Tempe Historic Preservation Commission
AGENDA

Date: THURSDAY, May 10, 2012

Location: Hatton Hall, 34 E 7th Street, Tempe (parking in City Hall Garage)

6:00 PM Call to Order, sign in, introductions, (please mute cell phones)

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 HPC Minutes 04/12/2012 Tempe HPC meeting

3. Discuss & Consider Tempe Historic Preservation Foundation Activities
   Foundation President Lisa Roach update on Tempe HPF projects

4. Discuss & Consider Borden Homes Historic District Design Guidelines
   Update on working group for community visioning process

5. Discuss & Consider Cultural Resource Area Update
   Update survey & inventory of Cultural Resource Areas and multi-family development

6. Discuss & Consider Commission Strategic Planning Retreat
   Finalize date as Saturday July 14 or July 21 at the Sandra Day O'Connor House
   Discuss and consider Retreat Agenda items

7. Discuss and Consider Historic Preservation Graduate Student Intern Program
   Alyssa Gerszewski update
   Nathan Hallam update
   Billy Kiser update
   Alyssa Matter update
   HPO update

9. Discuss and Consider Chair / Staff Updates:
   - Tempe HPO update on Eisendrath House
   - Tempe HPO update on Hayden Flour Mill & Silos
   - Tempe HPO Social Media Project n=2422 http://www.facebook.com/TempeHPO
   - Tempe HPF Social Media Project n=1209 http://www.facebook.com/TempeHPF

10. Current Events / Announcements / Future Agenda Items
    - Member Announcements
    - Staff Announcements
      Next Tempe Preservation activities:
      05/10/2012 7:30 pm Council Chambers 31 E 5 St Tempe City Council Initial Public Hearing Wexler (Deskin / Wagner) House historic property designation
      05/16/2012 6:00 pm North Tempe MGC 1555 N Bridalwreath Tempe Historic Preservation Foundation Regular Monthly Meeting

Next HPC Meeting Date Thursday 06/07/2012 6:00 p.m. at Hatton Hall, 34 E 7th Street

Adjourn (7:15 – remove to Council Chambers for Wexler House public hearing)

To date in 2012 commission members report donating 236 volunteer hours to the City of Tempe

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. Within 48 hours notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8007 (voice) or 350-8400 (TDD) to request accommodation.

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TEMPE PRESERVATION

TEMPE HISTORIC PRESERVATION COMMISSION

Ira Bennett, Vice-Chair
Anne Bilsbarrow
April Bojorquez
Brad Graham
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Korri Turner
Vacant, Alternate

TEMPE HISTORIC PRESERVATION OFFICE

Amy Douglass
Nathan Hallam
Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior / National Park Service

Tempe Historic Preservation Office
Community Development Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD
tempe.gov/historicpres

CITY OF TEMPE ARIZONA

RULES OF PROCEDURE

AS ADOPTED BY THE

TEMPE HISTORIC PRESERVATION COMMISSION

April 8, 2010

WHEREAS, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and

WHEREAS, application of these rules provide every member of the voting body of this Commission with equal rights, and

WHEREAS, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and

WHEREAS, the use of the rules offers a simple and direct procedure for conducting Commission business;

NOW THEREFORE, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission's business as set forth herein and as follows:

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

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

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

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

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

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

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

WELCOME

TO THE MONTHLY MEETING OF THE

TEMPE HISTORIC PRESERVATION COMMISSION

The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd floor of the Orchid House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at http://www.tempe.gov/historicpres.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at http://www.tempe.gov/historicpres/ you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to joe_nucci@tempe.gov, or find us on Facebook at http://www.facebook.com/TempeHPO. .

Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, April 12, 2012

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett, Anne Bilsbarrow, Brad Graham, Andrea Gregory, Charlie Lee, Korri Turner, Brenda Shears

Staff Present: Nathan Hallam, Hugh Hallman, Billy Kiser, Alyssa Matter, Joe Nucci, Jared Smith

Public Present: Alyssa Gerszewski, Richard Kierein, Vic Linoff

Call to Order: 6:00 P.M., Andrea Gregory, Chair

1. **Call to Audience** *NO REPLY*
2. **Approval of HPC Minutes 03/08/2012 Tempe HPC meeting**

   MOTION [BENNETT]: MOVE TO APPROVE HPC MEETING MINUTES FROM 03/08/2012 AS AMENDED, SECOND [TURNER], APPROVED, 7-0.

