Company. Following the entrance of the United States into World War I, the demand for cotton skyrocketed.

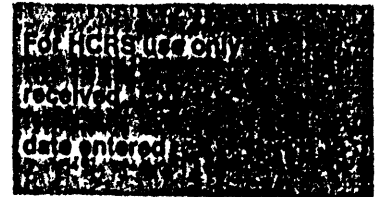
The stabilization and eventual success of agricultural development in the Salt River Valley resulted from two major events occurring at the turn of the century which addressed both the legal and the critical water management problems confronting valley farmers. Unresolved, these problems could have summarily led to the end of farming along the Salt River. Disputes between canal companies and farmers over rights to irrigation water had surfaced in the 1880s and culminated in the Kibby Decision of 1892. Arizona Supreme Court Justice Joseph H. Kibby issued his ruling in the case of Tempe and Phoenix rancher Michael Wormser vs. the Salt River Valley Canal Company. His decision asserted that irrigation water was appurtenant to the land and a landowner could secure water through any medium of delivery he chose. This altered the position of the canal companies from having virtual control over irrigable lands to becoming simply water distributing agents. The principles of the Kibby Decision have since been used as a basis to determine water rights throughout most of the Southwestern United States.

The disastrous flood of 1891 and ensuing drought through most of that decade illustrated a problem for farmers which had existed in the valley since its settlement. During this period, the uncontrolled river with its frequent periods of flood and drought resulted in destruction of canal systems and the loss of approximately 70,000 acres of cultivated lands. It became clear that a permanent and dependable water supply was necessary if the valley was to ever prosper and grow.

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In 1903, the Salt River Valley Water Users Association was incorporated. Its membership represented owners of some 200,000 acres of irrigated lands. The association was formed as a result of successful congressional lobbying by valley farmers for federal support of a dam and reservoir in the mountains above the valley. President Theodore Roosevelt signed the Hamsbrough-Newlands Reclamation Act in 1902, which provided a loan to the Salt River Valley Water Users Association for the construction of the dam and thus became the nation's first multi-purpose reclamation project. Roosevelt Dam was completed in 1911 and ensured the prosperous future of agriculture in the valley.

Conspicuously absent from the Association membership were the landowners serviced by the Tempe Canal Company. The 33-year old cooperative company, confident in its well-organized management, resisted absorption into the system until 1923. In 1910, the Tempe Canal serviced 24,000 acres of cultivated land and was steadily growing. After completion of Roosevelt Dam, more lands south and west of Tempe were opened up to irrigation. The construction of the Western Extension of the Consolidated Canal brought water to the Highline Canal and Western Canal. All were completed in 1913 by the Bureau of Reclamation and controlled by the SRVWUA.

Critical to the continued importance of Tempe as a transportation link in the valley was the completion of the Central Avenue bridge across the Salt River in 1911. Supported by large landowner Dwight B. Heard, and strongly resisted by residents of Tempe, the wagon/auto bridge provided convenient access across the river at Phoenix. Tempeans responded quickly and successfully lobbied the Territorial legislature for appropriations to construct a highway bridge at their location. In 1912, a concrete highway bridge was completed.

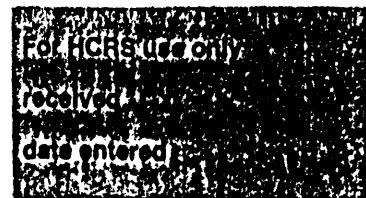
In 1919, the alignment of the Tempe-Mesa road across the bridge and on to Phoenix was chosen as part of the state highway system, thus solidifying Tempe's role as transportation focal point. The highway was part of the Bankhead National Highway program sponsored by Senator Bankhead of Tennessee and ran from Washington, D. C., to San Diego. During this period Tempe embarked on an ambitious streetpaving program in other sections of the city. Municipal services were also improved. The town's first sewer system was completed in 1913, and in 1921 voters approved municipal ownership of the town's gas and electric services. The sharp depression in the United States following World War I, which included a collapse of the cotton market, affected Tempe's economy for a few years during the mid-1920s. Some businesses went bankrupt and the Farmers and Merchants Bank failed.

