

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

**CC:** \_\_\_\_\_  
**Amend No.** \_\_\_\_\_

**Date prepared: January 23, 2008**

**Council Meeting Date: February 17, 2009**

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**TO:** Carl Swenson, City Manager

**FROM:** Susan Daluddung, AICP, Deputy City Manager

**THROUGH:** Glen Van Nimwegen, AICP, Community Development Director

**THROUGH:** Chris Jacques, AICP, Planning Manager

**PREPARED BY:** Melissa Sigmund, Planning Technician

**SUBJECT:** HP08-02, Peoria Central School, 83<sup>rd</sup> Avenue and Madison Street.  
Proposal to adopt an Ordinance approving designation of the Peoria Central School as a Peoria Local Historic Landmark to be listed on the Peoria Register of Historic Places and having Historic Preservation Overlay Zoning. The property is generally located at the northwest corner of 83<sup>rd</sup> Avenue and Madison Street and is more precisely described as a portion of Assessor Parcel Number (APN) 142-41-092.

**RECOMMENDATION:**

The Mayor and Council concur with the Historic Preservation Commission recommendation (4-1) and Planning and Zoning Commission's recommendation (4-0) and adopt the attached Ordinance designating the Peoria Central School as a Peoria Local Historic Landmark to be listed on the Peoria Register of Historic Places and having Historic Preservation Overlay Zoning.

**SUMMARY:**

**Historic Preservation Commission Action:**

On September 17, 2008, the Historic Preservation Commission voted 4-1 in favor of recommending approval of the requested listing of the property on the Peoria Register of Historic Places as a Peoria Local Historic Landmark with Historic Preservation Overlay

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**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

**ORD. #** \_\_\_\_\_ **RES. #** \_\_\_\_\_  
**LCON#** \_\_\_\_\_ **LIC. #** \_\_\_\_\_  
**Action Date:**

Zoning for the Peoria Central School. The boundaries of the request extended to the 130 foot by 130 foot area surrounding the Peoria Central School building as delineated in the 1982 National Historic Register listing for this property.

**Planning & Zoning Commission Action:**

On December 18 2008, the Planning and Zoning Commission voted 4-0 in favor of recommending approval of the requested listing of the property on the Peoria Register of Historic Places as a Peoria Local Historic Landmark with Historic Preservation Overlay Zoning for the Peoria Central School. The boundaries of the request as recommended for approval by the Planning & Zoning Commission are limited to the extent of the building and its footprint.

Staff recommended the change in boundaries based on concerns expressed by members of the Historic Preservation Commission at their September 17, 2008 meeting as described in the attached Report to the Planning and Zoning Commission.

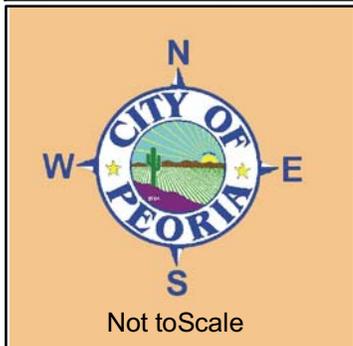
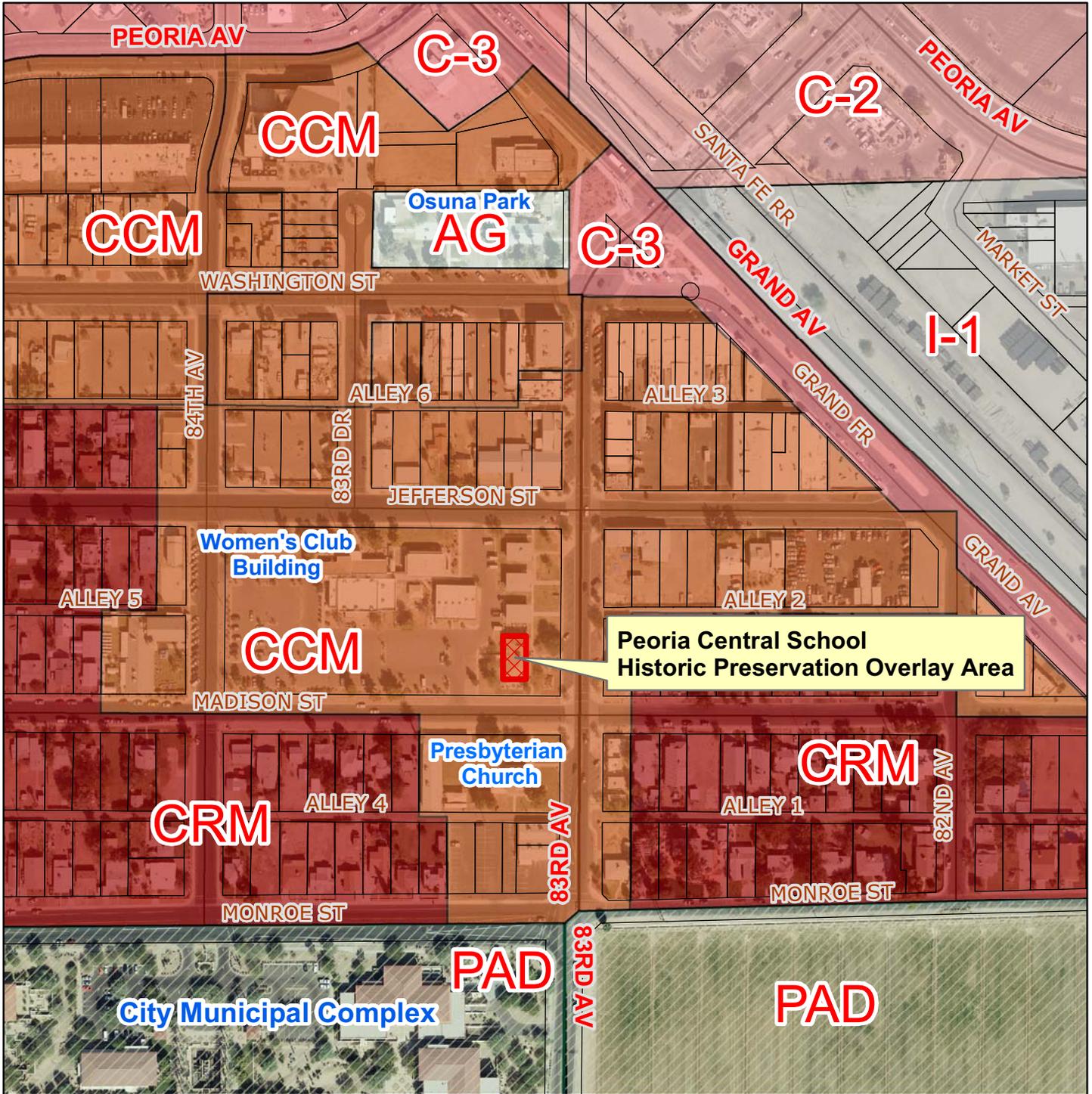
**Proposition 207 Discussion:**

The voters of Arizona recently approved Proposition 207 which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. The City is both the property owner and applicant in this case so no waiver will be required.

**ATTACHMENTS:**

- Draft Minutes from the December 18, 2008 Planning & Zoning Commission meeting
- Minutes from the September 17, 2008 Historic Preservation Commission meeting
- Planning and Zoning Commission Staff Report (12/18/08)
- Ordinance

# Peoria Central School Zoning Map



## Peoria Central School

NWC 83RD AV. & MADISON ST.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Central School building constructed in 1906 located at 10304 N. 83rd Ave.

**Exhibit A**

**PLANNING AND ZONING COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL, COUNCIL CHAMBER  
DECEMBER 18, 2008**

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

**Members Present:** Vice Chair Veda McFarland, Commissioners John Gerard, Michael Worlton and Mark Melbo.

**Members Absent:** Chair Greg Loper, Commissioners Ken Compton, William Louis, and Alternate Anne Wojcik

**Others Present:** Ellen Van Riper, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Maher Hazine, Assistant City Engineer, Chris Jacques, Planning Manager, Ed Boik, Planner, Melissa Sigmund, Planning Technician, Bev Parcels, Planning Assistant and Cathy Griffin, Executive Assistant.

**Opening Statement:** not read

Final call for speaker request forms.

**Audience:** Approximately 2.

**Note:** The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

**CONSENT AGENDA**

All items listed with a “**C**” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

**1C    DISPOSITION OF ABSENCE:** Approve the absences of Commissioners Worlton and Compton from the November 20, 2008 meeting.

**2C    MINUTES:** Approve the minutes of the Regular Meeting held November 20, 2008.

**3C    CU08-24:** Shaw and Associates, PLC on behalf of Verizon Wireless requested approval of a Conditional Use Permit for a Wireless Communication Facility (Mono-palm) and associated equipment building on property zoned Light Industrial (I-1). The site is generally located at the southwest corner of 81st Avenue and Market Street.

**4C    CU08-32:** Stantec Consulting, Inc on behalf of Arco requested approval of a Conditional Use Permit for a Gas Station & Car Wash on property zoned Intermediate Commercial (C-2). The site is generally located at the southeast corner of 83<sup>rd</sup> Avenue and Thunderbird Road.

**Commission Action:** Commissioner Gerard moved to approve the Consent Agenda. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously.

