PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, DECEMBER 18, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners Worlton and Compton from the November 20, 2008 meeting.

2C **MINUTES**: Discussion and possible action to approve the minutes of the Regular Meeting held November 20, 2008.

3C **CU08-24:** Shaw and Associates, PLC on behalf of Verizon Wireless is requesting 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 is requesting 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 83rd Avenue and Thunderbird Road.

REGULAR AGENDA

NEW BUSINESS:

5R **PUBLIC HEARING**: RE: Local Historic Landmark Designation.

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 83rd Avenue and Madison Street in Peoria, and is more particularly described as 10304 N. 83rd Avenue, a portion of APN 142-41-092.

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to designate the Peoria Central School as a Local Historic Landmark with Historic Preservation Overlay Zoning.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

_____
Mary Jo Kief, City Clerk

Date Posted: _____

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
NOVEMBER 20, 2008

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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: Chair Greg Loper, Vice Chair Veda McFarland, Commissioners John Gerard, William Louis, Mark Melbo and Alternate Anne Wojcik.

Members Absent: Commissioners Ken Compton and Michael Worlton.

Others Present: Ellen Van Riper, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Maher Hazine, Assistant City Engineer, Bill Patena, Neighborhood Services Manager, Chris Jacques, Acting Planning Manager, Adam Pruett, Senior Planner, Ed Boik, Planner, Melissa Sigmund, Planning Technician, Bev Parcels, Planning Assistant and Cathy Griffin, Executive Assistant.

Opening Statement: read by Chris Jacques, Acting Planning Manager.

Final call for speaker request forms.

Audience: Approximately 11.

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**: Discussion and possible action to approve the absences of Vice Chair McFarland, Commissioners Melbo, Worlton, and Compton from the November 6, 2008 meeting.

2C **MINUTES**: Approve the minutes of the Regular Meeting held November 6, 2008.

3C **CU08-22:** Moderna Architects, on behalf of Restaurants at 83rd Ave. located south of the southeast corner of 83rd Avenue and Mariners Way requested a Conditional Use Permit to allow three patios for outdoor dining in conjunction with three separate eating establishments located in a commercial center.

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

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REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

Agenda items GPA 08-09 and Z06-17A.2 were presented together.

4R **PUBLIC HEARING – GPA08-09:** RSD Development, LLC requested a minor amendment to alter the current Peoria General Plan Land Use designation of 4.78 gross acres from Residential/Low (2-5 du/ac, target of 3.0 du/ac) to Office. The property is generally located north of the northwest corner of Yearling Road and the Lake Pleasant Parkway and is more accurately described as Maricopa County Assessor Parcel Number (APN) 201-30-121-C.

Staff Report: presented by Ed Boik, Planner. Mr. Boik also pointed out a typographical error in the recommendation, the digits were transposed on page 5.

Commissioner Melbo stated that he has one request, referring to page 2, last line of the General Plan Amendment, internal cross access to the north and south. Commissioner Melbo requested that "north" be deleted.

[redacted] with the Bade Companies stated she was available for questions. [redacted] stated that in reference to the letter submitted from the Peoria Regional Medical Center, on the first line it states that the property owner, which would be RSD Investments or the Bade Companies, had requested the cross access in between the hospital to the north and our property. However, it was actually the City of Peoria in a pre-application meeting on July 8, 2008 that requested that the cross access be included for safety reasons.

[redacted] referred to the third paragraph of the letter, which refers to the financial impact that a cross access agreement would have on the property to the north. [redacted] went on to say that they thought that the city would advocate on behalf of the developer for the financial impact that would happen to their property. In addition, it also talks about a false sense of security to the patients and the customers that would be going to the hospital. [redacted] stated that as you can see from the P.A.D. that we submitted, we have similar uses as the hospital to the south, and these doctors could very well be referred to the hospital. Therefore, we are a very compatible use with the hospital. In addition, we would just like to say that Bade Companies believes that this is also a safety issue. So, we agree with the City in having the cross access and we would like to keep that on our property.

Commissioner Melbo stated that he is a member of the Peoria Regional Medical Center Development Team, and wanted to bring to the attention of fellow commissioners and to the people in the audience that the developer and the hospital are against this access point and, furthermore, they wanted to know whom or who took it upon themselves to grant access to someone else's adjacent property without the authorization from the property owner. Commissioner Melbo stated that the access point needs to be deleted.

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Maher Hazine, Assistant City Engineer, explained that as the applicant has stated, that was a request from the City. Mr. Hazine stated that, generally speaking, when there are compatible uses like this, we do encourage and request that both applicants try to get as much interconnectivity as possible. Although the site itself can function without the access to the north, we believe that cross access can be enhanced by having that access point. Mr. Hazine also explained that this case is at the zoning stage. There are no stipulations at this point for cross access. This is simply a conceptual site plan. We will be dealing with the details of the site plan for both sites during the actual site plan application. There has not been any cross accesses granted by the City. The City does not have authority to grant cross access easements.

Mr. Hazine continued by explaining what we will be requesting as part of our site plan review that this applicant grant a cross access easement to the north. And, we will be asking the hospital as well to grant a cross access easement. In the event that either party does not agree to that, we will have to evaluate that and understand what the issues are and consult with the City Attorney's Office on what authority we have to mandate such a requirement. But the case in front of you today is for the zoning and zoning only. The site plan is purely conceptual. However, the future site plan will try to have interconnectivity and make it as easy to flow between the two compatible uses as possible.

Chair Loper stated that historically the Commission has always tried to eliminate the number of driveways on a roadway and has always pushed towards cross access. So I certainly support the issue as a commercial developer and understand some of the inherent issues with it. However, I still support the cross access.

Mr. Hazine summarized by stating that a cross access will only be possible if both parties agree.

Further discussion ensued regarding cross access and right-of-way issues.

Commissioner Melbo stated that he would just like to clarify that the hospital and the adjacent medical office buildings are separate entities. The developer has indicated that increased traffic, delivery trucks, pedestrian traffic, cars going between both sites and this access point actually in front of the hospital, creates a hazard. It creates not only a traffic hazard, but a health hazard. So, therefore, the Bade property is an entity on their own, just like Plaza del Lago. This will be a great development, but the hospital is a hospital campus.

Public Comment: none

Commission Action: Commissioner Gerard moved to recommend approval of Case GPA08-09, subject to staff recommendation to alter the current Peoria General Plan Land Use designation of 4.78 gross acres from Residential/Low to Office. The motion was seconded by Commissioner Louis, and upon vote, carried unanimously.

5R **PUBLIC HEARING – Z06-17A.2:** RSD Development, LLC requested to rezone approximately 4.78 gross acres from SR-43 (Suburban Ranch) to Planned Area

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Development (PAD) to allow for an office development. The property is generally located north of the northwest corner of Yearling Road and the Lake Pleasant Parkway and is more accurately described as Maricopa County Assessor Parcel Number (APN) 201-30-121-C.

Staff Report: presented by Ed Boik, Planner.

Public Comment: none

Commission Action: Commissioner Louis moved to recommend approval to Council of Case Z06-17A.2 to rezone 4.78 gross acres from SR-43 to Planned Area Development. Commissioner McFarland seconded the motion and upon vote, carried by a 4 to 1 vote, with the following conditions:

1. A Preliminary Drainage Report shall be submitted with the Site Plan. On-site retention must be provided for the 100-year, 2-hour storm.
2. The Developer shall construct all improvements per the approved Traffic Impact Analysis.
3. The Developer shall dedicate an 8' PUE outside of the existing ROW on Lake Pleasant Parkway. No walls or retention shall be allowed within the PUE.
4. The Developer shall construct sidewalks and landscaping along the frontage of the project on Lake Pleasant Parkway as required per an approved site plan.

6R **PUBLIC HEARING – Z07-08:** [redacted] on behalf of Caballos Del Rio, LLC is requesting to rezone approximately 45.3 gross acres from AG (General Agricultural) and SR-43 (Suburban Ranch) to SR-35 (Suburban Ranch) to allow for a single-family residential development. The property is generally located on the southwest corner of Happy Valley Road and the 77th Avenue alignment and is more accurately described as Maricopa County Assessor Parcel Numbers (APN) 201-14-003C, 003D, 003E, 003X, 003Y, 003Z.

Staff Report: presented by Adam Pruett, Senior Planner.

Chair Loper asked about the trail or embankment improvements that are going in that area and what is the obligation of this development towards those?

Mr. Hazine explained that the New River Area Drainage Master Plan talks about basically any area north of Pinnacle Peak that the wash itself remains in a natural area. Because of that, there is an erosion hazard setback, and if the natural trail open space area, so there is no hard bank that is being provided with the exception of in the area at Happy Valley Road bridge to protect the bridge abutment itself. There is a concrete trail on the east side. The west side is really more of a natural trail and at the river bottom an equestrian trail.

Public Comment: none

Commission Action: Commissioner McFarland recommended approval of case Z07-08 to rezone approximately 45.3 gross acres from AG (General Agricultural) and SR-43

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(Suburban Ranch) to SR-35. Commissioner Gerard seconded the motion and upon vote, carried unanimously with the following conditions:

1. A final drainage report shall be submitted with the improvement plans. The project shall provide retention for the 100-year, 2-hour storm event.
2. There will be a repayment for the Happy Valley Road Capital Improvement Project. This repayment shall be for one lane of roadway along the frontage of the parcel and shall be paid to the City prior to the first permit being issued for the project.
3. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision.
4. No structure shall be constructed within the limits of the FEMA designated flood plain or the erosion hazard setback.
5. The developer shall submit a noise mitigation study in accordance with ADOT's Noise Abatement Policy to address the anticipated truck traffic on Happy Valley Road. The developer shall design and construct the wall adjacent to Happy Valley Road in accordance with the recommendations of the noise study.
6. The Developer shall dedicate an 8' PUE outside of the existing ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.
7. All improvements within the SRP easement area must be approved by SRP prior to permits being issued for the site.
8. The Water Company for this project is Sunrise Water. Prior to Final Plat approval the City must receive a certificate for a 100-year water supply from ADWR.
9. The emergency access road going, to silver canyon, shall be designed as an all weather road and capable of carrying the imposed load of the fire apparatus, (75,000 lbs)

7R **PUBLIC HEARING – Z08-01:** [redacted] on behalf of [redacted] requested to rezone approximately 1.98 gross acres from SR-43 (Suburban Ranch) to R1-12 to allow for a single-family residential development. The property is generally located on the southeast corner of 75th Avenue and Jomax Road and is more accurately described as Maricopa County Assessor Parcel Number (APN) 201-09-987.

