

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

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

**Date prepared: March 9, 2009**

**Council Meeting Date: April 7, 2009**

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**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 HP 08-03, Peoria First Presbyterian Church:  
Proposal to adopt an Ordinance approving designation of the Peoria First Presbyterian Church 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 southwest corner of 83<sup>rd</sup> Avenue and Madison Street, and is more precisely described as a portion of Assessor Parcel Number (APN) 142-41-093.

**Recommendation:**

The Mayor and Council concur with the Historic Preservation Commission's recommendation (4-0) and Planning and Zoning Commission's recommendation (5-0) and adopt the attached Ordinance designating the Peoria First Presbyterian Church 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 Zoning, consistent with the recommendation of the Historic Preservation Commission.

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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:** \_\_\_\_\_

***Historic Preservation Commission Action***

On September 17, 2008, the Historic Preservation 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 First Presbyterian Church. One member of the Commission recused themselves from the discussion and vote due to a conflict of interest.

***Proposition 207 Discussion***

An executed Proposition 207 waiver has been received from the property owner.

**ATTACHMENTS:**

- Minutes from the February 5, 2009 Planning & Zoning Commission meeting
- Draft from the January 21, 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 91<sup>st</sup> 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 95<sup>th</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 84<sup>th</sup> 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 84<sup>th</sup> 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.

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Veda McFarland, Chair

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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 83<sup>rd</sup> 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. 83<sup>rd</sup> Ave. as a Local Historic Landmark with Historic Preservation Overlay Zoning. The property is generally located at the southwest corner of 83<sup>rd</sup> 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. 83<sup>rd</sup> 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.

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Priscilla Cook, Vice Chairman

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Date Signed

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

**CASE NO.:** HP08-03

**DATE:** February 5, 2009

**AGENDA ITEM:** 6R

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**Applicant:** Peoria First Presbyterian Church

**Request:** Designation of the Peoria First Presbyterian Church 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 First Presbyterian Church is located at 10236 N. 83<sup>rd</sup> Avenue (SWC of 83<sup>rd</sup> Avenue & Madison Street)

**Building Area:** The Peoria First Presbyterian Church is approximately 2,500 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** the designation of the Peoria First Presbyterian Church 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.

HP08-03	LAND USE	ZONING
On-Site	Peoria First Presbyterian Church	Core Commercial Mixed-Use (CCM)
North:	Madison St., then Peoria Arizona Historical Society Museum	Core Commercial Mixed-Use (CCM)
East:	83 <sup>rd</sup> Ave., then multi-family residential	Core Commercial Mixed-Use (CCM)
West:	Single-family residential	Core Residential Mixed-Use (CRM)
South:	Masonic Lodge	Core Commercial Mixed-Use (CCM)

## Background:

2. The Peoria First Presbyterian Church located at 10236 N. 83<sup>rd</sup> Avenue was originally constructed in 1899. It is the oldest building still standing in the original Peoria Townsite.
3. The Church is a Gothic Revival-style building constructed of locally-produced red brick. In its current form it has a bell tower and cross gable addition constructed in 1921 that are attached to the original 24 foot by 36 foot sanctuary. The original bell tower was removed at the time of the 1921 renovation. Fifteen stained glass windows which were crafted by members of the church beginning in the early 1980's adorn the building. Louvered vents ornament the main building and the bell tower.
4. The applicant is proposing to designate the Peoria First Presbyterian Church as a City of Peoria Local Historic Landmark with Historic Preservation Overlay Zoning. The staff recommended designation is limited to the footprint of the main church sanctuary building and does not include any of the other detached buildings or structures located on the church property.

## 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 significant *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 First Presbyterian Church 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 and established and familiar visual feature of the neighborhood.

#### *Historical Significance*

9. The Peoria First Presbyterian Church holds the unique position of being the oldest existing building in the original Peoria Townsite. In addition to this significant historical status, the church is certainly one of the earliest brick buildings constructed within the townsite. At the time it was built, many of the community's landowners lived outside of the townsite on their farms and ranches. The land for the church was donated by Deloss Brown, the original owner of the townsite. While the Peoria First Presbyterian congregation had formed prior to the construction of the church building, the new building served the larger function of a gathering place for the young community.
10. In addition to its cultural and historical value, the Peoria First Presbyterian Church features a Gothic Revival style of architecture, which is not commonly found in within the City. The church is also constructed from locally-produced bricks. Fired in one of the nearby brick kilns, the red brick of the church is a softer, more brittle material than modern brick due to its high sand content.