**REGULAR AGENDA**

**NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:**

**5R    PUBLIC HEARING – HP08-02:** The City of Peoria is requesting a Local Historic Landmark designation with Historic Preservation Overlay Zoning for the Peoria Central School, located at the northwest corner of 83<sup>rd</sup> Avenue and Madison Street in Peoria, and is more particularly described as 10304 N. 83<sup>rd</sup> Avenue, a portion of APN 142-41-092.

Chris Jacques, Planning Manager, stated that this is the first case like this to come before the Planning Commission. Mr. Jacques explained that this will allow a mechanism to recognize and preserve buildings that have local and cultural significance. The building may or may not qualify for the National Register, but certainly through Historic Preservation Overlay if there is ever an exterior addition or renovation to the building or a request to demolish, then the application would come before the Historic Preservation Commission for consideration of a Certificate of Appropriateness. The Zoning Overlay would come before the Planning and Zoning Commission.

**STAFF REPORT:** Presented by Melissa Sigmund, Planning Technician.

**PUBLIC COMMENT:** None

**COMMISSION ACTION:** Commissioner Worlton moved to recommend to the City Council approval of Case HP08-02, for the City of Peoria to designate the Peoria Central School as a Local Historic Landmark with Historic Preservation Overlay Zoning. The motion was seconded by Commissioner Melbo, and upon vote, carried unanimously.

**CALL TO THE PUBLIC: (Non-Agenda Items):** None

**REPORT FROM STAFF:** Mr. Glen Van Nimwegen, Community Development Director, announced to the Commission that Chris Jacques is now the official Planning Manager. Chris Jacques, Planning Manager reported that in regards to the open Planning Commissioner position, the Council Subcommittee for Boards and Commissions nominated Nancy Golden. Ms. Golden was approved by the Council and her first Planning and Zoning Commission meeting will be on January 15, 2009. At this meeting, a refresher and orientation to the Open Meetings Law will be provided.

**REPORTS FROM THE PLANNING AND ZONING COMMISSION:** None

**ADJOURNMENT:** There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:44 p.m.

\_\_\_\_\_  
Greg Loper, Chair

\_\_\_\_\_  
Date Signed

**HISTORIC PRESERVATION COMMISSION MINUTES  
CITY OF PEORIA, ARIZONA  
CITY HALL, COUNCIL CHAMBER  
SEPTEMBER 17, 2008**

A **Regular Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:00 p.m.

**Members Present:** Vice Chairman Priscilla Cook, Commissioners Mark Hackbarth, Steve Poe, Karen Garbe and Harold McKisson.

**Members Absent:** Commissioner Gary Nelson

**Others Present:** Ellen Van Riper, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Chris Jacques, Acting Planning Manager, Rob Gubser, Senior Planner, Melissa Sigmund, Planning Technician, and Bev Parcels, Planning Assistant.

**Opening Statement:** not read

Final call for speaker request forms.

**Audience:** 3

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

**CONSENT AGENDA**

All items listed with a “**C**” are considered to be routine by the Historic Preservation Commission, and were enacted by one motion

1C DISPOSITION OF ABSENCE: None

2C MINUTES: Discussion and possible action to approve the minutes of the Regular Meeting held June 18, 2008.

**Commission Action:** Commissioner Garbe moved to approve the Consent Agenda items. The motion was seconded by Commissioner Hackbarth and upon vote, carried unanimously.

## REGULAR AGENDA

### NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

3R Election of new Chairman.

**Commission Action:** Commissioner McKisson nominated Steve Poe, Commissioner Cook seconded the motion and upon vote, Steve Poe was elected unanimously.

4R Designation of Town Jail building as a Local Historic Landmark with Historic Preservation Overlay Zoning.

Melissa Sigmund presented the staff report and included background information on the request and site. She explained the purpose and outcome of providing the building with the Historic Preservation Overlay Zoning.

The following items were discussed:

- The physical address of the building and whether it was correct.
- The materials used in the construction of the building and whether they are wood or concrete.
- The name to be used for the building: Peoria Town Jail or Town Jail.
- The acreage of the site and whether the entire site is being included or only the actual building.
- What happens if the building needs repairs or the City wants to make changes to it?

Meeting was opened to the public:

**Eva Osuna** asked about the building being moved after being designated as a Historic Landmark and would the City notify the residents of the move.

Melissa explained that the building could not be moved without the approval of the Historic Preservation Commission.

**Cathy Montoya-Moore** commented on Osuna Park being part of the application and the difference in the names of the Park and the Jail.

Public hearing was closed.

**Commission Action:** Commissioner Garbe made a motion to approve the designation request with the stipulations that the address needs to be corrected, the name needs to be clarified, and the type of construction verified. Vice Chair Cook seconded the motion and upon vote, carried 3-2.

Further discussion ensued regarding the fact that all Commissioners did not understand and agree with the vote just taken. Chairman Poe made a motion to reconsider the vote just taken. Commissioner McKisson seconded the motion and upon vote, carried 3-2.

Considering the fact that more information was requested from the Commission and clarifications needed to be made from staff, Chairman Poe made a motion to continue the case until the next meeting. Commissioner Garbe seconded the motion and upon vote, carried unanimously.

5R Designation of the Central School property as a Local Historic Landmark with Historic Preservation Overlay Zoning.

Melissa Sigmund presented the staff report and included background information on the request and site. She explained the purpose and outcome of providing the building with the Historic Preservation Overlay Zoning.

The following items were discussed:

- The legal address of the building and whether it is correct.
- Clarification of the site acreage and which buildings will be included in the request.
- All buildings should be included in request including all areas between Madison St. and Jefferson St. that are on the school property grounds.
- How the City Overlay Zoning works with the National Register by providing more protection for the buildings.
- Who is responsible for the maintenance of the buildings and upkeep and whether money is in the budget for needed repairs.
- Any changes to the character of the building would have to be approved by the Historic Preservation Commission.
- Whether the landscaping and farm equipment currently on site would be affected by the overlay designation.
- What affects the overlay designation will have on changes to the property to restore it to a turn of the century appearance by adding hitching posts and a horse drawn carriage.

Meeting was opened to the public:

**Cathy Montoya-Moore** commented on the fact that the Commission has the opportunity to make a change and preserve all historic buildings. She is unhappy with the 'piecemeal' process that the City is doing.

**Commission Action:** Commissioner McKisson made a motion to approve the designation of the Central School building as a Local Historic Landmark with Historic Preservation Overlay Zoning subject to verification of the address. Commissioner Cook seconded the motion and upon vote, carried 4-1.

**CALL TO THE PUBLIC FOR NON AGENDA ITEMS: NONE**

**REPORT FROM STAFF:**

- Robert Gubser gave an overview of the Central Peoria Revitalization Plan including the history, upcoming schedule, and website information.
- Melissa Sigmund presented the Commission with the website address and information on the City of Peoria Historic Preservation website.
- Melissa Sigmund gave a brief overview of the Weedville area.
- Melissa Sigmund presented information on the Benchmark Survey and other cities that she has researched regarding information.
- Chris Jacques discussed the Historic Preservation Master Plan revisions that are proposed and will be discussed at later meetings.

**REPORT FROM THE HISTORIC PRESERVATION COMMISSION: NONE**

**ADJOURNMENT:** There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:34 p.m.

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Steve Poe, Chairman

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Date Signed

**REPORT TO THE PLANNING & ZONING COMMISSION  
HISTORIC LANDMARK DESIGNATION**

**CASE NO.:** HP08-02

**DATE:** December 18, 2008

**AGENDA ITEM:** 5R

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**Applicant:** City of Peoria, Community Development Department

**Request:** Designation of the Peoria Central School, as a City of Peoria Local Historic Landmark with Historic Preservation Overlay zoning. Property to be listed on the Peoria Register of Historic Properties.

**Location:** The Peoria Central School is located at 10304 N. 83<sup>rd</sup> Avenue (NWC of 83<sup>rd</sup> Avenue & Madison Street)

**Building Area:** The Peoria Central School is approximately 2,583 square feet.

**Support /Opposition:** The City has not received any public comments as of the date of this report.

**Recommendation:** Recommend concurrence with the Historic Preservation Commission’s recommendation to **approve** designation of the Peoria Central School building as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning, with changes to the extent of the site area to be included in the designation.

Surrounding Land Use and Zoning:

1.

HP08-02	LAND USE	ZONING
On-Site	Peoria Arizona Historical Society Museum	Core Commercial Mixed-Use (CCM)
North:	City-owned buildings used for museum/storage	Core Commercial Mixed-Use (CCM)
East:	83 <sup>rd</sup> Ave., then residential	Core Commercial Mixed-Use (CCM)
West:	Peoria Community Center	Core Commercial Mixed-Use (CCM)
South:	Madison St., then First Presbyterian Church of Peoria	Core Commercial Mixed-Use (CCM)

## Background:

2. The two-room Peoria Central School at 10304 N. 83<sup>rd</sup> Avenue was constructed in 1906. The school was built to replace a school building on the same site that burned down in a fire the previous year. In 1976 the school was sold to the City of Peoria by the Peoria Unified School District. In 1982, the Peoria Central School was listed on the National Register of Historic Places. The building was renovated in 1998, and is currently occupied by the Peoria Arizona Historical Museum.
3. The Peoria Central School is a Mission Revival-style building that has walls with a rough-plaster finish and a Spanish tile roof topped with a cupola. It has a curvilinear parapet on the main entry pavilion, which is offset from the main wall plane.
4. The City of Peoria is proposing to designate the Peoria Central School as a City of Peoria Local Historic Landmark with H.P. Overlay Zoning. The recommended designation is limited in scope to the area of the building footprint and does not include the surrounding school grounds.

