



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/12/2017
Agenda Item: 8**

ACTION: Request for a Historic Overlay Zoning for HAYDEN FLOUR MILL for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue on approximately 5.08 acres. The applicant is Iconic Mill, LLC.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve
Historic Preservation Commission – approved (5-0 vote)

BACKGROUND INFORMATION: HAYDEN FLOUR MILL (PL170304). Iconic Mill, LLC, a partnership of Baum Revision and Aparium Hotel Group, seeks to rehabilitate and adaptively reuse the Hayden Flour Mill property located at 119 South Mill Avenue. Per the development agreement (“Agreement”), the applicant is obligated to process proposed changes as if the property is listed in the Tempe Historic Property Register. In addition, the Agreement requires the applicant to pursue listing of the property in the Tempe Historic Property Register and the National Register of Historic Places. This request has been submitted to satisfy the local designation requirement. The request includes the following:

- 1. Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill on approximately 5.08 acres.



Existing Property Owner	City of Tempe
Future Owner	City of Tempe
Applicant	Iconic Mill, LLC – Lessee
Gross / Net site area	5.08 acres
Tempe Hist. Prop. Reg. Status	Designated ¹
National Register Status	Eligible ²

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: John Southard, Historic Preservation Officer
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located at the southwest corner of South Mill Avenue and Rio Salado Parkway. It is at the northwestern foot of Tempe (Hayden) Butte, a Tempe Historic Property Register and National Register of Historic Places-listed site that is a Traditional Cultural Property for the Four Southern Tribes.³

This request includes the following:

1. Historic Overlay Zoning request for the 1918 / 1951 Hayden Flour Mill on approximately 5.08 acres.

The applicant is requesting Development Review Commission to provide recommendation to City Council for item one listed above.

PUBLIC INPUT

Neighborhood meeting is required and was on October 10, 2017 at 6 p.m. in the Tempe Transportation Center Don Cassano Community Room, 200 East 5th Street, 2nd floor. Community Development staff attended the meeting.

HISTORIC PRESERVATION COMMISSION

On Tuesday November 14, 2017, the Tempe Historic Preservation Commission held a public hearing to review the request for Tempe Historic Property Register / Historic Overlay Zoning for the 1918 / 1951 Hayden Flour Mill, located on 119 South Mill Avenue. The Commission voted to approve the request (5-0 vote).

A member of the public spoke in support of the request at the hearing.

HISTORIC OVERVIEW

The Hayden Flour Mill is the oldest cast-in-place, reinforced concrete building in Tempe. The mill is significant as the longest continuously used industrial site in the Salt River Valley, for its association with the Charles Trumbull Hayden family, who founded and operated the mill for three generations, and as the most important community industry through the settlement and development periods of early Tempe history. The Hayden Flour Mill is significant as the oldest cast in place reinforced concrete building in Tempe and provides an excellent example of the daylight construction method. The Hayden Mills Silos is a landmark structure providing many with a tangible connection to community history by recalling the founding of the Tempe settlement.

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

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

Association with events significant to broad patterns of history

From the start of operations in 1874, the Hayden mill became one of the most widely known institutions in the Arizona Territory. In early territorial days, the product of this mill was carried in freight wagons and by pack-trains to most of the mining camps and military posts in the Territory and its output was estimated in millions of dollars. Army and government contracts running into hundreds of thousands of dollars were filled from this mill and Hayden Flour was known in every town and mining camp in Arizona. The mill, along with Hayden's store, warehouses, blacksmith shop, and ferry, became the trade center for the south side of the Salt River Valley.

For 50 years this location was the site of water-powered grain milling. A contract for electrification of the mill was approved by the Board of Governors of the Salt River Project Water Users Association on Thursday, June 7, 1923. On February 6, 1924, SRP began installing a 11,000-volt electric line along First Street at the Tempe Milling Company's plant to replace the water

power which had operated the mill for half a century.

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

Association with lives of persons significant in our past

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

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

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

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

On June 11, 1915, Carl Trumbull Hayden (1877-1972), C. G. Jones, and F. A. Van Ritten incorporated the Tempe Milling Company to continue operation of the Hayden Flour Mill. On February 19, 1912, Carl Hayden became Arizona's first Member of the House of Representatives where he served until March 4, 1927, when he began service in the U. S. Senate. Re-elected in 1932, 1938, 1944, 1950, 1956, and 1962, he did not seek re-election in 1968, and retired to Tempe in 1969.