3. **Public Hearing Wexler (Deskin/Wager) House Historic Designation**
   - No Comment from Commission members
   - No Comment from audience

   MOTION [GREGORY]: THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT THE WEXLER (DESKIN / WAGNER) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTYREGISTER". SECOND [GRAHAM]. APPROVED, 7-0.

4. **Discuss & Consider Tempe Historic Preservation Foundation Activities**

- Plaques have been installed on two additional buildings.
- HPF is planning the next Tempe Walk-Through History event.
- Night to Preserve at Eisendrath House is in the planning stages.
- HPF created docent program for the Eisendrath house once rehabilitation is complete.
- Local public schools may participate in an earth science program at the Eisendrath House.
- A Youth Art Contest, to be carried out in conjunction with the Eisendrath House, is under development.

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CITY OF TEMPE ARIZONA

5. Discuss & Consider Borden Homes Historic District Design Guidelines

- Only one more neighborhood meeting is scheduled (May), with two HPC review sessions at the June and July meetings and a final meeting with stakeholders in August.
- Neighbors continue to incorporate photographs into design guidelines as exemplary models for preservation.
- Neighborhood landscape and site features to be the topic of the May meeting.
- Discussion on the pros and cons of flood irrigation vs. xeriscaping (Nucci)
- Neighbors are moving towards a "three strikes and you're out" method of determining loss of integrity and resultant ineligibility as a contributing property.
- The "three strikes and you're out" model does not conform to new SHPO regulations relative to Criterion C evaluation, which are more lenient.
- Next DRC meeting to discuss the controversial Gracie's development.

6. Discuss & Consider Cultural Resource Area Update

- HPO Staff and Interns to begin working on cultural resource area update as a major summertime project.
- New survey will identify multi-family housing, pre-1975, as potential Cultural Resource Areas to be considered in future land-use planning.
- Of the 32 former Cultural Resource Area candidates, some need to be removed for loss of integrity and new areas need to be evaluated for inclusion in General Plan 2040.
- Discussion on potential guidelines for integrity evaluation of multi-family housing.
- Hallam has identified 145 multi-family zoned properties in Tempe, many of which are clustered around ASU. The majority of these date to 1960-1975 and are primarily masonry construction.
- Of the 145 identified properties, it is estimated that at least one-third will be dropped from consideration immediately due to integrity issues.
- Cultural Resource Area update will develop a new context for multi-family housing in pre-1975 Tempe.

7. Discuss & Consider Commission Strategic Planning Retreat

- HPC has not had a strategic planning retreat in several years.
- HPO staff expresses strong support.
- Mission statement for retreat, as written by Andrea Gregory, read to the commission.
- Public must be allowed to attend, per Arizona open meeting laws.
- HPO staff to seek approval from department manager prior to any scheduling of this event.
- Commission members tentatively plan to meet sometime in July, date TBD.
- Possible ideas for discussion: individual sponsorship of projects; contact councilmembers; ordinance amendments; 5-10 minute individual presentations; context overviews; GIS and Google mapping; historic eligible properties.

8. Discuss & Consider Historic Preservation Graduate Student Intern Program

- Introduction of new intern, Alyssa Gerszewski.
- Hallam: presentation on 145 multi-family zoned Tempe properties relative to upcoming Cultural Resource Area update.
- Hallam: National Register Nomination for Kirkland-McKinney Ditch is nearing completion.
- Kiser: Governor B.B. Moeur House NRN approved by HSRC, and final copy submitted to SHPO. Anticipate listing on the national register in 5-6 months.
- Kiser: Working on reformatting HPO website, per City of Tempe requirements for new internet software conversion.
- Kiser: NRN for Tempe Double Butte Cemetery to be considered as a possible future project.
- Matter: Working with Mark Vinson on a case study of a remodeled standard track home in view of determining the best way to remodel such a property while retaining the highest level of integrity.