Staff Report: presented by Adam Pruett, Senior Planner.

Public Comment: none

Commission Action: Commissioner Louis recommended approval of Case Z08-01 to rezone approximately 1.98 gross acres from SR-43 (Suburban Ranch) to R1-12 to allow for a single-family residential development. Commissioner Gerard seconded the motion, and upon vote carried unanimously with the following conditions:

1. A Final Drainage Report must be submitted with the improvement plans. Easements for Drainage are to be dedicated over all retention basins. The routing of the off-site flows shall be detailed in the report. If the retention basins cannot overflow to a public road or a drainage easement, then they must be constructed to retain 125 percent of the 100-year 2-hour storm event.

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2. The Developer is responsible to submit water and sewer analysis, for the entire site, and necessary documentation required for issuance of the Agreement to Serve letter to Maricopa County.
3. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the improvement plans. The streetlights shall also be indicated on the paving or grading plan.
4. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
5. Pavement sections shall be verified by the project soils report.
6. The Development shall comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.
7. The Developer shall dedicate 30-foot tracts for private roadways.
8. The Developer shall dedicate an 8' PUE outside of the required private roadway Tract. No walls or retention shall be allowed within the PUE.
9. The Developer shall design and construct the private roadway from Jomax to the end of the cul-de-sac. The private roadway from Jomax to this project shall be paved with 2-inches of asphalt on native ground. The private tract within the project boundary shall be paved to meet the City minimum standard for local roadways.
10. The Developer shall design and construct the off-site water lines to service this project.
11. Prior to Final Plat recordation, the applicant shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report. These final plans and report shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.
12. All subdivisions shall submit a local street signing plan with the first submittal of the improvement plans.

CALL TO THE PUBLIC: (Non-Agenda Items): none

Reports from Staff: Bill Patena, Neighborhood Services Manager, provided a PowerPoint Presentation of an overview of the Foreclosure Task Force and Neighborhood Stabilization Programs. Mr. Patena also explained that regarding the concern about slum and blighted properties in Peoria, to get onto vacant property this is something we have to work very closely with our City Attorney. Currently there is nothing in our City Code that requires a home to be occupied. We do have a Code Compliance Division and the City can require certain levels of maintenance standards. However, if there is not significant deterioration, or it is not deemed a public hazard, the city is very limited with its options. The only options we currently have right now is the abatement process or we can work with what we have if the house is in particularly bad shape, homeless people living in the property, any immediate danger to children, no meth labs going on in there, or criminal activity, there is no reason for the City of Peoria to go on that property.

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Alternate Wojcik requested that the Commissioners be provided a copy of the ordinances pertaining to slum buildings from the City of Surprise and the City of Tempe.

Reports from the Planning and Zoning Commission:

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:32 p.m.

_____ _____

Greg Loper, Chair Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-24

DATE: December 18, 2008

AGENDA ITEM NO.: 3C

Applicant: [redacted] Shaw & Associates for Verizon.

Request: Approve a Conditional Use Permit (CUP) for a wireless communication facility (mono-palm) and equipment

Proposed/ Development 65-foot mono-palm and 14-foot tall equipment building

Location: Generally located at the southwest corner of 81st Avenue and Market Street

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

1.

CU 08-24	LAND USE	ZONING
ON-SITE	**Vacant**	**I-1, Light Industrial**
North:	Vacant	PAD, Cotton Crossing
West:	Outdoor Industrial Storage	I1, Light Industrial
East:	Wal-Mart Supercenter	PAD, Cotton Crossing
South:	BNSF Railroad	I1, Light Industrial

Background / Project Description:

2. The applicant is proposing a 65-foot cell tower disguised as a mono-palm and a 14-foot tall equipment building. The facility will be located in the southwestern corner of the subject site adjacent to the Burlington Northern/Santa Fe Railroad. The facility will be screened by a 12-foot tall decorative screening wall and

landscaping.

Findings/ Analysis:

3. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding properties and provide controls to ensure maximum compatibility.

4. Specifically, the conditional use permit is required for the equipment shelter. Due to its location in a flood plain, the finished floor of the shelter must be located above the 100-year event flood level. The shelter is proposed to be 14-feet in height. In staff's judgment, the height of the shelter is not problematic due to its location in an industrial district adjacent to a railroad. Additionally, the proposed screening wall and proposed landscaping will further screen the site.

5. The applicant has stated that the proposed CUP is compliant with the intents and goals of the Zoning Ordinance and will not adversely affect the surrounding properties. As stated in Exhibit A, the applicant sought out opportunities to collocate on nearby facilities however the site did not contain enough ground space to support Verizon's ground equipment.

6. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

7. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

Recommendation:

8. Staff recommends approval of case CU08-24, based on the following findings:

   - The proposed wireless communication facility meets all CUP criteria.

   - The proposal does not result in any detrimental impacts to the nearby residential neighborhood and adjacent industrial and commercial properties.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-24, subject to the follow stipulations:

1. The use shall substantially conform to the Narrative attached as Exhibit A.

2. The development shall substantially conform to the approved site plan (Exhibit D).
3. Final building and wall colors, design and materials will be determined through the site plan review process.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Existing Site Plan

Prepared by: Ed Boik
Planner

[redacted]

EXHIBIT A

Shaw & Associates, P.L.C.
6501 E. Greenway Pkwy
Suite 103-643
Scottsdale, AZ 85254
Cell: (480) 204-1843
Fax: (480) 483-3991
[redacted]

August 20, 2008

City of Peoria
Development Plan Review
Attn: Lou Brannick
8401 W. Monroe St.
Peoria, AZ 85345

Re: Narrative for Conditional Use Permit Application for a Wireless Communication Facility

Applicant: [redacted] on behalf of **Verizon Wireless** (Verizon)
Site Information:
Address: 8175 N. Market St., Peoria, AZ 85345
APN: 142-14-017
Owner: WTB, LP
Zoning: I-1
Current Use: Vacant Land
Surrounding Uses: Railroad ROW, vacant land, commercial, Grand Avenue

1. Purpose of facility: Verizon is requesting a construct a wireless communication facility at the above address that will consist of a 65-foot monopalm and associated ground equipment on vacant land owned by WTB, LP (the owner of the Storage Solutions mini-warehouse business at the corner of Market Street and Peoria Avenue). The owner and Verizon have agreed in principle to a twenty-five (25) year ground lease for the facility, the primary objective of which is to provide much needed business, residential and commuter coverage for this re-developing area of Peoria and to provide capacity offload for Verizon's Cactus 2 site (which is currently at full capacity).

2. Description of Project: The project is further described as follows:

a. 65-foot monopalm: As indicated, the facility will be disguised as a monopalm. The monopalm looks remarkably like a real palm tree and will be a near mirror image of the existing monopalm located behind the Storage Solutions building approximately 550 feet north of the proposed site (see attached aerial photo). Disguised behind the palm fronds will be six wireless antennas. The coaxial cables that connect the concealed antennas to the associated power and telco conduits will be invisible and entirely enclosed

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Received
Planning Division
CUP8-24

within the trunk of the monopalm. The monopalm will be constructed in accordance with all structural and building requirements of all applicable local, state and federal building regulations for telecommunication sites.

b. Equipment Shelter and Screening Wall: Verizon's radio equipment and generator will be housed in a new self-contained 12'x 20' prefabricated equipment shelter. The entire facility will be located inside a 23' x 35' lease area and will be fenced off by an 8-foot tall decorative wall. The shelter has sufficient space for expansion of radio equipment and contains a back up emergency power generator so that the site will remain operational in the event of a power outage. As a matter of company policy, all telecommunication sites owned by Verizon are required to have back up emergency power following the events of 9/11. This company policy stems from the recent 8-hour mandatory back-up power source requirement imposed by the FCC in 2007.

c. Access and Utility Easements: As part of its lease with WTB, LP, Verizon will lease access and utility easements to construct, operate and maintain the facility. The utility easements will all be underground and the access easement will be an unobtrusive 20-foot wide dirt road extending from Market Street to the site. These easements are depicted in the site plan and survey attached to this application.

d. General Information: The facility will be unmanned and will generate no refuse. It will have no impact on traffic, water, or sewer services and will not produce any noise or odor. The facility is isolated from other buildings thereby minimizing any fire dangers. There should be no demand for police services.

3. Justification for the site:

a. Compatibility: This site blends well with the surrounding uses and is the best possible stealth design for a telecommunication site in this area. The nearby flagpole and monopalm installations serve as excellent examples of this point (please see attached aerial photo). Both of these existing facilities are roughly the same height as the proposed facility and are located far enough away from the proposed site (about 550 feet to the north) such that the area will not appear cluttered with wireless communication facilities. The facility will be located in an industrial district surrounded by industrial uses/zoning and commercial uses/zoning (including a new Super Wal-Mart). The nearest residential structure to the site is at a healthy distance of approximately 500 feet to the west and is buffered by a 100' wide railroad right of way and Grand Avenue. Given these facts it's reasonable to conclude that there will be no adverse aesthetic impact to the area and that site is very compatible with its surroundings.

b. Setbacks: Verizon will comply with all setbacks for the monopalm structure, but will not be able to comply with the twenty-five foot rear setback for the equipment shelter. This is because compliance with this setback will result in placing the equipment even farther into the flood plain than it already is. We understand that a setback variance will probably be required for this site and believe it to be a reasonable request under the circumstances, especially considering that the equipment shelter is a very small structure that may be exempt from the setback restriction, and the fact that the neighboring land is a 100 foot wide railroad right of way that is flanked by Grand Avenue.

