



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-46-20-8 October 29, 2020

INTRODUCTION

Z-46-20-8 is a request to remove Historic Preservation (HP) overlay zoning for the property known historically as the Vernacular Farm Residence, located at the northwest corner of the 30th Street alignment and Southern Avenue [2956 East Southern Avenue]. Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-46-20-8 be approved.

BACKGROUND

The Vernacular Farm Residence at 2956 East Southern Avenue was listed on the Phoenix Historic Property Register (PHPR) in September of 1992. Built ca. 1915, it was constructed on land that was previously part of the B-H Ranch, under the ownership of the Bartlett-Heard Land and Cattle Company. Following the passage of the Newlands Reclamation Act in 1902, which enabled the construction of Roosevelt Dam, the ranch was subdivided and sold, as no individual or corporation could become an owner of water rights for more than 160 acres under a Reclamation Services project.

This farmhouse is one of the many vernacular residences built in the South Mountain area following the subdivision of the B-H Ranch. Many of these homebuilders were new to the Southwest and built their farmhouses in the “memory” style – where the builder designs a building based upon his memory of what one would look like back home. These buildings all had simple, functional plans, which were easy to reproduce. Exterior ornamentation was minimal, if present at all. They were built of materials which were inexpensive, though not indigenous to the area. Lumber, the primary building material, had to be transported to the Valley via the railroad. While farmhouses such as these were once common in the South Mountain area, they are now very rare, with only a few intact examples remaining.

BUILDING RELOCATION

On February 8, 2008, the previous property owner, Alexandra Ramos, filed an application to demolish the farmhouse and accessory structures. The application was denied by the HP Officer, launching a one-year stay of demolition. In April of 2008, the property was sold to the current owner, Thomas and Todd, Inc. On July 3, 2008, the

current owner re-applied for demolition, but the application was again denied, launching a new one-year stay of demolition. The owner then submitted a Request for Demolition Approval based on a finding of Economic Hardship. The hardship hearing was held on December 22, 2008, then was continued to January 26, 2009, at which point it was continued indefinitely.

From 2009 to 2011, HP staff worked with the owner to formulate a plan to rehabilitate the historic buildings, including hiring the architectural firm of Westlake Reed Leskosky to prepare a building condition assessment and reuse plan. Staff also worked with the owner to rezone the property from R1-6 HP to MUA HP; this application was approved by the City Council on February 3, 2010. On May 28, 2011, the City Council approved a historic preservation grant of up to \$90,165 to rehabilitate the property, although these funds were never spent. A Certificate of Appropriateness for the rehabilitation was approved by the HP Hearing Officer on August 30, 2011.

However, following this approval, the owner received several construction bids that were higher than expected and decided to pursue demolition rather than rehabilitation. On November 7, 2011, the hardship hearing resumed, and the HP Hearing Officer denied the request, finding that the historic buildings could be put into profitable use if rehabilitated. The owner then filed a new demolition application on December 20, 2011, which was also denied, launching another one-year stay.

No further action occurred until 2016, when staff reached an agreement with the owner to move the farmhouse and accessory buildings to another property in the area that already had HP zoning. On July 26, 2016, a demolition approval was issued to relocate the historic buildings to 6451 South 28th Street. The move occurred in late 2017, although the final inspection for the demolition permit did not take place until August of 2019.

Following the final inspection, the owner contacted staff about removing the HP overlay. Staff agreed to ask the HP Commission to initiate the process but first requested that the owner provide an Ownership Authorization Form and Proposition 207 Waiver, which are standard forms required to file a rezoning application. The forms were provided to HP staff in early August of 2020, and staff agreed to place the item on the agenda of the HP Commission's next meeting. On August 17, 2020, the HP Commission initiated the application to remove HP zoning from the property.

The owner has not indicated what will ultimately be built on the site once the HP overlay is removed; however, all future development will be consistent with the standards for the underlying MUA zoning on the property.

ELIGIBILITY CRITERIA

The eligibility criteria for HP overlay zoning and listing on the PHPR 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 the work of a master, possesses high artistic values, or 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.

DISCUSSION

Because the ca. 1915 farmhouse and the accessory buildings have been moved off the subject property, it no longer meets the eligibility criteria for HP overlay zoning. Therefore, staff recommends removing the HP overlay from the site.