9. Discuss & Consider Chair / Staff Updates

Hayden Flour Mill Update:

- City Council debating whether to paint the building or leave it alone. Commission expresses support for the latter approach.
- Discussion on "Ghost Signs" – should these be repainted, stabilized, or left alone? Commission expresses support for stabilization to retain as much integrity as possible.
- Nathan Hallam discussion of his tour of the mill with Mayor Hallman.

CLG Conference:

- This year's conference is in Prescott.
- The conference is located at the Hassayampa Inn, but hotel rooms have already sold out.
- The Scholarship money is on a first-come, first-serve basis.

10. Current Events / Announcements / Future Agenda Items

CLG Conference Wednesday June 13-15 at the historic Hassayampa Inn in Prescott.

Next Tempe Preservation activities:
05/09/2012 Borden Homes Historic District 6:30 pm Fire Station 1 1400 E Apache Blvd
- Design Guidelines Work Group Meeting

Next HPC Meeting Date: Thursday 05/10/2012 6:00 p.m. at Hatton Hall, 34 E 7th Street
– Public Hearing Wexler (Deskin / Wagner) House

Meeting adjourned at 7:25 PM

_____

Andrea Gregory, Chair
-minutes scheduled for HPC approval on 05/10/2012

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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

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

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

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

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

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

HPF – (see Tempe HPF) Tempe Historic Preservation Foundation

IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.

NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.

PAD – Planned Area Development: site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.

Tempe Historic Preservation Commission Retreat

The goal of the Tempe Historic Preservation Commission retreat is to identify and develop general procedure changes within the Commission and focus on broad preservation issues to guide discussion and evaluation of specific agenda items during regularly scheduled Commission meetings.

Schedule

- Half day
- Morning of Saturday, July 14 or Saturday, July 21 (to be determined at Commission meeting on May 10, 2012)
- Venue: Sandra Day O'Connor House? HPO will request venue after confirmation of date

Tentative agenda items (average 30 minutes per item for retreat discussion)

- Commission member "sponsorship" of projects or activities on the agenda
- Council member shadows
- Ordinance amendments
- General presentations at meetings about architectural types/styles and context overviews
- Maps and/or database (HPIFs) of historic properties on local register relative to Cultural Resource Areas and historic eligible properties
- East Valley Coalition
- Commission wishlist

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kirkland-McKinney Ditch

other names/site number Hayden Ditch; Hayden Canal; Hayden Branch of the Tempe Canal

2. Location

street & number East 8th Street between South Gary Drive and South Una Avenue ☐ not for publication

city or town Tempe ☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85281

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** _X_ **local**

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

Kirkland-McKinney Ditch
Name of Property

Maricopa, Arizona
County and State

5. Classification

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

	private
	public - Local
	public - State
X	public - Federal

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

	building(s)
	district
	site
X	structure
	object

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

Contributing	Noncontributing	
		buildings
		sites
1		structures
		objects
1		**Total**

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:
Waterworks

Current Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:
Waterworks

7. Description

Architectural Classification
(Enter categories from instructions.)

other: dirt-lined canal

Materials
(Enter categories from instructions.)

foundation: N/A
walls: N/A
roof: N/A
other: earth, concrete, shotcrete, cobblestone

Narrative Description

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

Summary Paragraph

The Kirkland-McKinney Ditch refers to the daylighted, dirt-lined segment of an historic lateral canal in Tempe, Arizona. Constructed in 1869-1874, the Kirkland-McKinney Ditch originally delivered water from the "trunk ditch" of the Tempe Canal to Hayden Flour Mill six miles to the west on the far side of Tempe Butte. Today only the subject segment, which extends approximately 500 feet along the south side of East 8th Street between Gary Drive and Una Avenue, retains aspects of integrity that allow it to suitably convey early canal-building efforts in Tempe. The setting is urban; the Kirkland-McKinney Ditch fronts an apartment complex and a single-family residence, with commercial and light-industrial properties nearby, including the historic Borden Milk Co. Creamery and Ice Factory (NR #84000171). Along its boundary with the apartment complex, Kirkland-McKinney Ditch is bordered by a five-foot tall masonry wall with wrought iron fencing. At its east end, west of Una Avenue, water flows through a concrete endwall into a dirt-lined channel, where it sustains a landscape of giant reed, cottonwood, and palo verde. To the west, approximately 120 feet downstream, the water meets a concrete check and turnout gate with timber fence and cobblestone/shotcrete-lined channel. Beyond this gate and channel, water flows through a 350-foot dirt-lined channel before entering a concrete headwall with trashrack at Gary Drive.

