

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: _____
Amend No. _____

Date prepared: March 9, 2009

Council Meeting Date: April 7, 2009

TO: Carl Swenson, City Manager
FROM: Susan J. 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: Case HP08-01, Peoria Jail House:
Proposal to adopt an Ordinance approving designation of the Peoria Jail House 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 northeast corner of 83rd Drive and Washington Street in Osuna Park and is more precisely described as a portion of Assessor Parcel Number (APN) 142-42-052.

Recommendation:

The Mayor and Council concur with the Historic Preservation Commission's recommendation (5-0) and Planning and Zoning Commission's recommendation (5-0) and adopt the attached Ordinance designating the Peoria Jail House as a Peoria Local Historic Landmark to be listed on the Peoria Register of Historic Places and having Historic Preservation Overlay Zoning.

Summary:

Planning & Zoning Commission Action

On February 5, 2009, the Planning and Zoning Commission voted 5-0 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

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, consistent with the recommendation of the Historic Preservation Commission.

Historic Preservation Commission Action

On September 17, 2008, case HP08-01 concerning the Peoria Jail House first came before the Historic Preservation Commission. On September 17, 2008, the Historic Preservation Commission voted to continue case HP08-01, until the next commission meeting so that staff could provide additional information and clarification on several items including the building's proper street address, the structural materials of the building, and the official name of the building. These issues were addressed at the January 21, 2009 meeting of the Historic Preservation Commission and as a result, the Historic Preservation Commission voted (5-0) in favor of recommending approval of the request for listing of the Peoria Jail House on the Peoria Register of Historic Places as a Peoria Local Historic Landmark with Historic Preservation Overlay Zoning, as discussed in the attached Report to the Planning and Zoning Commission.

Proposition 207 Discussion

The City is both the property owner and applicant in this case so no waiver will be required.

ATTACHMENTS:

- Minutes from the February 5, 2009 Planning & Zoning Commission meeting
- Draft minutes from the January 21, 2009 Historic Preservation Commission meeting
- Minutes from the September 17, 2009 Historic Preservation Commission meeting
- Planning and Zoning Commission Staff Report (2/5/09)
- Ordinance

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
FEBRUARY 5, 2009**

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: Chairman Veda McFarland, Vice Chair Marc Melbo, Commissioners Bill Louis, Nancy Golden, John Gerard, and Alternate Anne Wojcik.

Members Absent: Commissioners Michael Worlton and Greg Loper.

Others Present: Ellen Van Riper, Assistant City Attorney, Chris Jacques, Planning Manager, Monique Spivey, Associate Planner, Melissa Sigmund, Planning Technician, and Bev Parcels, Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Final call for speaker request forms.

Audience: Eight.

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/excuse the absences of Commissioners Gerard and Worlton from the January 15, 2009 meeting.
- 2C** **MINUTES:** Approve the minutes of the Regular Meeting held January 15, 2009.
- 3C** **CU07-27:** Robert Kubicek Architects & Associates on behalf of Full Circle Auto Wash requested approval of a Conditional Use Permit to allow the operation of a full service auto wash facility within an Intermediate Commercial (C-2) zoned property. The site is located north of the northwest corner of 91st Avenue and Peoria Avenue.

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

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 4C** **CU08-33:** Meram Building Company on behalf of Meineke requested approval of a Conditional Use Permit to allow the operation of an automotive repair facility within an

Intermediate Commercial (C-2) zoned property. The site is located on the northwest corner of 95th Avenue and Olive Avenue.

STAFF REPORT: Presented by Monique Spivey, Associate Planner.

PUBLIC COMMENT:

Bob Reed spoke on behalf of the homeowners association to the north of the property and stated their concern for the noise and visual impact that the business would have on the neighborhood. He asked about the time frame of the church to be built between the residential subdivision and the Meineke.

Staff responded to his questions and several other items brought up by the Commission members relating to the area that was noticed publicly and making the site visually pleasing until the church is built.

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case CU08-33, to grant a Conditional Use Permit to Meineke to operate an automotive repair facility within an Intermediate Commercial (C-2) zoned property under staff's stipulations. Vice Chair Melbo seconded the motion, and upon vote, carried unanimously.

5R **PUBLIC HEARING – HP08-01:** The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83rd Drive and Washington Street within Osuna Park.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case HP08-01, for the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House, located at the northeast corner of 83rd Drive and Washington Street within Osuna Park. Commissioner Louis seconded the motion, and upon vote, carried unanimously.

6R **PUBLIC HEARING – HP08-03:** The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church. The church building is generally located at the southwest corner of 83rd Avenue and Madison Street.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Gerard moved to recommend to the City Council approval of Case HP08-03, for the City of Peoria to establish Historic Landmark

Designation with Historic Preservation Overlay Zoning for the Peoria First Presbyterian Church, located at the southwest corner of 83rd Avenue and Madison Street. Commissioner Louis seconded the motion, and upon vote, carried unanimously.

7R PUBLIC HEARING – HP08-04: The City of Peoria requested to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman’s Club building. The building is generally located at the southeast corner of 84th Avenue and Jefferson Street.