Section 813.E of the Zoning Ordinance provides additional considerations for removal of the HP overlay. It states that “the Building Official shall not issue a demolition permit until a redevelopment or reuse plan for the property has been filed with the HP Officer.” However, this requirement “shall be waived by the HP Officer if, following demolition, no historic feature will remain in the HP district and upon a finding that such requirement is unnecessary to assure compatibility with other HP designated properties in the vicinity.” Furthermore, if a waiver is approved, “the HP Commission shall, upon demolition or removal of the structure, initiate an application to remove the HP designation from the property.”

In this case, the HP Officer waived the requirement for filing a redevelopment or reuse plan because the property is individually listed and no historic feature would remain in the overlay following demolition. Subsequently, the HP Commission initiated this application to remove the HP zoning, as required in Section 813.E of the Zoning Ordinance. Approving the application would be consistent with the requirements set forth in this section of the ordinance.

Approval of this application would also be consistent with decisions in previous cases where HP zoning overlays have been removed following demolition. Previous cases include Z-62-06-8 (704 South 1st Avenue), Z-88-03-7 (713 West McDowell Road) and Z-78-17-8 (1241 East Roosevelt Street). It is also consistent with National Register

practices, as individually listed properties are commonly removed from the register following demolition.

CONCLUSION

The rezoning request Z-46-20-8 to remove Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

1. The property no longer meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance;
2. Removal of the HP overlay is consistent with the requirements set forth in Section 813.E of the Zoning Ordinance; and
3. Removal of the HP overlay is consistent with decisions in previous cases and with National Register practices.