Narrative Description

In terms of its construction, the Kirkland-McKinney Ditch differed little from other early canal-building efforts in the Salt River Valley. Its builders used shovels and picks in addition to rudimentary horse- and mule-drawn scrapers to excavate a channel through the sandy loam and adobe topsoils south and east of Tempe Butte.[1] Like other pioneer irrigators, William H. Kirkland and James B. McKinney relied on the expertise of Spanish-speaking newcomers from southern Arizona and Sonora: these men arrived in the Salt River Valley to work as laborers in exchange for shares in the canal system but quickly won praise as "natural engineer[s]" who "can construct an *acequia* (canal) with unerring exactness..."[2] From its head on the Tempe Canal "trunk ditch" in Section 9 (T1N, R5E), the Kirkland McKinney Ditch ran southwest through a three-mile saddle of low-lying land to the northeast quarter of Section 24 (T1N, R4E), where it veered west for two miles before turning northwest to Hayden Flour Mill on the west slope of Tempe Butte in Section 15 (T1N, R4E).

Like other canals and ditches in Tempe, the Kirkland-McKinney Ditch's dirt-lined channel permitted seepage into the soil, creating riparian zones where cottonwood trees and other plant life flourished. "Where the canals or ditches have been established a few years," noted journalist Sylvester Baxter during his travels through Tempe in January 1888, "long lines of trees mark their course and give beauty to the landscape. The trees are mostly cottonwoods, which, under the stimulus of plenty of water, attain a height of fifty feet or so in a comparatively short time."[3] Aspects of this riparian landscape, including a large cottonwood tree, remains evident at the east end of the Kirkland-McKinney Ditch near its intersection with Una Avenue.

In April 1892 the *Arizona Republican* reported that "Charles T. Hayden has about fifty Mexicans at work cleaning and deepening the Hayden ditch."[4] Though not uncommon, maintenance efforts such as these did little to disrupt the historical integrity of the six-mile-long facility; by 1940 the Kirkland-McKinney Ditch retained all the essential aspects of its original construction and landscape—even after the entire Tempe Canal system came under the authority of the Salt River Project (SRP) in 1925.

Yet changes loomed on the horizon. In December 1944 SRP installed a concrete check and turnout gate with timber fence and cobblestone/shotcrete endwall on the subject segment between Gary Drive and Una Avenue; this gate

[1] Thomas H. Means, "Soil Survey in Salt River Valley, Arizona," <http://soils.usda.gov/survey/online_surveys/arizona/saltrivervalleyAZ1900/saltrivervalleyAZ1900.pdf> (Accessed 25 April 2012), 308-309; Mark Pry, *Oasis in the Valley: The Story of Water in Tempe* (Tempe: Tempe Historical Museum, 2003), 8.
[2] Josiah Hinton, *The Hand-Book to Arizona: Its Resources, History, Towns, Mines, Ruins and Scenery* (San Francisco: Payot, Upham & Co., 1878), 380.
[3] Curtis M. Hinsley and David R. Wilcox, eds., *The Southwest in the American Imagination: The Writings of Sylvester Baxter, 1881-1889* (Tucson: The University of Arizona Press, 1996), 151-152.
[4] "On the South Side," *Arizona Republican*, 7 April 1892.

regulated the amount of water that entered a smaller lateral ditch extending south along a quarter section line of Section 23, a quarter-mile west of what is now McClintock Drive.[5] Then beginning in 1945 Tempe entered into a period of dramatic postwar growth as much of the area's farmland succumbed to commercial and residential development. Responding to customer demands for lower costs through greater system efficiency, SRP obtained low-cost "Rehabilitation and Betterment" loans from the federal government, which provided for the improvement of water-delivery facilities in SRP's service area, including those of the Tempe Canal system. "Rehabilitation and Betterment" involved lining canals with concrete to prevent seepage, piping laterals and ditches to prevent evaporation, and removing many of the trees and plant life sustained by dirt-lined channels.[6]