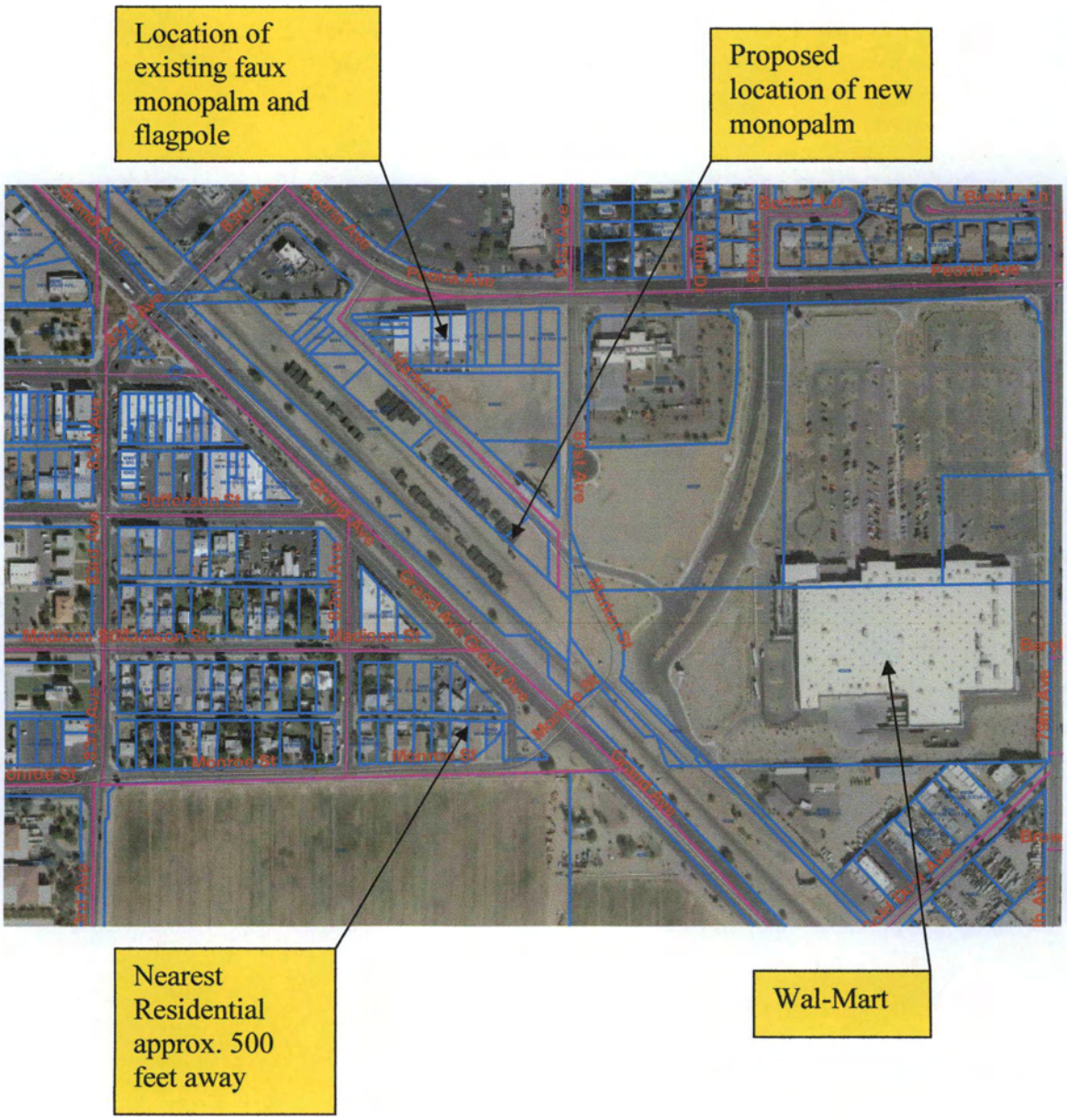
c. Height: The height limit for a monopalm in this district is 80 feet (top of fronds) if seeking a Conditional Use Permit. Verizon is only requesting a 65 foot monopalm (top of fronds) which is the minimum height necessary for the site to "see" over all of the commercial structures in the area and to ensure sufficient geographic coverage for the area. A Conditional Use Permit is not required for this monopalm, but it is required for the equipment building. The height limit for the equipment building in this district is 12 feet. The proposed equipment building is 11.5 feet in height but must be elevated to a height of fourteen feet in order to satisfy the flood plain building requirements for this site. Verizon is unable to comply with the 12 foot height limitation and, therefore, is requesting this Conditional Use Permit.

d. Co-locatable Structures: All potentially co-locatable structures were considered but none were found to meet all of the objectives for the site. Most notable, the nearby flagpole and monopalm sites owned by T-Mobile and AT&T, respectively, did not have sufficient ground space for Verizon's ground equipment due to the very small area available behind the Storage Solutions building.

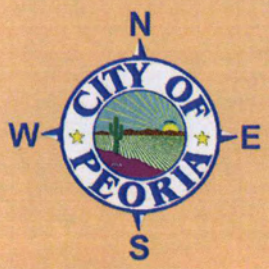
4. Summary: The granting of a Conditional Use Permit for this site will not be a detriment to adjacent properties and will have no adverse effects to the public. On the contrary, it will greatly advance public safety, morale and welfare by promoting safety, commerce and convenience for all persons living, working or traveling in the vicinity. This site meets an important network coverage objective and was placed in the least intrusive location given the availability of potential sites in the area. Further, it was designed with state-of-the-art concealment technology to best conceal its identity and blend it with the surrounding zoning classifications and land uses. On behalf of Verizon Wireless I respectfully ask for approval of this project and thank you for your time and consideration of this matter. Please contact me if you have any questions at all about this submittal

Sincerely,

[redacted]


Location of existing faux monopalm and flagpole
Proposed location of new monopalm
Nearest Residential approx. 500 feet away
Wal-Mart

CU 08-24 Locational Map



Not toScale

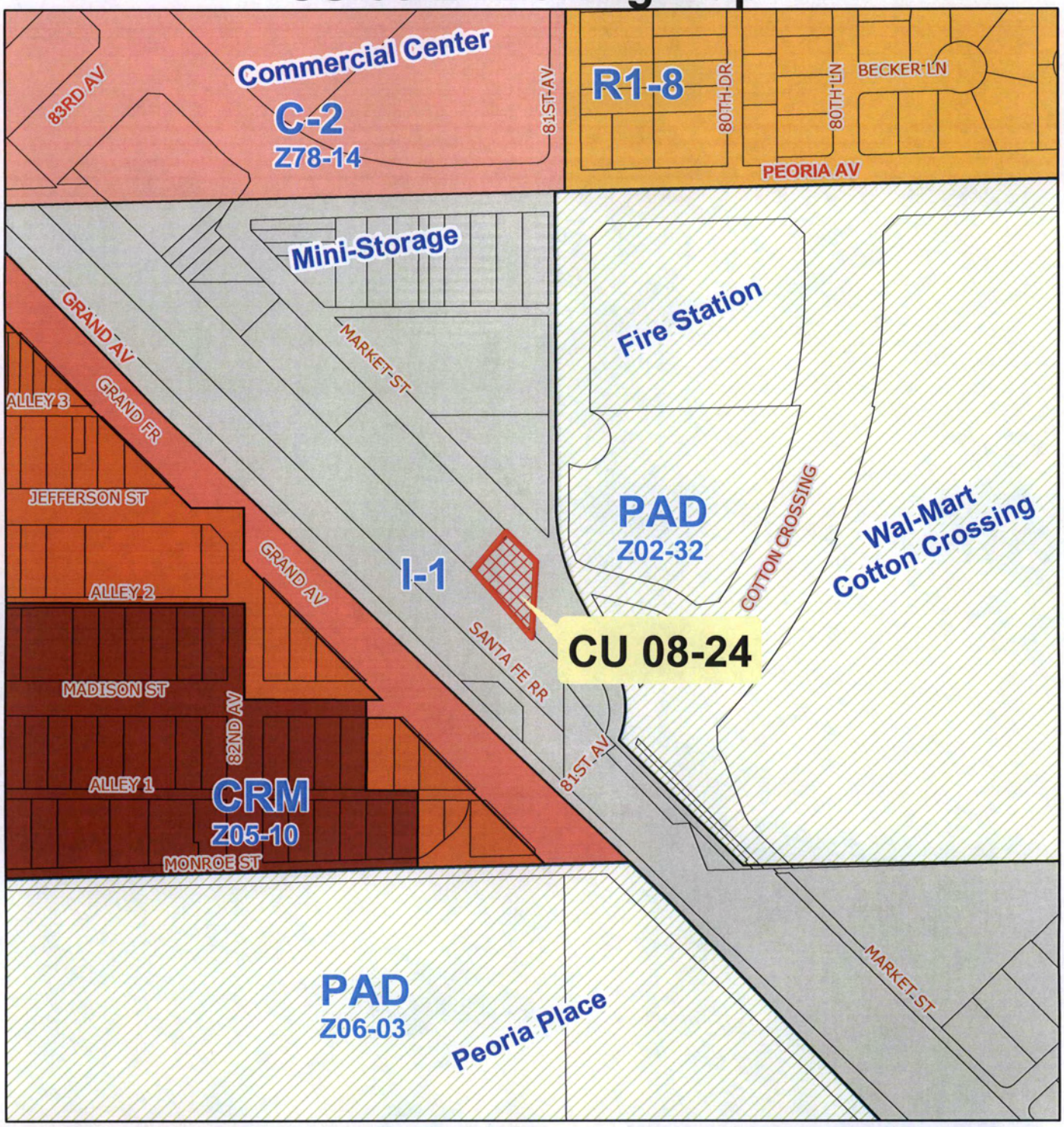
CU 08-24 PHO Heavenly Verizon

S of 81st Avenue and Market Street

Request for a Conditional Use Permit (CUP) to allow a wireless communication facility (mono-palm) and associated equipment