## Discussion/Analysis

5. The City of Peoria Historic Preservation Master Plan requires staff review and analysis of application submittals for Peoria Designated Historic Landmarks including categorization of the subject property, consideration of the property's historic significance, and an evaluation of the property's integrity.
6. Historic Preservation (HP) Overlay Zoning does not affect the underlying base zoning of the property. Therefore, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for the property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning acts to preserve and protect the historic character of properties so designated by requiring approval of a Certificate of Appropriateness for any *exterior* alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, and for any material change in the appearance of such a property.

### *Categorization*

7. The Peoria Central School is categorized as a building (i.e., a structure built to provide shelter for humans and human activity).

8. According to Section 14-38-3.A, (Designation of Landmarks or Historic Districts) The Historic Preservation Commission may recommend that an individual property be designated as a landmark if it :
- possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
  - is identified with historic personages; or
  - embodies the distinguishing characteristics of an architectural style; or
  - is the work of a designer whose work has significantly influenced an age, or
  - because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

*Historical Significance*

9. Due to its integral role in Peoria's early public education system, the Peoria Central School qualifies for landmark status because it possesses special historic interest and value as a part of the cultural, political and social history of Peoria. The building also embodies the westward expansion and population growth that Peoria was experiencing. Prior to its public funding and construction, the new building caused controversy among the townspeople as some believed that Peoria would never need a two room school. Those who believed Peoria's population would continue to grow prevailed, and the new two-room school was put to full use as Peoria became a thriving community.
10. In addition to its cultural and historical value, the Peoria Central School showcases a level of architectural style and detail not found in many buildings of its era in Peoria. In 1906, many buildings in the settlement were still being constructed of wood and metal sheeting. Even the commercial district was built of wood, and the predominant architectural character was a utilitarian folk aesthetic. According to the National Register nomination for this property, the Mission Revival-style Peoria Central School building was ahead of its time, as this style was only just making its way east from California when the school was constructed.
11. Aside from its architectural style, this building embodies a change in the social fabric of the community. At the time, the many wood and tin buildings, along with tent encampments identified Peoria as a transitory place – a community that seemingly could dissolve at any time. The addition of buildings such as the Peoria Central School lent an air of permanence and stability to this desert settlement.

## *Integrity*

### 12. Evaluation of integrity:

*Location:* The building is located on its original site and there are other early education-related buildings located nearby, however none of the other buildings is architecturally significant and all were built decades after the Peoria Central School.

*Design:* The exterior of the Peoria Central School has changed little over the 100 years of its existence. The clay tile roof was replaced in the 1976 with a shingle roof and the cupola was removed. The roof was later restored to its original appearance in 1998 with the assistance of a Heritage Fund Grant, made possible because of the building's placement on the National Register of Historic Places in 1982.

*Workmanship:* the craftsmanship of the building's original windows and façade details is still very apparent due to their well preserved condition.

*Setting:* The Peoria Central School sits on the corner of 83<sup>rd</sup> Ave. and Madison St. in Old Town Peoria aside many of the same residential and non-residential buildings that have surrounded it since the 1920s. While some development has occurred in the vicinity of the school building, the original street grid in the area remains intact, as has the scale of the newer buildings that share the block from 84<sup>th</sup> Ave. to 83<sup>rd</sup> Ave and from Jefferson St. to Madison St, which constituted the former school grounds.

*Materials:* Much like the design of the original Peoria Central School, the original materials are present or have been restored in a historically sensitive manner in the case of the roof.

*Feeling:* Peoria Central School still evokes the era of its original construction. Currently serving as the Peoria Arizona Historical Society Museum, this building remains a visible reminder of the loftier aspirations of Peoria's earlier settlers.

*Association:* This building stands as one of the oldest examples of Peoria's commitment to a permanent community. Nearly 50 years before Peoria's incorporation as a municipality, following a fire that burned the original wooden building located on this site, the existing Peoria Central School building was constructed as the tangible result of a civic effort to ensure the continued provision of local education to the community's youth.

13. The Peoria Central School is approximately 102 years old, thereby considerably exceeding the 50 year age requirement that applies for structures to be generally considered for listing on the National Register of Historic Properties.
14. Property owner approval must be received in order to proceed with designating a property as a local landmark. The Peoria Central School building and property are currently owned by the City of Peoria. The Community Development Department has applied for Peoria Local Historic Landmark Designation for the Peoria Central School on behalf of the City.

#### Historic Preservation Commission Hearing:

15. On September 17, 2008 the Historic Preservation Commission voted 4-1 in favor of recommending approval of the Historic Landmark with Historic Preservation Overlay Zoning for the Peoria Central School subject to verification of the building address. Subsequent staff research brought the City's GIS address mapping data into agreement with the street address currently utilized by the Peoria Arizona Historical Society Museum as occupant of the Peoria Central School building.
16. The recommendation brought before the Historic Preservation Commission included the 130 foot by 130 foot square property surrounding the Peoria Central School, as it is listed on the National Register of Historic Places in the Local Landmark Designation request. Based on concerns from members of the Historic Preservation Commission, as well as the dynamic nature of the landscape surrounding the Central School, staff is now recommending that the boundaries of the Local Landmark designation be limited to the extent of the school's building footprint.
17. The grounds surrounding the Peoria Central School have changed greatly over the years. Portions of the original 130'x130' plot are currently utilized for exhibits of historic farm equipment. In addition, City-sponsored landscape improvements are planned along the sidewalk/streetscape area in front of the Central School. Staff believes that designation of only the building footprint area at this time best serves the public nature of the building's use. Designation of the building will provide protection of this historic structure, while allowing for non-historically present amenities such as seat walls and educational exhibits to occur on the grounds of the Peoria Central School in its current incarnation as the Peoria Arizona Historical Society Museum. This will allow for the greatest benefits to the public in terms of protecting this cultural resource while making it an inviting place that can offer a variety of experiences which provide links to Peoria's past.

18. At their September 17, 2008 session, the Historic Preservation Commission expressed the following concerns (staff responses follow in italics):
- a. Would the HP Overlay Zoning restrict any additions/changes to the educational exhibits outside of the School?
    - *In order to prevent encumbrances to the Peoria Arizona Historical Society Museum's ability to display outdoor educational exhibits on the grounds surrounding the Peoria Central School building, as well as permit public amenities such as non-original seat walls and landscaping, staff has recommended a reduced Historic Preservation Overlay area that is limited to the extent of the building's footprint.*
  - b. Is the name "Central School" both sufficiently accurate and descriptive?
    - *Staff has changed references to the building in question from "Central School" to "Peoria Central School" to provide differentiation between the building in question and the "Central School" historical resource that is located in central Phoenix.*
  - c. Have the appropriate City departments been contacted to verify their concurrence with the proposed designation in terms of the City's maintenance responsibilities?
    - *Director/manager-level staff members have been briefed on the Peoria Central School Historic Landmark nomination. No opposition to the application has been voiced. The City will continue to maintain the Peoria Central School Building in accordance with its operations for City-owned facilities.*

## Recommendation

19. Based on the following findings:

- The request is consistent with the Historic Preservation Master Plan; and
- The Historic Preservation Master Plan advances the General Plan by protecting the historical resources within the City of Peoria
- The designation request meets the requirements of Section 14-38-3 concerning characteristics necessary for Peoria Local Historic Landmark Designation due to its significance in terms of the social history of Peoria, as well as its architectural significance as an example of early Mission-Revival style in Peoria.
- The building in question has retained its historical integrity.
- The property is at least 50 years old, thereby rendering it old enough to qualify for National Register listing.

