



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-93-24-8 September 16, 2024

INTRODUCTION

Z-93-24-8 is a request to establish Historic Preservation (HP) overlay zoning for the property located at the northwest corner of 15th Avenue and South Mountain Avenue [8252 South 15th Avenue], known historically as the Mission Revival Residence. Maps and photos of the subject property are attached, as well as an historic property inventory form prepared by Ryden Architects. This is an owner-initiated request.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-93-24-8 be approved.

BACKGROUND

The City of Phoenix Historic Preservation Office (HPO) first determined the subject property eligible for listing on the Phoenix Historic Property Register in 1989 as part of the South Mountain Agricultural Area Historic Resources Survey (1989). In 1992, the HPO attempted to list the property on the Phoenix Historic Property Register, but the effort was unsuccessful due to a lack of owner support at that time.

In September 2023, Shelaire Spears, representative of the current owners of the subject property, Tonya and Miguel Sevilla, contacted the HPO to request historic designation for the property. In October 2023, HP staff visited the site and reaffirmed the HPO's initial finding of eligibility. Staff also spoke with Ms. Spears about the historic preservation overlay zoning process for designation in the Phoenix Historic Property Register. On December 20, 2023, the owners signed an Ownership Authorization Form and Waiver of Claims under Proposition 207 allowing the Historic Preservation (HP) Commission to initiate HP zoning on their behalf. The HPO received the form and waiver in February 2024. On April 29, 2024, HP staff met with the property owners to further review the steps in the designation process and the effect of designation. The HP Commission formally initiated HP zoning on May 20, 2024, and shortly thereafter staff filed this rezoning application.

PROPERTY OVERVIEW

The property at 8252 South 15th Avenue is a 2.97-acre rectangular lot located west of the Western Canal and north of South Mountain in a historically agricultural part of Phoenix. The parcel contains three residential buildings constructed between ca. 1916

and 2004, a detached garage (ca. 1989) with carport (1998), and a fenced pool (1984). It also consists of open space including grassy areas, trees, and landscaped walking paths (2001). Non-original fencing lines the property, including chain link, 6 ft. tall block walls, and a 3 ft. stucco-clad block wall with metal fencing. A large arched sign reading, "Eye Dog Foundation" (installed in 1988), hovers above a wide driveway entrance along 15th Avenue.

The main house sits at the front of the lot in the parcel's southeast quadrant and totals approximately 3,533 sq ft. in area, including a patio and several additions. The original part of the main house has a construction date of ca. 1916 with rear additions built between 1972 and 2000. It features brick construction and an irregular plan, reaches two stories in height, and displays a medium pitch hip roof with asphalt shingles and a brick chimney. The ca. 1916 portion of the home features a curved Mission-style parapet and dormer at its roof, as well as a front veranda with round arches leading to an offset pair of French doors at the front entrance. An open second-story balcony sits above the veranda. Another second-story balcony is located at the south (side) of the building.

Alterations to the main building include a classroom addition built in 1972 by the Alexander Home for Girls, which operated out of the building from 1963 to 1979. A second addition was built at the rear in 2000 by the Eye Dog Foundation, which operated a training facility for seeing eye dogs on the site from 1991 to 2022. Both additions to the ca. 1916 residence are one-story in height, clad in stucco, and capped with cross gable roofs with asphalt shingles. Simple in design, they display board and batten siding at the gable ends. Fenestration consists of vinyl slider windows and sliding double doors. Other alterations to the original brick portion of the home include new steel stairs at the rear (1971), new wood stairs at the porch (1971), replacement of wood windows with one-over-one vinyl windows (after 1989), and removal of a second chimney (date unknown).

A detached garage, constructed ca. 1989, is one-story, clad in stucco, and has a gable roof with board and batten siding at the gable ends. A small carport was added to the north side of the garage in 1998.

