



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-59-19-8 November 26, 2019

INTRODUCTION

Z-59-19-8 is a request to establish Historic Preservation (HP) overlay zoning for the property located at the northeast corner of 9th Avenue and Lincoln Street [850 West Lincoln Street], known historically as the Arizona Sash, Door & Glass Company Warehouse. Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-59-19-8 be approved.

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 previous 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. However, Mr. Knudsen later changed his mind and requested that the HP zoning application (Z-63-09-8) be withdrawn. On September 20, 2010, the HP Commission withdrew the application.

In December 2018, Mr. Knudsen's company, 850 West Lincoln, LLC, sold the property to Hello Lincoln, LLC. In September 2019, Sam Means, manager of Hello Lincoln, LLC, reached out HP and Community & Economic Development (CEDD) staff to inquire about city historic designation and financial assistance to rehabilitate the property. At Mr. Means' request, the HP Commission voted to initiate HP zoning for the subject property on October 21, 2019.

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 architect was Fitzhugh & Byron and the builder was G.F. Williams, with the cost of the work 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 indicates 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 architect was Lester Byron and the builder was C.F. Crittenden, with the cost of the work estimated at \$10,000. Like the original building, the addition was constructed of brick, but because it was built 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.

At the east end of the site (on Lots 2, 4, 6, 8 and part of 10) is a gable-roofed, wood-frame structure with clapboard siding that was constructed prior to 1949. According to the Sanborn fire insurance map, it was occupied by Consolidated Roofing & Supply Company, which was a subsidiary unit of the Arizona Sash, Door & Glass Company. Sometime between 1964 and 1971, the wood frame structure was encapsulated by a larger flat-roofed metal addition. However, the wood frame structure is still intact inside the metal addition and the gable roof is still visible above the flat roof.

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 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.

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 requirements under Criterion A for its association with early railroad-related commerce in Phoenix and under Criterion C as it embodies the distinctive characteristics of a once-common type—an early 20th century brick warehouse. Such examples are now becoming increasingly rare and have been identified as a high priority for preservation by both the HP Commission and the 2006 HP Bond Subcommittee (the latter created the Warehouse & Threatened Building Grant Program specifically to rehabilitate historic warehouses and other endangered buildings). The property also meets the minimum requirements for historic integrity, with most of its original design, setting, materials and workmanship intact. The only significant modification is the metal addition covering the wood frame structure at the east end of the site, although it is potentially reversible.

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 1.87 gross acres and includes the entire parcel, with the original building and all subsequent additions. 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.

CONCLUSION

The rezoning request Z-59-19-8 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

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.

Writer

K. Weight

11/26/19

Team Leader

M. Dodds

Attachments:

Sketch Map (1 page)

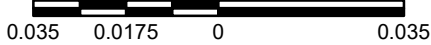
Aerials (2 pages)

Photos (3 pages)

Newspaper Articles (2 pages)



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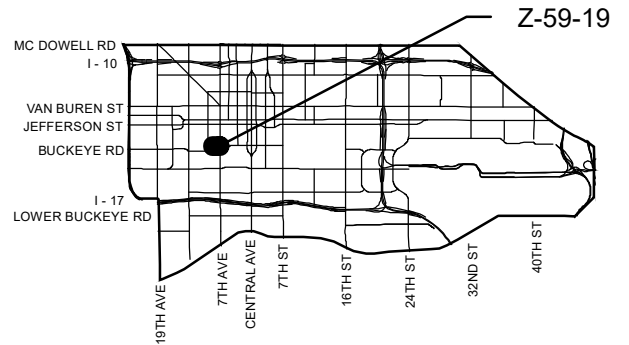


CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



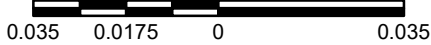
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



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|---|--|--|---|
| APPLICANT'S NAME: City of Phoenix Hist Pres Commission | | REQUESTED CHANGE: | |
| APPLICATION NO.: Z-59-19 | | FROM: A-1 CCSIOD (1.87 a.c.) | |
| DATE: 11/4/2019 <small>REVISION DATES:</small> | | TO: A-1 CCSIOD HP (1.87 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.87 Acres | | <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 9-26 | <small>ZONING MAP</small> F-8 |
| MULTIPLES PERMITTED | | CONVENTIONAL OPTION | |
| A-1 CCSIOD | | N/A | |
| A-1 CCSIOD HP | | N/A | |
| * Maximum Units Allowed with P.R.D. Bonus | | * UNITS P.R.D. OPTION | |
| | | N/A | |
| | | N/A | |



Miles

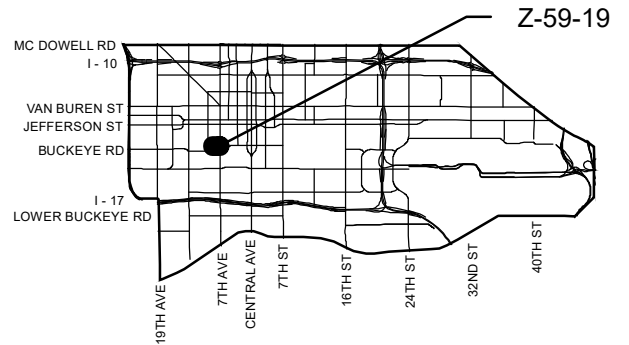


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Arizona Sash, Door & Glass Company Warehouse 850 West Lincoln Street

Proposed Historic Preservation (HP) Zoning Overlay shown in purple

Z-59-19-8

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



Photo 1. Exterior view of 1927 building, looking east from 9th Avenue.