Writer

K. Weight

10/29/20

Team Leader

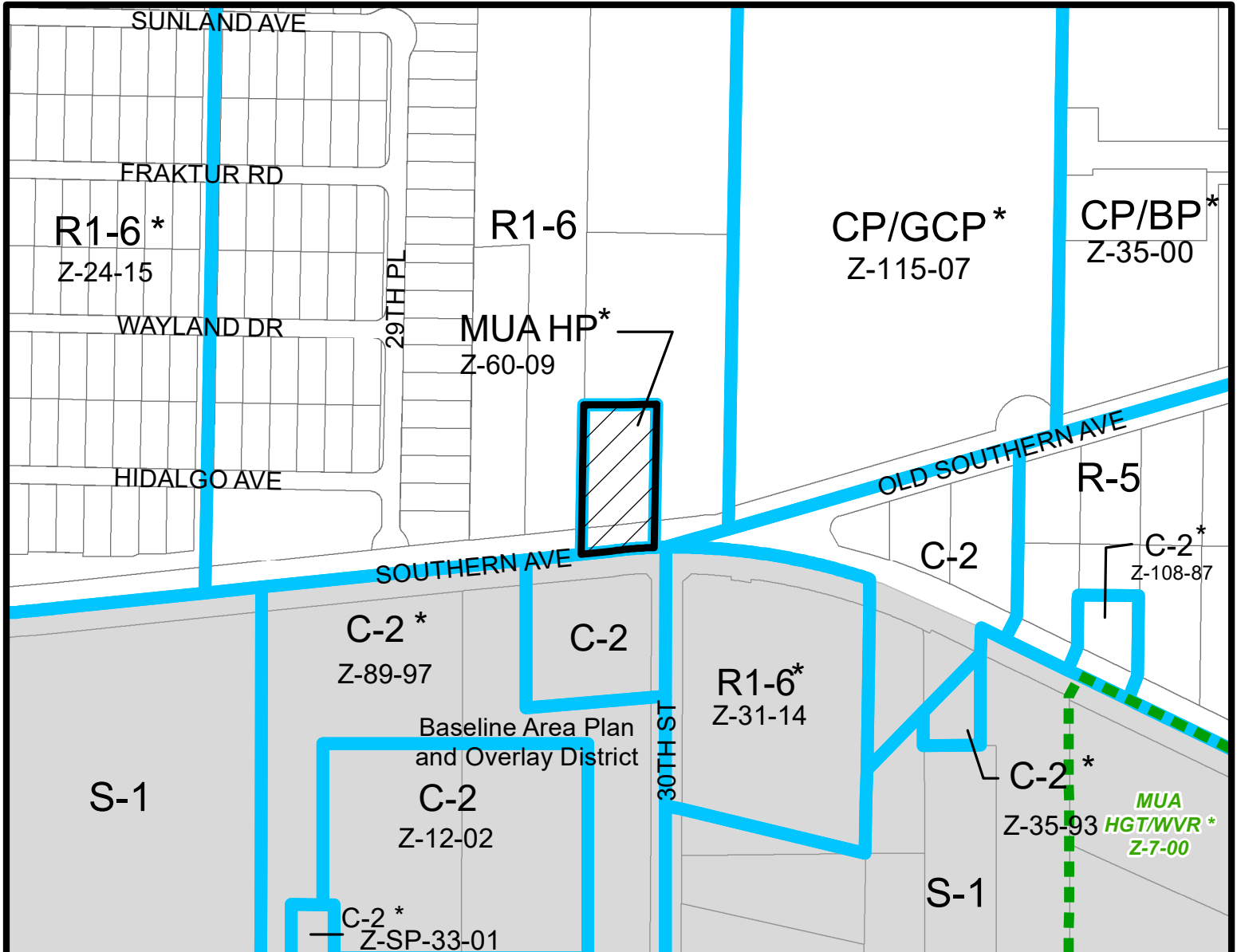
M. Dodds

Attachments:

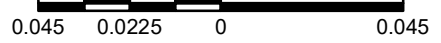
Sketch Map (1 page)

Aerials (2 pages)

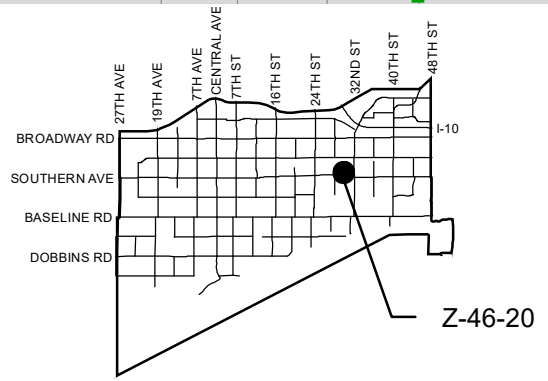
Photos (3 pages)