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

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

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

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

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

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

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

Likely to yield information important in prehistory or history

The mill exists in an area known to be archaeologically sensitive and within known site boundaries. Despite extensive past archaeological remediation, some portions of the property may still contain buried cultural remains associated with the Hohokam and historic periods.⁴

ANALYSIS

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

- (1) It meets the criteria for listing on the Arizona or national register of historic places;⁵
- (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature

The Tempe Historic Preservation Commission held a public hearing on this matter on November 14, 2017, at which time that body voted unanimously to recommend Council approval as this request as it meets the criteria for designation specified in section 14A-4 (a) of the Tempe City Code. Per sections 14A-4(c)6 and 14A-4(c)7 of the Tempe City Code, the Historic Preservation Commission forwards this matter to the Development Review Commission, which is to hold a public hearing on this request “conducted according to the applicable procedures for amendment, as described in Section 6-304 of the Zoning and Development Code.”

REASONS FOR APPROVAL

1. The project fulfills the goals and objectives of the General Plan.
2. The property meets the criteria for designation specified in section 14A-4 (a) of the Tempe City Code.

HISTORY & FACTS:

October 10, 2017	Neighborhood Meeting was held 6 p.m. in the Tempe Transportation Center Don Cassano Community Room, 200 East 5th Street, 2 nd floor
November 14, 2017	Historic Preservation Commission approved the request Tempe Historic Property Register / Historic Overlay Zoning for the 1918 / 1951 Hayden Flour Mill, located on 119 South Mill Avenue.
December 12, 2017	Public Hearing of Development Review Commission for the request for request for a Historic Overlay Zoning for HAYDEN FLOUR MILL for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue.
January 18, 2018	First Public Hearing of City Council for the request for a Historic Overlay Zoning for HAYDEN FLOUR MILL for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue.
February 8, 2018	Second and final public hearing of City Council for the request for a Historic Overlay Zoning for HAYDEN FLOUR MILL for the 1918 / 1951 Hayden Flour Mill located at 119 South Mill Avenue

¹ Per article 5.12 of the City of Tempe / Iconic Mill, LLC development agreement, the applicant is obligated to process proposed changes as if the property is listed in the Tempe Historic Property Register. As such, for the purposes of this report, its Tempe Historic Property Register status is listed as "Designated." Hereafter cited as Agreement.

² Property submitted for National Register consideration as part of the Tempe MRA. The Keeper determined the property to be eligible on October 10, 1984. However, the property was not listed due to owner objection. A January 26, 2017 response to a Part 1 tax credit application for this project affirmed the property likely retains National Register eligibility.

³ The Four Southern Tribes of Arizona are, in alphabetical order, as follows: Ak-Chin Indian Community, Gila River Indian Community, Salt River Pima-Maricopa Indian Community, and the Tohono O'odham Nation.

⁴ "Hayden Flour Mill & Silos," City of Tempe, <http://www.tempe.gov/city-hall/community-development/historic-preservation/tempe-historic-property-register/hayden-flour-mill-silos>

