

STAFF REPORT

To: Central City Village Planning Committee (for January 11, 2010 meeting)
Historic Preservation Commission (for January 25, 2010 hearing)
Planning Commission (for February 10, 2010 hearing)

From: Kevin Weight, Planner III

Subject: Rezoning Application Z-63-09-8 – Historic Preservation Overlay for
Arizona Sash, Door & Glass Company Warehouse, NEC 9th Avenue &
Lincoln Street

This report recommends approval of Historic Preservation (HP) overlay zoning for the property known historically as the Arizona Sash, Door & Glass Company Warehouse, located at the northeast corner of 9th Avenue and Lincoln Street. A map and photos of the subject property are attached.

BACKGROUND

The subject property was first recommended as an eligible historic property in 1984 in the *Historic Phoenix Commercial Properties Survey* commissioned by the Junior League of Phoenix and prepared by Janus Associates. However, it was never formally listed on the Phoenix Historic Property Register or the National Register of Historic Places.

On October 30, 2009, the current owner, Earl Knudsen, contacted Historic Preservation staff to request city historic designation and financial assistance for rehabilitation of the property. Per his request, the HP Commission initiated HP zoning on November 16, 2009. Mr. Knudsen is in the process of preparing a Demonstration Project grant application for the property. The building is currently occupied by Mr. Knudsen's company, Westech Recyclers, Inc.

PROPERTY HISTORY

The original building on the site was constructed in 1927 for the Arizona Sash, Door & Glass Company, which moved from its previous location at 411 South 1st Street. The new building measured approximately 80' x 250' and occupied the first five lots at the northeast corner of 9th Avenue and Lincoln Street (Lots 16, 18, 20, 22 & 24). The builder was G.F. Williams and the cost of the work was estimated at \$15,663. Although the building permit, which is dated October 7, 1927, shows the address as 742 West Lincoln Street, city directories consistently show the address as 521 South 9th Avenue. The 1928 City Directory shows that the manager of the plant was Gustavus E. Engstrom and that the company's slogan was "Glass of All Kinds." Notable features of the building include brick construction, a gabled roof supported by wood trusses, a

stepped parapet, a combination of steel and wood windows, and several large wood and metal doors on rollers.

On October 11, 1943 a permit was issued to construct an addition to the original building. The addition measured approximately 80' x 125' and was located immediately east of the 1927 building (on Lots 12 & 14 and a portion of Lot 10). The builder was C.F. Crittenden and the cost of the work was estimated at \$10,000. Like the original building, the addition was constructed of brick, but because it was building during World War II there is no steel present; all the windows and doors are made of wood. The addition also features segmental arched door and window openings with brick lintels instead of steel.

The Historic Property Inventory Form from the 1984 *Historic Phoenix Commercial Properties Survey* shows that the Arizona Sash, Door & Glass Company continued to occupy the site at that time. In 1998, the company sold the property to Granite Properties, Inc. The property then changed hands a few more times before it was acquired by Mr. Knudsen in October 2009.

ELIGIBILITY CRITERIA

The eligibility criteria for HP overlay zoning and listing on the Phoenix Historic Property Register are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state or national history, architecture, archaeology, engineering or culture, according to one or more of the following criteria:

- A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;
- B. The property is associated with the lives of persons significant in our past;
- C. The property embodies the distinctive characteristics of a type, period or method of construction, represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling and association to convey its significance.

EVALUATION

In this case, the property meets the age requirement as both the original building and the 1943 addition are over 50 years old. The property also meets the significance requirement under Criterion A for its association with early commerce in Phoenix. It is a rare remaining example of a once common property type – an early 20th century brick

warehouse. Examples of this property type have been identified as a high priority for preservation and rehabilitation by the Historic Preservation Commission and 2006 Historic Preservation Bond Subcommittee. The property also meets the minimum requirements for historic integrity, with most of its original design, setting, materials and workmanship intact.