During the 1950s SRP entirely dismantled the Kirkland-McKinney Ditch upstream from its intersection with College Avenue north of Arizona State University's main campus, severing the facility's historic association with Hayden Flour Mill.[7] Yet east of Rural Road much of the facility remained untouched. That began to change in the winter of 1983-84, however, as SRP formulated plans to pipe the Kirkland-McKinney Ditch in response to development pressures in the Sotelo Addition along East 8th Street between Rural Road and McClintock Drive. Work proceeded through the next six years as the project endured construction delays and alterations, including a shortening of the pipeline near Una Avenue due to "a City dispute with the property owner."[8] This may explain, in part, the decision not to pipe the Kirkland-McKinney Ditch between Una Avenue and Gary Drive; the 1944 check and turnout gate may have also spared this segment.

SRP contractors finished the pipeline west of Gary Drive in February 1984; under this roadway they installed a concrete culvert and headwall with trashrack. In August 1987 they finished the pipeline east of Una Avenue; under this roadway they installed a concrete culvert and endwall.[9] Besides this headwall and endwall, however, the 500-foot segment of the Kirkland-McKinney Ditch between Una Avenue and Gary Drive remained daylighted, dirt-lined, and essentially unchanged with the exception of the 1944 check and turnout gate. In 1989 an observer characterized the segment as "a broad and shallow unlined ditch…not very different from that originally dug by the pioneer shareholders in 1871."[10] Twenty-three years later the segment retains a high degree of historical integrity to the 1869-1874 period of canal building in Tempe; large cottonwood and palo verde trees at the segment's east end, too, convey the original landscape that emerged in its wake.

[5] "Sec. 23 T. 1 R. 4 Card #2," Documents Collection, Salt River Project (Research Services).
[6] Jay Zieman, "The Modernization of the Salt River Project: The Impact of the Rehabilitation and Betterment Program," M.A. thesis, Arizona State University, 1988, 1-3.
[7] Fred Anderson, "Tempe Canal," San Francisco: Historic American Buildings Survey, National Park Service, Western Region, Dept. of the Interior, 1989, 45.
[8] Lee Abbott to Project File, SRP Memo, February 15, 1989, Documents Collection, Salt River Project (Research Services).
[9] Plan and profile drawing nos. A-64-216 and A-64-236, Documents Collection, Salt River Project (Research Services).
[10] Anderson, "Tempe Canal," 44.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1869-1874

Significant Dates

1870, 1874

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kirkland-McKinney Ditch, Tempe Irrigating Canal Company, Salt River Project

Period of Significance (justification)

The period of significance corresponds with the earliest period of canal-building in the Tempe area, ranging from the estimated first year of construction of the Kirkland-McKinney Ditch to the facility's reconfiguration as a source of motive power for Hayden Flour Mill in 1874.

Criteria Considerations (explanation, if necessary)

N/A

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

The Kirkland-McKinney Ditch appears eligible for listing on the National Register under Criterion 'A' for its association with early canal-building in the Tempe area. By diverting water from the Salt River to nearby desert landscapes, canals and ditches unlocked the agricultural potential of the Tempe area and helped determine the location and form of its earliest communities. Tempe, like much of the Salt River Valley, is today extensively urbanized, but during the late-nineteenth and early-mid-twentieth centuries its system of canals and lateral ditches sustained not residential growth, but a vast irrigated-agricultural landscape that yielded an array of grains, fruits, vegetables, and dairy products.[11] "To Arizona," wrote a territorial booster in 1890, "irrigation is what the life-blood is to man, or the piston-rod is to the steam engine."[12] The town of Tempe was no exception, as its largest employer, Hayden Flour Mill, relied on the Kirkland-McKinney Ditch as a source of motive power to turn the water wheel that set the mill in motion; upstream the Kirkland-McKinney Ditch also watered farms and gardens of Hispanic families who settled in sections 23 and 24.

