



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-42-19-6
August 12, 2019

INTRODUCTION

Z-42-19-6 is a request to establish Historic Preservation (HP) overlay zoning for the property located approximately 230 feet north of the northeast corner of Central Avenue and Glendale Avenue, known historically as the McElroy-Young House. Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-42-19-6 be approved.

BACKGROUND

The McElroy-Young House was formally identified as a historic property in 2013 when the City of Phoenix HP Office added it to the inventory of eligible properties.

On April 11, 2019, the City of Phoenix HP Office received a demolition application request from Karl Tunberg of Midland Real Estate Alliance representing the owners of the subject property, David & America Young, of the America M. Young Trust. Because the property was eligible for historic designation, the application was subject to a 30-day hold. The 30-day hold began on April 30, 2019, after the sign was posted and an affidavit submitted.

During the 30-day hold, the HP Commission met on May 20, 2019. After reviewing the significance of the property and taking testimony from the property owner, the North Central Phoenix Homeowners Association, and other interested parties, the HP Commission voted to initiate HP zoning for the subject 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.

HISTORY

The property at 7019 North Central Avenue is located within the Orangewood subdivision, which was platted by William J. Murphy in 1895. The subdivision was bounded by Northern Avenue on the north, Glendale Avenue on the south, 7th Avenue on the west, and 7th Street on the east. It included eight blocks, each with twenty lots of up to twenty acres. Murphy envisioned the subdivision to consist of rural estates for a wealthy class of Phoenix citizens.

There was limited development within the subdivision prior to the completion of the Roosevelt Dam in 1911. The dam regulated the flow of the Salt River and allowed for further irrigation infrastructure development in the valley. With the growth of agriculture came a growth in population, and within Orangewood developers platted smaller subdivisions and individual property owners also subdivided individual lots. The homes developed on the lots were substantial in size and the lots possessed well-landscaped gardens providing the character of a rural estate. The homes constructed in this area between 1915 and 1940 represented a number of popular architectural styles, including Spanish Colonial Revival, Pueblo Revival, Tudor Revival, Mediterranean Revival, American Colonial Revival, and Craftsman.

In July of 1926, an announcement in the *Arizona Republic* noted that an “attractive colonial home” was to be constructed on north Central Avenue near Glendale Avenue for W.F. (William Frank) McElroy. The home, located on a one-and-a-quarter acre lot within the Orangewood subdivision, was to be sited 140 feet from Central Avenue and accessed from a circular drive. The home included two bedrooms, an upstairs sleeping porch, a living room, dining room, kitchen, and sun room. The home would be ascribed the address 7019 North Central Avenue.

The article did not list an architect for the design but noted that J.B. (James Blaine) Matz would be the contractor. Matz was born in West Virginia in 1896 and came to Arizona in 1913. He relocated to Phoenix in 1921 and began work as a contractor in

the early 1920s. Early in his career, Matz specialized in residential construction and partnered with N.C. Pierce in the development of what is now the Pierson Place Historic District at 7th Avenue and Camelback Road. By the mid-1930s, Matz had expanded into commercial building and became the local distributor for Summerbell and Lamella Roof Structures.

Property owner William Frank McElroy was born in Colorado in 1882 and moved to Phoenix in the early 1920s. McElroy married Sara Ray “Cherry” Woodward in 1925. He worked as a produce dealer and became a prominent local businessman. The McElroys purchased Lot 13 of the Orangewood subdivision from John M. Weber in May of 1926; two months later they began construction of their new two-story home. The McElroys continued to live in the house until 1939 when they constructed a new residence on the north half of the adjacent Lot 14 of the Orangewood subdivision, which they had purchased in 1938. The new home, at 7043 North Central Avenue, was occupied by Sara & William McElroy until they passed away in 1955 and 1956, respectively. It was later occupied by their daughter Peggy McElroy Mehagian and other members of the Mehagian family until it was demolished in the 1990s.