#### *Integrity*

11. Evaluation of integrity:

*Location:* The building is located in its original position on its original site and fronts roadways that are a part of the original street grid.

*Design:* The exterior of the Presbyterian Church has been altered over the years, however, these alterations kept with the character and craftsmanship of the original structure. In 1921 an addition referred to as the annex was constructed on the south side of the church. The original bell tower was removed and the entryway was filled in with matching brick. The addition included a new entry vestibule with a bell tower and a multi-purpose space. In 1983 church members began a project to create and install new stained glass windows in the church. Handcrafted by members of the congregation, the stained glass windows were

designed, created, and installed with the same spirit of community that fueled the original construction. In 1998 an addition was made to the rear (southern portion of the west elevation) of the building to accommodate two restrooms. The exterior of this addition is finished in brick similar in appearance to that used on the rest of the building. The scale and appearance of the additions does not detract from the original form of the building. A wheel-chair accessible entry ramp has been added to the front of the structure. The usefulness and thoughtful, simple design of the ramp make it a relatively inconspicuous addition to the church.

*Workmanship:* the craftsmanship of the building is still apparent in the applied details such as the louvered vents and the overall appearance of the building.

*Setting:* The Peoria First Presbyterian Church sits on the southwest corner of 83<sup>rd</sup> Avenue and Madison Street within Peoria's Old Town area. Across Madison Avenue to the north of the church lies the Peoria Central School building, constructed in 1906. Many of the original buildings in this area are still present and a number of other potential historic resources are located in the vicinity of the church.

*Materials:* The roof lines and materials date to the last significant structural alteration in 1921. The original brick of the structure remains generally exposed. A visually unobtrusive cement wainscoting has been applied to the lower portion of the walls to act as a barrier against water damage.

*Feeling:* The Peoria First Presbyterian Church still recalls a time when Peoria was just a small farming community. Its scale, design, and overall appearance continue to welcome congregants in much the same manner as it did over 100 years ago.

*Association:* As the oldest surviving building in the Peoria Townsite and was one of the earliest permanent buildings built in the young community. Built by the hands of Peoria's earliest settlers on land donated by one of the two original owners of the Peoria Townsite, the church stands as a visible indication of the town's physical and spiritual origins.

12. The Peoria First Presbyterian Church is approximately 109 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.
13. Property owner approval must be received in order to proceed with designating a property as a local landmark. The Peoria First Presbyterian Church is owned by the Presbytery of the Grand Canyon. The Board of Trustees for the Presbytery of the Grand Canyon and the Board of Trustees/Elders of the Peoria First

Presbyterian Church support the designation of the church as a Local Historic Landmark.

14. Proposition 207 Discussion:

In late 2006, the voters of Arizona approved Proposition 207, which amongst 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 property owner has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of this case.

Historic Preservation Commission Hearing:

15. On January 21, 2009 the Historic Preservation Commission voted 4-0 in favor of recommending approval of the Historic Landmark Designation with Historic Preservation Overlay Zoning for the Peoria Jail House. One member of the Commission recused themselves from the discussion and action concerning this case due to their personal involvement with the Peoria First Presbyterian Church.

Recommendation:

16. 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 historic and cultural 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, and its gothic-revival architectural style, a form rarely found in Peoria.
- The building in question has retained its historical integrity within the period of significance.
- 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:

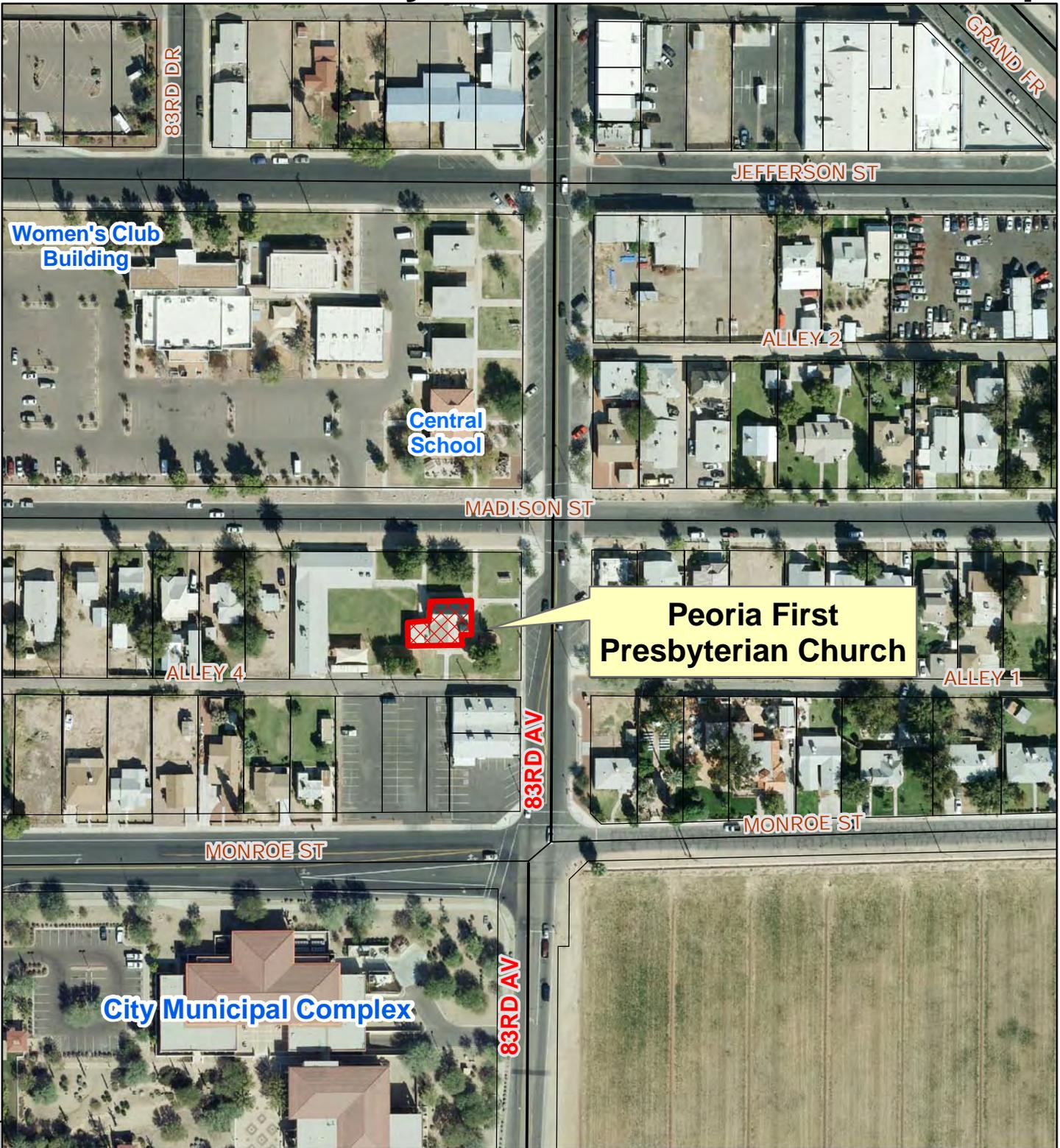
**Concur with the Historic Preservation Commission, recommending approval of HP08-03 to the City Council, designating the Peoria First Presbyterian Church as a Peoria Local Historic Landmark to be listed on the City of Peoria Register of Historic Places with Historic Preservation Overlay Zoning.**

Attachments:

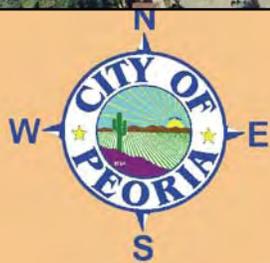
- Exhibit A: Aerial Location Map
- Exhibit B: Zoning Map
- Exhibit C: General Plan Land Use Designations Map
- Exhibit D: Site Photos
- Exhibit E: Arizona Historic Property Inventory Form