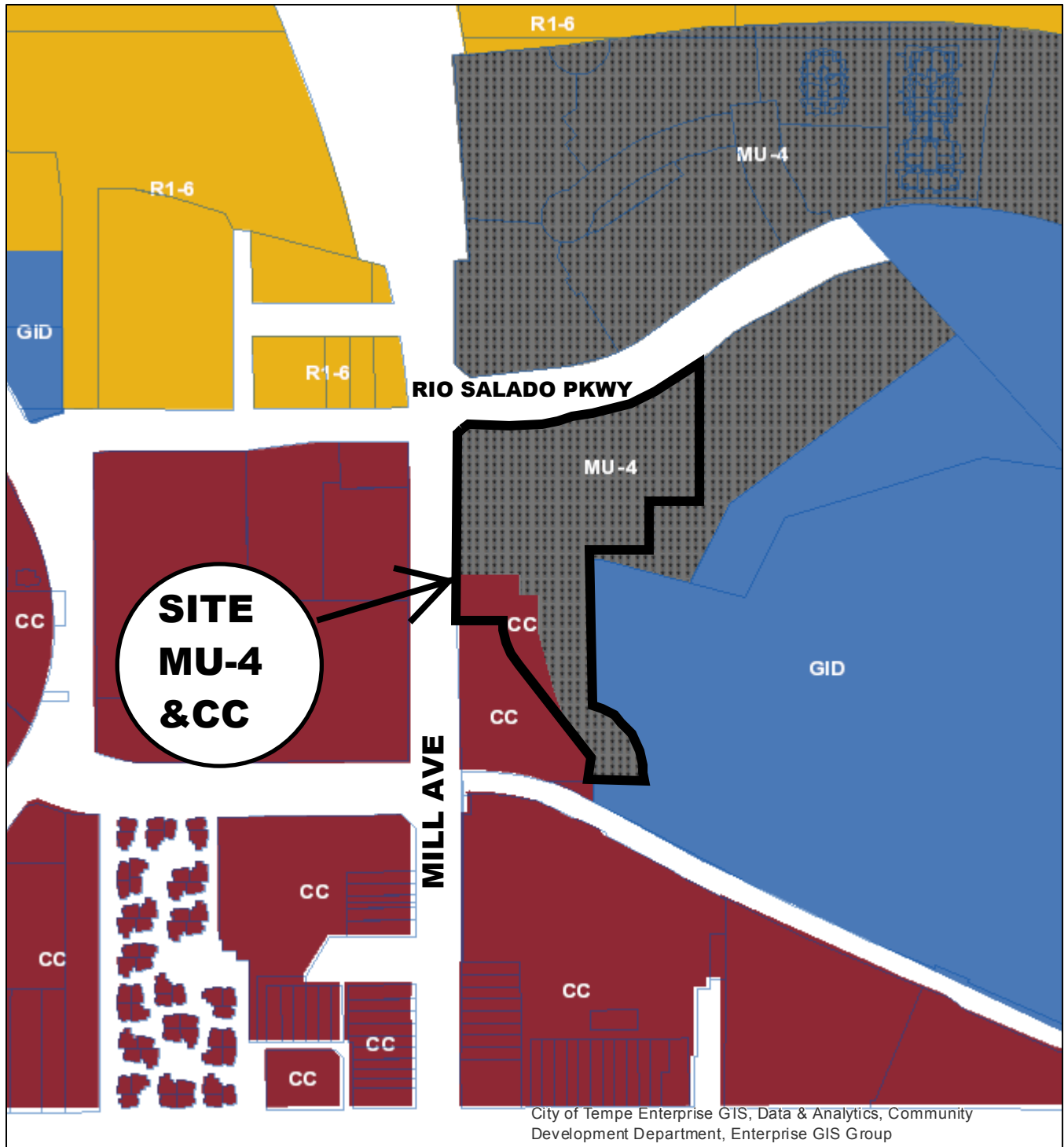
⁵ See Attachment B.



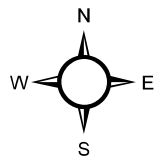
DEVELOPMENT PROJECT FILE
for
HAYDEN FLOUR MILL
(PL170304)

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Tempe Historic Property Register Nomination Form
- 4-6. Letter of Explanation
- 7-8. Historic Preservation Certification Application Part 1 – Evaluation of Significance
- 9-11. Public Involvement Plan Final Summary
12. Letter of Support from Tempe Historic Preservation Foundation



- General Industrial District (GID)
- Single-Family Residential (R1-6)
- City Center (CC)
- Mixed Use High (MU-4)



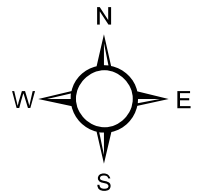


HAYDEN FLOUR MILL

PL 170304



Aerial Map





NOMINATION FORM

TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

119 South Mill Avenue
 Tempe, AZ
 85281

Legal Description (Subdivision Name, Lot and Block)

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

Date of Construction / source of date

1918 / 1951 -- Multiple primary sources

Existing Historic Designation or Identification (check if any)

National Register _____
 (Date Listed)

State Register _____
 (Date Listed)

Tempe Survey # 193

Summary of Historic Function or Use

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

Present, Common, or Proposed Name

Hayden Flour Mill

Present Function or Use

Vacant -- Slated for adaptive reuse

Classification (check one)

Property (Building or Structure)

Archaeological Site

District

Landmark

Ownership Information:

City of Tempe
 Owner Name
 P. O. Box 5002
 Address
 Tempe AZ 85281
 City State Zip
 (480) 350-8870
 Phone
 Signature (if required) Date
 09.12.2017

Applicant Information (if different from ownership)

Iconic Mill, LLC
 Name
 1030 W. Chicago Ave., Suite 300
 Address
 Chicago IL 60642
 City State Zip
 (312) 275-3110
 Phone
 Signature Date
 9/29/17

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.