Behind the main house is a second residential building completed in 1989 to serve as a dog kennel and training facility for the Eye Dog Foundation. In 2000, the foundation built a 1,184 sq. ft. addition to the building. Totaling approximately 2,154 sq. ft., the building is one-story in height with a cross gable asphalt roof and dormers on all sides except the west.

In 2004, the Eye Dog Foundation constructed its 864 sq. ft. "Puppy Building" to the northwest of the 1989 building. It is one-story with a gable roof and has two covered patios.

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

The Mission Revival Residence at 8252 South 15th Avenue is significant under Criterion C as a rare local example of the Mission Revival architectural style within a rural estate setting, a property type that distinguished the South Mountain agricultural area of Phoenix during the early twentieth century.

The residence was initially identified as eligible for listing on the Phoenix Historic Property Register in 1989 as part of the South Mountain Agricultural Area Historic Resources Survey. The survey area included approximately 4,160 acres north of South Mountain. Authors of the study identified several unifying features of the area: its rural character, low density of residential buildings, orange groves, canals, and a combination of cultivated and desert land. These characteristics contribute to “a sense of the agricultural development of the South Mountain desert land” (p. 8).

During the early twentieth century, homesteads dominated the landscape at the area south of Baseline and north of the canal. This included the subject property, a homestead owned by William Gaston as early as 1909. Christian and Pauline Sweitzer owned the property by 1916, acquiring it as part of a 40-acre land patent issued under the Homestead-Reclamation Act of June 17, 1902. The Sweitzers, who operated a ranch there, sold the land in 1926. While it is unclear if Gaston or the Sweitzers built the Mission Revival Residence, the Sweitzers did take out a \$4,000 mortgage against this

address in 1916, suggesting perhaps it was they who constructed it. As part of a rural estate on a large lot, the Mission Revival Residence represents an increasingly rare property type that has characterized the agricultural area at the base of South Mountain since the early twentieth century.

Authors of the South Mountain Agricultural Area Historic Resources Survey also observed the prevalence of Period Revival architecture in the area, although they found few maintained sufficient integrity to convey their significance. As noted in the survey:

The oldest buildings [in the survey area] are farm houses that date back to the first decade of [the 20th century]. These houses were built in either a national American folk form or the Bungalow style. Later, as the popularity of architectural styles changed, and more people and investment came to the area, Period Revival homes became the preferred fashion. Of the Period Revival substyles represented, Spanish Colonial Revival was most popular, followed by Pueblo Revival, Tudor Revival, and a scattering of English Cottage and Mission Revival (p. 70).

The Mission Revival style emerged during the 1880s in California and the American Southwest out of a desire for a regional architectural identity. Architects and builders took inspiration from missions in the United States, as well as Spanish Colonial architecture of northern and central Mexico. The style is known for its solid adobe, plaster, and stucco walls, arches, exposed wood beams, sculpted parapets, multiple doorways, covered walkways, porticos and porches, recessed openings with multi-light windows, broad overhanging eaves, low-pitched or flat roofs of clay tile or thatch, and minimal ornamentation of tile, iron, and wood. Within the first few decades of the twentieth century, the Mission Revival architectural style was visible in residential, commercial, and institutional buildings.

Built circa 1916, the subject property exhibits numerous Mission Revival characteristics, including its arcade of rounded arches at its first-floor veranda, multi-light front door, broad overhanging eaves at the second story, and curved Mission-style parapet at the dormer. Yet, as a brick building with a medium pitch hip roof—characteristics not typically associated with Mission Revival—it is a unique expression of the architectural style.

Despite some alterations to the ca. 1916 building and the construction of attached rear additions, as well as new buildings, a pool, and perimeter walls/fences, the subject property maintains sufficient integrity of location, setting, feeling, association, design, workmanship, and materials to convey its significance as a rare local example of the Mission Revival architectural style within a rural estate setting.

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 3.52 gross acres. It has been drawn to include the subject parcel in its entirety as well as the adjacent portion of the right way, as is customary in rezoning cases. The proposed boundary contains the documented historic resources and follows parcel lines and street monument lines as much as possible.