The McElroys retained ownership of 7019 North Central Avenue and used the property as a rental until 1944 when they entered into a purchase agreement with sisters Louvica, Verna, and Vivian Wyman. The property remained under the ownership of the Wyman family until 1998 when it was deeded to the current owners.

SIGNIFICANCE

The McElroy-Young House is significant under Criterion A for its association with early 20th century agricultural development in Phoenix, representing the historic context “Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959,” as outlined in the National Register of Historic Places Multiple Property Documentation Form (MPDF) titled “North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959.”

It is also significant under Criterion C in the category of architecture, representing the historic context “Architectural Styles in North Central Phoenix, 1895-1959,” as outlined in the previously referenced MPDF. The rectangular-shaped, two-story, side-gabled home is an excellent local example of the American Colonial Revival style, which is rare in Phoenix. Character-defining features include a symmetrical façade, wood casement windows, arched openings, and a gabled porch over the front entry supported by pilasters to simulate a pedimented entry. River rock chimneys are also present on both the north and south sides of house.

INTEGRITY

While the subject property has had some modifications, it still retains integrity of location, materials, workmanship, setting, feeling, and association. Alterations to the building since its original construction include an early addition to the rear (southeastern corner) of the property, the 1962 enclosure of a single-story patio with glass, a single-story rear projecting addition, and infill of openings along the second story of the rear façade. None of these modifications has affected the property's ability to convey its historic significance. The interior of the building is in fair to poor condition; however, important interior features such as wood flooring and river rock fireplaces remain intact.

BOUNDARY JUSTIFICATION

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 1.38 gross acres and includes the McElroy-Young House and detached garage, which are both contributing historic buildings. The proposed boundary also includes the adjacent right of way, which is customary for rezoning cases. It coincides with documented historic boundaries as much as possible and follows parcel lines and street monument lines.

OWNER CONSENT

It should be noted that the current owners of the property, David & America Young, representing the America M. Young Trust, have not consented to the historic designation or provided a Proposition 207 waiver. If the application is approved and a Proposition 207 claim is filed, the City Council would still have the option of rescinding the approval.

CONCLUSION

The rezoning request Z-42-19-6 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

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1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