Exhibit B

CU 08-24 Zoning Map



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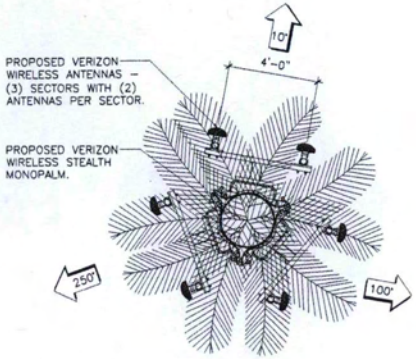
CU 08-24 PHO Heavenly Verizon

S of 81st Avenue and Market Street

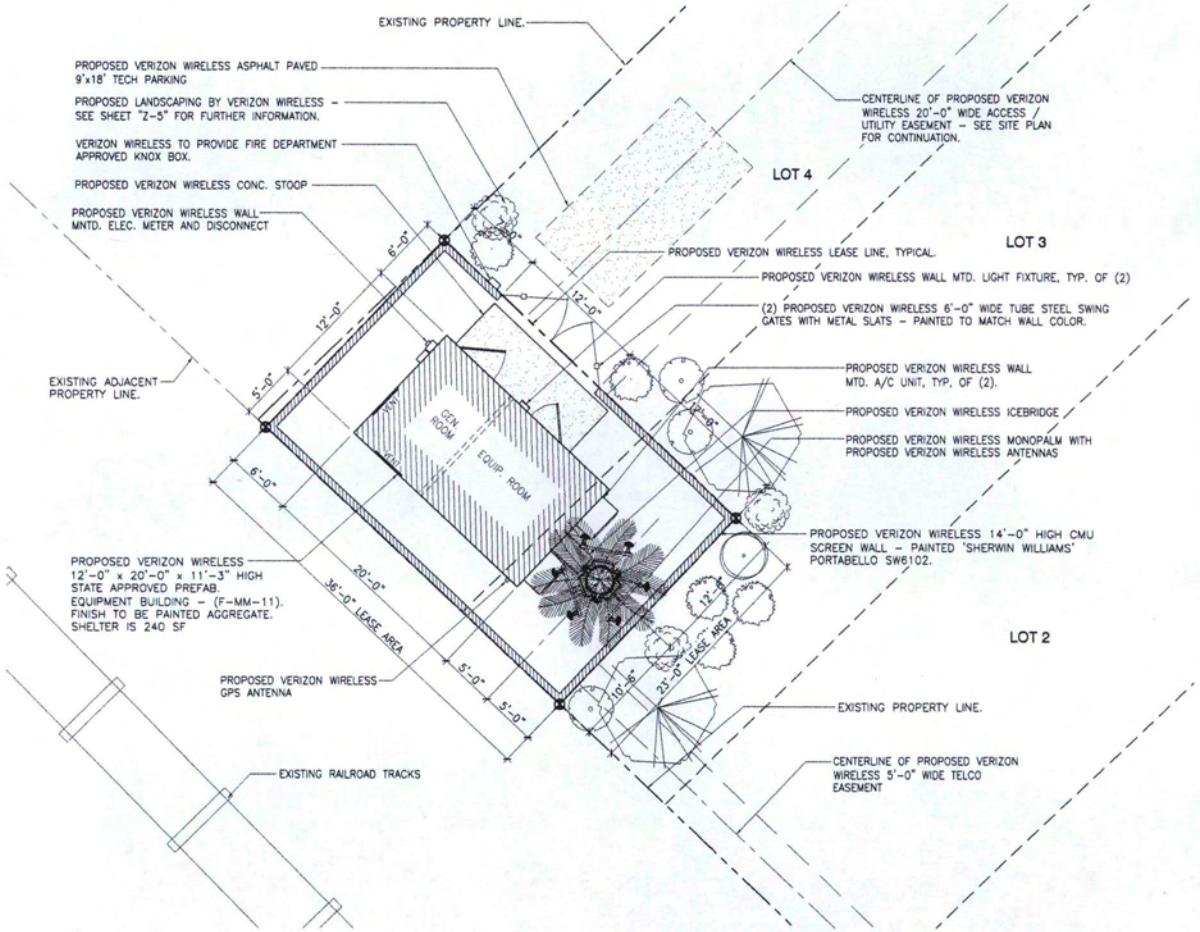
Request for a Conditional Use Permit (CUP) to allow a wireless communication facility (mono-palm) and associated equipment

Exhibit C

EXHIBIT D



NORTH 2 / Z-2 ENLARGED ANTENNA PLAN
SCALE: 3/8" = 1'-0"



NORTH 1 / Z-2 ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

NOTE:
SETBACK FROM POLE TO STREET IS 82'-1".

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	10°	+/- 76'-0"	(4)	7/8"	AVA5-50
BETA	100°	+/- 76'-0"	(4)	7/8"	AVA5-50
GAMMA	250°	+/- 76'-0"	(4)	7/8"	AVA5-50

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DAT
RF SIGNATURE	DAT
REAL ESTATE SIGNATURE	DAT

BK Design Inc.
6052 E. BASELINE RD., #104 MESA, AZ. 852X
PHONE: (480) 204-1412 FAX: (480) 830-9063

THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER
08017

REVISIONS		
1	04.01.08	ISSUE TO CLIENT
2	04.15.08	ISSUE FOR SUBMITTAL
3	07.28.08	CITY COMMENTS
4	10.02.08	CITY COMMENTS

SITE NAME
PHO HEAVENLY

SITE ADDRESS
5175 W. MARKET STREET
PEORIA, AZ 85345

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2

REPORT TO THE PLANNING AND ZONING COMMISSION-CONDITIONAL USE PERMIT

CASE NO.: CU 08-32

DATE: December 18, 2008

AGENDA ITEM NO.: 4C

Applicant: [redacted] Stantec Consulting for Arco.

Request: Approve a Conditional Use Permit (CUP) for a gas station and car wash at an existing site.

Proposed/ Development Arco AM/PM convenience store, gas pumps and car wash.

Location: SEC of 83rd Ave and Thunderbird Road

Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

1.

CU 08-32	LAND USE	ZONING
ON-SITE	**Existing vacant building, car wash, fuel pumps**	**C-2, expired CUP for gas station**
North:	Retail Center	PAD, Arrowhead Commerce Center
West:	Retail Center	C-2, Intermediate Commercial
East:	Office Buildings	C-2, Intermediate Commercial
South:	Office Buildings	C-2, Intermediate Commercial

Background / Project Description:

2. The originally approved CUP (PZ04-88) expired 180 days after the previous gas station use (Mobil/On-the-Go) abandoned the site. Therefore, a new CUP is required to re-establish the proposed use.

3. A variance (V96-06) was approved in 1996 to allow the car wash building to be 5-feet from the south property line instead of the required 25-feet.

4. The applicant is proposing to re-establish an expired CUP to allow a gas station, convenience store, and car wash. No additions/expansions are proposed to the existing fuel canopy, car wash, or building however, a separate design review application is under review for modifications to the exterior colors and materials of the car wash, convenience store and fuel canopy. Through the design review process, landscaping, parking, and lighting will be reviewed for compliance with current development codes. The preservation of viable, existing landscaping will be required in addition to compliance with ground cover and landscaping quantity requirements.

Findings/ Analysis:

5. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility.

6. In addition to the CUP criteria, there are additional criteria specific to gas stations (Section 14-9-5 of the Zoning Ordinance).
   a. The minimum side/rear building setback including canopies, from a residential zoning district shall be 25-feet
   b. The minimum side/rear building setback including canopies, from a non-residential zoning district shall be 10-feet
   c. The minimum street setback for buildings and canopies shall be 25-feet
   d. All fuel pump mechanism and any accessory equipment dispensing fuel shall be covered by canopies.

   The use explicitly meets all the above requirements except item b. However, a previously approved variance (V96-06) allows the car wash to be 5-feet from the south property line.

7. The applicant has stated that the proposed CUP is compliant with the intents and goals of the C-2 district and will be compatible with and will not adversely affect the surrounding properties. Residential properties are over 200 feet from the car wash and buffered by walls, landscaping and two office buildings.

8. The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance.

9. In staff's judgment, the proposed use is appropriate. The site was previously used as a gas station and car wash and the current request is consistent with past actions. Additionally, the current lighting, signage, and landscaping requirements provide a mechanism to further tame potential impacts generated by the site.

10. A signed Proposition 207 Waiver has been submitted by the property owner. The

waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

11. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has not received any verbal or written comments on the proposal.

Recommendation:

12. Staff recommends approval of case CU08-32, based on the following findings:

- The proposed gas station/car wash meets all use-specific criteria and CUP criteria and is the re-establishment of a previously approved use.
- The proposal does not result in any detrimental impacts to the nearbyresidential neighborhood.