Prepared by:  
Melissa Sigmund, Planning Technician

# Peoria First Presbyterian Church Location Map



**Peoria First  
Presbyterian Church**



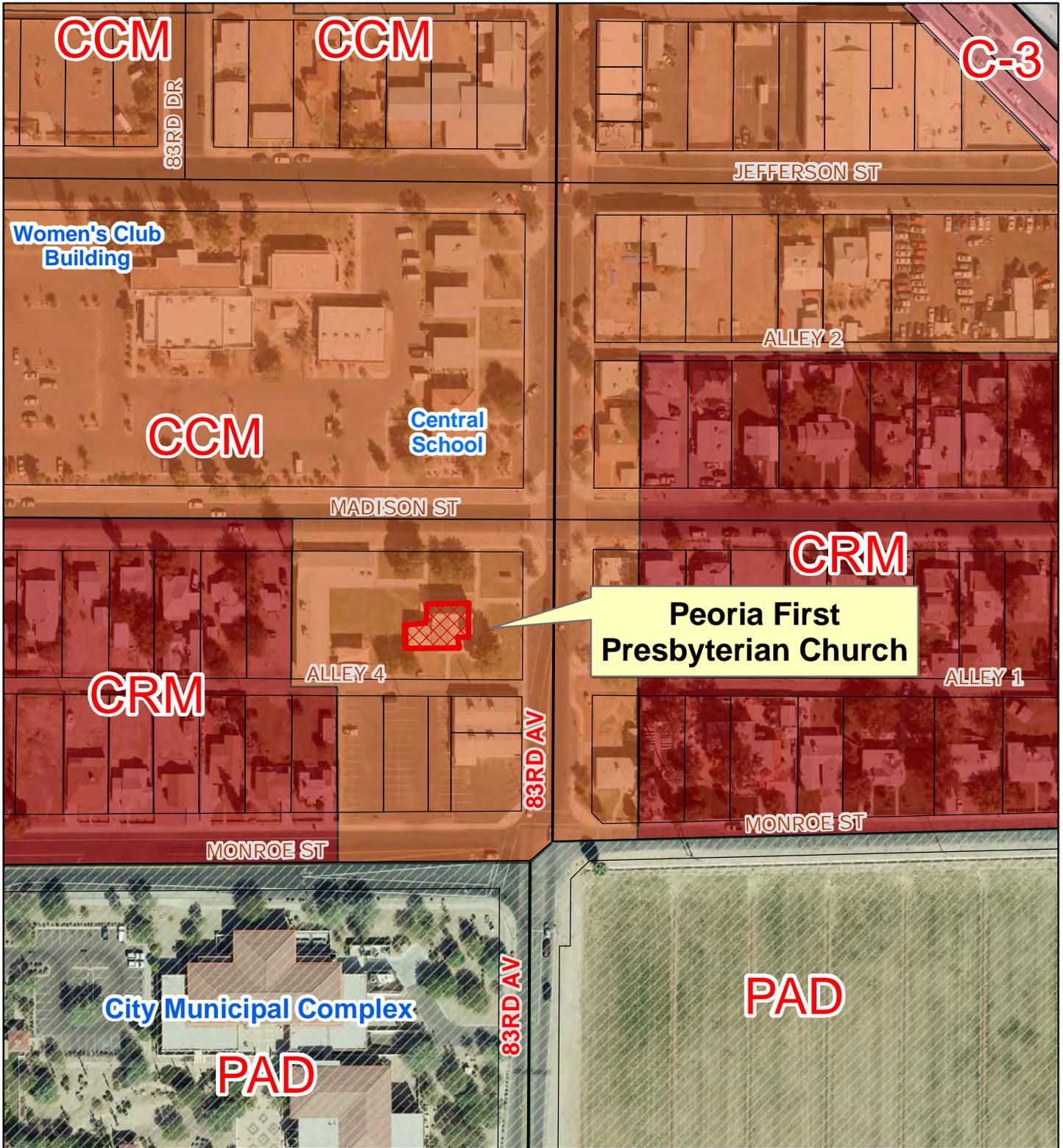
Not to Scale

## Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.  
Request for Historic Landmark Designation with Historic Overlay  
Zoning for the Peoria First Presbyterian Church  
located at 10236 N. 83rd Ave.