CONCLUSION

The rezoning request Z-93-24-8 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

D. Aranda

8/27/2024

Team Leader

K. Weight

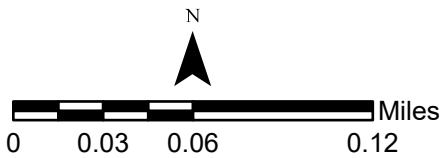
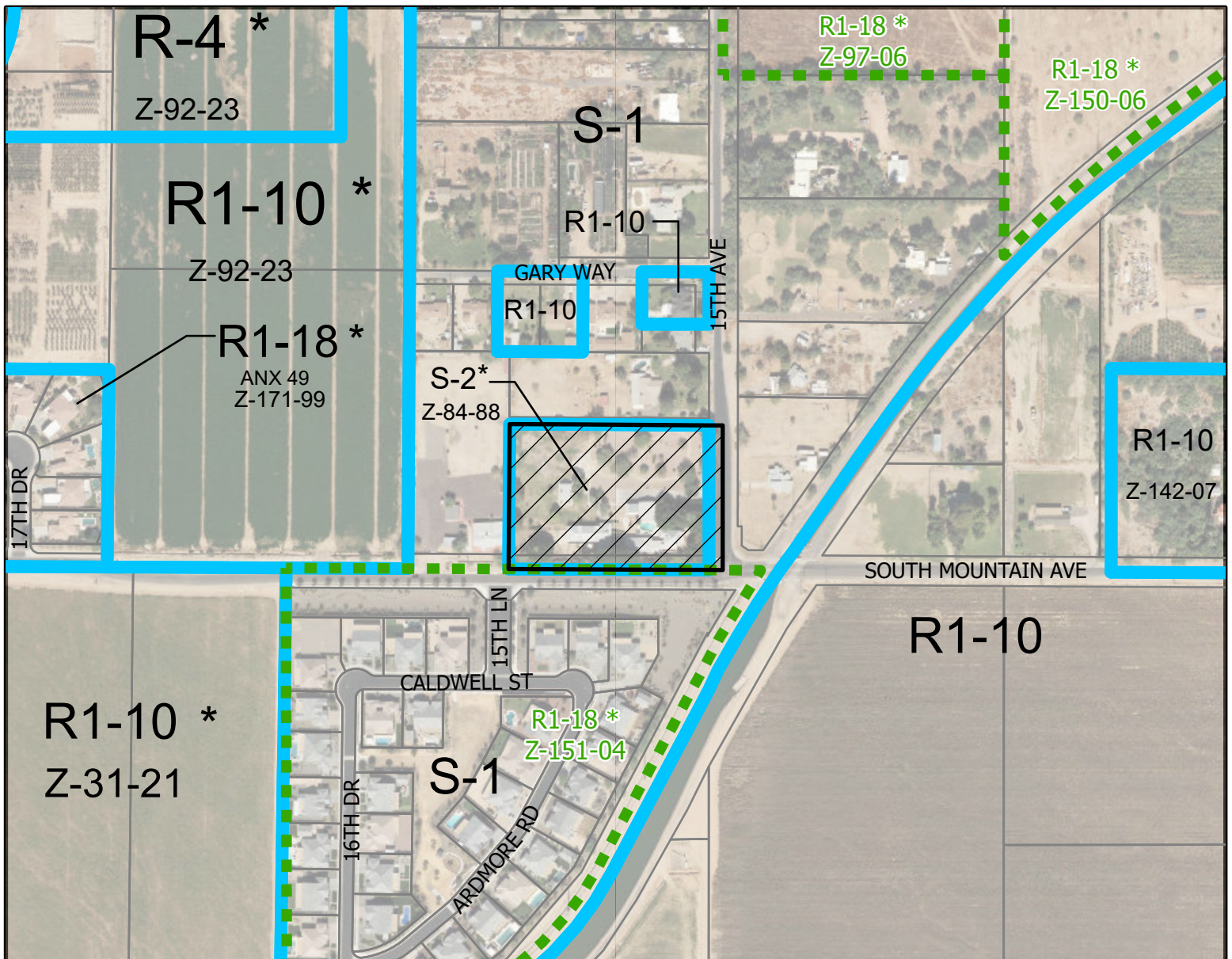
Attachments:

Sketch Maps (2 pages)

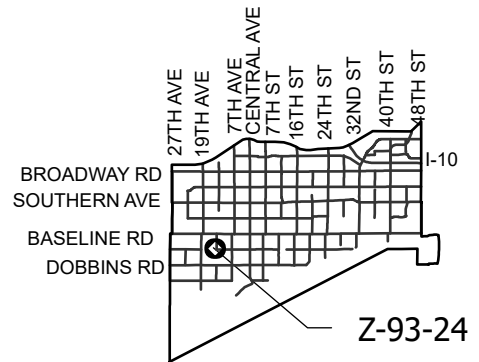
Aerial (1 page)

Historic Property Inventory Form (2 pages)

Photographs (3 pages)

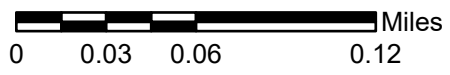
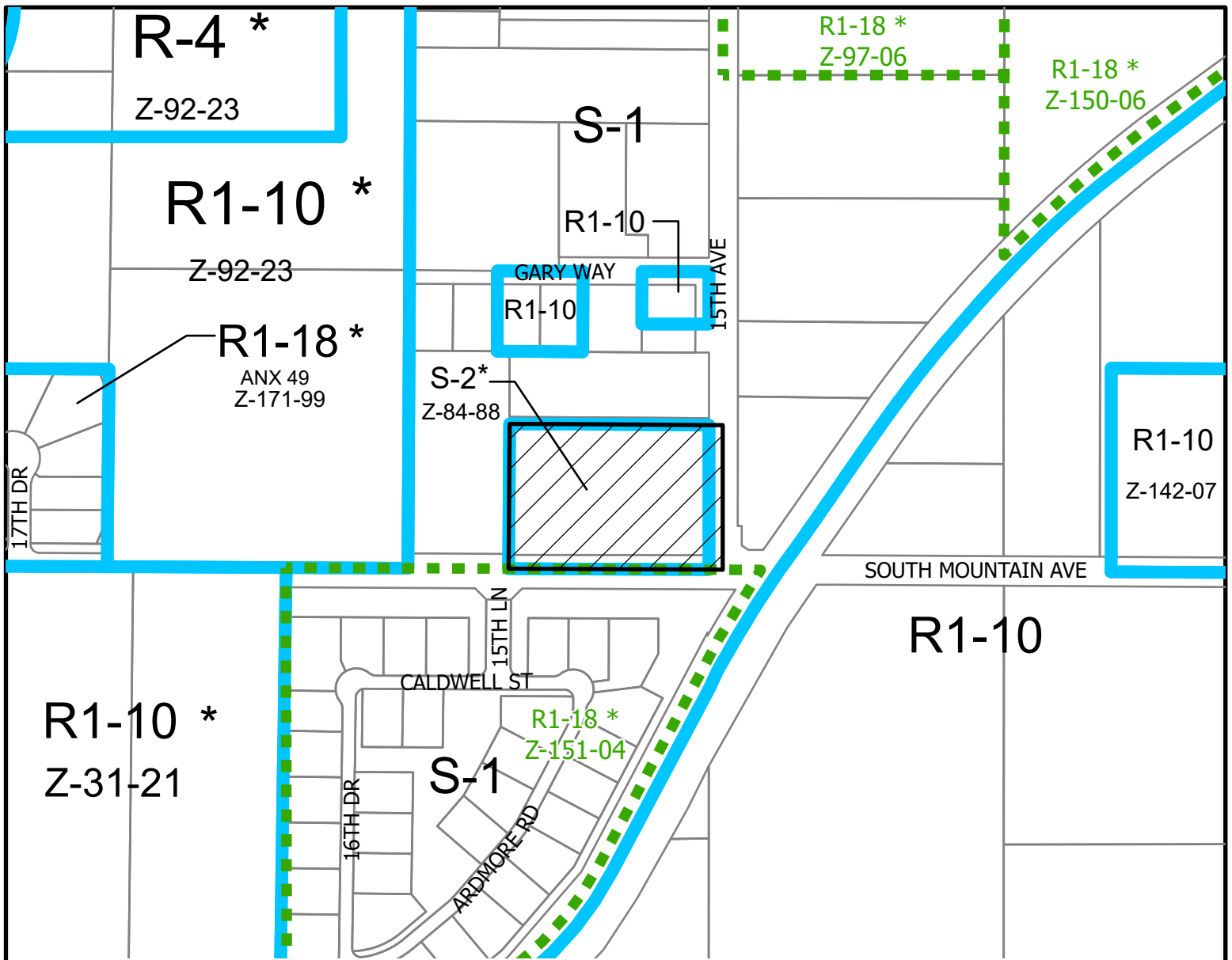