Hayden Flour Mill Historic Designation Request

Applicant's Letter of Explanation

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

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

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

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

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

The Hayden Flour Mill was founded by Charles T. Hayden (1825-1900) in 1874 and was owned and operated by members of the Hayden family for over a century, through the complex's expansive iterations, until 1981 when Hayden C. Hayden (1922-2005) sold the mill to Bay State

Milling Company of Quincy, Massachusetts. Bay State continued operations at the Site until 1998, when the property was then sold to MCW Holdings. When MCW's redevelopment plans for the Site failed, the City of Tempe obtained the Site in 2003.

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

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

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

Today, the Hayden Flour Mill, consisting of the iconic duality of the 1918 fireproof Mill Building and the towering 1951 Silos, at the important nexus of the Salt River / Tempe Town Lake, the Tempe / Hayden Butte and Mill Avenue - Tempe's main street, serves as tangible evidence of

the long-standing Hayden family's achievement. The period of significance for the Hayden Flour Mill extends from 1874, the date of construction of the original adobe mill, until 1966, the year that not only concluded the mill's twentieth-century expansion period but also heralded Hayden C. Hayden's decision shortly thereafter to downscale flour processing at the mill, diversifying beyond milling into food brokerage and distributorship.

Historic Designation Approval Criteria

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

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

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

Is at least at least 50 years in age

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

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

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

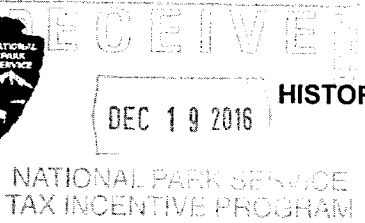
Associated with person or event significant in local, state or national history

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

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

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

We look forward to discussing the Request with you in the near future and respectfully request your approval.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number 35300

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Hayden Flour Mill

Street 119 S. Mill Avenue

City Tempe County Maricopa State AZ Zip 85281-2804

Name of Historic District _____

- National Register district * certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Jennifer Hembree Company MacRostie Historic Advisors, LLC

Street 991 W. Hedding St., Suite 106 City San Jose State CA

Zip 95126-1213 Telephone (408) 490-2069 Email Address jhembree@mac-ha.com

4. Applicant

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

Name David Baum Signature [Signature] Date 11-30-16

Applicant Entity Iconic Mill, LLC SSN _____ or TIN 36-4808973

Street 1030 West Chicago Avenue, Suite 200 City Chicago State IL

Zip 60642-5671 Telephone (312) 275-3110 Email Address david@baumrealty.com

NPS Official Use Only

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

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

Preliminary Determinations:

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

Date 1-26-17 National Park Service Authorized Signature [Signature]

NPS comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COMMENTS SHEET
Historic Preservation Certification Application

Property name: Hayden Flour Mill

Project Number: 35366

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

These comments respond to the Historic Preservation Certification Application --

X Part 1 Part 2 Request for Certification of Completed Work .

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

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

Concur with the Application

Contributing buildings:

Mill Building, 1918,
Grain Elevator: 1951

Period of significance 1918-1966

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

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

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

1.26.17
Date


National Park Service Signature

202-354-2236
Telephone Number

Public Involvement Plan Report

For

Hayden Flour Mill

Historic Overlay Zoning Request

Tempe Case Numbers PL170304 and HP-17-0912

119 S. Mill Avenue

Southeast Corner of S. Mill Ave. and E. Rio Salado Pkwy.