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

The early development of the Tempe-area canal system is a story of three separate irrigation enterprises that united in the winter of 1870-71. The earliest was the Kirkland-McKinney Ditch, the first modern-era irrigation facility on the south side of the Salt River. The exact date in which William H. Kirkland, James B. McKinney, and their team of Mexican laborers began excavating the facility remains uncertain, though work probably commenced in the winter of 1869-70. What seems certain is that Kirkland and McKinney sought to emulate what Jack Swilling and others had accomplished on the north side of the Salt River two years earlier: a canal to water fields planted in wheat, barley, alfalfa, and other crops required by Army officials stationed at Fort McDowell. Without a formal water right, Kirkland and McKinney opened a head for the Kirkland-McKinney Ditch near what is now Alma School Road in Mesa and extended it west toward McKinney's farm near the east slope of Tempe Butte. Though historical documentation of their efforts remains slight, the segment of the Kirkland-McKinney Ditch between what is now Gary Drive and Una Avenue in Tempe was probably completed in 1870.[13]

In November 1870, perhaps less than a year after the Kirkland-McKinney team began their work, a Tucson-based freighter named Charles Trumbull Hayden and four others established the Hayden Milling and Farm Ditch Company on the south side of the Salt River downstream from the Kirkland-McKinney Ditch. The company claimed 10,000 miners' inches of water and land in the vicinity of Tempe Butte, where the river channel narrowed opposite the red sandstone of the Papago Buttes. A freighter in the business of teaming goods between Tucson and Prescott, Hayden valued Tempe Butte as a safe and reliable Salt River crossing; by the fall of 1870 he had already identified its west slope as an important transportation corridor, and had probably already formulated plans for the mill, ferry service, and general store that became the basis of Tempe's business district.[14]

Also in the fall of 1870, a month after the Hayden Milling and Farm Ditch Company organized, Jack Swilling and five associates including B. W. Hardy formed the Hardy Irrigation Canal Company for "milling, farming, and other purposes" on the south side of the Salt River. The company claimed 20,000 miners' inches of water with a canal head near what is now Mesa Drive in Mesa.[15] In January 1871 these three irrigation enterprises—the Kirkland-McKinney Ditch, the Hayden Milling and Farm Ditch Company, and the Hardy Irrigation Canal Company—consolidated as the Tempe Irrigating Canal Company (TICC). It remains unclear just how far west workers had extended the Kirkland-McKinney Ditch toward Kirkland's farm, but this facility was quickly integrated into the larger TICC canal system. In April 1871 the TICC offered Hayden seventeen shares, or 2,000 miners' inches of water, in exchange for suspension of his earlier water claim but also for a promise to build his flour mill on the west slope of Tempe Butte. Once Hayden bought in to the TICC, laborers relocated the head of the Kirkland-McKinney Ditch to a lateral off the TICC's main Tempe Canal and extended the facility around the southern slope of Tempe Butte to the mill site, where the stream accelerated through a

[11] Before 1950, residents of the Salt River Valley obtained drinking water from groundwater wells exclusively; surface water irrigated agricultural and residential landscapes.
[12] John A. Black, *Arizona: The Land of Sunshine and Silver, Health and Prosperity; the Place For Ideal Homes* (Tucson: John A. Black, 1890), 58.
[13] Anderson, "Tempe Canal," 3; Pry, *Oasis in the Valley*, 7.
[14] Ilya Berelov and Victoria D. Vargas, "The Story of Charles Trumbull Hayden and His Family" in *Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona* (Tempe: Archaeological Consulting Services, 2008), 1:44-45
[15] Anderson, "Tempe Canal," 4.

twenty-four-foot drop and turned a water wheel that set the mill in motion.[16] "There is an abundance of water power to be obtained," reported the *Los Angeles News* on the mill's construction, "and the location that he (Hayden) has taken the precaution to secure is, of the most desirable character."[17] In the summer of 1874 the mill became operational and the Kirkland-McKinney Ditch became known colloquially as Hayden Ditch (others called it "Hayden Canal" or "Hayden Branch of the Tempe Canal," while still others preferred its original name, the Kirkland-McKinney Ditch).