The local economy rebounded during the last half of the 1920s with the expansion of the State Teacher's College and the opening up of additional residential subdivisions. During the same period, Tempe's utilities were sold to the Central Arizona Light and Power Company, and voters approved the change of Tempe from a town to a city form of government. By 1929, Tempe boasted a population of 2,500 persons who were confident of a lasting prosperous economy. The stock market crashed in the fall of 1929 and the ensuing economic disasters of the Great Depression suddenly extinguished the boom of the 1920s. With the inauguration of Franklin Roosevelt in 1933 and the advent of the New Deal, federal participation in local economic conditions began to be seen. Dr. B. B. Moeur, Tempe resident and Governor of the state during the depression, oversaw

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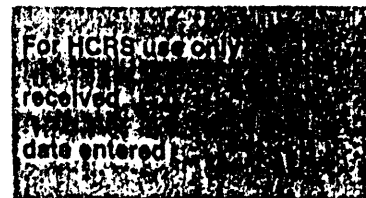
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Arizona's Work Projects Administration program and several public work projects were undertaken in Tempe. These included the installation of curbs and sidewalks throughout the Park Tract and Gage Addition, the construction of the Moeur Building at Arizona State Teacher's College and the river cobble and concrete Tempe Beach Stadium. The community's only remaining financial institution, the Tempe National Bank, was purchased by the Phoenix National Bank in 1935, ending 47 years of local control of banking in the town. In 1937, Transamerica Corporation, controlled by the Gianini banking family, purchased three Arizona banks including the Phoenix National, which were consolidated under the name of First National Bank of Arizona. The purchase indicated Arizona's importance on the national scene and was a significant step toward local economic relief of the Great Depression.

The State's tremendous population explosion following the close of World War II was stimulated by favorable economic conditions, Arizona's attractive climate, and the location of several important military installations in the state. The resounding effect on Tempe's growth is well-illustrated by the opening of thirty-seven residential subdivisions in the community between 1945 and 1950. Tempe's contemporary role as a suburban community within the Greater Phoenix Metropolitan Area had begun.

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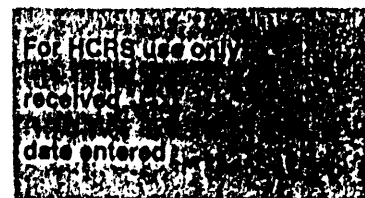
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## INVENTORY OF POTENTIALLY ELIGIBLE PROPERTIES

<u>No.</u>	<u>Address</u>	<u>Name</u>
101	1992 E. University	Jesus Miranda Homestead
102	1203 E. Alameda	Thomas Morrow/E. W. Hudson House
103	1400 N. College	Eisendrath House
105	118 E. 7th Street	Walker/Montgomery House
106	113 E. 6th Street	William H. Perry House, Demolished
107	116 E. 6th Street	Wolf Sachs House
110	125 E. 6th Street	Park/Hart House, Demolished 1982-83
111	202 E. 7th Street	Harrington/Birchett House
114	120 W. 7th Street	Dr. J. A. Dines/Dr. R. J. Hight House
118	612 Maple	Steward House
119	604 Ash	Brown/Strong House
122	903 Ash	Sidney B. Moeur House
123	948 Ash	Byron Redden House
125	1104 Ash	Hiatt/Barnes House
126	333 E. Carver	Lowell Redden House
128	48th & Baseline	Wetmore Ranch
133	802 Farmer	E. A. Murphy House
135	108 W. University	Sara M. Johnson/McLean/Adams House, Demolished Feb. 1983
139	202 W. 5th Street	J. D. Cooper Saloon
140	Arizona State University	Grady Gammage Auditorium
141	516-518 S. Mill	Goodwin Bldg/Goodwin's Curios

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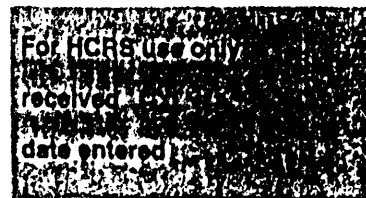
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<u>No.</u>	<u>Address</u>	<u>Name</u>
142	302 W. 1st Street	Ramon Gonzales/Jesus Martinez House
146	3 W. 1st Street	Hayden House/La Casa Vieja
148	34 E. 7th Street	Governor Benjamin B. Moeur House
149	24 W. 7th Street	Ellingson Warehouse
150	710 Ash Avenue	Tempe Cotton Exchange Cotton Gin
151	1300-1360 E. 8th Street	Bordon Milk Co. Creamery/Pacific Creamery/ Tempe Creamery
152	1350 E. 8th Street	Creamery Office, included with #151
153	202 E. 6th Street	Kloss/Daggs/Nielson House
156	104 W. 6th Street	Samuel Openshaw House
159	109 W. 6th Street	Sampson/Tupper House
163	1010 Maple	Elliott House
165	850 Ash	W. A. Moeur House/9th & Ash
170	Arizona State University	Old Main
171	Arizona State University	President's House
172	Arizona State University	Matthews Hall
173	West of 333 Carver	Moses Green/Mary Green/Kasson Ranch House
179	4070 S. Priest	Poill/W. E. Hampton House
183		Cross Cut Power Plant
185	4 th St. & Railroad Avenue	Tempe Depot
190	NE corner Ash at First	Tempe Beach Stadium
192	320 Mill Avenue	Hotel Casa Loma
193	119 Mill Avenue	Hayden Flour Mill