GAMMAGE & BURNHAM
A PROFESSIONAL LIMITED LIABILITY COMPANY
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December 1, 2017

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VIA ELECTRONIC DELIVERY

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Tempe City Hall Municipal Complex
Community Development Department
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Obenia_KingsbyII@tempe.gov

RE: Hayden Flour Mill – Historic Overlay Zoning Request
Tempe Case Numbers PL170304 and HP-17-0912
Public Involvement Plan Report

Dear Suparna:

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

The purpose of this correspondence is to summarize the project team’s discussions with the community regarding the Request to date. The team has made a concentrated effort to reach out to the community.

Mailing Notification and Site Posting Dates and Persons and Associations Notified:

On September 22, 2017, the Applicant’s legal representative mailed and/or e-mailed the enclosed notification packet advising of the Request and the official neighborhood meeting for the Request scheduled for October 10, 2017 to recipients listed on the enclosed notification lists, including property owners within 600 feet of the Site and registered associations within one-quarter mile of the Site. The affidavit of notification and the associated notification map and lists for the notification are enclosed with this report.

On September 22, 2017, Dynamite Signs posted two signs on the Site advising of the Request, the neighborhood meeting scheduled for October 10, 2017, and Development Review Commission and City Council hearings scheduled to consider the Request. On October 24, 2017, Dynamite Signs updated the posted signs to advise of new City Council hearing dates for considering the Request. Photographs of the posted signs along with the associated affidavits of sign postings are enclosed with this report.

Neighborhood Meeting:

As reflected by the enclosed draft minutes from the Historic Preservation Commission (“HPC”) meeting held on October 10, 2017, we held our official neighborhood meeting for the Request during the October 10th Tempe HPC meeting held in the Don Cassano Room of the Tempe Transportation Center located at 200 E. 5th Street in downtown Tempe. The meeting began at 6:00 p.m. The portion of the HPC meeting pertaining to the Request’s neighborhood meeting lasted approximately 10 minutes. In addition to Historic Preservation

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Commissioners, representatives for the Applicant, Gammage & Burnham and the Tempe Community Development Department were present. Approximately three members of the public also attended the meeting.

The Applicant's legal representative introduced the Applicant and discussed the purpose of the Request filed with the City. Questions raised by Historic Preservation Commissioners were limited to the criterion under which the Property is being nominated to historic registers. There were not any questions regarding the Request asked by members of the public in attendance at the meeting.

Summary of E-Mail and Phone Correspondence with Neighbors and Interested Parties:

To date, the Applicant's legal representative has not received any phone or e-mail inquiries from neighbors regarding the Request.

Total Number of Persons Notified and/or Participating:

As reflected by the enclosed notification lists and the enclosed meeting minutes from the HPC meeting held on October 10th, approximately 100 persons and/or entities have been notified of the Request and/or participated in the public review process to date.

Continued Outreach:

The Applicant and the Applicant's legal representative intend to continue to meet with community members who express an interest in the Request. In the event that any additional correspondence or meetings occur, an update to this report will be provided as we get closer to public hearings.

Please let us know if you require any additional information regarding the public involvement report provided above.

Sincerely,
GAMMAGE & BURNHAM P.L.C.



By
Rob Lane
Senior Land Use Planner

Enclosures



T · E · M · P · E
HISTORIC PRESERVATION
FOUNDATION

**Post Office Box 3347
Tempe, AZ 85280-3347
A 501(c)(3) Nonprofit
Organization**

Directors

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Dawn Hart, Vice Chair
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Mark Vinson*

Advisory Board

*Brenda Abney
Andrea Gregory
John Southard*

October 12, 2017

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

Support for Historic Designation of the Hayden Flour Mill and Silos

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

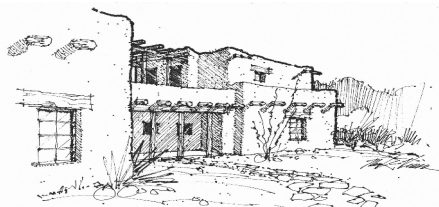
Tempe Historic Preservation Foundation is a 501(c)(3) Nonprofit Organization founded over a decade ago to assist in preserving Tempe's historic properties and archaeological sites. The iconic Hayden Flour Mill is featured prominently in the Foundation logo. The Foundation mission includes supporting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

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

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

Respectfully submitted

Dawn Hart, Vice Chair
Tempe Historic Preservation Foundation



ATTACHMENT 12