STAFF REPORT: Presented by Melissa Sigmund, Planning Technician.

Vice Chair Melbo asked about the Historic Overlay and what it means in terms of changes to the building in the future. Staff responded that the overlay protects the building character and integrity from any exterior changes until a Certificate of Appropriateness is approved by the Historic Preservation Commission.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Louis moved to recommend to the City Council approval of Case HP08-04, for the City of Peoria to establish Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Woman’s Club building, located at the southeast corner of 84th Avenue and Jefferson Street. Commissioner Gerard seconded the motion, and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

Alternate Wojcik discussed the possibility of developing a Slum Ordinance for Peoria like other valley cities have done. She requested the item be placed on the next agenda and that the City take this item seriously.

Chris Jacques asked Legal Council for clarification on protocol as the requested Ordinance would not be administered through the Zoning Ordinance or within the purview of the Planning and Zoning Commission.

Ellen Van Riper, Assistant City Attorney, stated that the Ordinance requested would be a City Code issue and would need to be initiated by the Council or senior level management as a directive to staff to be taken before the City Council for discussion.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:04 p.m.

Veda McFarland, Chair

Date Signed

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
JANUARY 21, 2009**

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: Chair Steve Poe, Vice Chairman, Commissioners Mark Hackbarth, Shelby Duplessis, and Harold McKisson.

Members Absent: Commissioner Gary Nelson and Karen Garbe

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

Opening Statement: read by Chris Jacques.

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: Discussion and possible action to approve the absences of Commissioner Gary Nelson from the September 17, 2008 meeting.
- 2C MINUTES: Discussion and possible action to approve the minutes of the Regular Meeting held September 17, 2008.

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

REGULAR AGENDA

UNFINISHED BUSINESS:

- 3R PUBLIC HEARING – HP08-01:** The City of Peoria is requesting to designate the Peoria Jail House building located in Osuna Park as a Local Historic Landmark with Historic Preservation Overlay Zoning. The building is situated on the northwest side of the park, which is located on the northwest corner of 83rd Ave. & Washington St. The property is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 142-41-018A.

Staff Report presented by Melissa Sigmund.

Commission Action: Priscilla Cook made a motion to approve HP08-01 recommending to the Planning and Zoning Commission designation of the Peoria Jail House Building as a Local Historic Landmark with Historic Preservation Overlay Zoning. Commissioner Hackbarth seconded the motion and upon vote, carried unanimously.

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 4R ELECTION OF OFFICERS:** Discussion and possible action to elect officers for 2009 including Chairman, Vice-Chairman, and Secretary.

Ellen Van Riper, Assistant City Attorney provided clarification of the role of the Commission Secretary.

Election results:

Chairman: Steve Poe
Vice Chair: Priscilla Cook
Secretary: Mark Hackbarth

- 5R PUBLIC HEARING – HP08-03:** The Peoria First Presbyterian Church is requesting to designate the Peoria First Presbyterian Church located at 10236 N. 83rd Ave. as a Local Historic Landmark with Historic Preservation Overlay Zoning. The property is generally located at the southwest corner of 83rd Avenue & Madison Street and is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 142-41-093.

Vice Chair, Priscilla Cook, due to being a church elder and applicant, recused herself from participating on this case.

Staff report presented by Melissa Sigmund. Planning Technician.

Commission Action: Commissioner McKisson made a motion to approve recommending HP08-03 to the Planning and Zoning Commission designation the Peoria First Presbyterian Church as a Local Historic Landmark with Historic

Preservation Overlay Zoning. Commissioner Duplessis seconded the motion and upon vote, carried unanimously.

6R PUBLIC HEARING – HP08-04: The City is requesting to designate the Peoria Woman's Club located at 10381 N. 83rd Ave. as a Local Historic Landmark with Historic Preservation Overlay Zoning. The property is generally located at the southeast corner of 84th Avenue & Jefferson Street and is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 142-41-092.

Vice Chair, Priscilla Cook, due to being a member of the Woman's Club, recused herself from participating on this case.

Staff Report presented by Melissa Sigmund, Permit Technician.

Commissioner Hackbarth stated his concern regarding information on the outside of the building which would state that this building has been moved from its' original location.

Ms. Sigmund explained that there will be post and plaque that will allow the placement of historic signage.

Mr. Jacques stated that March is Woman's History Month and we are hoping to bring this before the City Council. And, May is the National Historic Preservation Month. Staff is currently doing research on different types of historical postings for buildings, whether it's a plaque or pedestal, finding vendors and cost information. A draft of the wording will be brought before this Commission.

Eva Osuna stated that before the move, the signage on the building was "Women's Club, and on the new location, it is the "Woman's Club". Which format should it be?

Ms. Sigmund explained that based on conversations with the Facilities Department, they are aware of the spelling variations. It is a decision that has been made after discussion with various members of the Woman's Club. Both formats have been used based on previous documentation.

Ellen Van Riper explained to the Chairman that the motion could contain a recommendation of either spelling depending of the Commissions preference.

