



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-78-17-8 December 7, 2017

INTRODUCTION

Z-78-17-8 is a request to remove Historic Preservation (HP) overlay zoning for the property known historically as the W.L. Bobo House (a.k.a. Craftsman Bungalow), located at the southwest corner of 13th and Roosevelt Streets [1241 East Roosevelt Street]. Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-78-17-8 be approved.

BACKGROUND

The W.L. Bobo House was listed on the Phoenix Historic Property Register (PHPR) in June 2006. Built in 1913, the property was listed on the PHPR for its significance as a unique Craftsman-style residence. Character-defining features of the building included adobe construction, stuccoed exterior walls, a steeply pitched gable roof sheathed with wood shingles, decorative wood shingles and triangular knee braces at the gable ends of the roof, exposed jigsaw-cut rafter ends, a full-width wraparound front porch, a porte cochere, double-hung wood windows including large front windows with ornamental leaded glass, and extensive use of river rock (at base of chimney, porch columns and porte cochere). Interior features included a wooden colonnade separating the living and dining rooms, consisting of low bookcases topped with tapered columns supporting a wood beam, and a built-in buffet.

The original property owner, William L. Bobo, was an agent with the Arizona Life Insurance Company. He first appears at this address in the 1913 Phoenix City Directory. A January 26, 1913 article in the *Arizona Republican* notes that Mr. Bobo had just married Miss Mary Z. Johnson of Phoenix and had “prepared a handsome home for his bride on 13th and Roosevelt Streets.”

DEMOLITION

On October 7, 2011, the current property owner, Miriam Hayenga, filed an application to demolish the Bobo House and the detached garage. Three days later, the HP Officer denied the application, and a one-year stay of demolition began, which expired on October 10, 2012. Ms. Hayenga subsequently obtained a demolition permit on September 12, 2013, and the work was carried out between September and November

2013. However, no final inspection was done at that time, so a new permit was issued on July 31, 2014, and the final inspection was completed on August 15, 2014.

Following the final inspection, Ms. Hayenga contacted staff about removing the HP overlay. Staff agreed to ask the HP Commission to initiate the process but first requested that Ms. Hayenga provide an Ownership Authorization Form and Proposition 207 Waiver, which are standard forms required to file a rezoning application. Ms. Hayenga provided the forms to HP staff in September 2017, and HP staff agreed to place the item on the agenda of the HP Commission's next meeting. On October 16, 2017, the HP Commission initiated the application to remove HP zoning from the property.

ELIGIBILITY CRITERIA

The eligibility criteria for HP overlay zoning and listing on the PPHR 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 house has been demolished, the property 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 the case of the Bobo House, 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) and Z-88-03-7 (713 West McDowell Road). 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-78-17-8 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 would be consistent with the requirements set forth in Section 813.E of the Zoning Ordinance; and
3. Removal of the HP overlay would be consistent with decisions in previous cases and would be consistent with National Register practices.