It is recommended that the Commission take the following action:

Approve the Conditional Use Permit requested under case CU08-32, subject to the follow stipulation:

1. The use shall substantially conform to the Narrative attached as Exhibit A.
2. The development shall substantially conform to the approved site plans (Exhibit D).
3. Light fixtures mounted to the underside of the fuel canopy shall be flush with the underside of the canopy and shall not extend below the bottom of the canopy fascia.
4. Viable existing landscaping shall be retained and incorporated into the landscape plans.
5. All parking spaces, including accessible spaces, shall be re-striped and signed in accordance with City and State requirements.
6. Final building, wall and canopy materials shall consist of high-quality durable materials and the colors shall be compatible with the adjacent commercial developments.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Existing Site Plan

Prepared by: Ed Boik
Planner

[redacted]

EXHIBIT A

Stantec

Stantec Consulting Inc.
6991 East Camelback Road Suite B-102
Scottsdale AZ 85251-2434
Tel: (480) 945-6040
Fax: (480) 945-6535

Friday, October 24, 2008

City of Peoria
Planning Department
8401 W. Monroe St.
Peoria, AZ 85345
(623) 773-7200 phone

Subject: **Arco am/pm Store Conversion**
8271 W. Thunderbird Rd.
Peoria, Arizona

Re: **Project Narrative**

To Whom It May Concern:

Per the submittal guidelines for a Conditional Use Permit submittal, the following is a brief narrative of the proposed project referenced above:

Description of Proposed Use: It is proposed to re-image an existing Mobil Gas station as an Arco AM/PM facility. The existing location has been closed in excess of six months and per city Ordinance, a Conditional Use Permit application will be submitted to permit the facility and re-establish operations as an Arco AM/PM. As part of this re-image, all existing structures will be painted including the car wash, fuel canopy and convenience store. No increase in any structure size is proposed. New signage will be installed. Existing landscape areas will be re-established with live plant material.

The proposed use includes the sale of beer and wine for offsite consumption. Hours of operation will be 24 hours.

The color palette for the Arco AM/PM is reflected on the color exhibits accompanying this submittal. Signage is also exhibited on the color elevations. The existing site layout will not be altered. The site includes off-street parking in excess of the zoning ordinance's parking requirement of one space per every 300 square feet of retail floor space.

OCT 2008
Received
Planning Division
CUP8-32

Stantec

General Plan, Zoning Requirements and Preliminary Site Plan: The proposed use (retail sales/convenience store/gas sales) is consistent with the Land Use Designation of General Commercial including building height, building mass, building setbacks, and landscape setbacks.

We trust that the above narrative adequately describes the proposed Arco AM/PM project.

Please, if you have any comments or need any additional information do not hesitate to call me at 480.945.6040.

Respectfully,
STANTEC CONSULTING
[redacted]
Project Manager

[redacted]

CU 08-32 Locational Map

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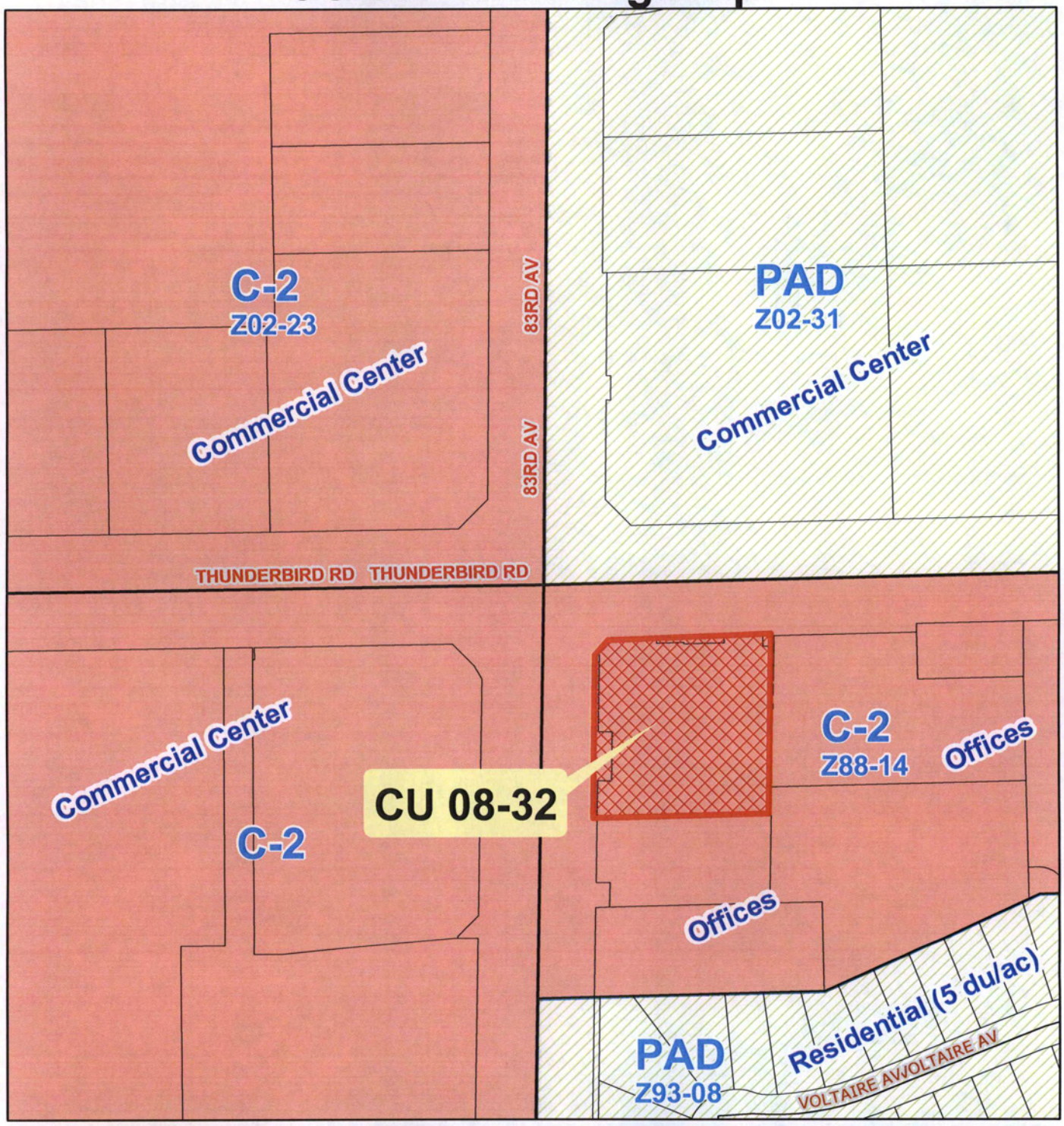
CU 08-32 ARCO AM/PM

SEC 83rd Avenue and Thunderbird Road

Request for a Conditional Use Permit (CUP) to allow a gas station and car wash.

Exhibit B

CU 08-32 Zoning Map



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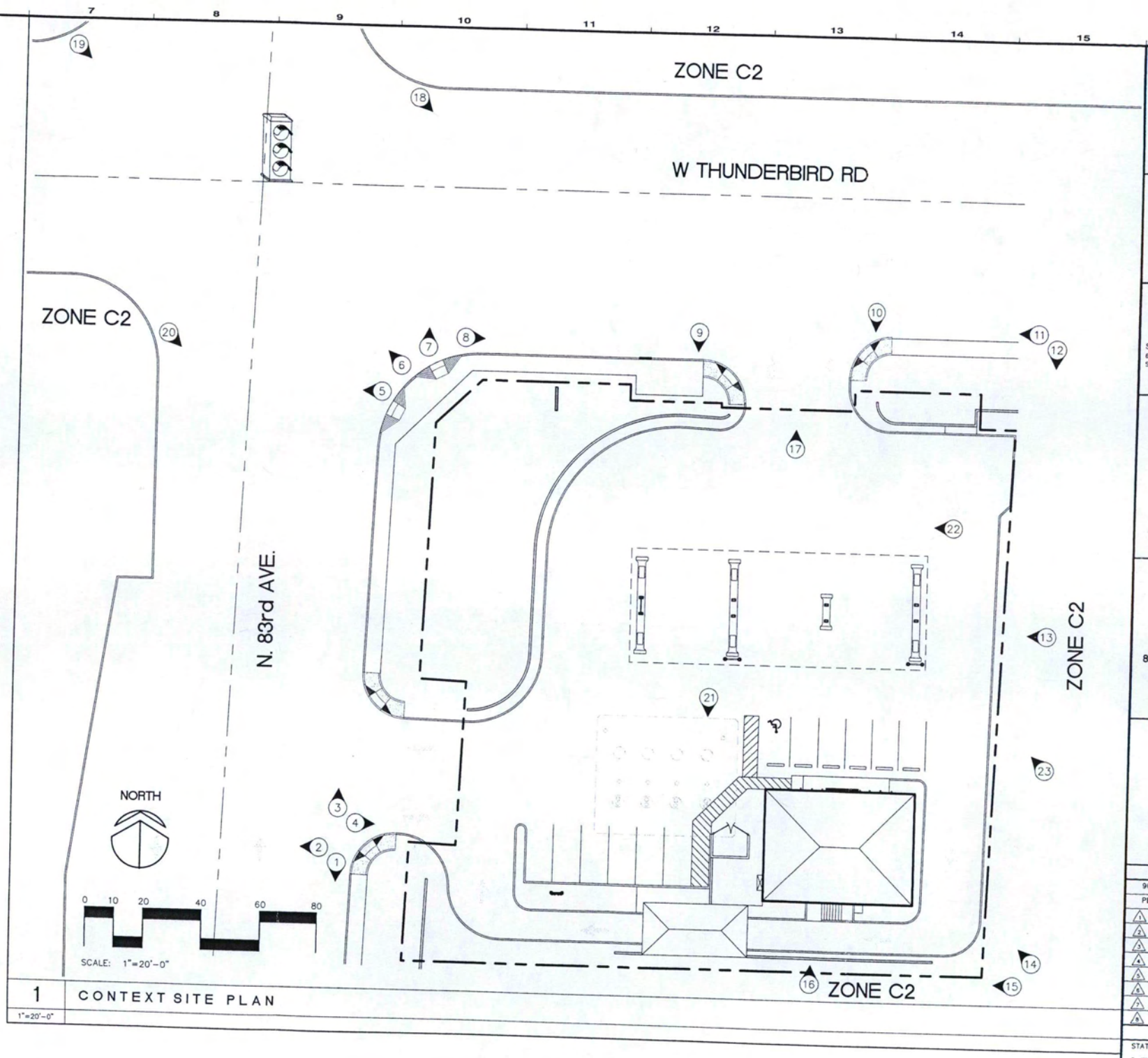
CU 08-32 ARCO AM/PM

SEC 83rd Avenue and Thunderbird Road

Request for a Conditional Use Permit (CUP) to allow a gas station and car wash.