Ms. Cook explained that the national General Federation of Women's Club use both spellings, so either spelling is acceptable.

Commissioner Hackbarth stated his concerns regarding the new location of the building and that he strongly urges a sign that describes the previous location, includes photographs, and maps. And, for this Commission to decide if a moved structure still historic because of the "sense of place" has changed.

Commissioner McKisson stated that Commissioners Hackbarth's comments are valid, however, the Commission should make the best of what we have. We need to do what is best for the building based on where it is now.

Commission Action: Commissioner Duplessis motioned to recommend approval of HP08-04 to the Planning and Zoning Commission designation of the Peoria **Woman's** Club (designed on the present building) as a Local Historic Landmark with Historic Preservation Overlay Zoning. The motion was seconded by Commissioner McKisson and upon vote, passed 3 to 1.

CALL TO THE PUBLIC FOR NON AGENDA ITEMS:

Eva Osuna questioned phase 1 of A. Dye Design for Osuna Park, of how the jail is going to be incorporated into City events.

Mr. Jacques explained that the Community Services Department is working on a portion of phase 1 of Osuna Park. Jeff Sargent is the main contact for the project and can be reached at (623) 773-7128 for additional information. It is assumed that there would be public meetings to provide additional information on Osuna Park design options.

REPORT FROM STAFF:

Robert Gubser presented an update on the Central Peoria Revitalization Plan.

Chris Jacques presented an update on the Historic Preservation Master Plan.

Melissa Sigmund presented a brief explanation of the Historic Nomination/Historic Survey requirements.

Melissa Sigmund reviewed the CLG Annual Report/Historic Preservation brochures.

REPORT FROM THE HISTORIC PRESERVATION COMMISSION: NONE

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:02 p.m.

Priscilla Cook, Vice Chairman

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

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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.

Steve Poe, Chairman

Date Signed

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

CASE NO.: HP08-01

DATE: February 5, 2009

AGENDA ITEM: 5R

Applicant: City of Peoria, Community Development Department

Request: Designation of the Peoria Jail House as a City of Peoria Local Historic Landmark with Historic Preservation Overlay zoning; and request for the property to be listed on the Peoria Register of Historic Places.

Location: The Peoria Jail House is located at 8322 W. Washington Street, at the northeast corner of 83rd Drive & Washington Street in Osuna Park.

Site Acreage: The Peoria Jail House building is approximately 700 square feet in area. It is located within the 1.06 acre Osuna Park.

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** the designation of the Peoria Jail House as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning to be listed on the Peoria Register of Historic Places.

Surrounding Land Use and Zoning:

1.

HP08-01	LAND USE	ZONING
On-Site	Peoria Jail House in Osuna Park	General Agricultural (AG)
North:	Vacant, undeveloped.	Core Commercial Mixed-Use (CCM)
East:	Park / open space	General Agricultural (AG)
West:	83 rd Drive, then Performing Arts Center Parking	Core Commercial Mixed-Use (CCM)
South:	Washington St., then multi-family building/retail building	Core Commercial Mixed-Use (CCM)

Background:

2. The City of Peoria Jail House at 8322 W. Washington Street was constructed as a Works Progress Administration (WPA) project circa 1934. Since its construction, this building has not only served as a local jail, but throughout the years has also accommodated City Council meetings and has served as the office for the Peoria Chamber of Commerce.
3. The Peoria Jail House is constructed of concrete that is clad in stucco. It is designed in a Flat Roof National Folk Style. This style of architecture focused heavily on functionality with lesser regard for decorative elements.
4. The City of Peoria is proposing to designate the Peoria Jail House as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning. The recommended designation is limited in scope to the area of the building footprint and does not include the greater area of Osuna Park.

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 Overlay (HPO) Zoning does not affect the underlying base zoning of a property. In other words, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for a property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning is intended 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 Jail House 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 government while serving as the town jail and City Council meeting place, the Peoria Jail House meets the first criterion, (i.e., it possesses special historic interest and value as a part of the cultural, political and social history of Peoria).
10. In addition, this structure exemplifies a time in America's history when the shock of the Great Depression was still being felt by the country and federal government programs such as the WPA were put into action to help with economic recovery.
11. In terms of architectural style, this building typifies early Peoria's utilitarian ethos. The flat Roof National-Folk style of the structure would have been economical as well as practical.

Integrity

12. Evaluation of integrity:

Location: The building is located on the site of its original construction.

Design: The exterior of the Peoria Jail House has changed little over time. An addition was added to the east side of the building at one time and then later removed. One window on the east side of the building was removed for the placement of a doorway as part of the addition and the window was not replaced

when the addition was removed. However, the plane of the wall has been restored and only a shadow of the repaired area remains. The majority of the eastern façade remains intact.

Workmanship: The craftsmanship of the building involved basic, utilitarian construction techniques. No incompatible ornamentation has been added to the Peoria Jail House building.

Setting: The jail is located in Osuna Park, a City-owned property. The Peoria Women's Club building was previously located to the east of the jail on the opposite end of the park. This building has been relocated; however the park area surrounding the Peoria Jail House remains in its original state. Directly across Washington St. to the south of the Jail building, sits the Edwards Hotel, built in 1918.