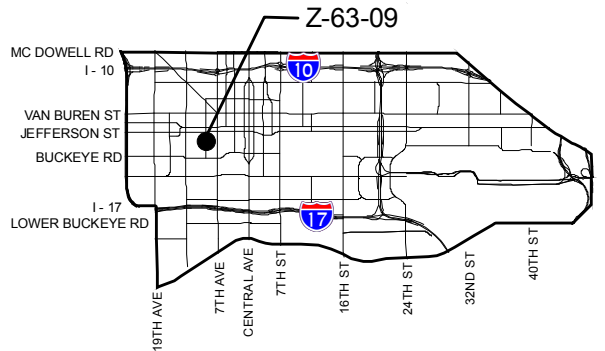
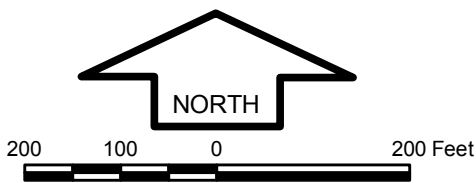
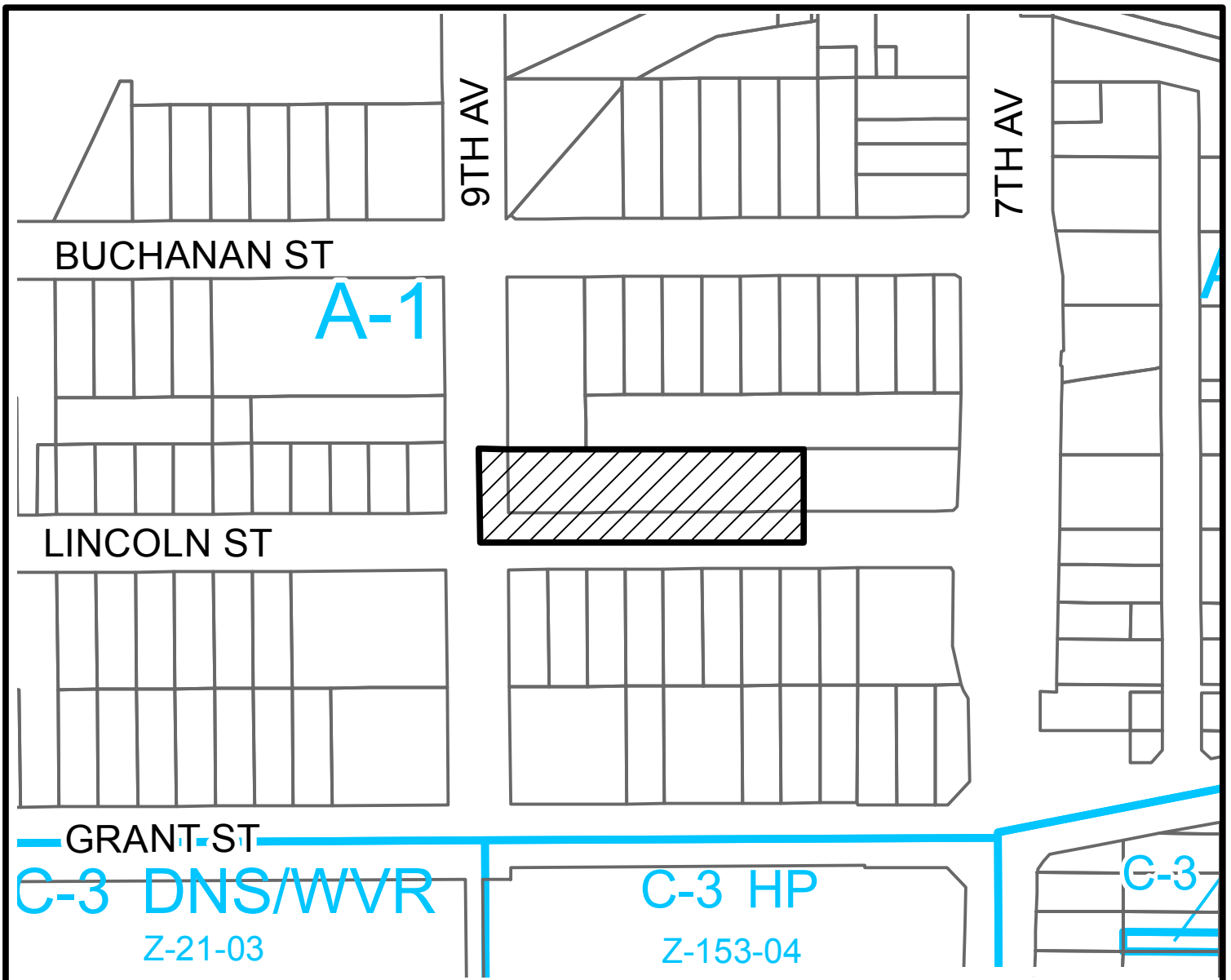
BOUNDARY JUSTIFICATION

The proposed HP zoning boundaries include the original 1927 building and the 1943 addition. The metal addition at the east end of the site has been excluded because it was constructed after the historic period of significance. Interestingly, there is an earlier wood frame structure encapsulated inside the metal addition, but because it is now completely hidden, it lacks historic integrity. Furthermore, the frame structure was originally occupied by the Consolidated Roofing & Supply Company, not Arizona Sash, Door & Glass. So even if the metal addition were removed, the frame building would probably still be excluded from the HP zoning boundaries because it is not historically associated with the rest of the site.

RECOMMENDATION

Based on this information, staff recommends approval of this application to establish Historic Preservation (HP) overlay zoning for the subject property, per the boundaries shown on the attached map.