**Exhibit A**

# Peoria First Presbyterian Church Zoning Map



Not to Scale

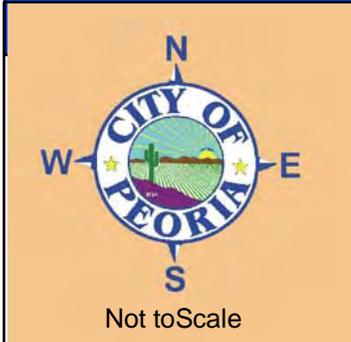
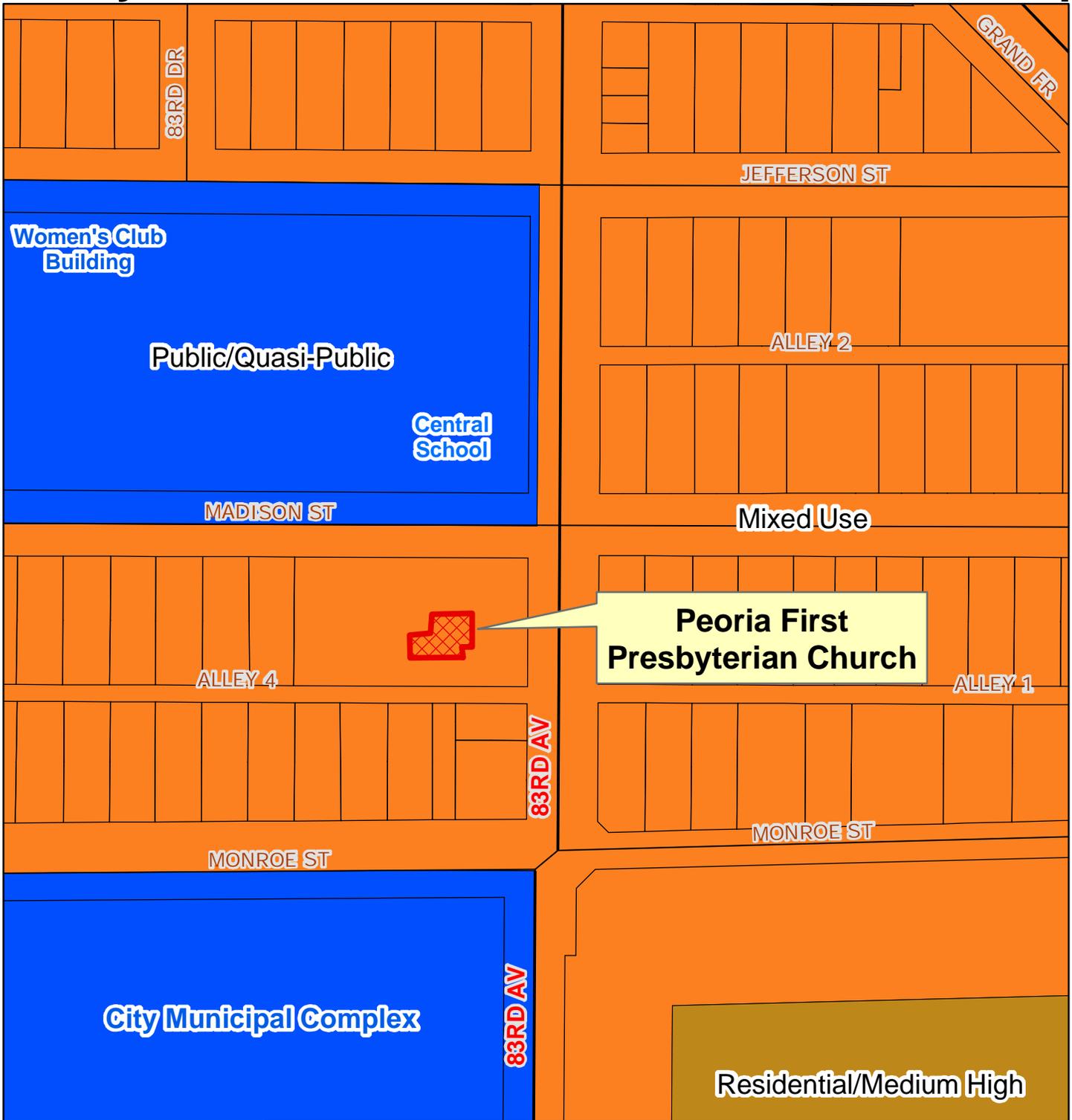
## Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.