Materials: The exterior of the jail remains clad in stucco, as per the original construction.

Feeling: The appearance of the Peoria Jail House building is evocative of its original municipal purpose.

Association: This building is directly tied to Peoria's early governmental/community functions, both because of its original use as a jail, and for its subsequent use as a meeting location for the City Council and offices of the Peoria Chamber of Commerce.

13. The Peoria Jail House is approximately 74 years old, considerably exceeding the 50 year age requirement that generally applies for structures to be considered for listing on the National Register of Historic Properties.
14. Property owner approval must be received in order to proceed with designation as a local landmark. The Peoria Jail House is located within Osuna Park. Both the building and Osuna Park as a whole are owned by the City of Peoria. The Community Development Department has applied for Local Landmark Designation for the Peoria Jail House on behalf of the City.

Historic Preservation Commission Hearings:

15. On September 17, 2008, the Historic Preservation Commission voted to continue case HP08-01, a request for Local Landmark designation and Historic Preservation Overlay Zoning for the Peoria Jail House until the next commission meeting so that staff could provide additional information and clarification concerning this case. These issues were addressed at the January 21, 2009 meeting of the Historic Preservation Commission as described in item 16 below:
16. Clarification requested from the Historic Preservation Commission:
 - Physical address of the building
 - *Staff has researched the building's address. As a result, it has been determined that the building's proper address has been confirmed as 8322 W. Washington St. (Confirmation from Senior GIS Technician)*
 - Materials used in the construction of the jail building
 - *The original Historic Resources Survey conducted in July 1997 for the City incorrectly identified the building as having a wood frame structure. The Structure-Moving Feasibility Study for the Historic Peoria Jail and the Peoria Women's Club, which was produced for the City by Metropolis Design Group, LLC in 2006, describes the building as follows:*

"The building is of concrete construction throughout. 8" thick concrete walls support a concrete roof deck of unknown thickness. The floor, while raised between 18 inches and 21 inches above surrounding grade, is a concrete slab on fill. There is one interior partition, also of concrete. The foundation was excavated by City personnel, and was found to be resting on a spread footing, approximately 12 inches wide, with bearing at 24 inches below grade. The overall size of the Jail is 22' x 30'. Overall height is about 14'-8", with the parapet being 13'-2" above the floor level. The ceiling inside is 10'-6" above floor level. The building is in excellent overall structural condition."
 - The name of the building
 - *The building is currently used as and referred to by the Peoria Arizona Historical Society as "Peoria's Jail House Museum". In order to maintain consistency with the existing use, staff suggests that the building be called the "Peoria Jail House".*
 - Acreage of the site in question
 - *Only the building and its footprint are included in this request for Local*

Historic Landmark designation. The remainder of Osuna Park has not been nominated at this time for designation as a local landmark. In addition, the greater Osuna Park has not been surveyed as a cultural/historic resource.

- The property in question for Local Historic Landmark designation is the approximately 700 square foot Peoria Jail House building. As stated above, the greater area of Osuna Park is not under consideration as a part of this application.

17. On January 21, 2009 the Historic Preservation Commission voted 5-0 in favor of recommending approval of the Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House.

Recommendation

18. 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 for the Peoria Jail House, which has been classified as a building, meets the requirements of Section 14-38-3 concerning characteristics necessary for Local Historic Landmark Designation due to its significance in terms of the social and political history of Peoria, as well as its architectural significance as an example of a Works Progress Administration project.
- The historical integrity of the Peoria Jail House is intact in terms of the building's location, design, workmanship, setting, materials, feeling, and association.
- The structure is at least 50 years old; thereby rendering it old enough to qualify for listing based on the National Register requirements.

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

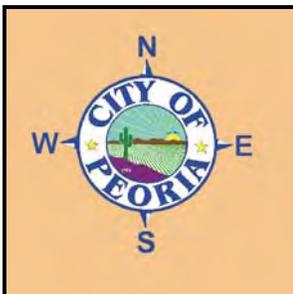
Concur with the Historic Preservation Commission, recommending approval of HP08-01 to the City Council, designating the Peoria Jail House as a Peoria Local Historic Landmark with Historic Preservation Overlay zoning.