Attachments: Map and Photos (2 pages)



CITY OF PHOENIX PLANNING DEPARTMENT
CENTAL CITY VILLAGE
 CITY COUNCIL DISTRICT: 8

APPLICANT'S NAME: City of Phoenix Historic Preservation	
APPLICATION NO. Z-63-09	DATE: 12/14/09 REVISION DATES:
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.13 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q9-26 <small>ZONING MAP</small> F-8

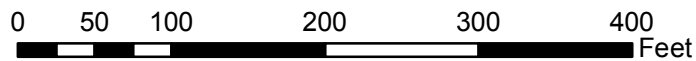
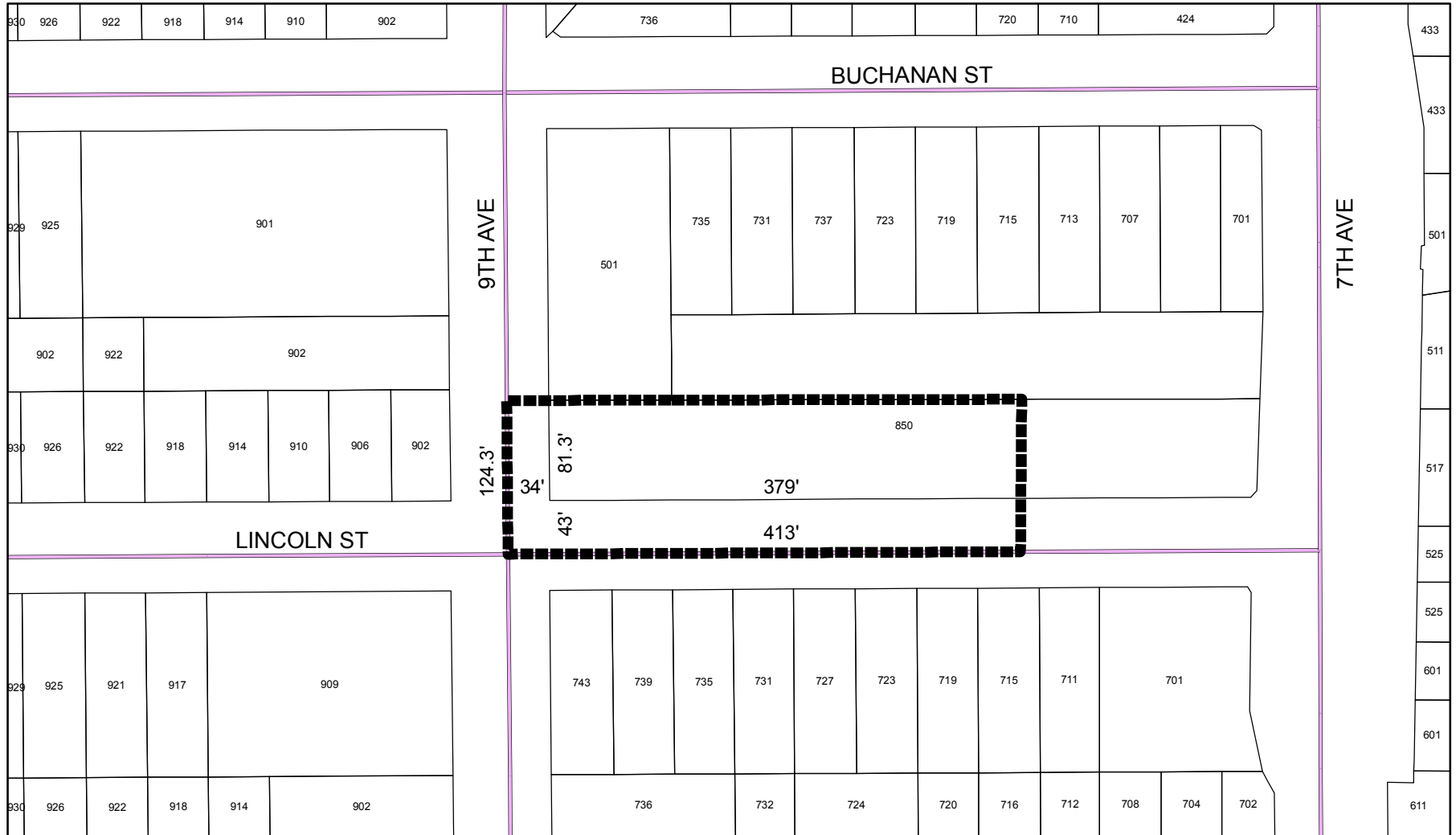
REQUESTED CHANGE:	
FROM: A-1 CCSIOD, (1.19 a. c.)	
TO: A-1 HP CCSIOD, (1.19 a. c.)	




MULTIPLES PERMITTED _____ _____	CONVENTIONAL OPTION _____ _____	* UNITS P.R.D. OPTION _____ _____
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* Maximum Units Allowed with P.R.D. Bonus

Arizona Sash, Door & Glass Company Warehouse 850 West Lincoln Street

Proposed Historic Preservation Overlay Zoning Boundary



-  Parcels
-  Monument Lines
-  HP Zoning Boundary



Arizona Sash, Door & Glass Company Warehouse

NE Corner 9th Avenue & Lincoln Street



Photo 1. View of original 1927 building from intersection of 9th Avenue and Lincoln Street, looking northeast.



Photo 2. View of original 1927 building from opposite corner of 9th Avenue and Lincoln Street, looking northeast.



Photo 3. View of 1943 addition from Lincoln Street, near 7th Avenue, looking west. Original 1927 building is in background.



Photo 4. View from Lincoln Street, near 7th Avenue, looking east. 1943 addition is at left. Non-historic metal addition (not included in HP zoning boundary) is at right.