



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

**Staff Report: Z-77-17-7**  
**December 5, 2017**

**INTRODUCTION**

Z-77-17-7 is a request to establish Historic Preservation (HP) overlay zoning for the property known historically as the St. Claire-Ames House, located approximately 275 feet west of the southwest corner of 20<sup>th</sup> Avenue & Jefferson Street [2021 West Jefferson Street]. Maps and photos of the subject property are attached.

**STAFF RECOMMENDATION**

Staff recommends that rezoning request Z-77-17-7 be approved.

**BACKGROUND**

In August 2017, the City of Phoenix HP Office received a request from the owner of the St. Claire-Ames House, JP Maintenance & Landscaping LLC, to establish HP overlay zoning for the subject property.

The St. Claire-Ames House was originally recommended eligible for historic designation in a historic property survey prepared by the Woodward Architectural Group in 1991 titled *Phoenix: Nineteenth Century Architecture*. However, the property had never been formally listed on the Phoenix or National registers due to lack of owner support. The current owner purchased the property in July 2017 and is now interested in historic designation.

At the owner's request, the City's HP Commission initiated HP zoning for the property on August 21, 2017. The owner is currently rehabilitating the historic house and intends to build a new single-family residence on the vacant lot immediately to the east.

**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.

### **SIGNIFICANCE**

The St. Claire-Ames House meets Criterion C for significance as a rare remaining example of an architect-designed 19<sup>th</sup>-century Queen Anne-style cottage. The significance of the property is based on the historic context "Residential Architecture in Urban Phoenix Prior to 1901" developed in the *Phoenix: Nineteenth Century Architecture* survey and further refined in a thematic nomination to the National Register of Historic Places, also prepared by the Woodward Architectural Group.

The historic context identifies four specific property types: Folk Vernacular, Mass Vernacular, Builders Plan Book Designs, and Custom Architectural Designs. The St. Claire-Ames House represents the fourth property type, Custom Architectural. Custom Architectural residences combine stylistic and functional criteria into a unified architectural statement. Designed by architects for specific clients, their primary characteristic is a refined and often unique architectural distinction. Custom Architectural houses tended to be larger, more pretentious dwellings than their counterparts and were often focal points of the community.

In Phoenix, the most popular styles for late 19<sup>th</sup>-century Custom Architectural residences were those associated with Victorian-era architecture, such as the Queen Anne, Eastlake and Shingle styles. The other often-used mode was the Colonial Revival Style, including variations on that style using Queen Anne motifs.

Twelve examples of 19th-Century Custom Architectural residences are already listed on the Phoenix Historic Property Register:

1. Connell-Smurthwaite House, 1317 West Jefferson Street (Pioneer Cemetery Historic District)
2. C.P. Cronin House, 2029 West Jefferson Street
3. J.W. Evans House, 1100 West Washington Street
4. George Hidden House, 763 East Moreland Street

5. Dougherty-Peterson House, 2141 West Washington Street
6. Morse-Kelley House, 2141 West Madison Street
7. W.R. Norton House, 2222 West Washington Street
8. William L. Osborn House, 1266 West Pierce Street
9. Charles Pugh House, 362 North 2<sup>nd</sup> Avenue
10. Oscar Roberts House, 2004 West Madison Street
11. Dr. R.L. Rosson House, 113 North 6th Street (Heritage Square Historic District)
12. O.C. Thompson House, 850 North 2<sup>nd</sup> Avenue (Roosevelt Historic District)

The St. Claire-Ames House is most closely related to the Cronin and Roberts houses, which are also small but well-crafted examples of custom-designed Queen Anne cottages. All three houses have similarities in form and size, including offset plans, intersecting hip and gable roofs, front-projecting bay windows, and verandas with turned wood posts and spindle work. These three homes, along with the Connell-Smurthwaite House, were designed by early Phoenix architect James M. Creighton. His notable works include the original Adams Hotel, the University of Arizona's Old Main, the Niels Petersen House in Tempe, and the Pinal County Courthouse in Florence.