Writer

K. Weight

12/7/17

Team Leader

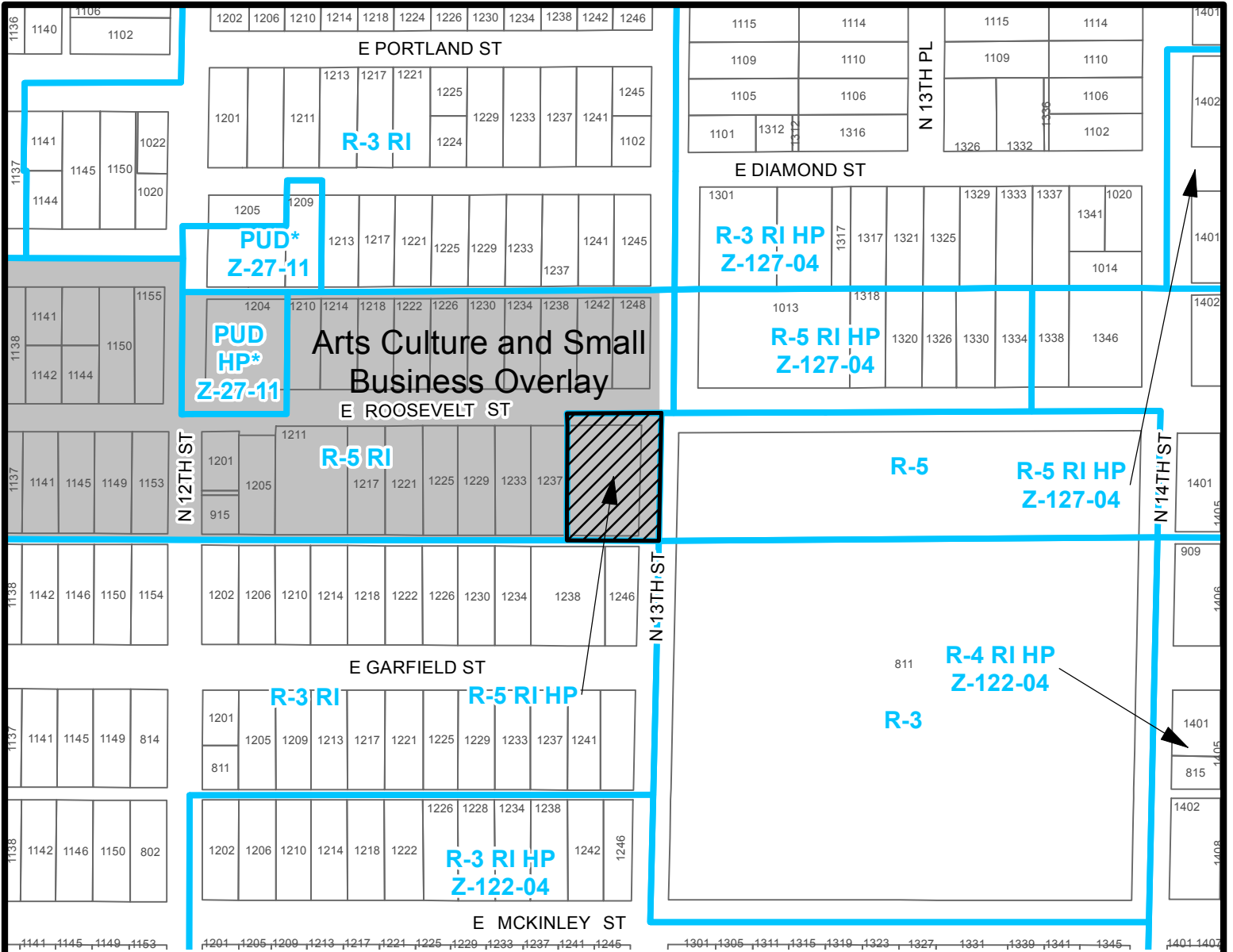
M. Dodds

Attachments:

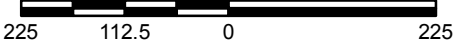
Sketch Map (1 page)

Aerials (2 pages)

Photos (2 pages)

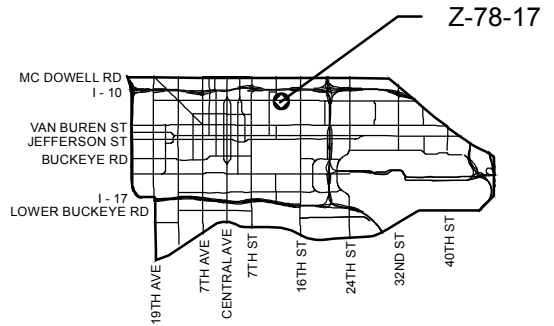


Feet



CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **City of Phoenix Hist Pres Commission**

APPLICATION NO. **Z-78-17**

DATE:	11/02/2017		
	REVISION DATES:		
	11/20/2017		
	12/22/2017		

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.51 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 11-30	F-9

REQUESTED CHANGE:

FROM: **R-5 ACSBO EG HP (0.51 a.c.)**

TO: **R-5 ACSBO EG (0.51 a.c.)**

MULTIPLES PERMITTED

- R-5 ACSBO EG HP
- R-5 ACSBO EG

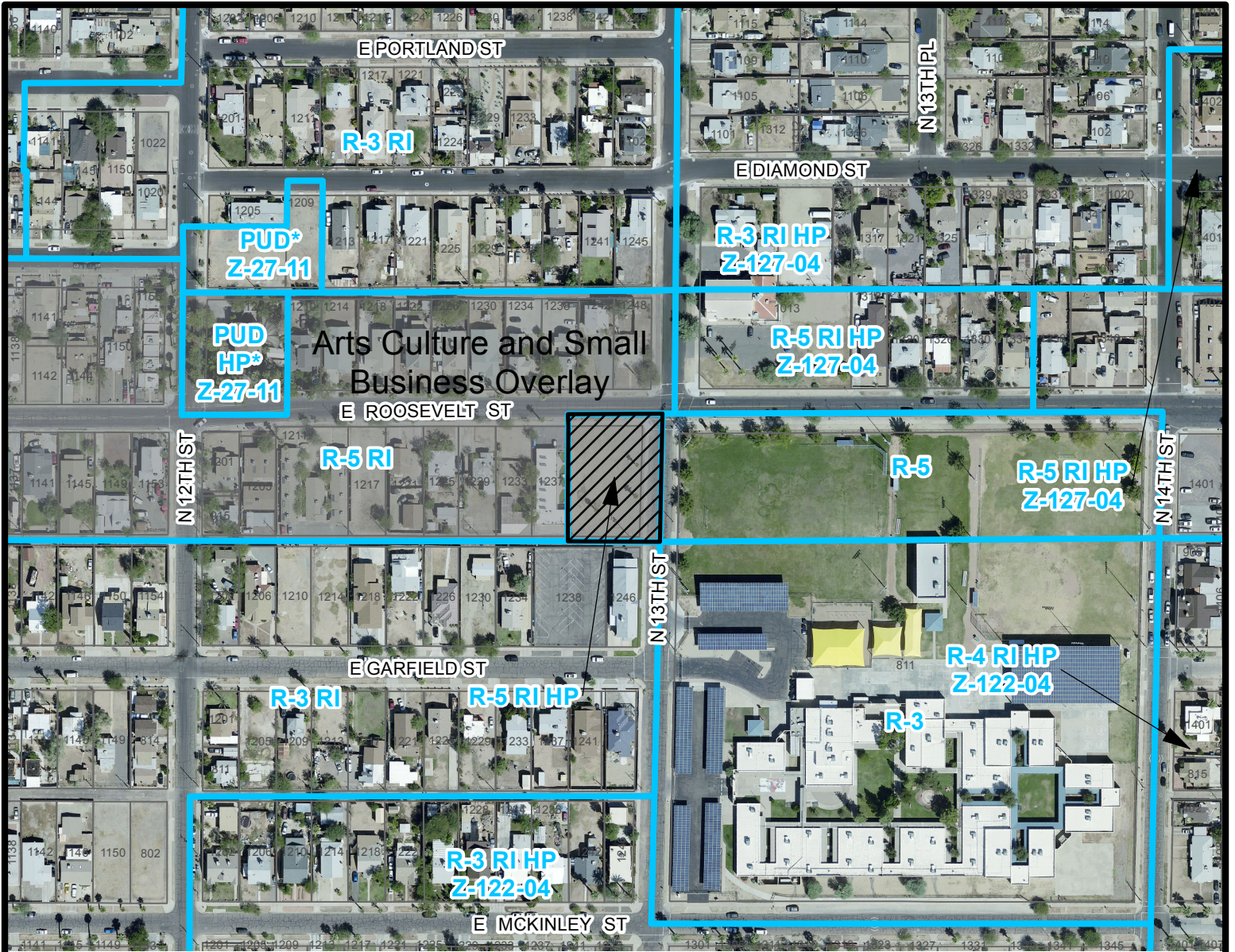
CONVENTIONAL OPTION

- 22
- 22

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

- 26
- 26

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



Feet

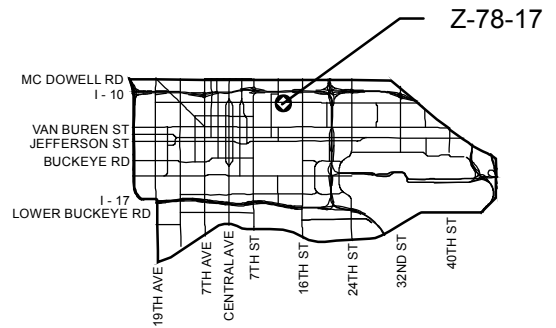
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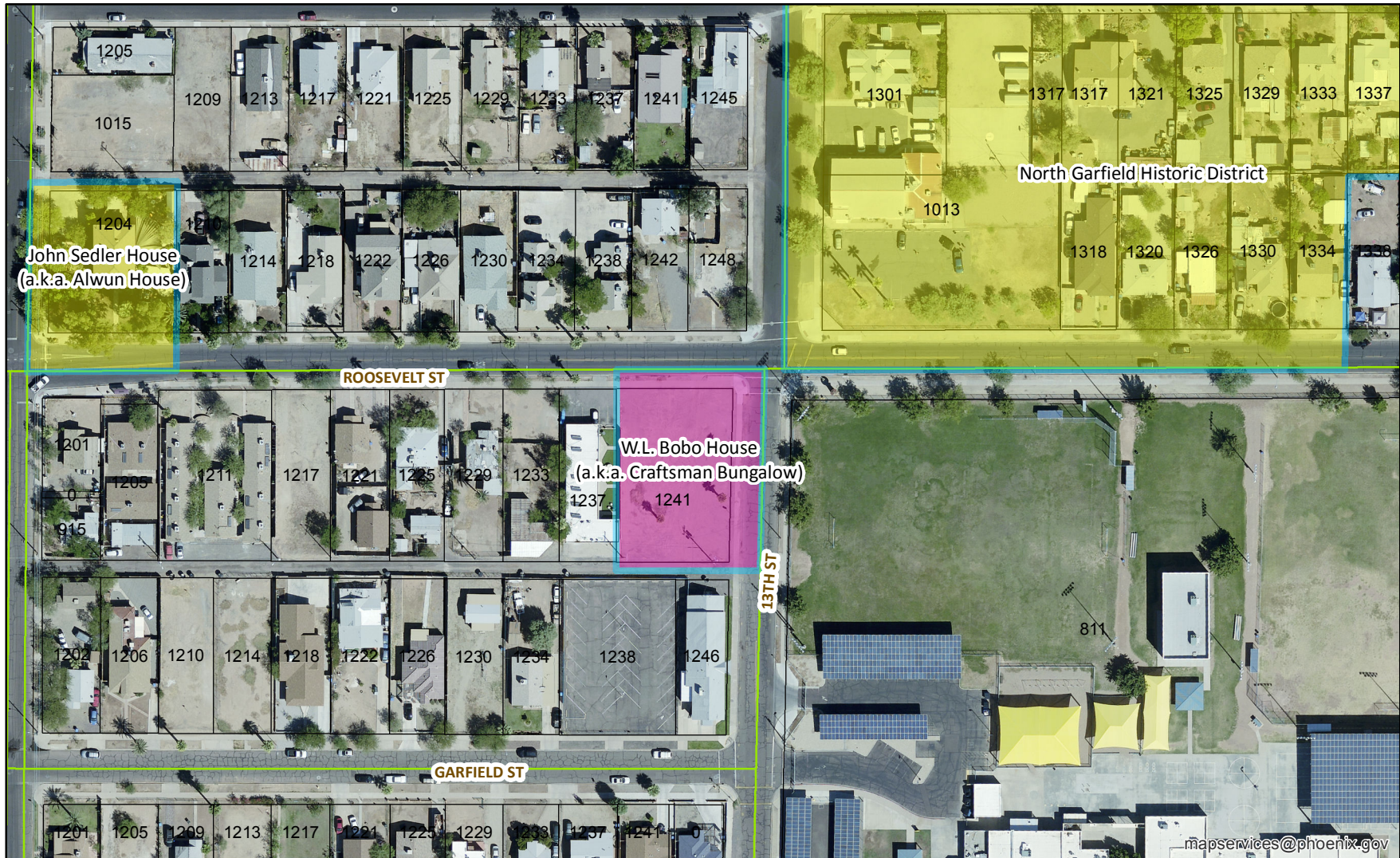
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26

26

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



**W.L. Bobo House
(a.k.a. Craftsman Bungalow)
built 1913, demolished 2013**



 HP overlay to be removed

 HP overlay to remain



W.L. Bobo House
1241 East Roosevelt Street
construction date: 1913
photo date: 2/23/2006



W.L. Bobo House
1241 East Roosevelt Street
demolition date: 2013
photo date: 10/31/2017