Exhibit C

EXHIBIT D



1 CONTEXT SITE PLAN
1"=20'-0"

CLIENT:
ARCO
BP WEST COAST PRODUCTS, LLC

Stantec
Stantec Consulting Inc. Tel. 480.945.6040
8991 E. Corneback Road Ste 8102 Fax. 480.945.6535
Scottsdale, AZ U.S.A. 85251 www.stantec.com

Project Location:
8271 W THUNDERBIRD RD
PEORIA, AZ
85381

seal

ISSUE DATES
90% SUBMITTAL - **-**-****
PERMIT SUBMITTAL **-**-****

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

STANTEC INFO
STATNEC JOB #: 1825168101
DATE CREATED: -/-/-
DRAWN BY: JMJ
CHECKED BY: PS

REPORT TO THE PLANNING & ZONING COMMISSION
HISTORIC LANDMARK DESIGNATION

CASE NO.: HP08-02

DATE: December 18, 2008

AGENDA ITEM: 5R

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. 83rd Avenue (NWC of 83rd 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:	83rd 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. 83rd 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).

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. 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 83rd 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 84th Ave. to 83rd 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

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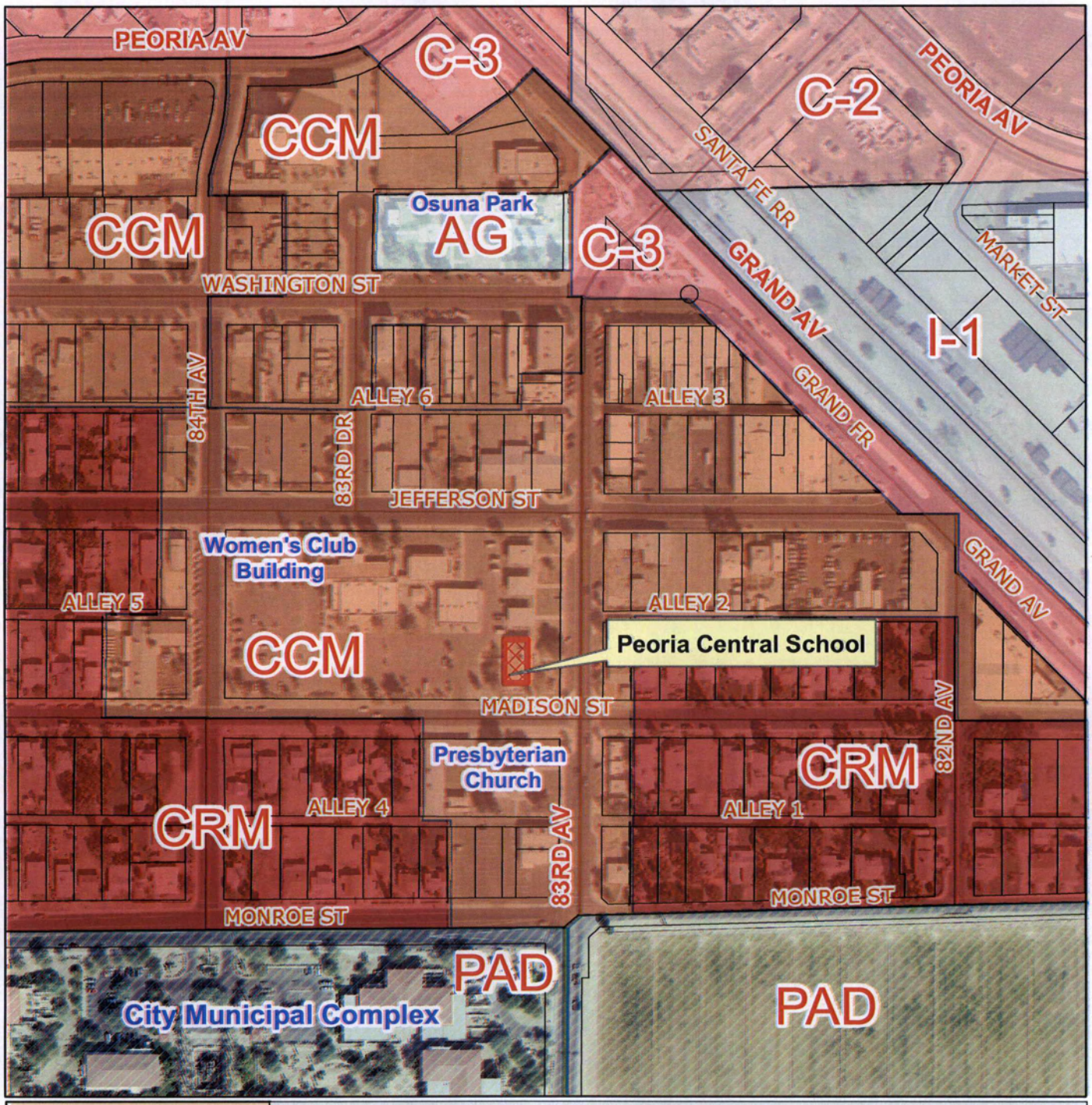
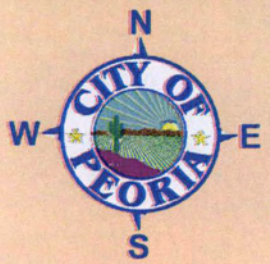
Peoria Central School

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





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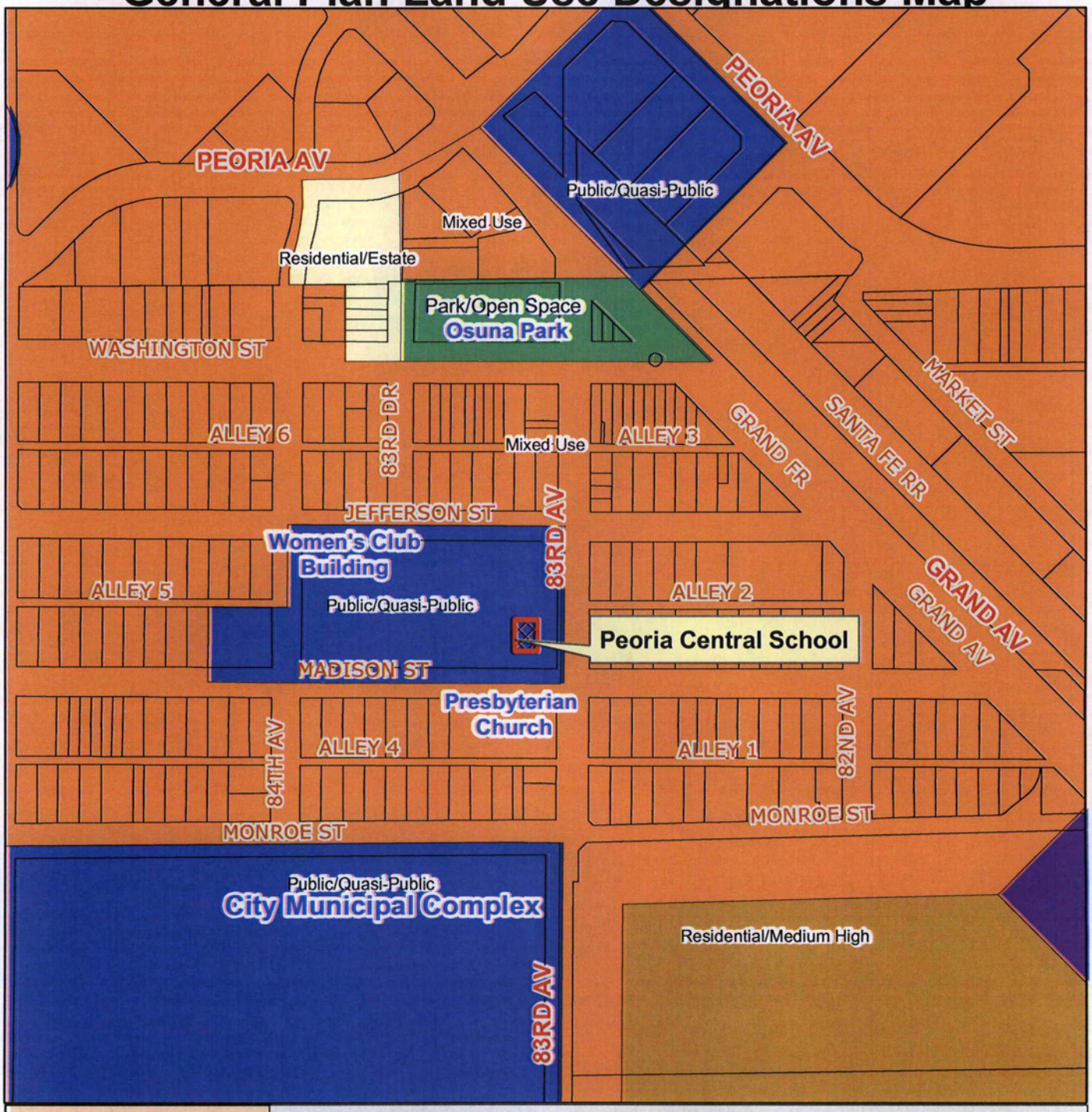
Peoria Central School

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



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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

Exhibit D

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

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

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.: _____

Exhibit E1

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 or 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

Exhibit E2

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 thee 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.

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.

orm No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

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
Peoria — N/A VICINITY OF — CONGRESSIONAL DISTRICT 3

STATE
Arizona — CODE 04 — COUNTY Maricopa — CODE 013

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	__PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	X IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	X 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 - ID X

DATE
__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

Exhibit F1

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__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

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.