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

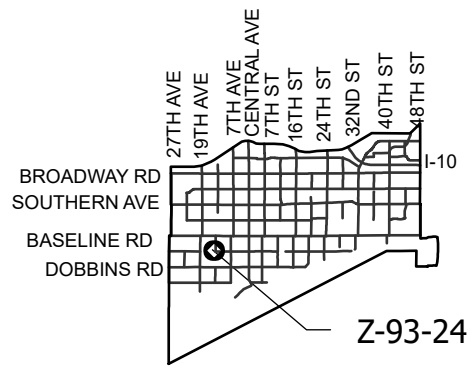


APPLICANT'S NAME: City of Phoenix Historic Preservation Commission		REQUESTED CHANGE:	
APPLICATION NO: Z-93-24	DATE: 7/08/2024 REVISION DATES:	FROM: S-1 (0.23 ac.) S-2 (3.29 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.52 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 01-25, QS 01-26	ZONING MAP D-7, D-8	TO: S-1 HP (0.23 ac.) S-2 HP (3.29 ac.)
MULTIPLES PERMITTED S-1, S-2 S-1 HP, S-2 HP	CONVENTIONAL OPTION N/A, 3 N/A, 3	* UNITS P.R.D OPTION N/A, N/A N/A, N/A	

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

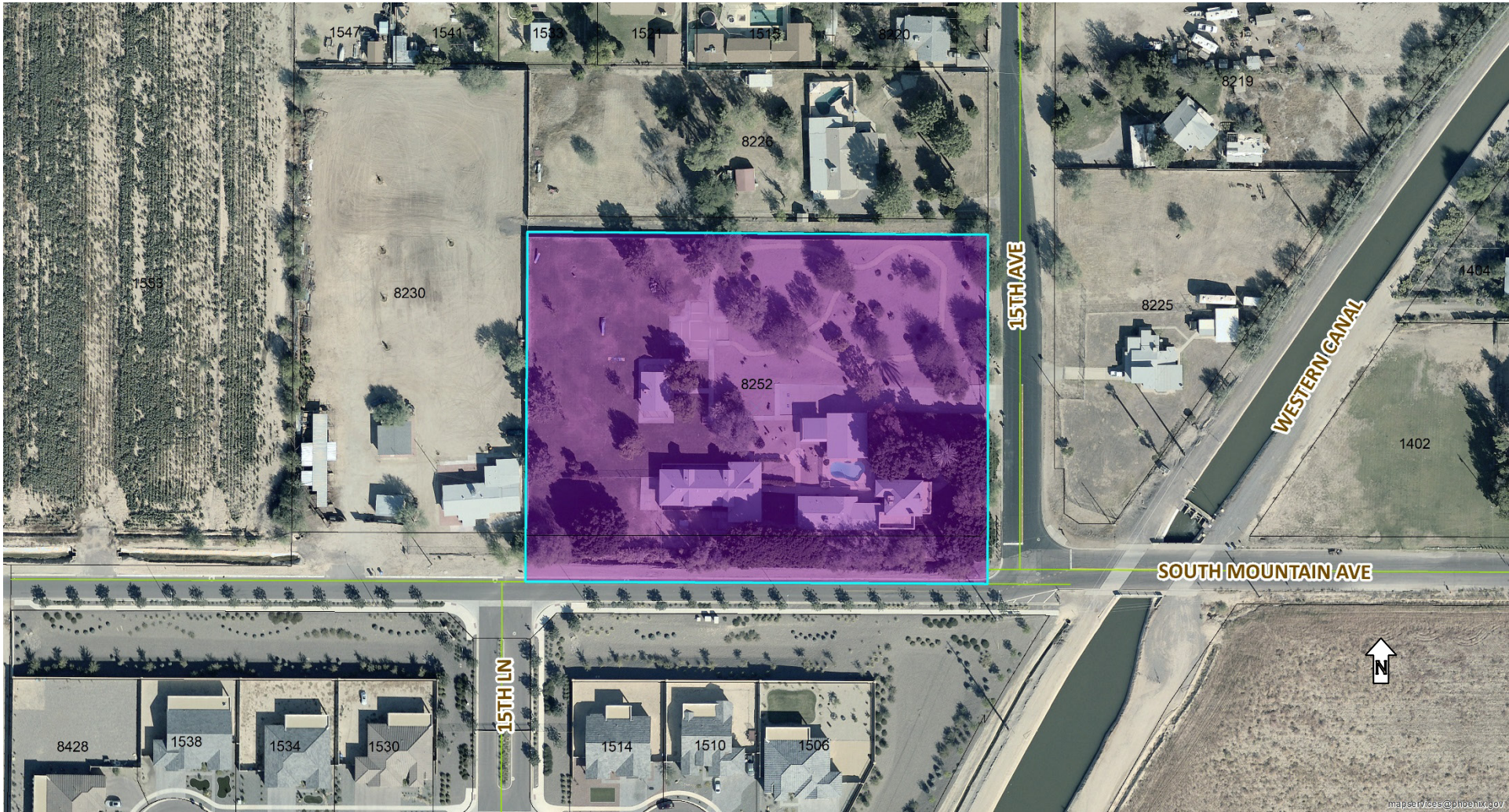


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Mission Revival Residence

8252 South 15th Avenue

Proposed Historic Preservation (HP) Zoning Overlay shown in purple

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: South Mountain Agricultural

HISTORIC NAME: S

ADDRESS/LOCATION: 825 S. 15th Ave.

CITY/TOWN: Phoenix

TAX PARCEL NUMBER: 300-46-11H

OWNER: Eye Dog Foundation for the Blind

OWNER ADDRESS: 512 N. Larchmont Blvd.
Los Angeles, Ca. 9004

HISTORIC USE: Residence

PRESENT USE: Residence

BUILDING TYPE: House

STYLE: Mission Revival

CONSTRUCTION DATE: Ca. 1930

ARCHITECT/BUILDER: _____

INTEGRITY: Altered, additions

CONDITION: Excellent (restoration in progress)

COUNTY: _____ SURVEY SITE: 01-25-4

USGS QUAD: _____

T _____ R _____ S _____ / _____ ¼ OF THE _____ ¼ UTM _____

Description (contd.)