The St. Claire-Ames, Roberts and Cronin houses were among a group of thirteen speculative dwellings commissioned by Professor Charles L. Rigden to be built on Block 38 of the Capitol Addition. Articles in the *Arizona Daily Gazette* indicate that the cost for each house was between \$1,800 and \$2,000 and that the foundation for the first house was begun on January 30, 1893. Construction progressed very quickly, as a February 19, 1893 article shows the first two houses had already been completed. Another article from May 25, 1893 indicates that by that time Mr. Rigden had erected "several fine houses" in the Capitol Addition, noting that "when the electric streetcar line reaches them they will be very valuable property." However, it appears that not all thirteen houses planned for Block 38 were actually constructed, as the 1915 Sanborn fire insurance map shows only five homes on the block.

## **INTEGRITY**

The subject property meets the minimum eligibility criteria for integrity. The house is in its original location and the residential setting remains intact. The Queen Anne design is still discernible, with elements of workmanship including fish-scale shingles on the gable end of the roof and turned wood posts at the front porch. The brick, which was previously painted, has been recently returned to its originally unpainted condition. The windows are new but utilize a traditional one-over-one pattern characteristic of the original design. Additions at the rear do not detract from the historic character of the property and were constructed early in the building's history (they appear on the 1915 Sanborn map).

## **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 contains the subject historic property and follows documented historic boundaries. It includes Lot 6 of Block 38 of the Capitol Addition, as well as the adjacent right of way in the street and alley, which is customary for all zoning cases. Lots 5 and 6 had been previously combined, but the owner is in the process of splitting them and intends to construct a new single-family residence on Lot 5, so it is excluded from the proposed HP zoning overlay.

## **CONCLUSION**

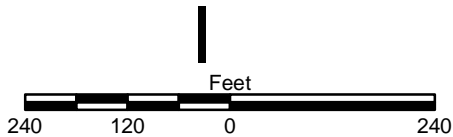
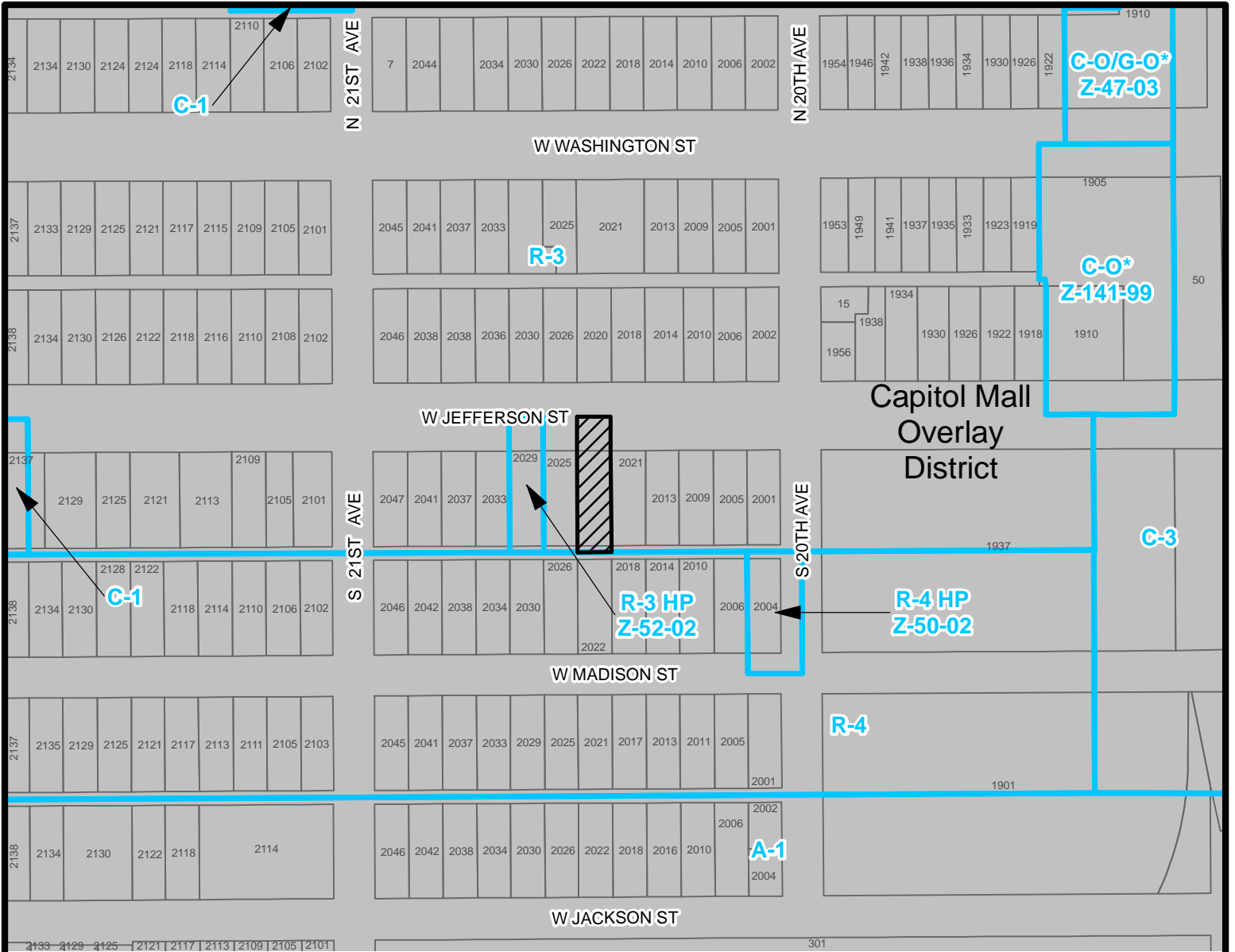
The rezoning request Z-77-17-7 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