It is recommended that the Planning & Zoning Commission take the following action:

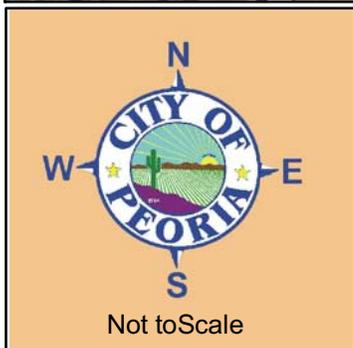
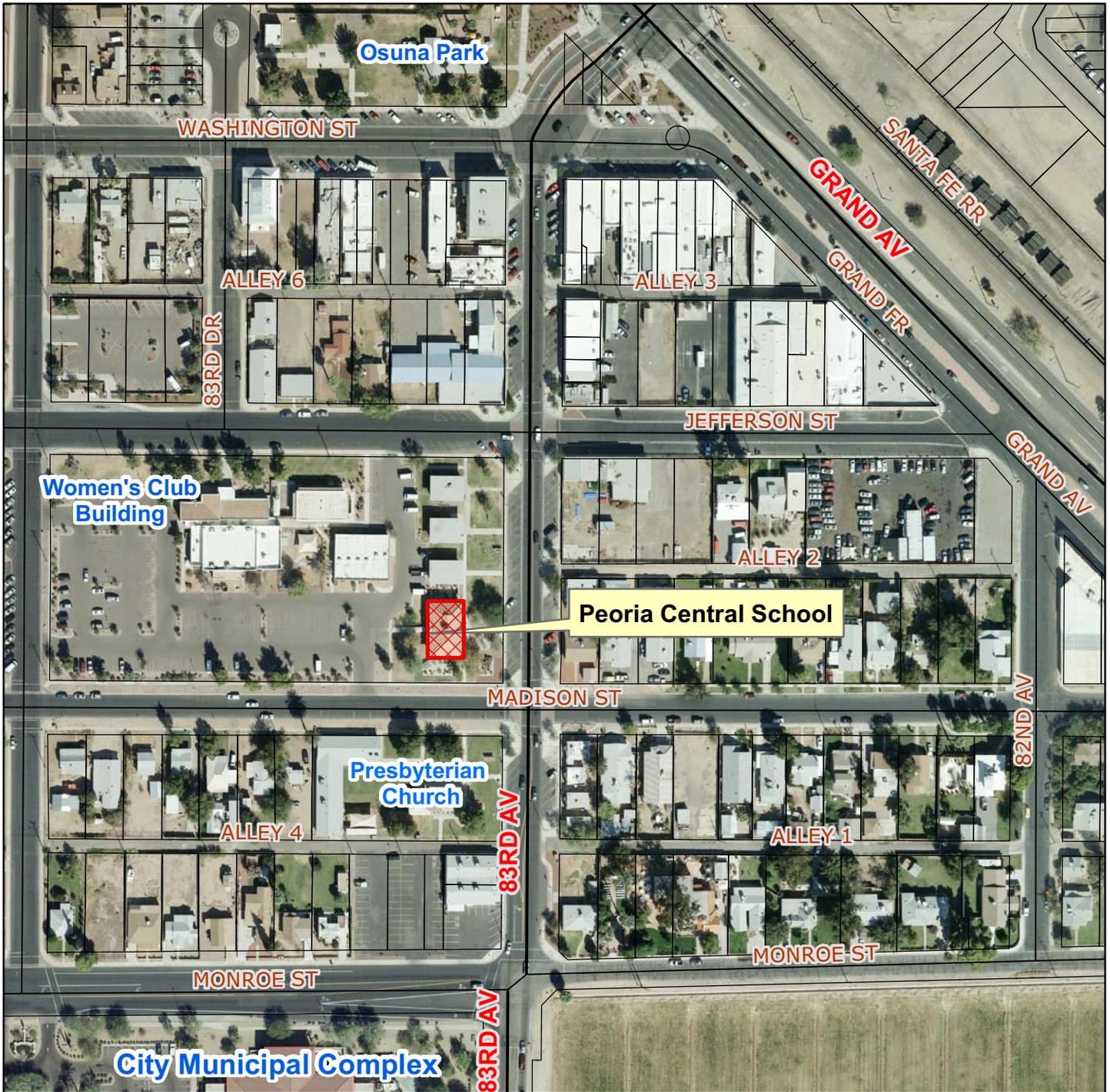
**Concur with the Historic Preservation Commission, recommending approval of HP08-02 to the City Council, designating the Peoria Central School building as a Peoria Local Historic Landmark with Historic Preservation Overlay zoning.**

## Attachments:

- Exhibit A: Aerial Location Map
- Exhibit B: Zoning Map
- Exhibit C: General Plan Land Use Designations Map
- Exhibit D: Site Photos
- Exhibit E: Arizona Historic Property Inventory Form
- Exhibit F: National Register of Historic Places Nomination Form
- Exhibit G: Map – Comparison of National Register vs. proposed Local Boundaries

Prepared by:  
Melissa Sigmund, Planning Technician

# Peoria Central School Location Map



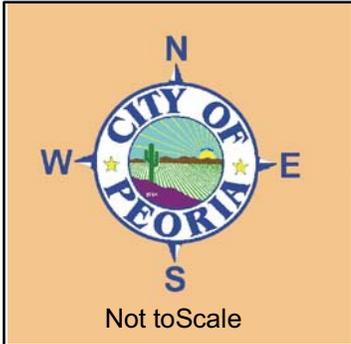
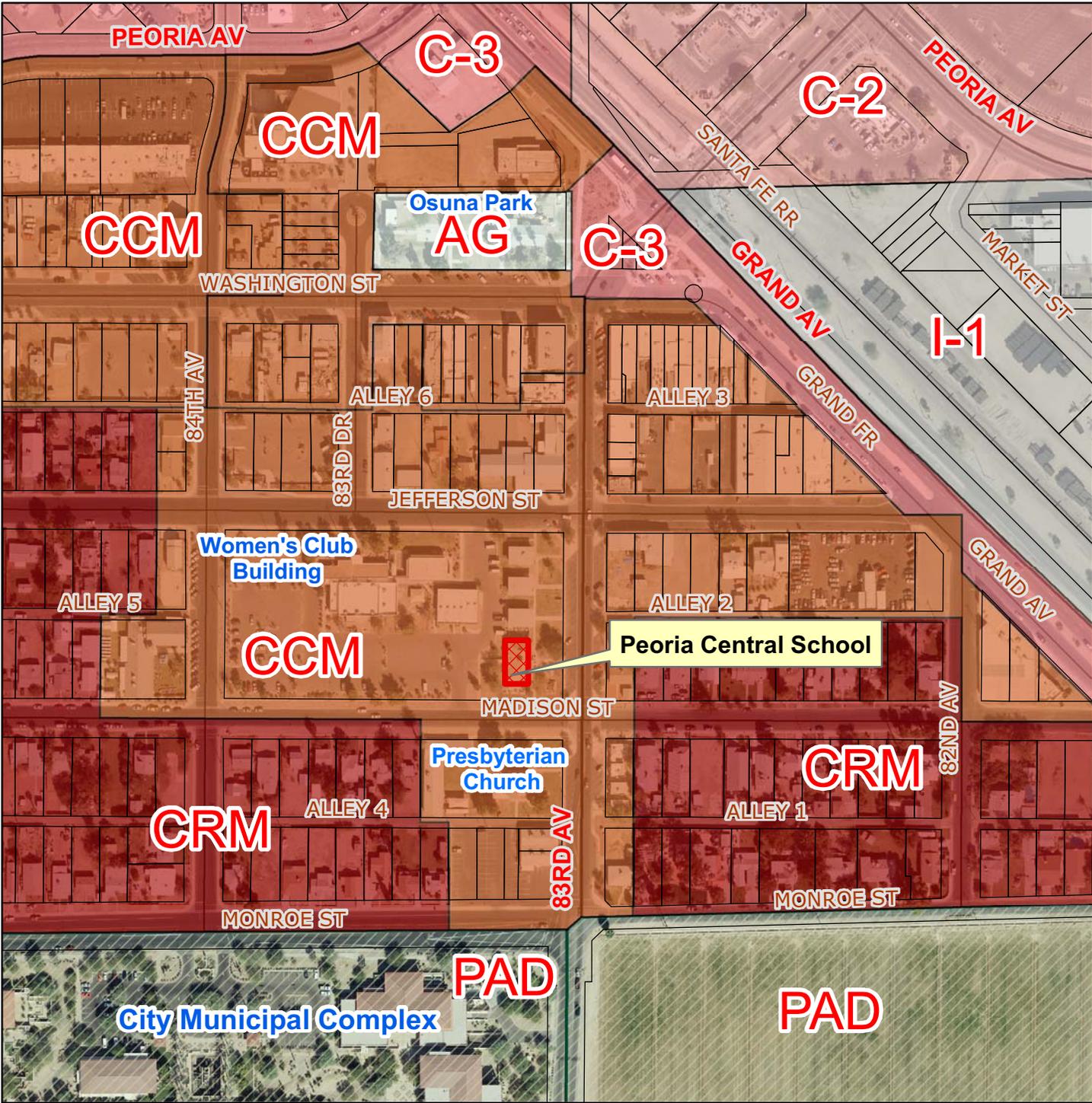
## Peoria Central School

NWC 83RD AV. & MADISON ST.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria Central School building constructed in 1906 located at 10304 N. 83rd Ave.