Exhibit F3

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__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 1873.

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)

Exhibit F4

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.

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.

Exhibit F5

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bartlett, William H. "The Early Days of Peoria", Northwest Peoria Times (edited), April 23, 1976.

Personal interview with [redacted] early Peoria resident and Central School Custodian, May 5, 1981; conducted by Donna Hughens, Assistant Librarian, Peoria Library.

Scrapbook - History of Peoria, Arizona, at Peoria Public Library.

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Glendale, Arizona QUADRANGLE SCALE 1:24000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	12	385170	3711921	B			
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

(See attached)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE		CODE	COUNTY	CODE
N/A				
STATE		CODE	COUNTY	CODE
N/A				

11 FORM PREPARED BY

NAME / TITLE
Ann Tilghman, Library Director (Edited, Arizona State Parks Board, Historic Preservation Section, February 1982.)

ORGANIZATION
City of Peoria

DATE
June 25, 1981

STREET & NUMBER
8355 W. Peoria Avenue (P.O. Box 38)

TELEPHONE
(602) 979-3282

CITY OR TOWN
Peoria

STATE
Arizona 85345

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Ann D. Pritzlaff

TITLE State Historic Preservation Officer DATE 17 March 1982

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

William H. Brackman DATE 5-12-82

KEEPER OF THE NATIONAL REGISTER

ATTEST: J. Patrick Andrus DATE 5/10/82

Exhibit F6

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 F7

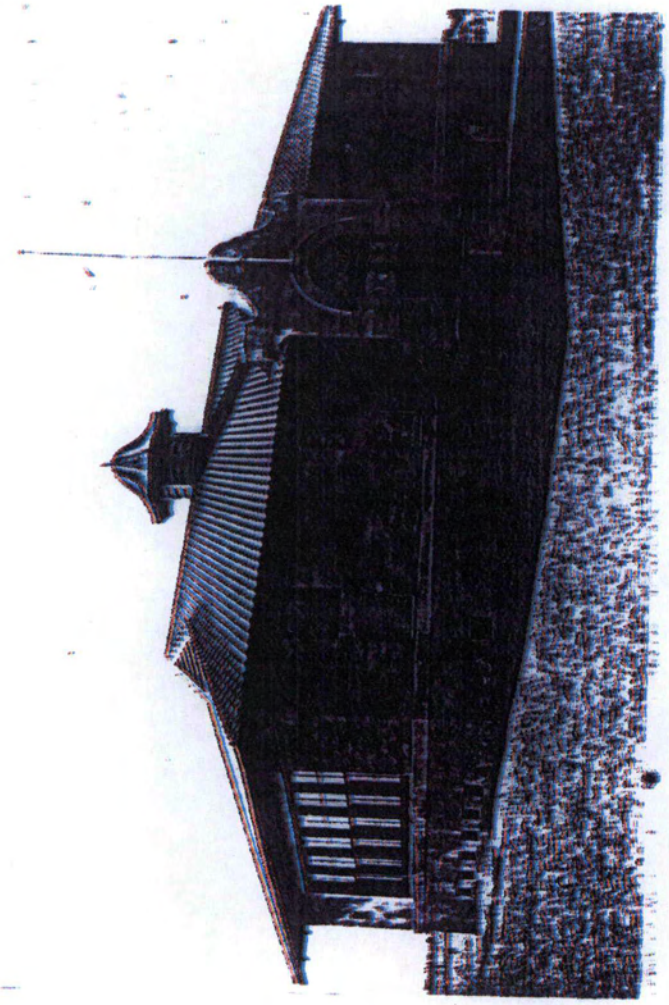


Exhibit F8

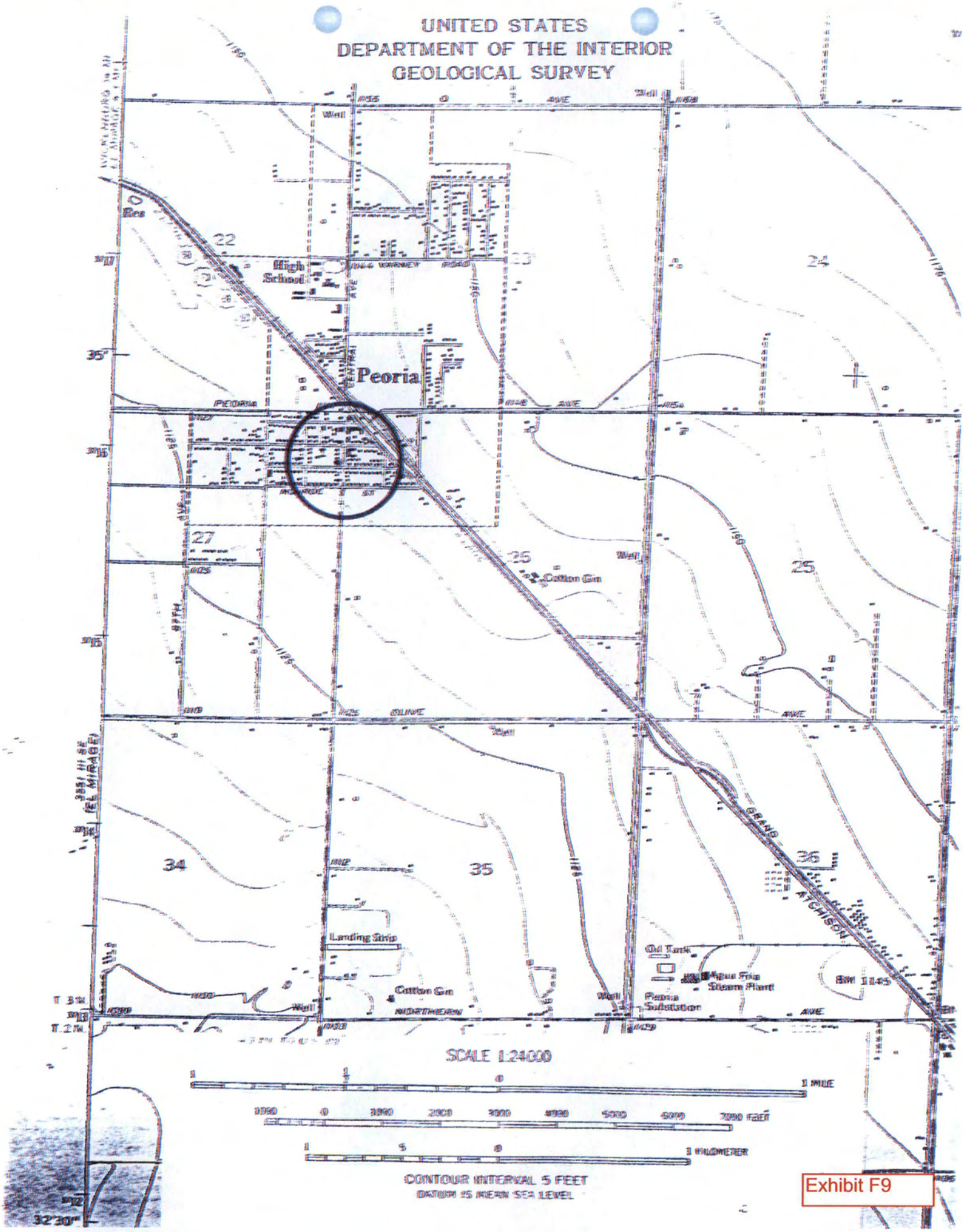

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
Peoria
High School
Res
22
23
24
25
27
34
35
36
Cotton Gin
Landing Strip
Oil Tank
Agua Fria Steam Plant
Peoria Substation
BM 1145
GRAND ATCHISON
NORTHERN
AVE
OLIVE
PEORIA
Well
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
32°30'