Writers

K. Weight

H. Ruter

8/9/19

Team Leader

M. Dodds

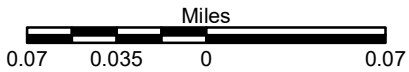
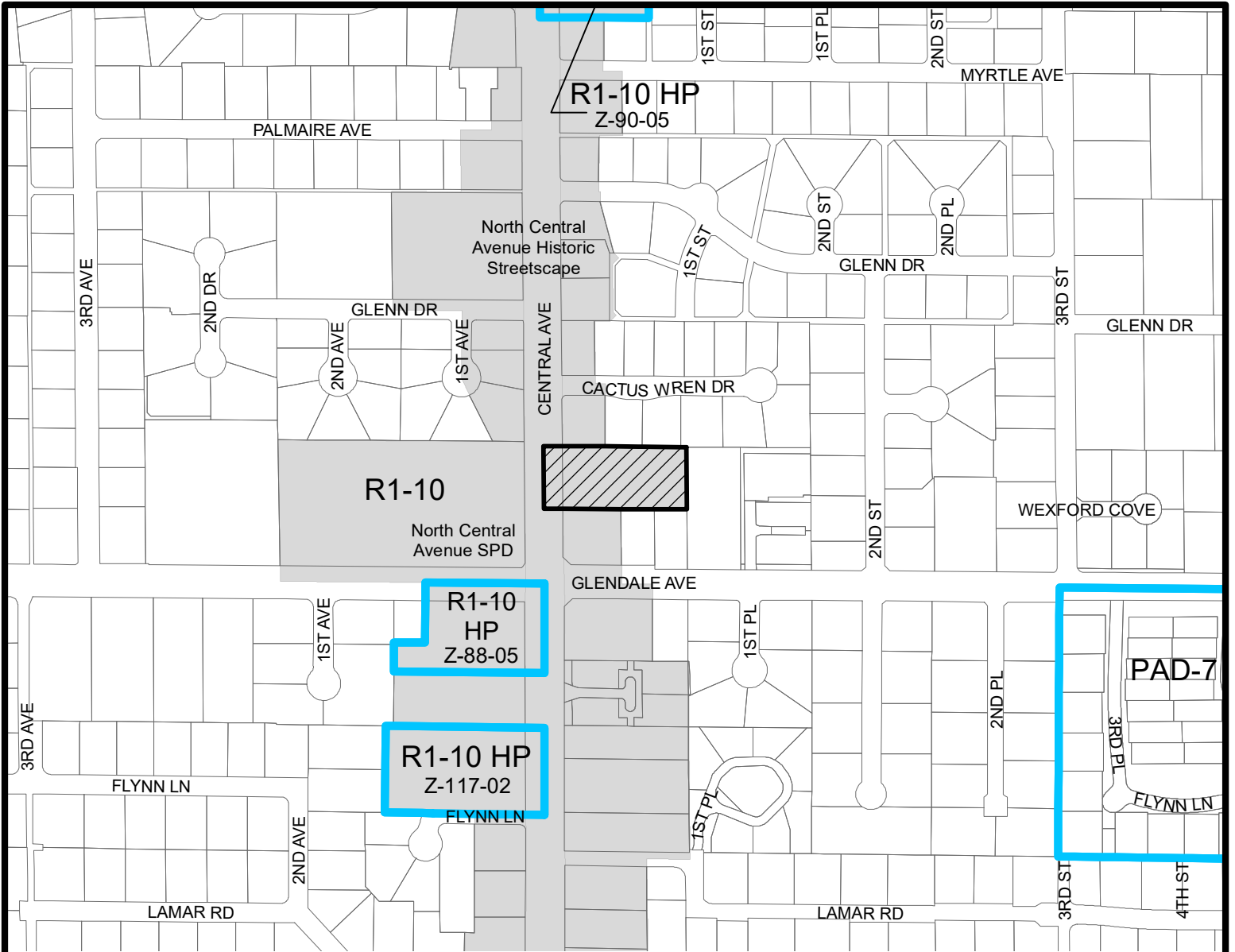
Attachments:

Sketch Map (1 page)

Aerials (2 pages)

Photos (3 pages)

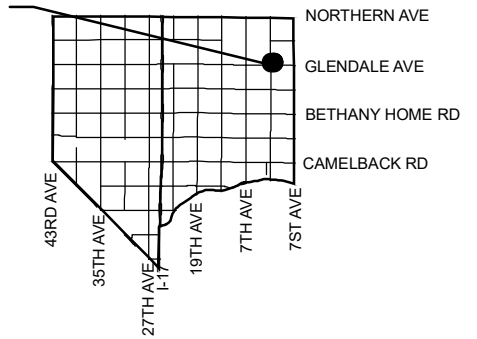
Newspaper Article (1 page)