**Exhibit A**

# Peoria Central School Zoning Map

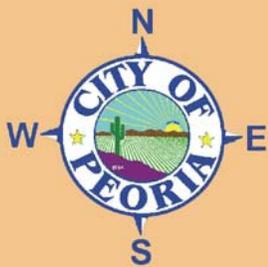
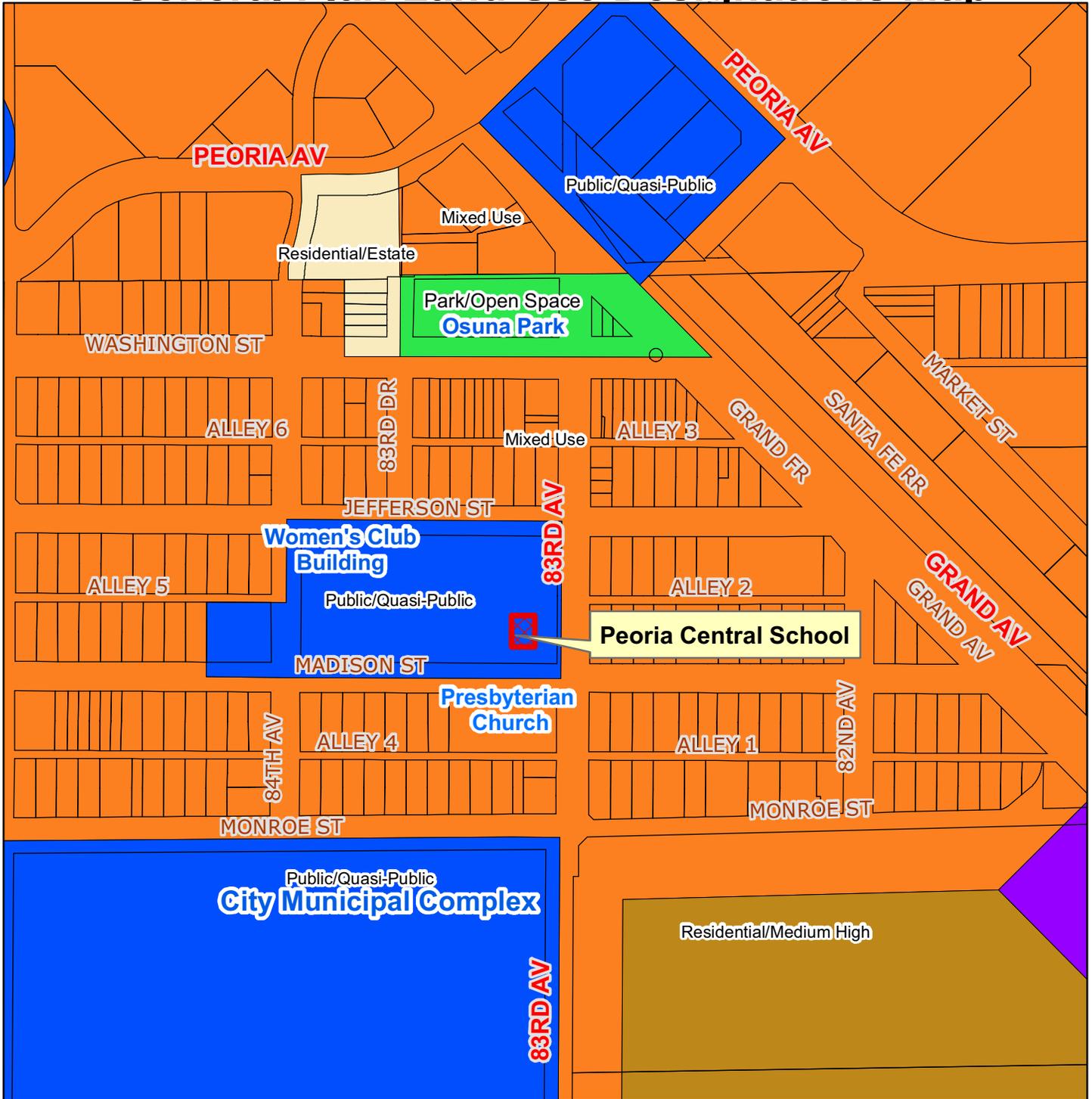


## Peoria Central School

NWC 83RD AV. & MADISON ST.  
 Request for Historic Landmark Designation with Historic Overlay  
 Zoning for the Central School building constructed in 1906  
 located at 10304 N. 83rd Ave.

**Exhibit B**

# Peoria Central School General Plan Land Use Designations Map



Not to Scale

## Peoria Central School

NWC 83RD AV. & MADISON ST.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Central School building constructed in 1906 located at 10304 N. 83rd Ave.

**Exhibit C**

# Peoria Central School

2008 – East Elevation



Early 1900's – Southeast Elevation



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: ---- Survey Area: ----

Historic Name(s): Central School
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 10304 N. 83rd Ave

City or Town: Peoria vicinity County: Maricopa Tax Parcel No. 142 -41- 092

Township: 3N Range: 1E Section: 26 Quarter Section: Nw . Nw . Acreage: < 1

Block: 28 Lot(s): 23-24 Plat (Addition): Year of plat (addition):

UTM reference: Zone 12 Easting 385170 Northing 3715921 USGS 7.5' quad map: Glendale AZ

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1906 known estimated (source:)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Schoolhouse
Peoria Historical
Society Museum

Sources:

PHOTO INFORMATION

Date of photo:

View Direction (looking towards)

Negative No.:

Attach recent photograph of property to this space. Additional photos may be appended.

**SIGNIFICANCE**

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

\_\_\_\_\_

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

- 1. LOCATION     Original Site     Moved (date \_\_\_\_\_) Original Site: \_\_\_\_\_
- 2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)  
See attached  
\_\_\_\_\_
- 3. SETTING (Describe the natural and/or built environment around the property) \_\_\_\_\_ see attached

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_ see attached

- 4. MATERIALS (Describe the materials used in the following elements of the property)  
Walls (structure): \_\_\_\_\_ Foundation: \_\_\_\_\_ Roof: curved Spanish tile  
Windows: \_\_\_\_\_  
If the windows have been altered, what were they originally? \_\_\_\_\_  
Wall Sheathing: rough-textured plaster  
If the sheathing has been altered, what was it originally? \_\_\_\_\_

- 5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)  
\_\_\_\_\_

**NATIONAL REGISTER STATUS (if listed, check the appropriate box)**

Individually listed;     Contributor     Noncontributor to \_\_\_\_\_ Historic District  
Date Listed: \_\_\_\_\_     Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

**RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  is not eligible individually.  
Property  is  is not eligible as a contributor to a potential historic district.  
 More information needed to evaluate.  
If not considered eligible, state reason: \_\_\_\_\_

**FORM COMPLETED BY:**

Name and Affiliation: Melissa Sigmund, City of Peoria Planning    Date: October 2008  
Mailing Address: 9875 N. 85th Ave. Peoria, AZ 85345    Phone No.: 623-773-7603

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM  
CONTINUATION SHEET

name of property Central School

Continuation Sheet No. 1

**Statement of Significance**

***(Excerpted from the Central School's 1982 National Register Nomination form)***

The Central School, built in 1906, is a vernacular Mission Revival style structure associated with the development of Peoria. The oldest extant schoolhouse in the Peoria school district, Central School is historically significant for its relationship to the initial growth of the community and the establishment of public education in Peoria. Architecturally, the school building is important as an early vernacular expression of the Mission Revival architecture style which emerged within the Southwest during the first decade of the twentieth century.

It was the twelve children of the initial four families that settled in Peoria that prompted the establishment of the Peoria School District. In 1889, the County Supervisors of Maricopa County authorized the creation of School District Number 11, encompassing 42 square miles around Peoria. Classes were initially held in an existing commercial building until a small wooden school was constructed on the site of the present Central School. Although the district was at first threatened by low enrollment, the steady arrival of more settlers during the 1890's kept the district intact.

The present Central School building was constructed in 1906 to accommodate the town's rising population. The new two-room building replaced the earlier wooden structure which had burned the previous year. A local bond election to raise funds for the new school was held in 1905 following a bitter controversy within the town, as some residents maintained that Peoria would never need a two-room school. The funds were approved by one vote and the Central School was constructed at an approximate cost of \$3,200.00. The decision to erect the larger building indicates that the regional population growth was already apparent in Peoria.

Architecturally, the Central School is more sophisticated than the modest cost suggests and is more advanced in architectural style than would be expected in what was then a relatively small agricultural community. The school is a vernacular example of Mission Revival style architecture, a style which was only beginning to appear in the southwest when Central School was completed in 1906. The Mission Revival style originated in California at the turn of the century as an alternative to the prevailing Victorian styles. The early twentieth century witnessed a revival of the traditional forms of Spanish Colonial and Mission architecture native to the southwest, corresponding with a similar revival of Colonial period styles in other parts of the country. The Central School is an early manifestation of this revival movement in the southwest.

**STATE OF ARIZONA**

**HISTORIC PROPERTY INVENTORY FORM  
CONTINUATION SHEET**

name of property Central School

Continuation Sheet No. 2

**Property Update**

The City of Peoria purchased Central School from the Peoria Unified School District in 1976. It was listed on the National Register of Historic Places in 1982 and in 1998 underwent restoration of the roof and cupola.

**Design**

This is a vernacular Mission-Revival style building. The roof was altered in 1976 when the curved Spanish tile and small cupola were removed. The roof was later restored to its original appearance in 1998 with the replacement of the tile roof and cupola. The restoration was conducted with funding from a Heritage Fund Grant, which required the resulting changes to meet SHPO standards.

**Setting**

The Central School Building is located on the corner of a 4-acre property adjacent to Peoria's original town center. The grounds around the school are landscaped with grass and mature trees. 3 small ancillary educational buildings are located to the north of this building, and to the west lies a community center and the relocated Women's Club building.