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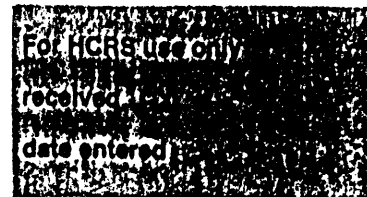
<u>No.</u>	<u>Address</u>	<u>Name</u>
194	918 Mill	Mullen/Van Petten House
196	1 E. 5th	Heineman & Gill Block/Laird & Dines
201	1810 E. Apache	White Dairy Barn/Oxbow
202	634 E. Apache	Wigwam Auto Court/Teepees, Demolished 1983
203	115 W. University	George N. Gage House
204	2328 E. University	Rohrig School
205	927 E. 8th Street	Vincent Elias/Ray Rodriguez House
206	Arizona State University	Administration/Science Building
207	Arizona State University	B. B. Moeur Activity Bldg/Moeur Administration
209	2222 S. Price	D. J. Frankenberg House
215	418-422 Mill	Miller Block/Farmers & Merchants Bank
217	Arizona State University	Industrial Arts/Anthropology Bldg
222	821 S. Farmer	Hugh Laird House
229		Bankhead Highway/Old Eighth Street
230	720 Mill	Joseph E. Johnson House
231	919 Maple	B. H. Scudder Rental, Prefab.
232		Kirkland-McKinney Ditch
245	1004 Mill	Ollerton House

INVENTORY OF PROPERTIES  
LISTED ON NATIONAL REGISTER

112	116 W. 4th Street	Curt W. Miller House, Demolished
226		Tempe Bridge/Mill Avenue Bridge
235	230 E. University Drive	Our Lady of Mt. Carmel/St. Mary's Church

United States Department of the Interior  
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**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet 20

Item number 8

Page 13 of 13

<u>No.</u>	<u>Address</u>	<u>Name</u>
236	401-405 S. Maple Avenue	Tempe Bakery/Hackett House
237	409-413 S. Mill Avenue	Petersen Building/Chipman Building
238	415 S. Mill Avenue	Vienna Bakery/Golden Temple Building
239	27 E. 6th Street	Samuel C. Long House
240	129 E. University Drive	Frankenberg House
241	401-403 S. Mill Avenue	Andre Building
242	1414 West Southern	Niels Petersen House
243	820 Farmer	Farmer/Goodwin House
244	520 S. Mill	Tempe Hardware/Curry Hall/100F Hall
<u>Approved by Historic Sites Review Committee prior to MRA.</u>		
227		Tempe Concrete Arch Highway Bridge
228		Salt River Southern Pacific RR Bridge

## 9. Major Bibliographical References

See Continuation Sheet

## 10. Geographical Data

**Acreage of nominated property** N/A

**Quadrangle name** Tempe and Guadalupe

Quadrangle scale 1:24,000

**UMT References** See Individual Inventory Forms.

**A**

Zone	Easting	Northing
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
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15	15	15
16	16	16
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19	19	19
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91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

**B**

Zone Easting Northing

**c**

**D**

E 




F

**G**

H	Frequency
0	1
1	4
2	6
3	4
4	2
5	1
6	1
7	1
8	1
9	1
10	1

### Verbal boundary description and justification

See Continuation Sheet

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

### 11. Form Prepared By

name/title	Jim Woodward, Architectural Historian; James Garrison, Historical Architect; Cindy Myers, Historical Archeologist; Susan L. Wilcox
------------	---------------------------------------------------------------------------------------------------------------------------------------

Janus Associates, Inc. for all but Susan

**organization** L. Wilcox; Tempe Historical Society **date** December 1982

**street & number** 602 North 7th Street

telephone (602) 254-0826

city or town Phoenix

state Arizona

## 12. State Historic Preservation Officer Certification

**The evaluated significance of this property within the state is:**

       national             state        X   local

**As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.**

**State Historic Preservation Officer signature**

title State Historic Preservation Office

date March 20, 1984

**For NPS use only**

I hereby certify that this property is included in the National Register

Keeper of the National Register

**Attest:**

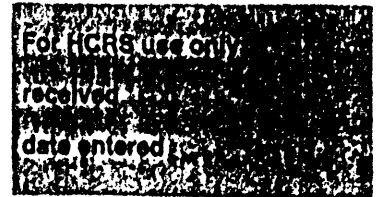
**Chief of Registration**

date



United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet 21

Item number 9

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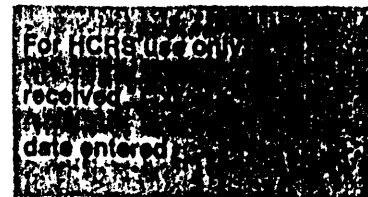
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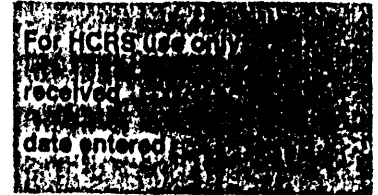
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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