Miles

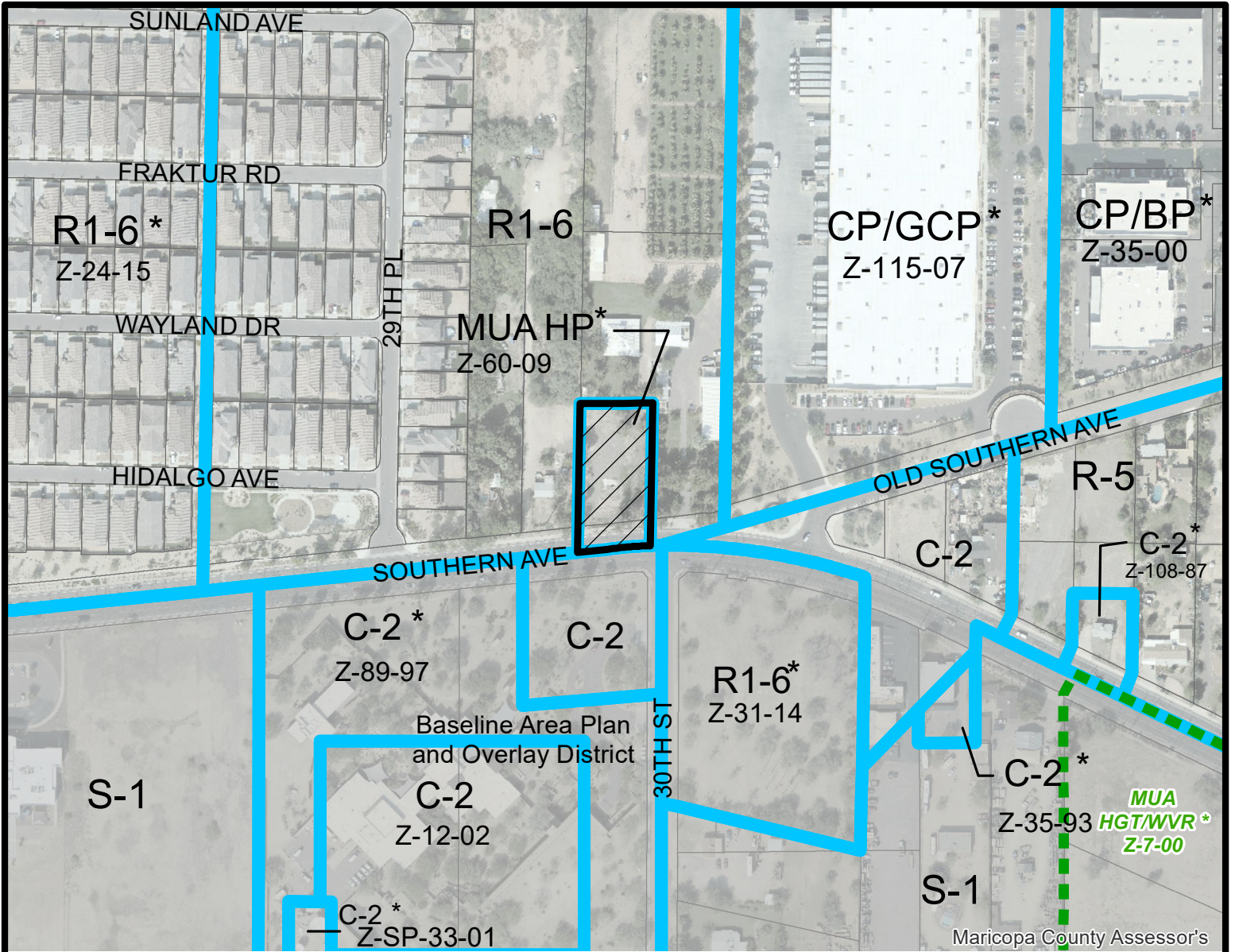


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: City of Phoenix Historic Preservation Commission		REQUESTED CHANGE:	
APPLICATION NO. Z-46-20		FROM: MUA HP (0.65 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.65 Acres		<small>DATE:</small> 9/08/2020 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 3-34		<small>ZONING MAP</small> D-10	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
MUA HP		N/A	
MUA		N/A	
CONVENTIONAL OPTION			

* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Miles

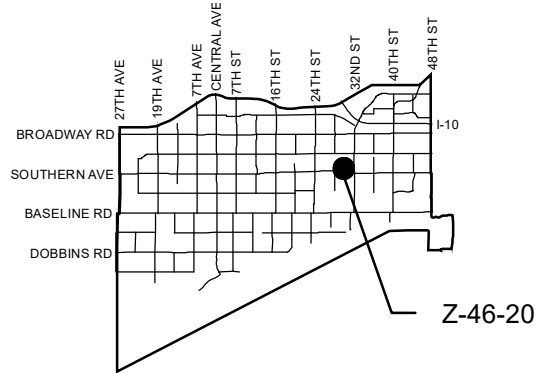
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: City of Phoenix Historic Preservation Commission

APPLICATION NO. Z-46-20

DATE: 9/08/2020
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.65 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 3-34

ZONING MAP

D-10

REQUESTED CHANGE:

FROM: MUA HP (0.65 a.c.)

TO: MUA (0.65 a.c.)

MULTIPLES PERMITTED

MUA HP

MUA

CONVENTIONAL OPTION

1

1

*** UNITS P.R.D. OPTION**

N/A

N/A

* Maximum Units Allowed with P.R.D. Bonus



**Vernacular Farm Residence
2956 East Southern Avenue**

**Historic Preservation (HP) Zoning Overlay
to be removed (shaded in yellow)**

Z-46-20-8
Vernacular Farm Residence
2956 East Southern Avenue



Photo 1. View of ca. 1915 farmhouse at 2956 East Southern Avenue, looking north from street, June 2016.



Photo 2. View of accessory structures at 2956 East Southern Avenue, looking north from street, June 2016.

Z-46-20-8
Vernacular Farm Residence
2956 East Southern Avenue



Photo 3. View of vacant lot at 2956 East Southern Avenue, looking north from opposite side of street, October 2020.



Photo 4. View of vacant lot at 2956 East Southern Avenue, looking northeast from near side of street, October 2020.

Z-46-20-8
Vernacular Farm Residence
2956 East Southern Avenue



Photo 5. View of relocated farmhouse at 6451 South 28th Street undergoing rehabilitation, looking northeast from 28th Street, October 2020



Photo 6. View of relocated farmhouse and accessory buildings at 6451 South 28th Street undergoing rehabilitation, looking northeast from 28th Street, October 2020.