**Changes in Setting**

Much of the original setting of the Central School remains. The layout of the surrounding streets is intact and many of the buildings on the blocks east of the school are the original houses built during the 1920s and 1930s. To the west of the Central School building property, an area previously used as a playground when the school was operational, has been converted into a parking lot. West of the parking lot, several small ancillary educational buildings have been removed and replaced by a community center and the original Women's Club building, which was relocated from nearby Osuna Park. However, according to the 1982 National Registry nomination, none of the buildings removed was architecturally significant. In addition, the street frontage of the school has been maintained and the Central School and ancillary buildings have been put into use as historical museums. There are a number of antique farm implements on display outside and adjacent to the ancillary buildings.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED MAR 30 1982  
DATE ENTERED MAY 12 1982

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

The Central School

AND/OR COMMON

The Central School

**2 LOCATION**

STREET & NUMBER

10304 N. 83rd Avenue

N/A -- NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Peoria

N/A VICINITY OF

3

STATE

CODE

COUNTY

CODE

Arizona

04

Maricopa

013

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: Storage

**4 OWNER OF PROPERTY**

NAME

City of Peoria

STREET & NUMBER

8355 W. Peoria Avenue

CITY, TOWN

Peoria

N/A VICINITY OF

STATE

Arizona 85345

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Maricopa County Courthouse

STREET & NUMBER

111 South 3rd Avenue

CITY, TOWN

Phoenix

STATE

Arizona 85003

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

N/A

Determined Eligible -- NO

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Central School is a one-story Mission Revival style masonry building situated at the southeast corner of 83rd Avenue and Madison Street in Peoria, Arizona, a suburban community located on the northwestern edge of metropolitan Phoenix. In the past fifteen years, Peoria has grown from a small agricultural community into an expansive Phoenix suburb, although it still retains a sense of its original rural character. The Central School building occupies the southeastern corner of a four acre school yard adjacent to the original town center. The site also includes ten ancillary educational buildings dating between ca. 1910 and 1951, none of which is architecturally notable. The Central School is the primary historic and architectural resource, and its importance to the community is strengthened by its contemporary context.

The Central School building sits on the southeast corner of the site, facing east. It measures 65x39' and is finished on the exterior with rough-textured plaster. A Mission Revival style parapet distinguishes the facade. The design of the building is focused around a central entry pavilion which is offset from the main wall plane and is flared at the base. The pavilion features a curvilinear Mission style parapet which projects above the eaveline and is the dominant architectural element of the facade. The main entry is set within a semi-circular arch and is topped by a semi-circular, multi-paned transom window (presently obscured by a wood panel). An archivolt molding outlines the entry arch; at the apex is an urn-like motif which originally held the base of a flagpole. The original doors have been replaced with utilitarian solid-panel doors.

Including the entry, the building is five bays wide. The flanking bays feature slightly recessed rectangular windows containing wooden casement sash with triangular lights. The windows are in the upper half of the wall, sheltered by the roof overhang. A simple molding runs above the windows on all elevations. Ornamental rectangular panels are positioned in the lower sections of each bay. A broad stringcourse running below these panels encircles the building and serves to visually separate the main wall from the raised foundation. Small square windows open into a basement crawl-space at the bottom of each bay.

Both the north and south side elevations are dominated by a central cluster of six windows. They have 4/4 double-hung sash and are joined by a continuous wooden lintel. The bottom of the window opening rests on the foundation-level stringcourse.

The rear elevation is similar in form to the main facade. The rear entry is framed by a central pavilion also topped by a curvilinear parapet. The pavilion projects only slightly from the wall plane. The two southern bays on the rear elevation have full-size 4/4 windows, while the two northern bays have the smaller casement windows in the upper portion of the wall as on the facade.

The building's low-pitched hip roof terminates in a projecting overhang with a sloping soffit and exposed rafters. Two metal flue pipes project from behind the ridgeline. Originally the roof featured a small louvered cupola and gablet ends on the ridgeline and was sheathed with curved Spanish tile. The roof was altered to its present hip configuration and the cupola removed in 1976, and the tile sheathing replaced with asphalt shingles. Despite this alteration, the present roof conforms with the intended roof design and has a minimal impact on the building's architectural integrity.

(See attachment)

Exhibit F2

United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet

Item number 7

Page 2

The interior contains the two original 39x25' classrooms separated by an 11' wide central hall. The walls are plaster and have the original woodwork, including two doors opening into each classroom. There are hardwood floors throughout.

The Central School clearly conveys its initial design. The predominant architectural image established by the Mission Revival parapet is intact, and the historic window sash, entry transom and decorative trim elements all remain. Sensitive restoration could easily recapture the building's original appearance.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1699	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1906

BUILDER/ARCHITECT Unknown

**STATEMENT OF SIGNIFICANCE**

The Central School, built in 1906, is a vernacular Mission Revival style structure associated with the development of Peoria. The oldest extant schoolhouse in the Peoria school district, Central School is historically significant for its relationship to the initial growth of the community and the establishment of public education in Peoria. Architecturally, the school building is important as an early vernacular expression of the Mission Revival architecture which emerged within the southwest during the first decade of the twentieth century.

The settlement of Peoria and creation of the Peoria school district are a direct consequence of the completion of the Arizona Canal. This canal brought water from the Salt River in Phoenix into the desert area around Peoria, enabling the region's arid land to be productively utilized for agriculture. In 1882, a group of Phoenix investors formed the Arizona Canal Company in hopes of profitably developing the desert lands northwest of Phoenix, where Peoria was later established. They were encouraged by the successful development of adjacent desert lands directly west of Phoenix resulting from the opening of the Grand Canal in 1878.

The Arizona Canal Company contracted with William J. Murphy, a major Phoenix land developer and engineer, to construct the canal in 1882. In payment, Murphy was offered the proceeds of the sale of any water rights he could secure from the lands irrigated by the canal. When the canal was completed in 1885, Murphy went east to attract people to settle on these lands. He successfully enticed four families from Peoria, Illinois who became the nucleus of the new community upon their arrival in 1886.

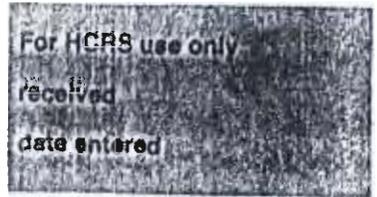
It was the twelve children of these initial families that prompted the establishment of the Peoria School District. In 1889, the County Supervisors of Maricopa County authorized the creation of School District Number 11, encompassing 42 square miles around Peoria. Classes were initially held in an existing commercial building until a small wooden school was constructed on the site of the present Central School. Although the district was at first threatened by low enrollment, the steady arrival of more settlers during the 1890's kept the district intact.

The growth of Peoria at the end of the nineteenth century was substantially influenced by the concurrent expansion of Phoenix. The establishment of rail connections with Los Angeles in 1889 and with Santa Fe and the east coast in 1895, and the designation of Phoenix as the territorial capital of Arizona in 1889 initiated major expansion of the Phoenix area in the late nineteenth century. The completion of Grand Avenue between Peoria and Phoenix in 1889 made Peoria readily accessible, and by the turn of the century the community was entering a period of major population growth.

(See attachment)

United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 2

The present Central School building was constructed in 1906 to accommodate the town's rising population. The new two-room building replaced the earlier wooden structure which had burned the previous year. A local bond election to raise funds for the new school was held in 1905 following a bitter controversy within the town, as some residents maintained that Peoria would never need a two-room school. The funds were approved by one vote and the Central School was constructed at an approximate cost of \$3,200.00. The decision to erect the larger building indicates that the regional population growth was already apparent in Peoria.

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The City of Peoria purchased Central School from the Peoria Unified School District in 1976. Present plans call for its rehabilitation for a community center, enabling it to remain a local landmark and continue in public use.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 10

Page 2

The nominated property consists of a rectangular parcel 130'x130', bordered on the south by Madison Street, on the east by 83rd Avenue, and on the north and west by the property of the Peoria Unified School District, City of Peoria.