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  
12/5/17

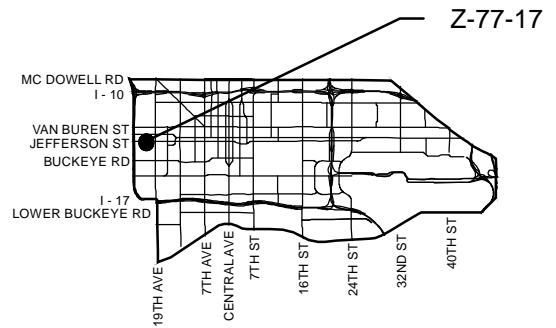
Team Leader  
M. Dodds

Attachments:  
Sketch Map (1 page)  
Aerials (2 pages)  
Photos (2 pages)



**CENTRAL CITY VILLAGE**

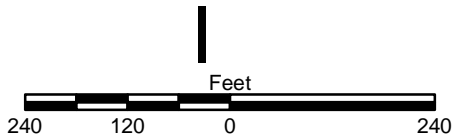
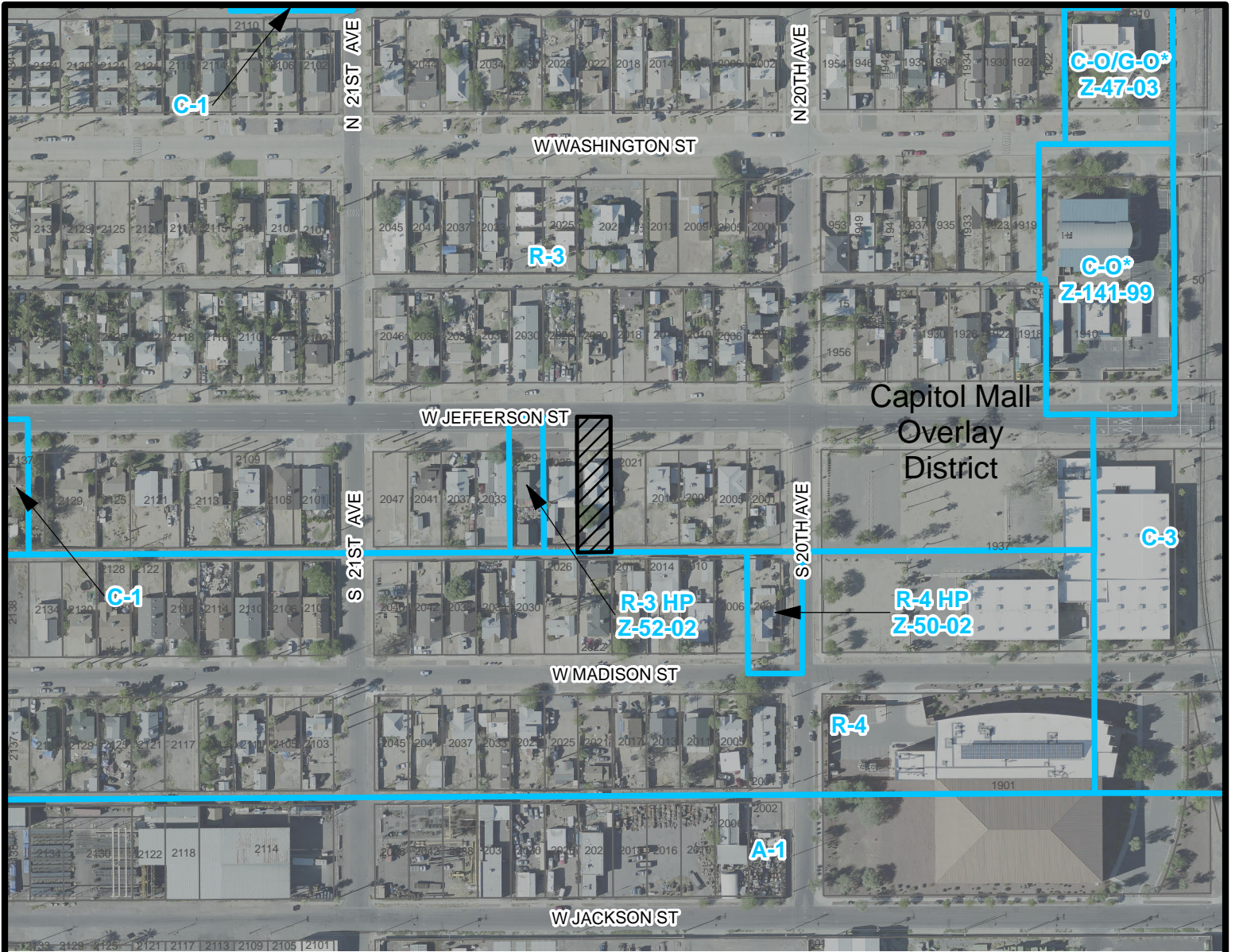
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> City of Phoenix Hist Pres Commission		<b>REQUESTED CHANGE:</b> FROM: R-3 CMOD (0.23 a.c.) TO: R-3 CMOD HP (0.23 a.c.)	
<b>APPLICATION NO.</b> Z-77-17	<b>DATE:</b> 11/02/2017 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.23 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 10-24	<b>ZONING MAP</b> F-7	
<b>MULTIPLES PERMITTED</b> R-3 CMOD R-3 CMOD HP	<b>CONVENTIONAL OPTION</b> 3 3	<b>* UNITS P.R.D. OPTION</b> 4 4	

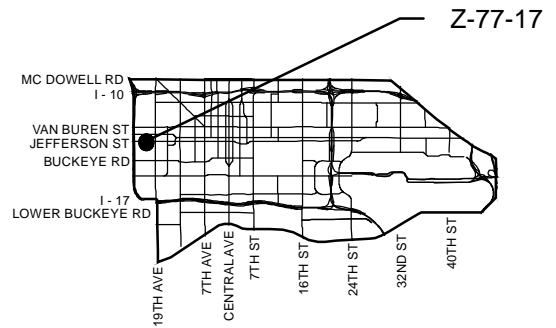
\* Maximum Units Allowed with P.R.D. Bonus