Request for Historic Landmark Designation with Historic Overlay Zoning for the Peoria First Presbyterian Church located at 10236 N. 83rd Ave.

**Exhibit B**

# Presbyterian Church General Plan Land Use Map



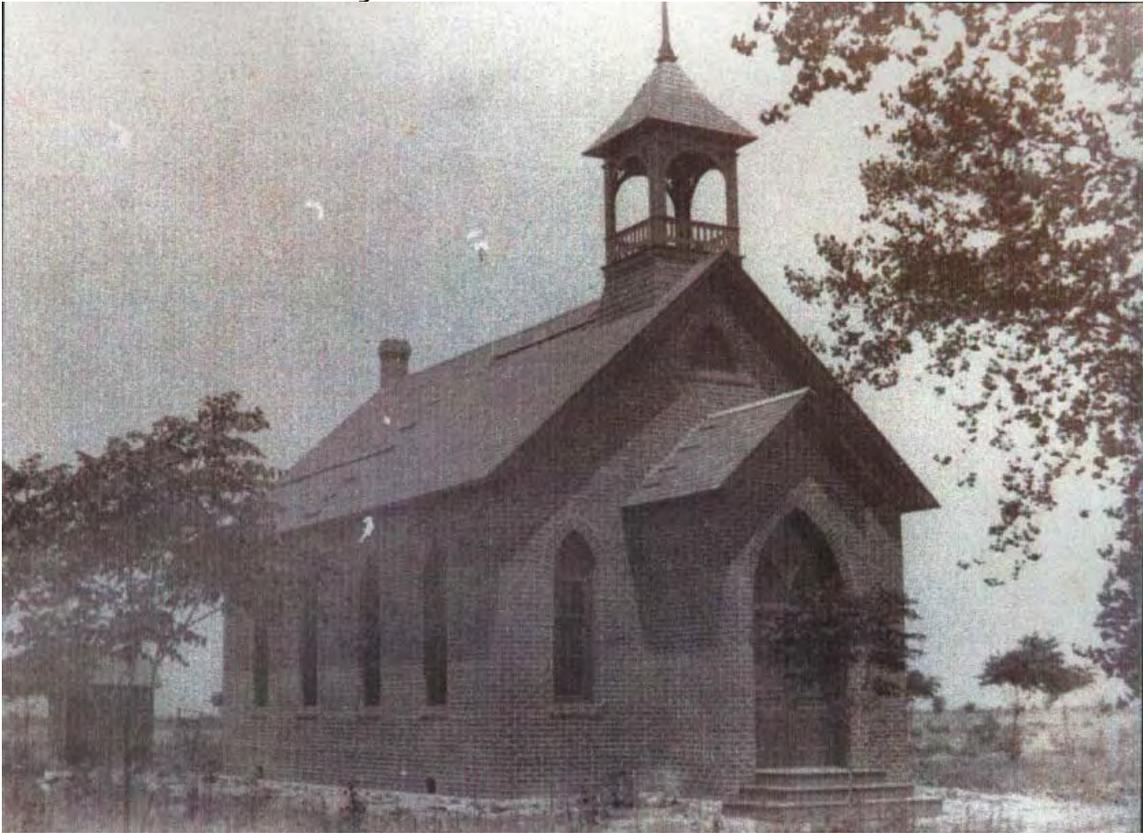
## Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.  
 Request for Historic Landmark Designation with Historic Overlay  
 Zoning for the Peoria First Presbyterian Church  
 located at 10236 N. 83rd Ave.