OMB No.  
Exp. 10/80

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Continuation sheet

Item number

Page 1 of 5

Multiple Resource Area  
Thematic Group

dnr-11

Name Tempe Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Date/Signature

- ✓ 1. Borden Milk Co. Creamery  
and Ice Factory

Entered in the  
National Register

for Keeper

Attest

Delores Byers 6/10/84

2. Elias-Rodriguez House

Entered in the  
National Register

for Keeper

Attest

Delores Byers 5/7/84

3. Bankhead Highway

Substantive Review

Keeper

Attest

Linda McClelland 7/7/85

4. Elliott House

Entered in the  
National Register

for Keeper

Attest

Delores Byers 5/7/84

5. Gonzales-Martinez House

Entered in the  
National Register

Keeper

Attest

Delores Byers 5/7/84

6. Harrington-Birchett House

Entered in the  
National Register

for Keeper

Attest

Delores Byers 5/7/84

7. Goodwin Building

Entered in the  
National Register

for Keeper

Attest

Delores Byers 5/7/84

8. Green, Mary and Moses,  
House

Substantive Review

Keeper

Attest

Linda McClelland 7/13/85

- ✓ 9. Hayden, C. T., House (La Case  
Vieja)

Entered in the  
National Register

for Keeper

Attest

Delores Byers 10/2/84

10. Hiatt House

Entered in the  
National Register

for Keeper

Attest

Delores Byers 5/7/84

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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date entered

Continuation sheet

Item number

Page 2 of 86

Multiple Resource Area  
Thematic Group

Name Tempe Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Date/Signature

✓ 11. Johnson, Joseph E., House

Entered in the  
National Register for  
Keeper

Delores Byers 10/10/84

Attest

12. Kloss, Rev. Daniel, House

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

13. Main Building, Tempe Normal  
School

Substantive Review

Keeper

Linda McDelland  
11/7/85

Attest

14. Laird, Hugh, House

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

15. Miller Block (Farmers and  
Merchants Bank)

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

16. Miranda, Jesus, Homestead

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

17. Moeru, W. A., House

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

✓ 18. Morrow-Hudson House

Substantive Review

Keeper

W. H. Huh 5/7/1984

Attest

19. Mullen, C. P., House

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

20. Ollerton House

Entered in the  
National Register

for  
Keeper

Delores Byers 5/7/84

Attest

United States Department of the Interior  
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Inventory—Nomination Form

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received

3/21/84

date entered

Continuation sheet

Item number

Page 3 of 6

Multiple Resource Area  
Thematic Group

Name Tempe Multiple Resource Area

State Maricopa County, ARIZONA

Nomination/Type of Review

Date/Signature

21. Openshaw, Samuel, House

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

22. Redden, Byron, House

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

23. President's House

Substantive Review

Keeper Linda McClelland 1/7/85

Attest

24. Sampson House

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

25. Scudder, B. H., Rental  
House

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

26. Steward House

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

27. Tempe Concrete Arch  
Highway Bridge

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

28. Tempe Beach Stadium

Substantive Review

Keeper Linda McClelland 1/7/85

Attest

29. Tempe Cotton Exchange  
Cotton Gin Seed Storage  
Building

Entered in the  
National Register

for Keeper Delores Byers 5/7/84

Attest

30. Tempe Depot

Determined Eligible  
DOE/OWNER OBJECTION

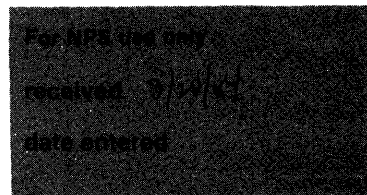
Eligible/  
Keeper Linda McClelland 1/7/85