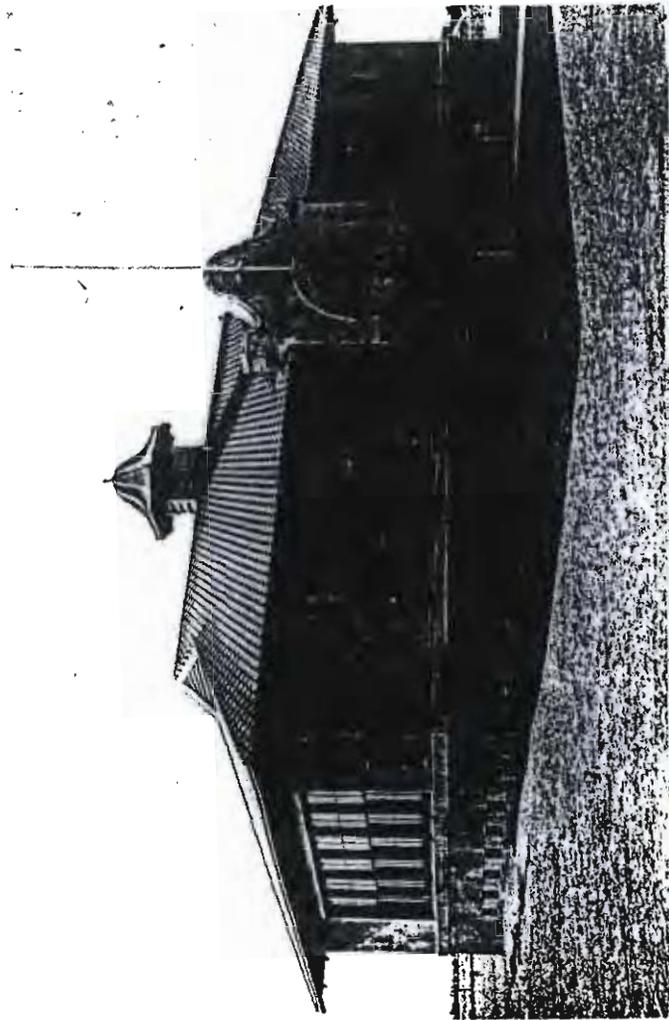
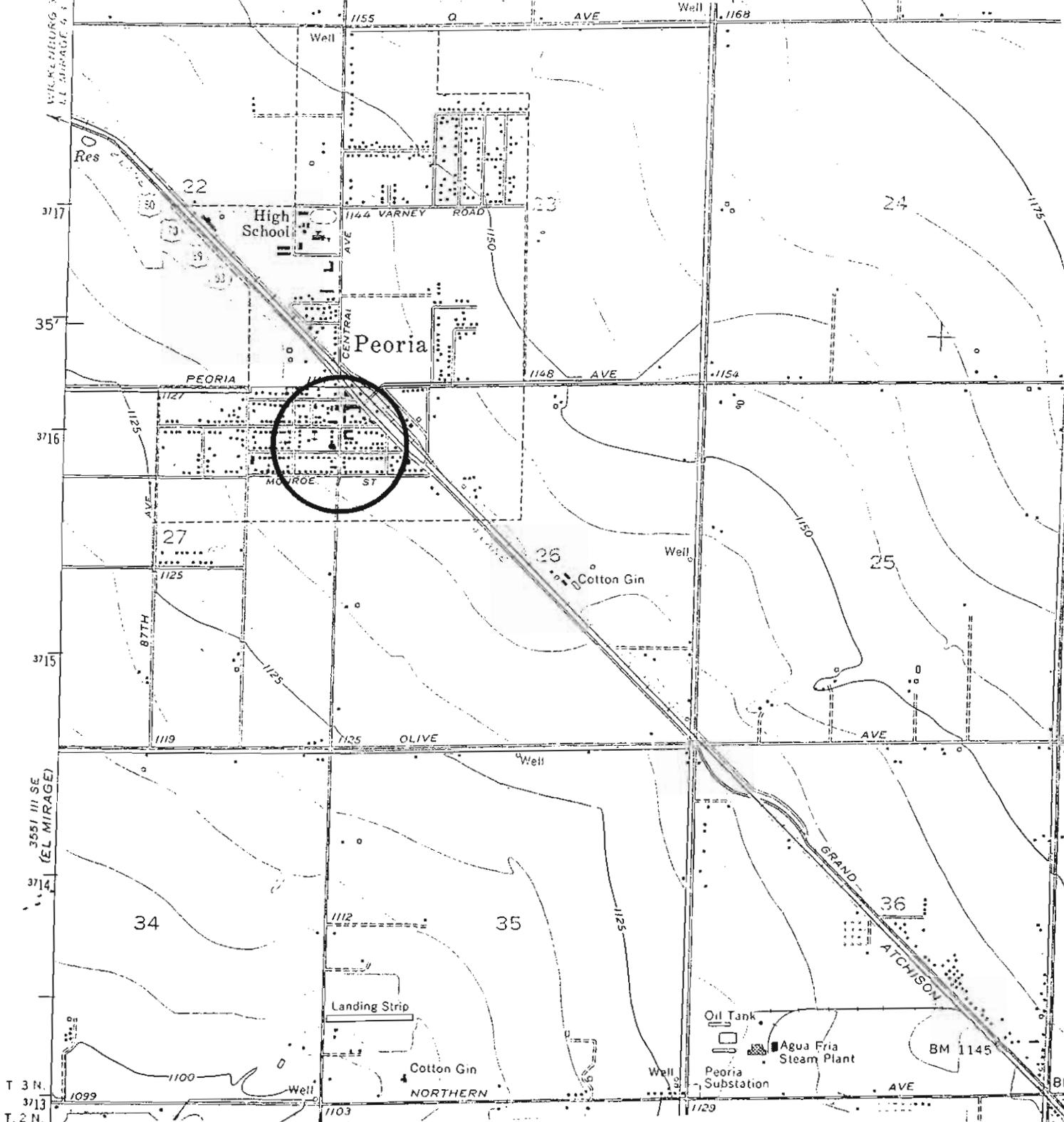


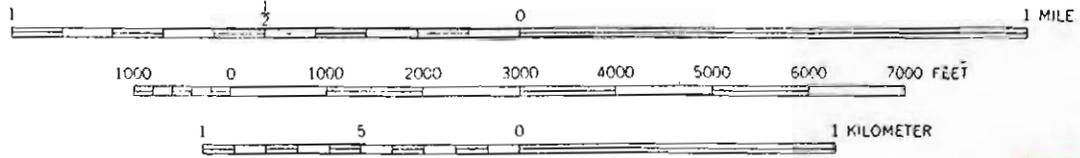
Exhibit F8

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



3551 III SE  
(EL MIRAGE)  
T. 3 N.  
3713  
T. 2 N.

SCALE 1:24000

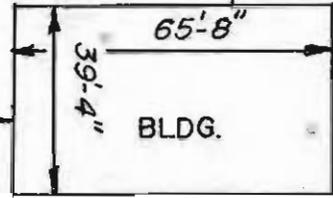
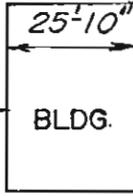
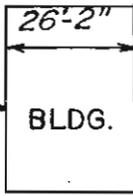


CONTOUR INTERVAL 5 FEET  
DATUM IS MEAN SEA LEVEL

Exhibit F9

83rd AVE

5' sidewalk  
311'-5"



Schoolhouse

30'-10"

29'-10"

30'-10"

30'-10"

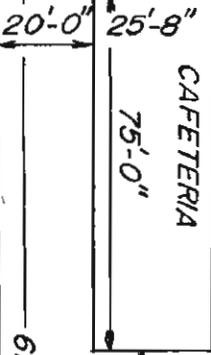
39'-8"

BLDG.

BLDG.

BLDG.

BLDG.



CAFETERIA

75'-0"

20'-0"

CENTRAL SCHOOL

PLAYGROUND

N  
scale 1/2" = 40'-0"



RESTROOM

26'-5"

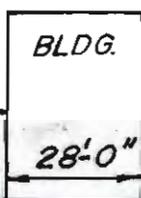
126'-8"

122'-8"

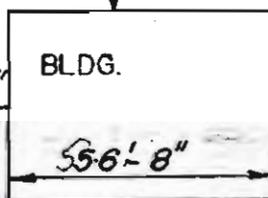
165'-0"



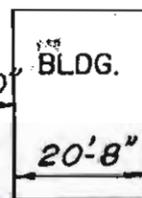
BLDG.



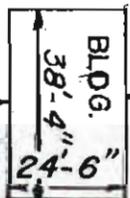
BLDG.



BLDG.



BLDG.



BLDG.

36'-5"

23'-5"

22'-0"

36'-9"

24'-6"

28'-0"

55'-8"

20'-8"

24'-6"

12"