**Exhibit C**

# Peoria First Presbyterian Church

Circa 1899 –East Façade



1950s –East Façade



Exhibit D1

**2008 East Façade**



# Arizona Historic Property Inventory Form

**SHPO**

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

SURVEY SITE NO.: #30  
COUNTY: Maricopa County  
PROPERTY NAME: Presbyterian Church  
SURVEY AREA: Peoria, Arizona

Accession  
Number \_\_\_\_\_

**IDENTIFICATION**

ADDRESS: Sw. corner of Madison and 83rd Ave. CITY/TOWN: Peoria  
LOT: 1 BLOCK: 33 PLAT: Peoria Townsite  
TOWNSHIP: 3N RANGE: 1E SECTION: 27 QUARTER: Ne.Ne. USGS QUAD: Glendale, AZ  
UTM REFERENCE Z: 12 Easting: 385255 Northing: 3715850 ACREAGE: .6

PROPERTY TYPE: Religious

**HISTORIC USES**

- Presbyterian Church
- \_\_\_\_\_

PRESENT USE: Presbyterian Church

Abandoned  Demolished

STYLE: Gothic Revival

CONSTRUCTION DATE: 1899

Known  Estimated

Date Source: Church History, Newspaper Reports from "Peoria Enterprise"

ARCHITECT/BUILDER/CRAFTSMAN \_\_\_\_\_

**STRUCTURAL CONDITION**

Good  Fair  Poor

Comments: \_\_\_\_\_

**INTEGRITY OF ORIGINAL FEATURES**

Good  Fair  Poor

Comments: original features are poorly represented, however alterations were made well within the historic period

**Negative Number**

- Roll 2/#23
- \_\_\_\_\_

**Date of Photo**

- September 1996
- \_\_\_\_\_

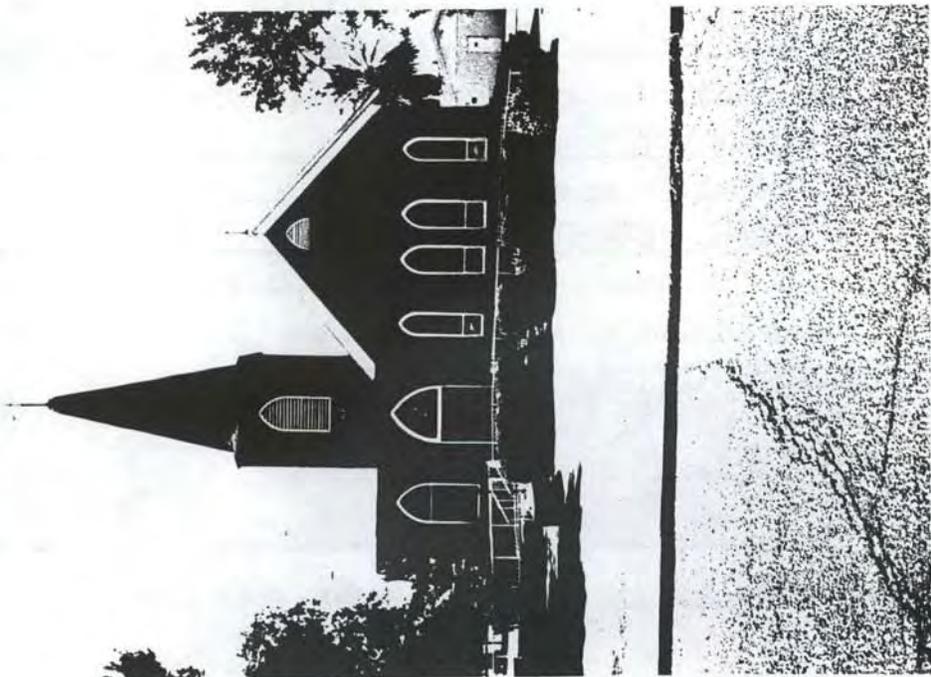
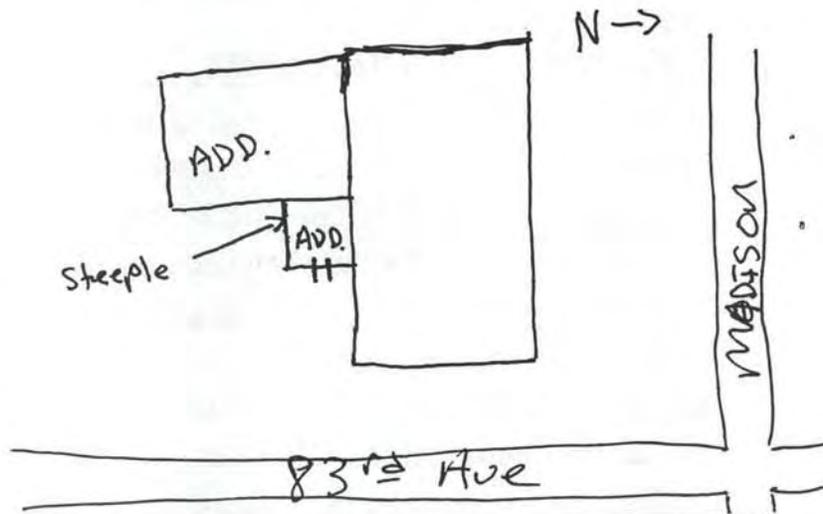
**View**