Exhibit F9

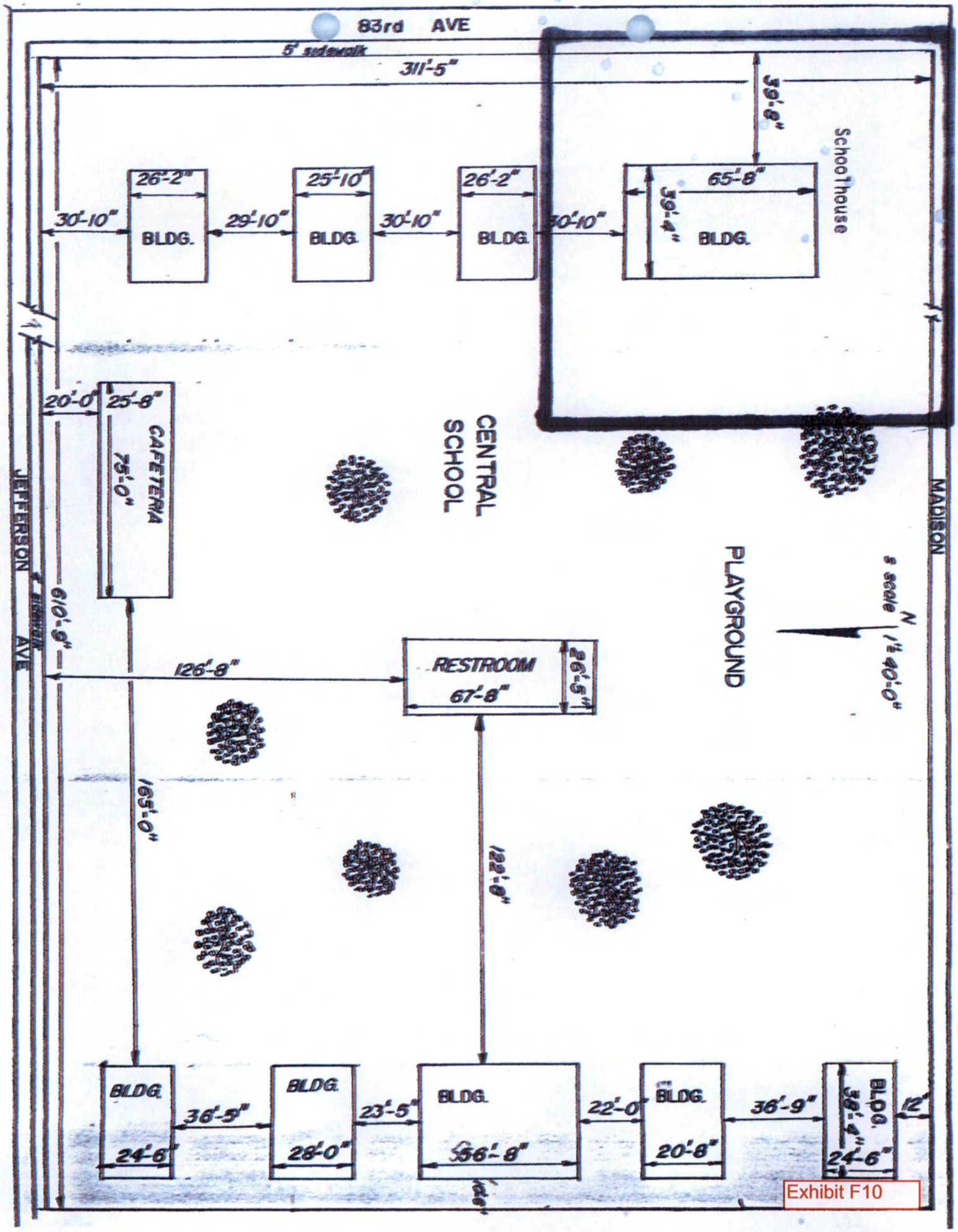

83rd AVE
5' sidewalk
311'-5"
39'-8"
Schoolhouse
26'-2"
BLDG.
30'-10"
25'-10"
29'-10"
30'-10"
26'-2"
BLDG.
30'-10"
65'-8"
39'-4"
BLDG.
20'-0"
25'-8"
CAFETERIA
75'-0"
CENTRAL SCHOOL
PLAYGROUND
JEFFERSON AVE
MADISON
610'-9"
126'-8"
RESTROOM
67'-8"
26'-5"
165'-0"
122'-8"
BLDG.
24'-6"
36'-5"
BLDG.
28'-0"
23'-5"
BLDG.
56'-8"
22'-0"
BLDG.
20'-8"
36'-9"
BLDG.
38'-4"
24'-6"
12'

Exhibit F10

Exhibit F11

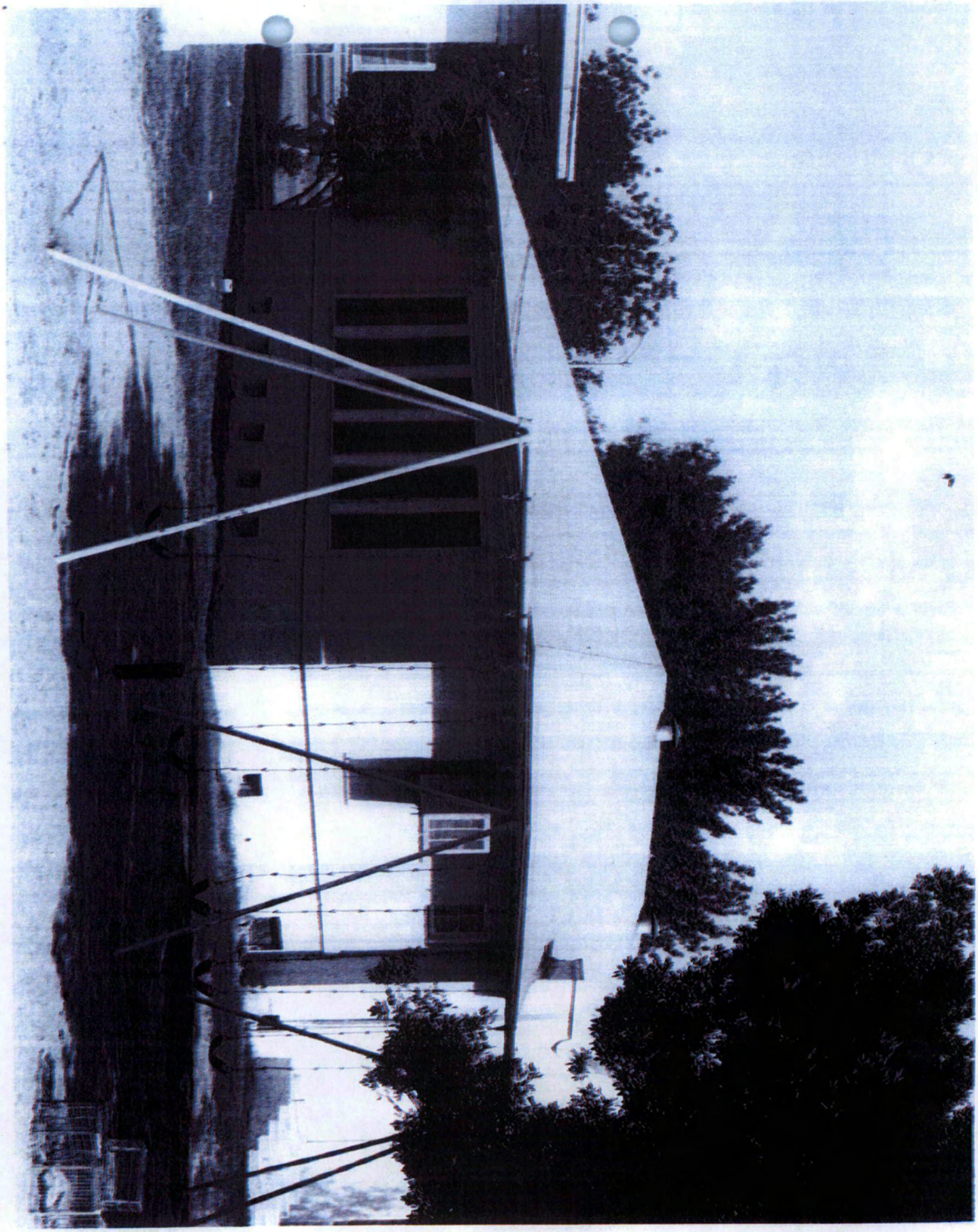


Exhibit F12

Exhibit F13

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
1. Presbyterian Church
2.

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

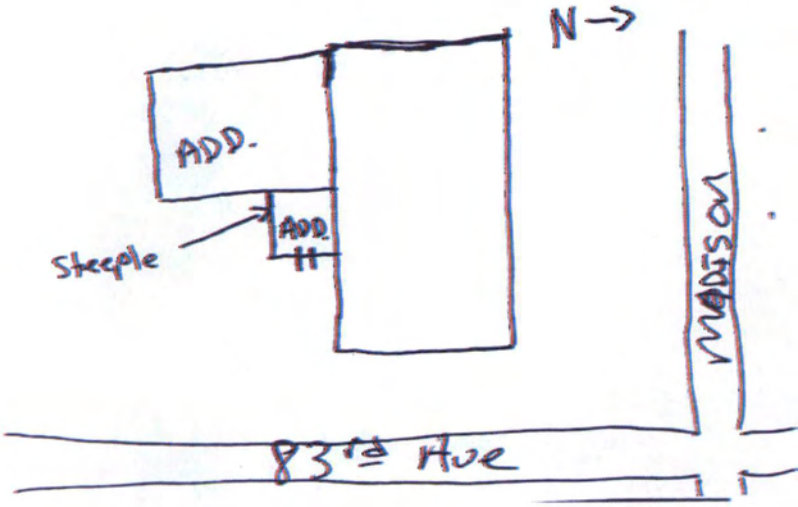
Negative Number
1. Roll 2/#23 2.

Date of Photo
1. September 1996 2.

View
1. facing west
2.

Photographer or Source
Robert Carriker

Additional Photos Attached ☐



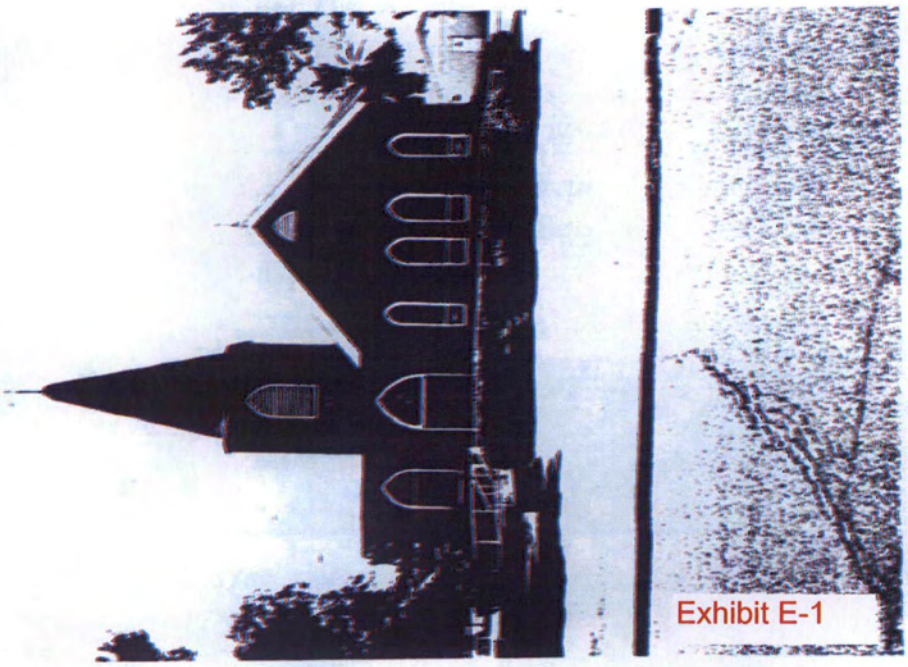


Exhibit E-1

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

Exhibit E-2