JEFFERSON AVE

MADISON

Exhibit F10

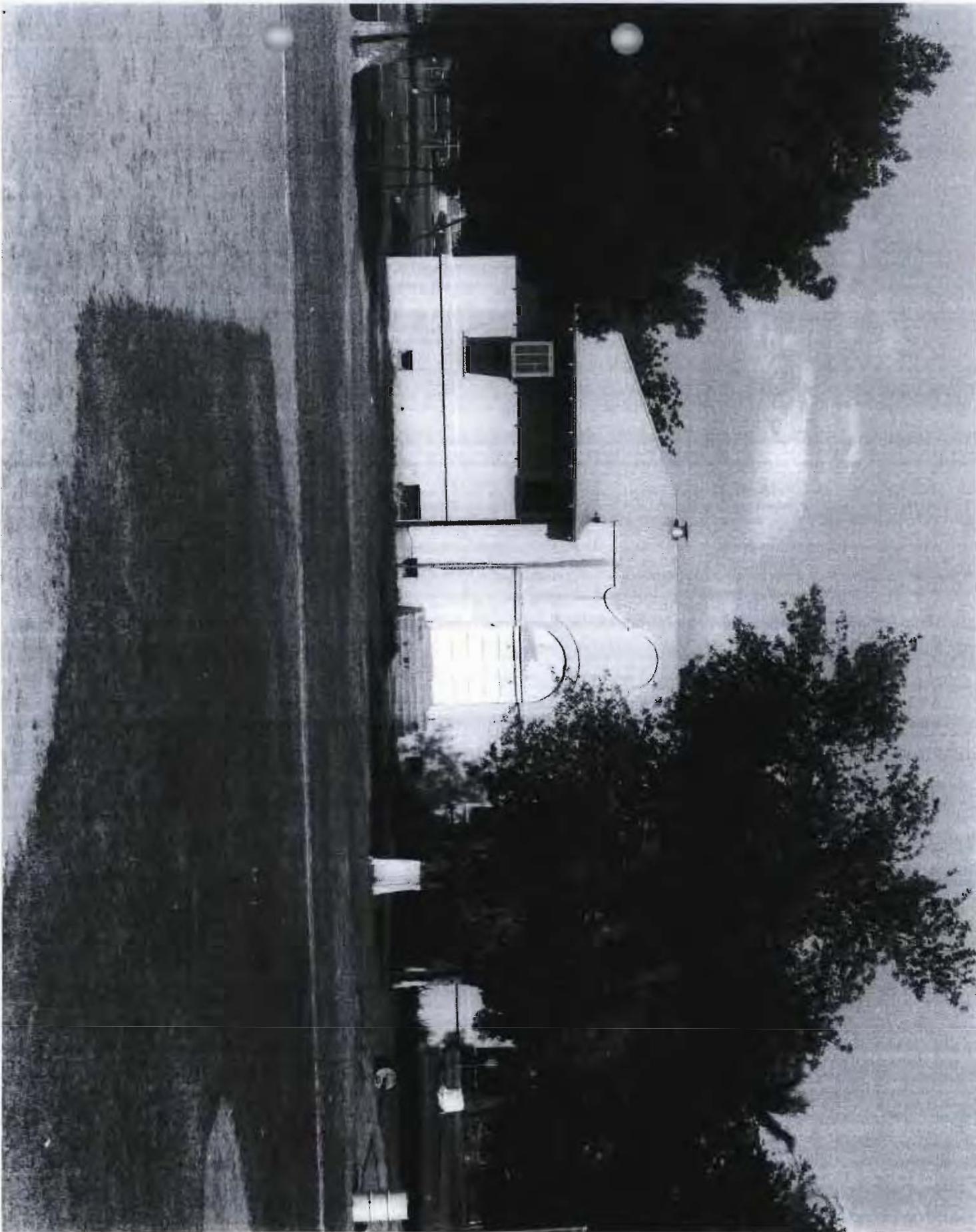


Exhibit F11

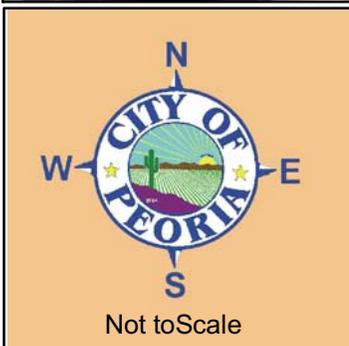


Exhibit F12



Exhibit F13

# Peoria Central School National Register vs. Local Proposed Boundaries



## Peoria Central School

The National Register listing for the Peoria Central School is a 130'x130' 169,000 square foot lot on which the Peoria Central School building is located. The proposed boundaries for the Local Historic Landmark designation and Historic Preservation Overlay zoning are restricted to the footprint of this building.

**Exhibit G**

ORDINANCE NO. 08-

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DESIGNATING A LOCAL HISTORIC LANDMARK TO BE LISTED ON THE CITY OF PEORIA REGISTER OF HISTORIC PLACES AND PROVIDING HISTORIC PRESERVATION OVERLAY ZONING FOR SAID PROPERTY; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Historic Preservation Commission and the Planning and Zoning Commission held public hearings on September 17, 2008 and December 18, 2008 respectively in the manner prescribed by law for the purpose of considering a nomination for Local Historic Landmark designation and Historic Preservation Overlay Zoning, for a property as described as provided in Article 14-38 of Chapter 14 of the Peoria City Code (1977 edition) and the City of Peoria Historic Preservation Master Plan;

WHEREAS, due and proper notice of such Public Hearings was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times on November 28, 2008; and

WHEREAS, the City of Peoria Historic Preservation Commission and Planning and Zoning Commission have recommended to the Mayor and the Council of the City of Peoria, Arizona, the designation, listing, and overlay zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A building known as the Peoria Central School located upon a portion of a parcel of land in Peoria, Maricopa County, Arizona more accurately described and illustrated in Exhibit A to this Ordinance, is hereby designated as a Peoria Local Historic Landmark to be listed on the Peoria Register of Historic Places and a Historic Preservation Overlay is conditionally applied to said property.

SECTION 2. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 3 Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

SECTION 4:

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria,  
Arizona this                    day of                    , 2008.

\_\_\_\_\_  
Bob Barrett, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Kemp, City Attorney

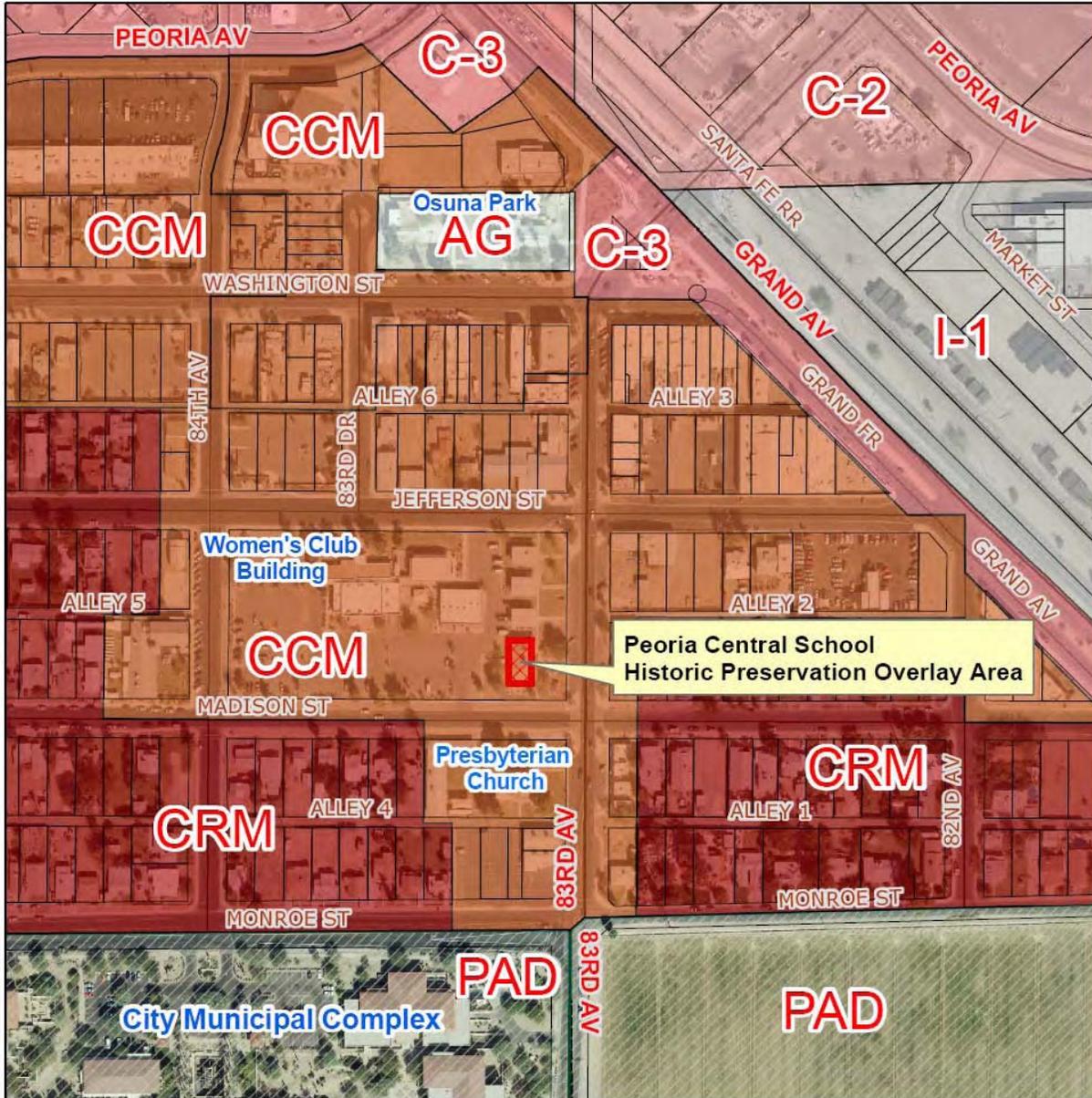
Published in: Peoria Times  
Pub. Dates:

Effective Date:

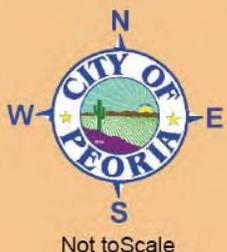
**EXHIBIT A**  
**Legal Description**

The building known as the Peoria Central School, first constructed in 1906 and the property on which it is located, as shown on the attached map and described as a portion of block 28, PLAT OF PEORIA, according to Book 2 of Maps, page 57, records of Maricopa County, Arizona.

## Peoria Central School Zoning Map



Peoria Central School  
Historic Preservation Overlay Area



### Peoria Central School

NWC 83RD AV. & MADISON ST.  
Request for Historic Landmark Designation with Historic Overlay  
Zoning for the Central School building constructed in 1906  
located at 10304 N. 83rd Ave.

**Exhibit A**