

## Attachment A - Staff Report



### STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Helana Ruter, Planner I

Subject: Exterior Rehabilitation Grant Application for Dr. James C. Norton House,  
2700 North 15<sup>th</sup> Avenue

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This report recommends approval of an Exterior Rehabilitation grant of \$6,600 for the historic Dr. James C. Norton House, located at 2700 North 15<sup>th</sup> Avenue.

#### BACKGROUND

Constructed in 1912, the Norton House is a large, Mission Revival-style residence located at the northwest corner of 15<sup>th</sup> and Virginia avenues. The original owner of the home, Dr. James Collier Norton, was the son of a prosperous Iowa cattleman. Dr. Norton studied veterinary medicine, which he taught at Iowa State College, before moving to Phoenix in 1892 for health reasons. The following year he was appointed territorial veterinarian, overseeing the health of the district's growing cattle industry. Dr. Norton held this position under seven different governors and was credited with eradicating the cattle tick from Arizona. In 1904, he was named national president of the United States Livestock Sanitary Association.

Dr. Norton resigned as territorial veterinarian in 1912 to establish the Norton Dairy on a quarter section of land extending from present-day Encanto Boulevard to Thomas Road, between 15<sup>th</sup> and 19<sup>th</sup> Avenues. The spacious house was built shortly afterward and was used as his residence and offices. In the late 1920s, Norton began to sell and subdivide portions of his dairy. Ten acres at the northeast corner of the quarter section were sold in 1927 and became the Margarita Place subdivision; 40 acres in the southeast corner were subdivided as Del Norte Place between 1927 and 1929. In 1934, he sold most of the remaining land, including his house, to the City of Phoenix for development as Encanto Park. The Phoenix Parks & Recreation Department converted the house to an office and continues to occupy the building today.

The Norton House is significant for its Mission Revival-style architecture as well as its association with Dr. Norton. Along with the Dorris House (now Encanto Community

Church) at 2710 North 7<sup>th</sup> Avenue, the Norton House is significant as one of the few large houses remaining that were once attached to large estates. The Norton House was individually listed on the Phoenix Historic Property Register in April 1989. It was listed on the National Register of Historic Places in November 2017 as part of a boundary expansion for the Encanto-Palmcroft Historic District.

The Parks and Recreation Department is currently in the process of restoring the double-hung windows and window casements at the Norton House through a FY18/19 Exterior Rehabilitation grant in the amount of \$70,000 from the City of Phoenix Historic Preservation Office.

### GRANT REQUEST

On January 25, 2019, the Historic Preservation Office received a grant request from James Orloski, Acting Deputy Director in the City of Phoenix Parks & Recreation Department. The request is based on a building condition assessment completed in 2007 by Swan Architects, Inc. The report identifies exterior rehabilitation work needed to restore six exterior wood doors—two single and two double doors—and a wooden bench.

The City is committed to preserving the Norton House and has identified \$6,600 in Parks & Recreation funds in FY18/19 to match the \$6,600 being requested through the Exterior Rehabilitation grant. The intent is to utilize the \$13,200 in funding to restore the six exterior doors, replace single pane clear tempered door glass on the east side of the building, and replace single pane clear tempered sidelight window glass on the south side of the building. Additionally, the contractor will prep and paint four screen doors and repair and clean door knobs and plates. Finally, the wood entrance bench will be rehabilitated.

Because the Demonstration Project and Warehouse & Threatened Building grant funds have all been allocated, staff is recommending that Exterior Rehabilitation grant funds be used instead. Because Exterior Rehabilitation grant funds are intended to fund improvements to historic single-family residences, their use for this project is appropriate.

### RECOMMENDATION

Staff recommends approval of an Exterior Rehabilitation grant of \$6,600 for the historic Dr. James C. Norton House, located at 2700 North 15th Avenue.

Attachment:      Grant Application  
                         Building Condition Assessment Report