Photo 2. Exterior view of 1927 building, looking northeast from corner of 9th Avenue and Lincoln Street.



Photo 3. Exterior view of front office portion of 1927 building, looking north from Lincoln Street.



Photo 4. Exterior view of warehouse portion of 1927 building, looking north from Lincoln Street.

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



Photo 5. Exterior view of transition from 1927 building to 1943 addition, looking north from Lincoln Street.



Photo 6. Exterior view of 1943 addition, looking northeast from Lincoln Street.



Photo 7. Exterior view of nonhistoric metal addition, looking northeast from Lincoln Street.



Photo 8. Interior view of front office portion of 1927 building, looking west.

Z-59-19-8

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



Photo 9. Interior view of warehouse portion of 1927 building, looking west.



Photo 10. Interior view of 1943 addition, looking northeast.

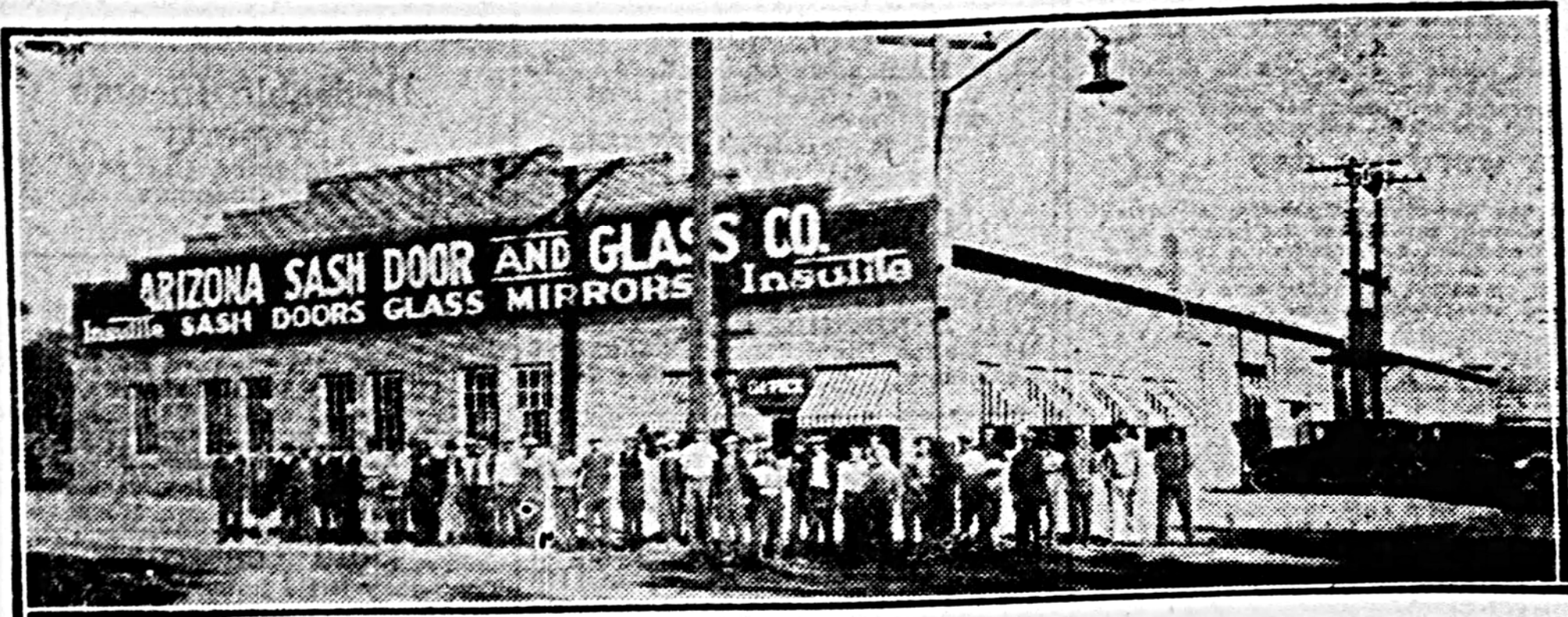


Photo 11. Interior view of nonhistoric metal addition, with encapsulated historic wood frame structure.



Photo 12. Interior view of encapsulated historic wood frame structure, looking east.

Industrial Plant Opens In New Quarters



This new building of the Arizona Sash, Door and Glass company, shown with the plant employees, will be opened in Phoenix this week. It is located at 521 South Ninth avenue, and machinery and other equipment all will be placed within the next few days. The building is 90 by 250 feet, and contains 23,000 square feet of floor space. Auxiliary floor space includes 500 square feet more.

Firm Starts New Building

C. F. Crittenden, contractor, has started work on a warehouse for the Arizona Sash and Door Company at 720-28 West Lincoln street, building permit for which was \$10,000.

The structure, for which priority applications were filed more than one year ago, will be 81 by 125 feet, with a concrete floor, brick walls and composition roof. There will be doors on two sides sufficiently large to admit a truck.

When completed, the building will be used for storing sash and doors—the firm having supplied huge quantities of these on various public and private housing contracts as well as air field installations.

Plans for the building were prepared by Lester Byron, architect, in 1940.