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 Floor Plan

Prepared by:
Melissa Sigmund, Planning Technician

Peoria Jail House Aerial Map

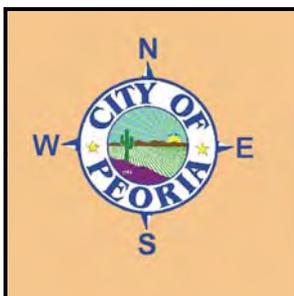
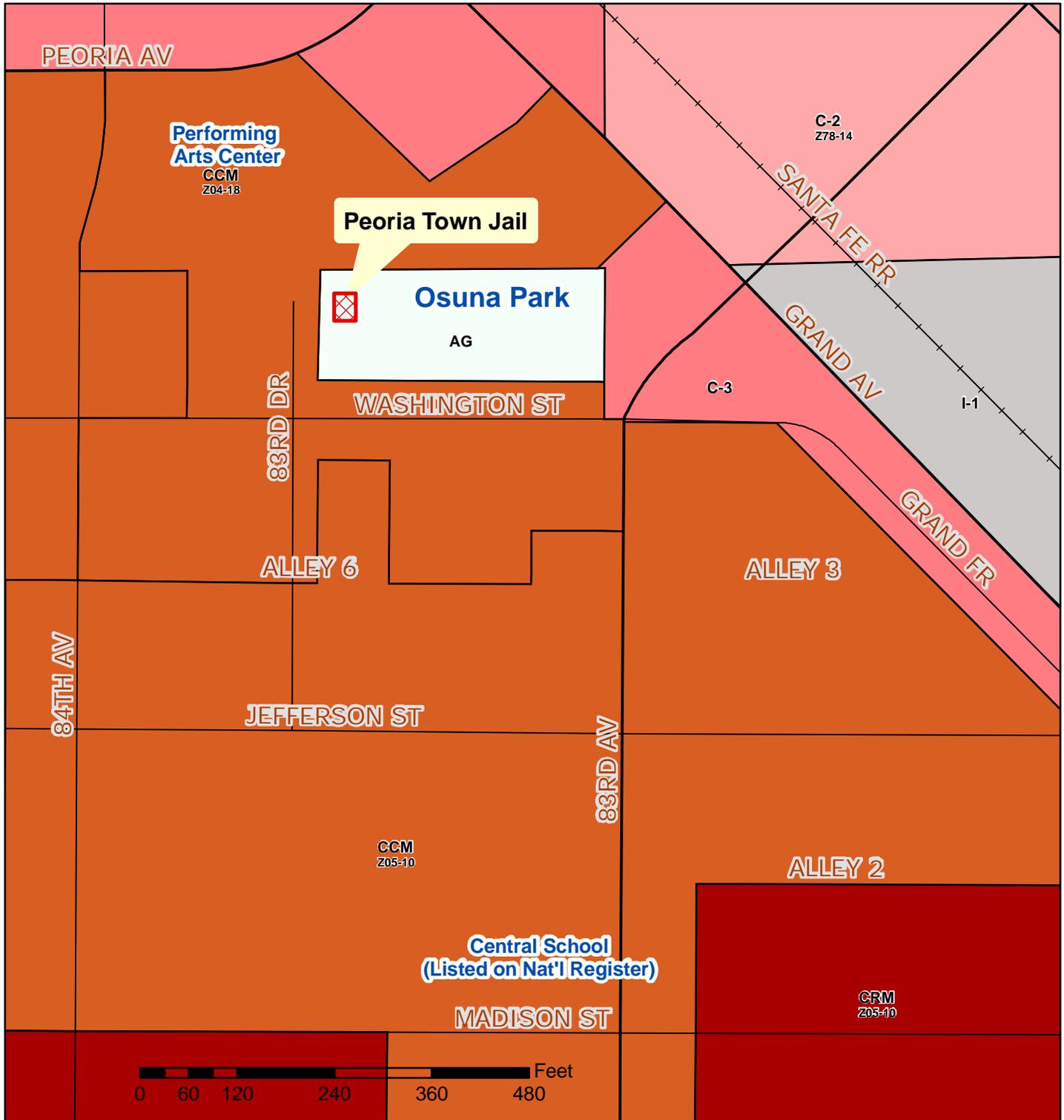


Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House, and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit A

