

OCT 10 1984

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## ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME (C. T. Hayden House/La Casa Vieja)		COUNTY Maricopa	INVENTORY NO. 146
COMMON PROPERTY NAME Monti's La Casa Vieja		QUAD/COUNTY MAP Tempe Quad	
PROPERTY LOCATION-STREET & NO. 3 West 1st Street			
CITY, TOWN/VICINITY OF Tempe		ASSESSOR'S PARCEL NO.	
OWNER OF PROPERTY Leonard Monti		PHONE	
STREET & NO./P.O. BOX 3 West First Street			
CITY, TOWN Tempe		STATE Arizona	ZIP 85281
FORM PREPARED BY Janus Associates, Inc.		DATE 12/82	
STREET & NO./P.O. BOX 2121 S. Priest Suite 127		PHONE 967-7117	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Tempe Historical Society		DATE 1982	
VIEW looking south			
HISTORIC USE residence/Boarding House/Restaurant			
PRESENT USE restaurant		ACREAGE less/one	
ARCHITECT/BUILDER Restoration Architect/Builder, Robert T. Evans			
CONSTRUCTION/MODIFICATION DATES Built 1873; additions 1876-1883; Restored, 1924			



PHYSICAL DESCRIPTION The C. T. Hayden House/La Casa Vieja is a single-story row house constructed of adobe. The "L" shaped plan extends 80 feet along Mill Avenue and 120 feet along First St. The house is composed of 13 rooms built prior to 1883 in a traditional Mexican format. The earliest of these are four 20-foot square rooms which front on Mill Ave. They were built in 1873 immediately north of the 20-foot-wide adobe front of C. T. Hayden's Store (demolished c1921). Although Hayden operated a store on the site as early as 1871, sources indicate that more permanent structures for his business and residence were built after he moved from Tucson in 1873. By the time of Hayden's marriage in 1876, two additional rooms had been attached to the west of the north room: a zaguan, which served as the main entry to the house, and another 20-foot square room. Shortly after, three additional rooms were built to the west, giving the building a 100-foot front along First St. During this period (1876-1883) a second story of adobe was built over the zaguan and its two flanking rooms. A courtyard, formed by the house and Hayden's store, was enclosed on the west by a high wall. This configuration comprised the extent of Hayden's "hacienda" during his occupancy of the property. Three additional rooms had also been built west from the courtyard wall along First St. and were probably used as housing for domestic help. When the Hayden family moved from the house c1889, the property began a 35-year period of use as a boarding house. Alterations during this period included the removal of the westernmost adobe room (1892) and the addition of a frame second story above the remainder of the west wing (1893). Deterioration of the property was evidenced by 1911 and continued through WWI until 1921 when the house was upgraded. In 1924 formal rehabilitation of the house was initiated for use as a restaurant. This stylistic restoration included removal of all second story

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STATEMENT OF SIGNIFICANCE/HISTORY The C. T. Hayden House/La Casa Vieja is the most significant historic resource in Tempe. The house is important for its rare architectural qualities which embody the building's evolution from a traditional Mexican style row house (1873-1889), to its subsequent use as a boarding house (1890-1924), through its stylistic restoration and conversion to a restaurant (1924-present). It is a notable landmark for its 65-year association with the Hayden family whose members made significant contributions to the settlement and development of the Territory as well as to the educational and political history of the state. Built in 1873, the house is significant for its continued association over the past 110 years with the growth of Tempe and is now the oldest remaining building in the Salt River Valley. Hayden founded the townsite in 1871 and by 1876 had moved permanently to Tempe from Tucson. Between 1858 and 1888, Hayden became one of the largest freighters in the southwest. He played a significant role in the expansion of the Western United States by providing supplies to many of the first settlements in the Territories of New Mexico and Arizona. Hayden was an influential figure in the early political and educational development of Arizona, and was the force behind the location of the State's first Normal School (now ASU) at Tempe. His son, Senator Carl T. Hayden's unsurpassed 57-year tenure in the U.S. Congress began in 1912 and ended in 1968. A powerful political figure, Senator Hayden's most significant accomplishments were in the areas of reclamation, irrigation, Federal highway legislation, and women's suffrage. Charles Hayden's daughter, Sallie Hayden, enjoyed a 33-year career as a teacher at the Normal School and was also instrumental in the revival of the Hayden House as a restaurant in 1924. The restoration, directed by Sallie and another sister, Mapes, and supervised by Robert Evans, who was to become Arizona's premier resort architect, is

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY possibly the earliest restoration project AZ. Gazette, various issues undertaken in the state.

AZ. Republican/Republic, various issues

Dyer, C. J. "Birds Eye View of Tempe," Lithograph, 1888

Hayden, C. T., Charles Trumbull Hayden, Pioneer, AZ. Hist. Soc., Tucson, 1972

Johnson, B.F., My Life's Review, Zion Printing & Pub. Co., Independence, MO, 1947

Lewis, C., "The Early History of the Tempe Canal Co.", Az. and the West, Vol. 7, NO. 3:227-238

Maricopa County Assessor's Office and Archives

Sanborn Fire Insurance Maps, 1890, 1893, 1898, 1901, 1911, 1927

Tempe City Directories, 1898-1932

Tempe Historical Society, Family History files, photograph archives, history files

Tempe News, various issues

#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 12, 13; Block 66, Town of Tempe

Tempe Quad

Z-12, E-412680, N-3699080

(continuation) rooms, demolition an additional 15 feet of the west wing and the construction of a new adobe end wall with curvilinear parapet. The west wing was reroofed and the cottonwood vigas of the south wing were exposed. The courtyard was used as a dining patio, a river rock fountain was installed, and an adobe wall with curvilinear parapet was built to enclose its south end. The interior was restored mostly to earlier room configurations with Mission style elements such as plain board wainscoting, and wrought iron light fixtures. A mural depicting Arizona Indians was painted on one of the interior walls c1935. The essence of the 1924 restoration remains intact although contemporary post and beam structural system was added in most rooms. The courtyard was enclosed and is composed of two rooms with various wall finishes.