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 6

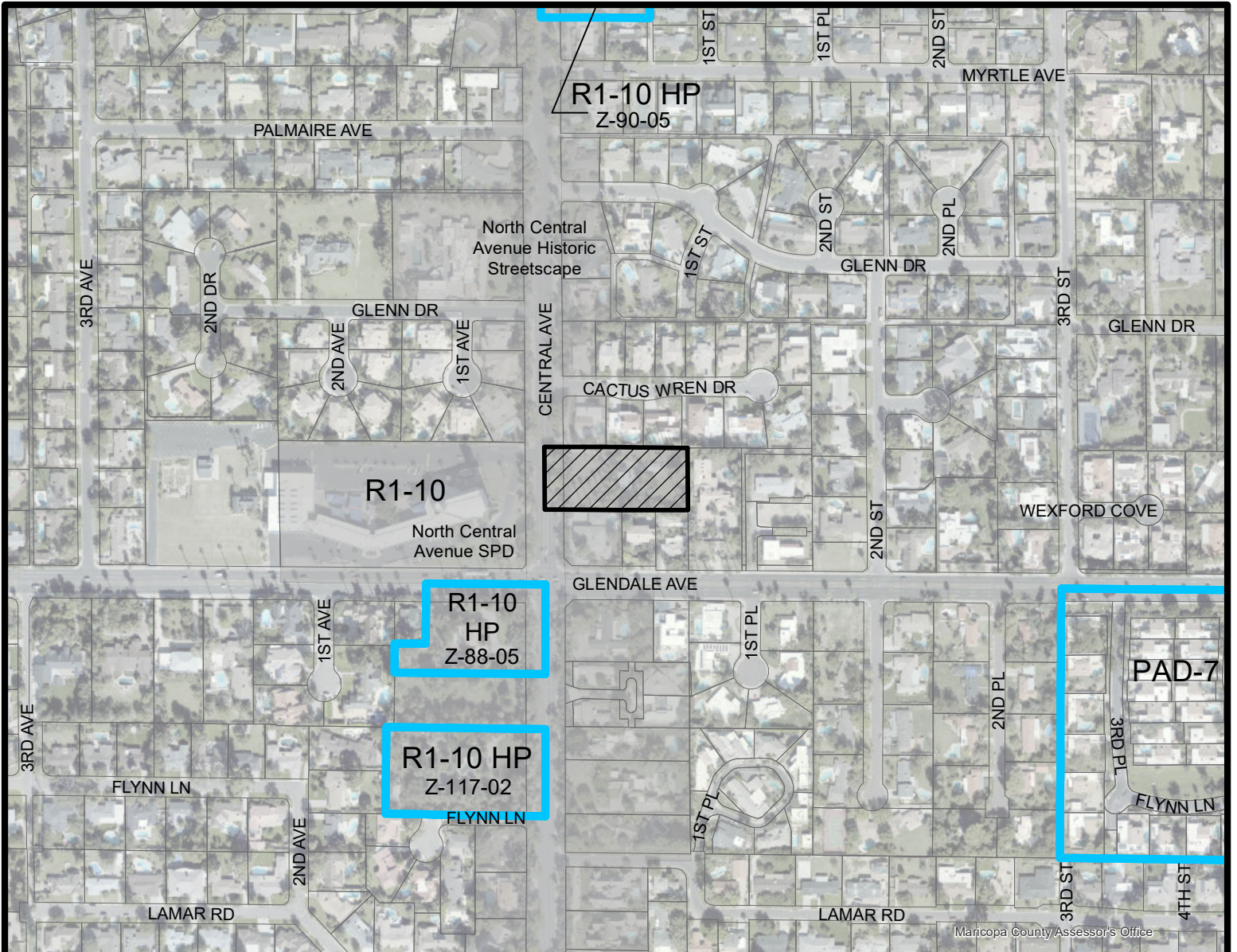


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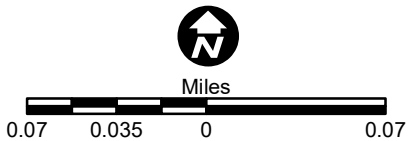


APPLICANT'S NAME: City of Phoenix Historic Pres Commission		REQUESTED CHANGE: FROM: R1-10 NCASPD (1.38 a.c.) TO: R1-10 HP NCASPD (1.38 a.c.)	
APPLICATION NO. Z-42-19	DATE: 7/1/2019 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.38 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 23-28	<small>ZONING MAP</small> I-8	
MULTIPLES PERMITTED R1-10 NCASPD R1-10 HP NCASPD	CONVENTIONAL OPTION 5 5	* UNITS P.R.D. OPTION 6 6	