Peoria Jail House Area Zoning Map

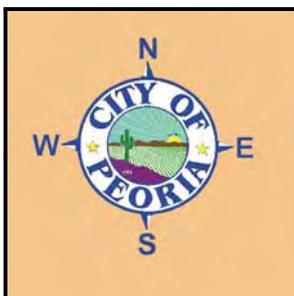
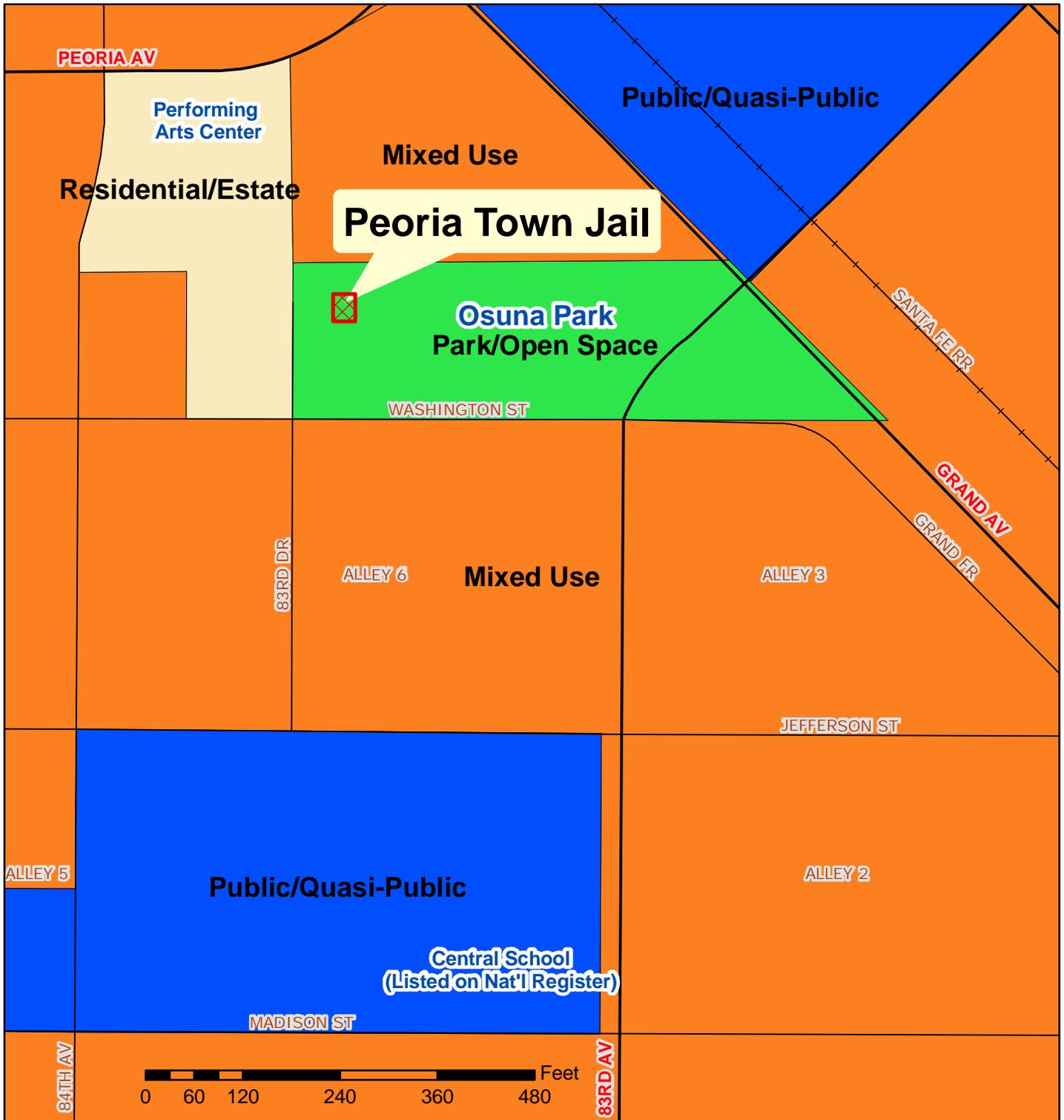


Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit B

Peoria Jail House General Plan Land Use Designation



Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit C

Peoria Jail House

Jail House circa 2004 –In use as the Chamber of Commerce Office
South and West Facades



Present Day
South and West Elevations



**Present Day
South and East Elevations**



Arizona Historic Property Inventory Form

SHPO

State Historic
Preservation Office
1200 w. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: #84
COUNTY: Maricopa County
PROPERTY NAME: Peoria Jail
SURVEY AREA: Peoria, Arizona

Accession
Number _____

IDENTIFICATION

ADDRESS: 8322 W. Washington CITY/TOWN: Peoria
LOT: Washington Park BLOCK: 17 PLAT: Peoria Townsite
TOWNSHIP: 3N RANGE: 1E SECTION: 27 QUARTER: Ne.Ne. USGS QUAD: Glendale, AZ
UTM REFERENCE Z: 12 Easting: 385175 Northing: 3716130 ACREAGE: building in park

PROPERTY TYPE: Public Building

HISTORIC USES

- Town Jail
- Chamber of Commerce Offices

PRESENT USE: Vacant

Abandoned Demolished

STYLE: National Folk, Flat Roof

CONSTRUCTION DATE: 1934

Known Estimated

Date Source: Newspaper Account

ARCHITECT/BUILDER/CRAFTSMAN
Works Progress Administration

STRUCTURAL CONDITION

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES

Good Fair Poor

Comments: _____

Negative Number
1. Roll 3/#1 2. _____

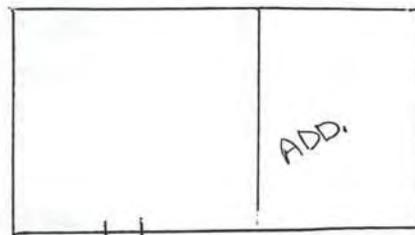
Date of Photo
1. September 1996 2. _____