Attest

Substantive Review

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page 4 of 6

Multiple Resource Area  
Thematic Group

Name Tempe Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Date/Signature

31. Walker, Harry, House

Entered in the  
National Register

Keeper

Sharon Byers 5/7/84

Attest

✓ 32. White, E. M., Dairy Barn

Entered in the  
National Register

Keeper

Sharon Byers 10/10/84

Attest

33. Redden, Lowell, House

Substantive Review

Keeper

Linda McClelland 2/13/85

Attest

✓ 34. Rohrig School

~~Entered in the  
National Register~~

Keeper

Sharon Byers 10/10/84

Attest

Determined Eligible

35. Cooper, J. D., Saloon

Substantive Review

Keeper

Linda Byers 5/8/84 Eligible

DOE/OWNER OBJECTION

Attest

Determined Eligible

36. Eisendrath House

Substantive Review

Keeper

Eligible / McClelland 1-7-85

DOE/OWNER OBJECTION

Attest

Determined Eligible

37. Ellingson Warehouse

Substantive Review

Keeper

Carol D Shue 10-10-84 Eligible

DOE/OWNER OBJECTION

Attest

Determined Eligible

38. Frankenberg, D. J.,  
House

Substantive Review

Keeper

Linda McClelland 2/15/85 Eligible

DOE/OWNER OBJECTION

Attest

Determined Eligible

39. Gage, George N., House

Substantive Review

Keeper

Eligible / McClelland 1/7/85

DOE/OWNER OBJECTION

Attest

Determined Eligible

✓ 40. Hayden Flour Mill

Substantive Review

Keeper

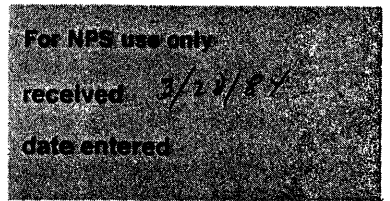
Carol D Shue 10-10-84 Eligible

DOE/OWNER OBJECTION

Attest

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page 5-256

Multiple Resource Area  
Thematic Group

Name Tempe Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Determined Eligible Date/Signature

41. Moeur, Gov. Benjamin B., Substantive Review Keeper Eligible Dubois 5/7/84  
House **DOE/OWNER OBJECTION**

Attest  
Determined Eligible

42. Moeur, Sidney B., House Substantive Review Keeper Eligible Dubois 5/7/84  
**DOE/OWNER OBJECTION**

Attest  
Determined Eligible

43. Murphy, E. A., House Substantive Review Keeper Eligible Dubois 5/7/84  
**DOE/OWNER OBJECTION**

Attest

44. Poil House Substantive Review Keeper Eligible / McClelland 4/7/84  
**DOE/OWNER OBJECTION**

Attest

45. Sachs, Wolf, House Substantive Review Keeper Eligible Dubois 5/7/84  
**DOE/OWNER OBJECTION**

Attest

46. Matthews Hall Entered in the National Register Keeper Deborah Byrd 1/11/88

Attest

47. Administration/Science Building Substantive Review Keeper Patricia McClelland 9/4/84

Attest

48. Industrial Arts Building Substantive Review Keeper Patricia McClelland 9/4/84

Attest

49. B.B. Moeur Activity Building Substantive Review Keeper Patricia McClelland 9/11/84

Attest

50. Grady Gammage Memorial Auditorium Substantive Review Keeper Patricia McClelland 9/11/84

Attest



United States Department of the Interior  
National Park Service

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date entered

Continuation sheet

Item number

Page 6 of 6

Multiple Resource Area  
Thematic Group

Name Tempe Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Determined Eligible  
Date/Signature

51. Salt River Southern Pacific  
RR Bridge

Substantive Review

Keeper

Shirley McClelland 9/4/85

DOE/OWNER OBJECTION

Attest

52. Wetmore Ranch

Substantive Review

Determined Eligible  
Keeper

Shirley McClelland 9/4/85

DOE/OWNER OBJECTION

Attest

53. Dines, Dr. J.A./Hight,  
Dr. R.J., House

Substantive Review

Determined Eligible  
Keeper

Shirley McClelland 4/22/85  
determined eligible

DOE/OWNER OBJECTION

Attest

54. Hotel Casa Loma

Substantive Review

Determined Eligible  
Keeper

Shirley McClelland 4/22/85  
determined eligible

DOE/OWNER OBJECTION

Attest

55. Brown/Strong House

Substantive Review

Determined Eligible  
Keeper

Shirley McClelland 4/22/85  
determined eligible

DOE/OWNER OBJECTION

Attest

56. Laird and Dines Building

Substantive Review

Keeper

Shirley McClelland 4/22/85

DOE/OWNER OBJECTION

Attest

57. Ellingson Warehouse

Entered in the  
National Register

Keeper

Owner objection

Attest

withdrawn 5/28/85

Keeper

Attest

Keeper

Attest

Keeper

Attest

per #37