ROOF TYPE: Med. pitch hip

ROOF SHEATHING: Asphalt shingles

EAVES TREATMENT: Wood fascia

WINDOWS: Wd. casement 24Lt., 4Lt.;
w/ Dh 6/1

ENTRY: Off center, French door
w/ sidelights

PORCHES: Front veranda w/ round
arches

STOREFRONTS: _____

DESCRIPTION

STORIES: 2 DIMENSIONS: (l) 50 (w) 35

STRUCTURAL MATERIAL: Brick

FOUNDATION MATERIAL: Brick

WALL SHEATHING: Brick

APPLIED ORNAMENT: Mission parapet @ dormer

NOTABLE INTERIOR: _____

OUTBUILDINGS: Non-historic garage

ALTERATIONS: Sleeping porch enclosed;
continued (over)

PHOTOGRAPH

PHOTOGRAPHER: Gary Miller

DATE: 1-26-89 VIEW: SW

NEGATIVE NUMBER: BW 1/14

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

Additions at west and south sides; chimney added at north side

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE___ COMMUNITY PLANNING ECONOMICS___
EXPLORATION/SETTLEMENT___ GOVERNMENTAL___ MILITARY___ RELIGION___ SCIENCE___
THEATRE___ TRANSPORTATION___ TOURISM___ OTHER(specify) Agriculture

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) _____

RELATIONSHIP TO LOCAL DEVELOPMENT Site likely determined by road/canal intersection

CULTURAL AFFILIATIONS _____

ARCHITECTURAL STYLE Unusual example of Mission Revival

MAJOR ARCH. FORM/MATERIAL _____

ENGINEERING/STRUCTURAL _____

DISTRICT/STREETScape CONTRIBUTION _____

DISCUSSION AS REQUIRED: Large-scale residence is prominently located on high ground at the intersection of 15th Ave., South Mountain Road, and the Western Canal. Historic landscaping and large trees contribute to historic sense of place. Non-compatible additions to rear do not detract from front facade.

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET___ COMMERCIAL___ CENTRAL SQUARE___
CBD:___ OTHER:_____

BIBLIOGRAPHY/SOURCES:

LISTING IN OTHER SURVEYS: _____

NATIONAL REGISTER STATUS: _____

LISTED___ DETERMINED ELIGIBLE___ DETERMINED NOT ELIGIBLE___ NOT EVALUATED___

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR Miller SURVEY DATE 3/89 DATE FORM COMPLETED 6/89

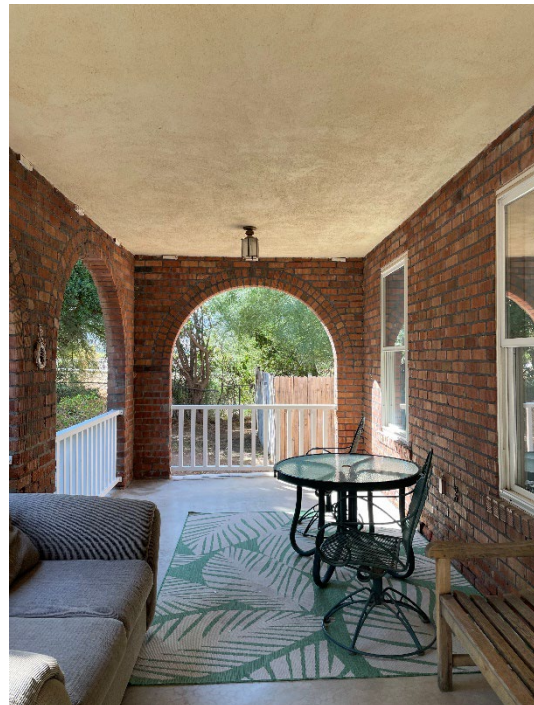
Photograph Exhibit
Mission Revival Residence
8252 S. 15th Avenue



Front (east) façade of main house, view west.



8252 S. 15th Ave. from sidewalk,
view west.



Front porch, view south.



Rear (west) façade of main house, including rear additions, view east.



Side (south) façade of main house, including rear additions, view northeast.



Rear (west) façade of main house, view northeast.



Pool, view west.



Secondary residential building
(built 1989), view northwest.



Driveway, landscaped areas,
detached garage (built 1989) in
background, view northwest.