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



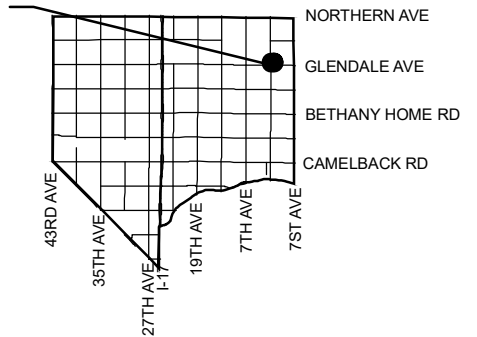
Maricopa County Assessor's Office



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 6



Z-42-19



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

REQUESTED CHANGE:

FROM: **R1-10 NCASPD (1.38 a.c.)**

APPLICATION NO. **Z-42-19**

DATE: **7/1/2019**
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.38 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 23-28**
ZONING MAP **I-8**

TO: **R1-10 HP NCASPD (1.38 a.c.)**

MULTIPLES PERMITTED

R1-10 NCASPD

R1-10 HP NCASPD

CONVENTIONAL OPTION

5

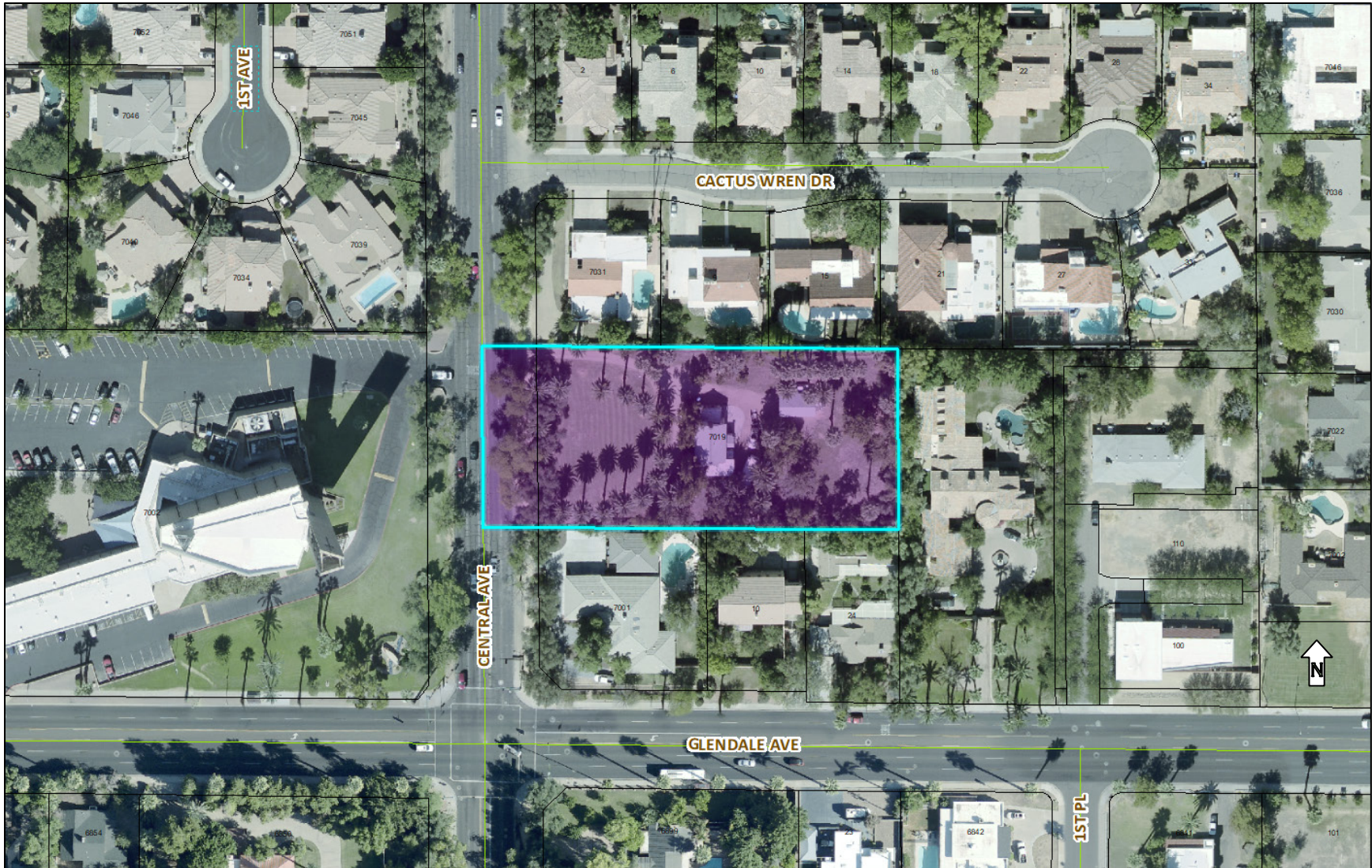
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*** UNITS P.R.D. OPTION**