**CENTRAL CITY VILLAGE**

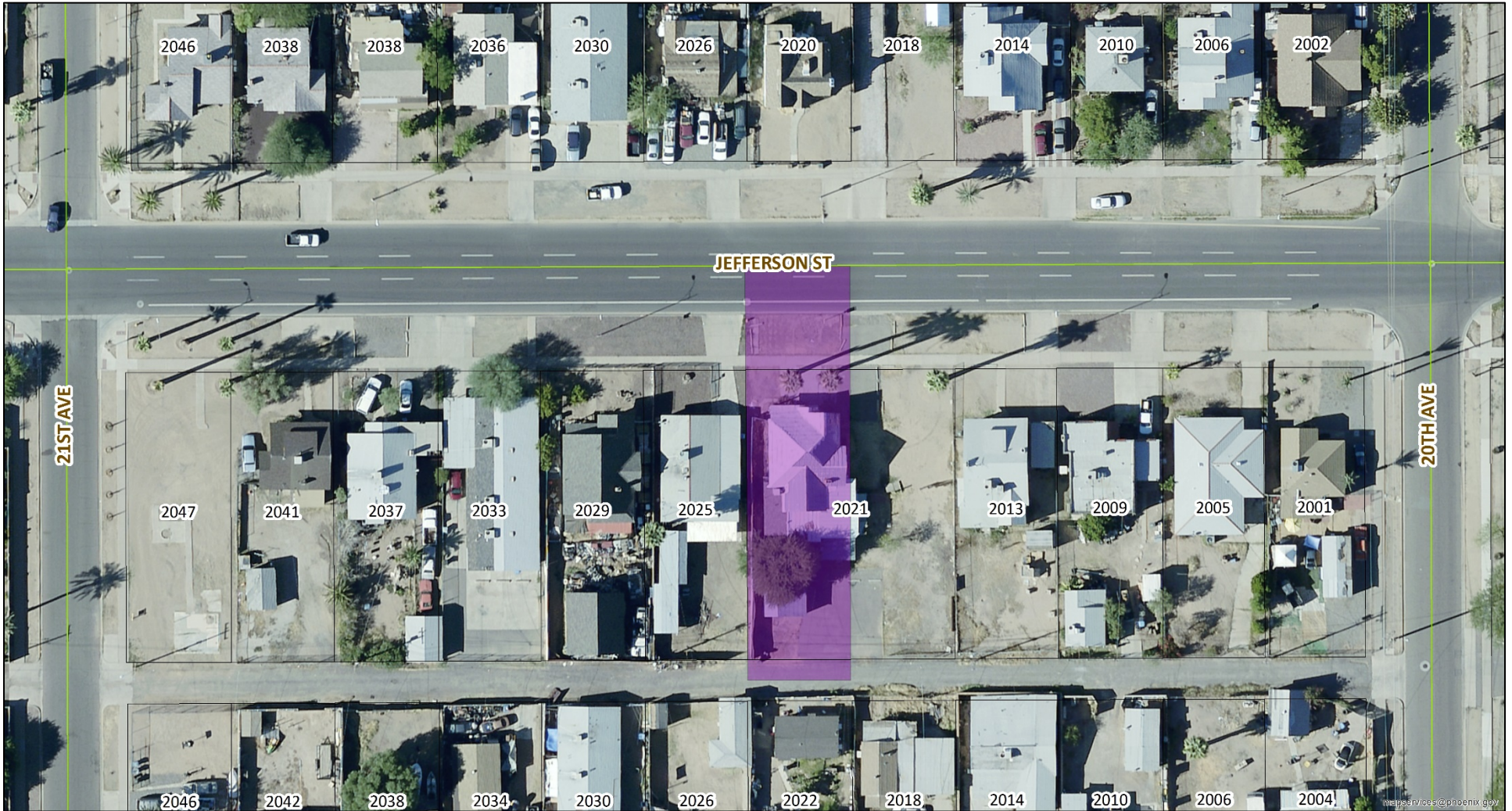
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<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-3 CMOD		3	
R-3 CMOD HP		3	
		<b>* UNITS P.R.D. OPTION</b>	
		4	
		4	

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





**St. Claire-Ames House**  
**2021 West Jefferson Street**  
**Proposed Historic Preservation (HP) Zoning Overlay**



Z-77-17-7  
St. Claire-Ames House  
2021 W. Jefferson St.



10/31/2017 – Front view, looking south from Jefferson Street



10/31/2017 – Front porch view, looking southeast from neighbor's driveway



Z-77-17-7  
St. Claire-Ames House  
2021 W. Jefferson St.



10/31/2017 – Front/side view, looking southwest from driveway



10/31/2017 – Front/side view, looking southeast from neighbor's driveway