View
1. facing north
2. _____

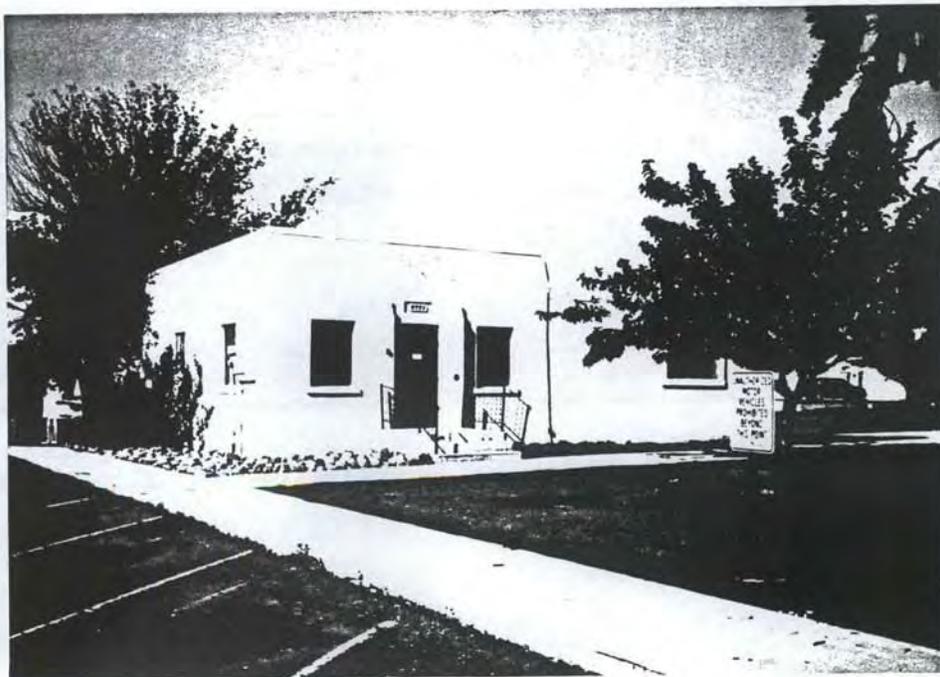
Photographer or Source
Robert Carriker

Additional Photos Attached

↑
N



WASHINGTON



ARCHITECTURAL DESCRIPTION

STORIES: one story

FOUNDATION: cement

VERANDAS: none

APPLIED EXTERIOR ORNAMENT: WPA plaque indicating construction

STRUCTURAL MATERIALS: wood frame

WALL CLADDING: stucco

ROOF TYPE: flat

OUTBUILDINGS: none

INTERIOR: N/A

ROOF CLADDING: built up

ENVIRONMENT/LANDSCAPING: large lawn, located in Washington Park

WINDOWS: two steel casement and one aluminum sliding glass window, rear windows still have bars from jail

ALTERATIONS / DATES OF ALTERATIONS: addition of right side

ENTRY: one metal door

STATEMENT OF SIGNIFICANCE

1. Theme/Context: This is an excellent example of the work undertaken by the Works Progress Administration. The New Deal agency built public buildings and other public projects in order to put men to work and thereby jump-start the economy. Several other WPA projects are in Peoria, including some old sidewalks and a school building at the high school. This building was not only a part of a sort of municipal complex, because there was a fire station in front of it at on point, but it also served as the offices of the chamber of commerce.

2. Historical Association: The period of the Great Depression put an end to the prosperity to which Peoria had grown accustomed. As prices for agricultural products plummeted the town actually witnessed a slight decline in its population. Naturally, this was a time of limited expansion. Few new homes were built and business renovations temporarily ceased. However, there were some Works Progress Administration projects in Peoria.

3. Architectural Association: _____

BIBLIOGRAPHY/SOURCES

See bibliography attached to report.

NATIONAL REGISTER STATUS

Listed Date: _____ Individually Eligible Potentially Eligible as Contributing Property

Not Eligible due to: AGE INTEGRITY Are conditions reversible? Yes No

REFERENCE FILES / REPORTS

1. _____
2. _____
3. _____

SURVEYOR: Robert M. Carriker **SURVEY DATE:** 1/20/97 **DATE FORM COMPLETED:** June 20, 1997