Besides powering Hayden's flour mill, the Kirkland-McKinney Ditch also watered the farms and subsistence gardens of Mexican residents who worked for the TICC in exchange for shares in the company and associated water rights. These residents included Manuel Gonzalez, Tiburcio Sotelo, Juan Soza, Jesus Miranda, and Winchester Miller—the latter an Anglo, ex-Confederate soldier who homesteaded on the east slope of Tempe Butte after William H. Kirkland abandoned the area in 1872.[18] Miller, who served as president and *zanjero*, or water master, of the TICC, also served as the Tempe area's deputy sheriff and administered county road-building efforts and other county services.[19] In 1873 he married Tiburcio Sotelo's daughter, Maria, and helped his widowed mother-in-law, Manuela Sotelo, attain a patent on her homestead in Section 23 between what is now Rural Road and Dorsey Lane. In 1890 Manuela Sotelo subdivided a narrow, half-mile portion of her homestead between the Kirkland-McKinney Ditch and what is now East 8th Street, along which many of her friends and family members had already purchased lots and raised families of their own. This neighborhood, officially called the Sotelo Addition but also known as *Barrio del May's* and *La Cremeria* by its residents, emerged as an important transportation corridor between Tempe and Mesa along which an ice plant and later a creamery complex emerged after 1892.[20]

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

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

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

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

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

Solliday, Scott. "The Journey to Rio Salado: Hispanic Migrations to Tempe, Arizona." M.A. thesis, Arizona State University, 1993.

Vargas, Victoria D., et al. *Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona*. Vol. 1, *Introduction, Historical Research, and Historic Architecture*. Tempe: Archaeological Consulting Services, Inc., 2008.

Wright, Thomas E., et. al. *La Plaza y La Cremeria*. Tempe: Archaeological Research Services, Inc., 2004.

Zieman, Jay. "The Modernization of the Salt River Project: The Impact of the Rehabilitation and Betterment Program." M.A. thesis, Arizona State University, 1988.

[16] Ilya Berelov, "The Business History of the Hayden Flour Mill Property" in *Hayden Flour Mill*, 175; Berelov and Vargas, "The Story of Charles Trumbull Hayden and His Family," in *Hayden Flour Mill*, 44; Scott Solliday, "Exploration and Settlement of Arizona and the Salt River Valley" in *Hayden Flour Mill*, 56-59.
[17] Reprinted as "Grist Mill for Tucson" in *Arizona Citizen*, 6 April 1872. The *Los Angeles News* had mistakenly identified Tucson as the location of Hayden's mill, prompting the *Arizona Citizen* to reprint the story with a correction.
[18] Scott Solliday, "History of the Sotelo Addition to Tempe" in Thomas E. Wright, et. al., *La Plaza y La Cremeria* (Tempe: Archaeological Research Services, Inc., 2004), 249; Solliday, "The Journey to Rio Salado: Hispanic Migrations to Tempe, Arizona," M.A. thesis, Arizona State University, 1993,
[19] Scott Solliday and Victoria D. Vargas, "Community Planning and Development" in *Hayden Flour Mill*, 81-82.
[20] Solliday, "History of the Sotelo Addition to Tempe" in Wright, et. al., *La Plaza y La Cremeria*, 251-253.

Kirkland-McKinney Ditch
Name of Property

Maricopa, Arizona
County and State

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

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

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	12S	414972	3698151	3			
2	12S	415126	3698154	4			

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

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

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title Nathan Hallam
organization Tempe Historic Preservation Office date May 3, 2012
street & number 21 East Sixth St. Suite 208 telephone 480-350-8870
city or town Tempe state Arizona zip code 85281
e-mail nathan_hallam@tempe.gov; joe_nucci@tempe.gov

Kirkland-McKinney Ditch
Name of Property

Maricopa, Arizona
County and State

Additional Documentation

Submit the following items with the completed form:

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

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

- **Continuation Sheets**

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

Photographs:

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

Name of Property: Kirkland-McKinney Ditch

City or Vicinity: Tempe

County: Maricopa State: Arizona

Photographer: Nathan Hallam

Date Photographed: December 11, 2011

Description of Photograph(s) and number:

1 of ___.

Property Owner:

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

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

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

city or town Glendale state AZ zip code 85306

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.