6

6

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McElroy-Young House 7019 North Central Avenue

Proposed Historic Preservation (HP) Zoning Overlay shown in purple

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McElroy-Young House
7019 North Central Avenue



Photo 1. View of subject property, looking east from Murphy Bridle Path along Central Avenue.



Photo 2. Close-up view of house, looking east from front yard.



Photo 3. View of front yard, looking west from house.



Photo 4. View of Murphy Bridle Path and historic North Central Avenue streetscape in front of house.

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McElroy-Young House
7019 North Central Avenue



Photo 5. View of detached garage, looking east from circular driveway.



Photo 6. View of detached garage with house in background, looking southwest from rear yard.



Photo 7. View of rear yard, looking south from northeast corner of property.



Photo 8. View of house, looking northwest from southeast corner of property.

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McElroy-Young House
7019 North Central Avenue



Photo 9. Close-up view of house, looking northwest from rear yard.



Photo 10. Close-up view of house, looking west from rear yard.



Photo 11. Close-up view of house, looking northwest from circular driveway.



Photo 12. Close-up view of enclosed porch on north side of porch, looking east from circular driveway.

Attractive Colonial Home On North Central Avenue To Be Built For W. F. McElroy

An attractive nine-room two-story colonial house on North Central avenue, near Glendale avenue, has been started for Mr. and Mrs. W. F. McElroy by J. B. Matz,

The home is located on a lot of one and a quarter Phoenix contractor.

acres and is set back 140 feet from the property line. One of the features will be a circular driveway with the entrance at the south corner and the exit at the north corner.

The house will consist of a living room, dining room, sun room, kitchen, two large bedrooms, screened sleeping porch and bathrooms.

The large living room has an open stairway and a large stone fireplace. The dining room also has a fireplace and an archway looking into the living room. Off of the dining room is a glassed in sun room with model cement floor and a ceiling of exposed beams. The kitchen has several built-in features and is equipped with an electrical range and a water heater.

On the upper floor are the two bedrooms and the screen sleeping porch. The south bedroom and the sleeping porch have a door to the roof over the sun parlor.

The exterior of the home is of semi-smooth plaster finished in white and trimmed with green. The roof is of vari-colored composition shingles.

MERCHANT WILL ERECT DUPLEX TO COST \$7,000

Construction of an attractive \$7,000 duplex for Mr. and Mrs. L. J. Simons will be started on Berkeley street near Tenth street. Mr. Simons is local manager of the Givens Brothers Shoe company. The home was designed by C. Louis Kelley, home artist, and construction will be in charge of Scott Ellison, contractor.

The duplex will be Spanish in design with a cream stucco finish. Wrought iron grills, plaster ornaments and Spanish awnings sun-