Peoria Jail House Floor Plan

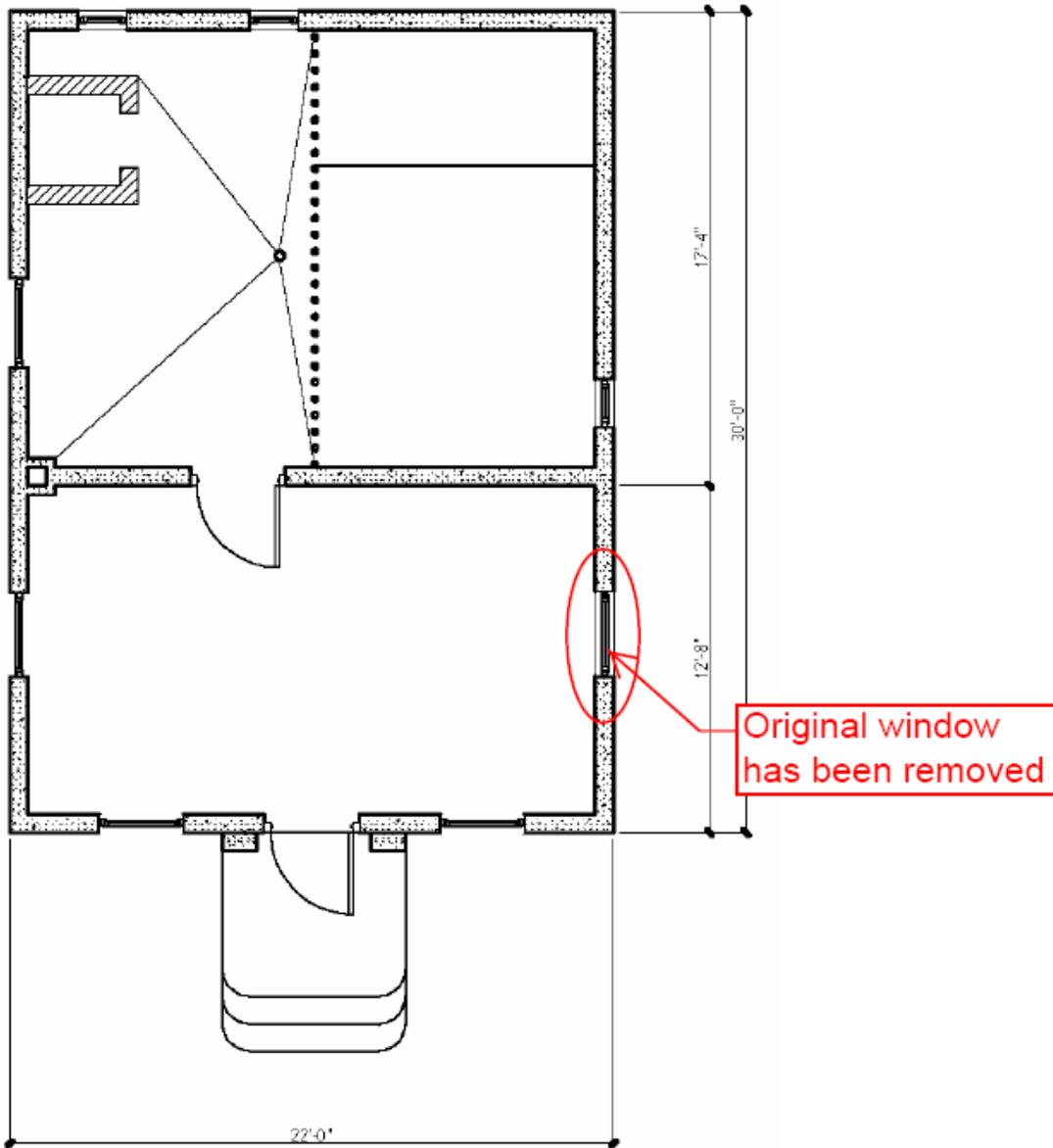


Exhibit F

ORDINANCE NO. 08-

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DESIGNATING THE PEORIA JAIL HOUSE AS 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 held public hearings on September 17, 2008 and January 21, 2009 and the Planning and Zoning Commission held a public hearing February 5, 2009 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 described as the Peoria Jail House 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 Jail House 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:

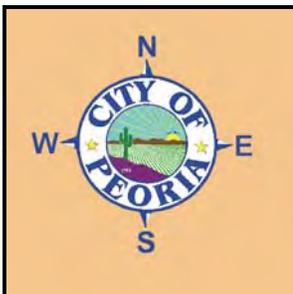
Effective Date:

EXHIBIT A Legal Description

The building known as the Peoria Jail House, and the property on which it is located at 8322 W. Washington Street., as shown on the attached map and described as a portion of block 17, PLAT OF PEORIA, according to Book 2 of Maps, page 57, records of Maricopa County, Arizona.



Peoria Jail House Aerial Map



Peoria Jail House

NEC 83rd Drive & Washington Street in Osuna Park. Request for Local Landmark Designation for the building known as the Peoria Jail House, and also formerly used for meetings of the City Council and as offices for the Chamber of Commerce.

Exhibit A

ORDINANCE NO. 09-08

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DESIGNATING THE PEORIA JAIL HOUSE AS 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 held public hearings on September 17, 2008 and January 21, 2009 and the Planning and Zoning Commission held a public hearing February 5, 2009 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 described as the Peoria Jail House 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 Jail House 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 7th day of April, 2009.

Bob Barrett
Bob Barrett, Mayor

4/9/09
Date Signed

ATTEST:

Mary Jo Kief
Mary Jo Kief, City Clerk



APPROVED AS TO FORM:

Stephen M. Kemp
Stephen M. Kemp, City Attorney

Published in: Peoria Times
Pub. Dates: April 10 and April 17, 2009

Effective Date: May 10, 2009

EXHIBIT A
Legal Description

The building known as the Peoria Jail House, and the property on which it is located at 8322 W. Washington Street., as shown on the attached map and described as a portion of block 17, PLAT OF PEORIA, according to Book 2 of Maps, page 57, records of Maricopa County, Arizona.

EXHIBIT "A"
PEORIA JAIL HOUSE HISTORIC
PRESERVATION OVERLAY MAP

IS ON FILE IN THE

CITY OF PEORIA

CITY CLERK'S OFFICE
8401 W. Monroe Street
Peoria, AZ 85345