- facing west
- \_\_\_\_\_

**Photographer or Source**

Robert Carriker

Additional Photos Attached



## ARCHITECTURAL DESCRIPTION

**STORIES:** one story

**FOUNDATION:** brick

**STRUCTURAL MATERIALS:** brick

**WALL CLADDING:** brick

**ROOF TYPE:** steep, front gable with bell tower

**OUTBUILDINGS:** none

**WINDOWS:** gothic revival, pointed arch stained glass, five on front, others on the side.

**ENTRY:** large modern molded and raised panel wood door topped with pointed arch stained glass window and vertical pane to left of the door

**VERANDAS:** removed

**APPLIED EXTERIOR ORNAMENT:** two louvered vents (one large on bell tower and one small on main building) and weather vane

**INTERIOR:** N/A

**ENVIRONMENT/LANDSCAPING:** 2 trees, lawn and shrubbery

**ALTERATIONS / DATES OF ALTERATIONS:** 1921, bell tower removed, cross gable and new bell tower added, front entryway with front gable cover removed from front, disabled access ramp added

## STATEMENT OF SIGNIFICANCE

**1. Theme/Context:** This is the oldest building in the survey area. It served an important function in drawing the community together and provided a stabilizing influence. The land for the church was donated from Deloss Brown, the original townsite owner and he also provided money for its construction. Alterations are significant, but they were completed within the historic period.

**2. Historical Association:** The church is the earliest remaining property in the original townsite of Peoria. The town was developing quite slowly during the early 20th century as the beginnings of a commercial district were being laid and the agricultural products of the surrounding farms were limited by the whims of flooding and droughts. Most of the land owners lived outside of the townsite on their farms or ranches and other merchants had yet to construct more permanent homes of brick or stone.

**3. Architectural Association:** The popular Gothic Revival style was used for everything from picturesque timber cottages to stone castles. Characteristics include steeply pitched roofs, wall dormers, hood molds over the windows and curvilinear trim along the eaves and gable edges. Church and civic architecture often adapted Gothic principles and forms in a variety of ways, even beyond its traditional period of 1830-1880. This style is particularly well suited to rural, as opposed to urban, settings.

## 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

ORDINANCE NO. 08-

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DESIGNATING THE PEORIA FIRST PRESBYTERIAN CHURCH 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 and Planning and Zoning Commission held public hearings on January 21, 2009 and February 5, 2009 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 described as the Peoria First Presbyterian Church 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 First Presbyterian Church 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:

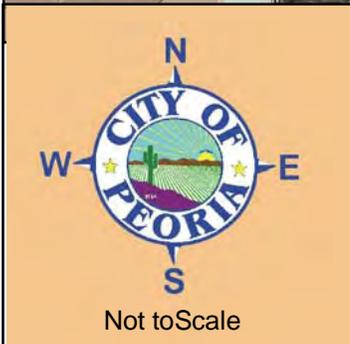
Effective Date:

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

The building known as the Peoria First Presbyterian Church, and the property on which it is located at 10236 N. 83<sup>rd</sup> Avenue, as shown on the attached map and described as a portion of Lots 1,2, and 3 of Block 33, PLAT OF PEORIA, according to Book 2 of Maps, page 57, records of Maricopa County, Arizona.



# Peoria First Presbyterian Church Location Map



## Peoria First Presbyterian Church

SWC 83rd Ave. & Madison St.  
Request for Historic Landmark Designation with Historic Overlay  
Zoning for the Peoria First Presbyterian Church  
located at 10236 N. 83rd Ave.

**Exhibit A**