

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, November 19, 2025

10:00 AM

City Council Chambers

Transportation, Infrastructure, and Planning Subcommittee

*Councilwoman Debra Stark, Chair
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson*

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e89e43fa016f051a03cf9887a67f45a80>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.
- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.
- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID # 2554 987 7487 (for English) or # 2554 987 7487 (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2554 987 7487#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2554 987 7487#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER

MINUTES OF MEETINGS

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| 1 | Minutes of the Transportation, Infrastructure, and Planning Subcommittee Meeting | Page 7 |
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Attachments

[Attachment A - October 15, 2025 TIP Minutes](#)

CONSENT ACTION (ITEMS 2-7)

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| 6 | Approval of Phil Gordon Threatened Building Grant - Seven Homes in the Coronado Historic District - District 4 | Page 23 |
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Attachments

[Attachment A.pdf](#)

- 7 **Approval of Phil Gordon Threatened Building Grant - Dr. J. Eugene Page 73**
 and R. Thomasena Grigsby House - 1117 N. 9th Street - District 8

Attachments

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INFORMATION AND DISCUSSION (ITEM 8)

- 8 **Planning and Development Department Process Improvements Page 142**
 Update - Citywide

DISCUSSION AND POSSIBLE ACTION (ITEMS 9-10)

- 9 **Approval of Planning and Development and Fire Prevention User Page 144**
 Fee Increases (Phoenix City Code, Chapter 9 and 15) - Citywide

- 10 **Five-Year Plan High-Visibility Crosswalk Markings and Stop Bars - Page 146**
 Citywide

Attachments

[ATTACHMENT A.pdf](#)

CALL TO THE PUBLIC

FUTURE AGENDA ITEMS

ADJOURN

For further information or reasonable accommodations, please call the City Council Meeting Request line at 602-262-6001. 7-1-1 Friendly.

Persons paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter, and must register annually to continue lobbying. If you have any questions about registration or whether or not you must register, please contact the City Clerk's Office at 602-534-0490.

Members:

Councilwoman Debra Stark, Chair
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson



City of Phoenix

Transportation, Infrastructure, and Planning Subcommittee

Report

Agenda Date: 11/19/2025, Item No. 1

Minutes of the Transportation, Infrastructure, and Planning Subcommittee Meeting

This item transmits the minutes of the Transportation, Infrastructure, and Planning Subcommittee Meeting on October 15, 2025 for review, correction, or approval by the Transportation, Infrastructure, and Planning Subcommittee.

THIS ITEM IS FOR POSSIBLE ACTION.

The minutes are included for review as **Attachment A**.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the City Manager's Office.

ATTACHMENT A

Phoenix City Council Transportation, Infrastructure and Planning (TIP) Subcommittee Summary Minutes October 15, 2025

City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona

Subcommittee Members Present

Councilwoman Debra Stark, Chair
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson

Subcommittee Members Absent

CALL TO ORDER

Chairwoman Stark called the Transportation, Infrastructure and Planning (TIP) Subcommittee meeting to order at 10:02 a.m. with Councilmembers Kevin Robinson and Kesha Hodge Washington present.

Councilman Jim Waring joined the meeting at 10:13 a.m.

CALL TO THE PUBLIC

None.

MINUTES OF MEETINGS

1. Minutes of the Transportation Infrastructure and Planning Subcommittee Meeting

Councilman Kevin Robinson made a motion to approve the minutes of the September 17, 2025, Transportation, Infrastructure and Planning Subcommittee meeting. Councilwoman Kesha Hodge Washington seconded the motion which passed unanimously, 3-0.

CONSENT ACTION (ITEMS 2-5)

Items 2-5 were for consent action. No presentations were planned, but staff was available to answer questions.

2. City Floodplain Management Plan Update

Chairwoman Stark requested a presentation and called for a motion to consent.

Councilman Kevin Robinson made a motion to consent. Councilwoman Kesha Hodge Washington second the motion which passed unanimously.

3. Revisions to Phoenix City Code Chapter 32B

4. Amended and Restated Lease 33676 with Cutter Aviation, Inc. at Phoenix Sky

5. Amend City Code – Section 36-158, Schedule I, Local Speed Limits at Nine Locations

INFORMATION ONLY (ITEM 6)

6. Phoenix Parks and Preserve Initiative Program Webpage

Information only. No Councilmember requested additional information.

INFORMATION AND DISCUSSION (ITEMS 7-8)

7. 2025 Parks Summer Programs - Post Season Update

Parks and Recreation Director Cynthia Aguilar introduced the item and the presenter Deputy Parks and Recreation Direction, Danielle Poveromo.

Parks and Recreation Deputy Director Danielle Poveromo presented the updates on the activities and successes of the summer camp. Ms. Poveromo also reported survey responses and feedback from parents.

Parks and Recreation staff member Becky Kirk presented the Aquatics Program improvements and successes. She mentioned the Parks and Recreation Department opened an additional pool and remains committed to drowning prevention by providing affordable swim lessons. Ms. Kirk also reported on efforts to improve staff retention through events and monthly check-ins.

Chairwoman Stark expressed appreciation for the summer program.

Councilwoman Hodge Washington expressed appreciation to the Parks and Recreation Department for the summer program. She thanked the department for improving the program, expanding access, and addressing challenges so that more children and families can benefit from the program. She also expressed her excitement for the opening of the Eastlake pool.

Councilman Robinson expressed appreciation to the department for keeping kids engaged and exposing them to the City of Phoenix through the program.

8. Downtown North-South Bikeway Study Update

Street Transportation Director Briiana Velez introduced the item and presenters.

Interim Deputy Street Transportation Director Leticia Vargas presented on the item. Ms. Vargas shared an overview of the presentation. She provided background information and the goal of the study.

Assistant Street Transportation Director Andy Granger presented new design concepts, impacts of new design concepts, and costs.

Street Transportation Director Briiana Velez presented recommended next steps.

Chairwoman Stark thanked the department for the presentation and introduced the first public comment speaker.

William Kubenka thanked the Street Transportation Department for their efforts and critiqued the paint protection method and provided an alternative recommendation.

Arjav Rawal spoke on his support of the plan, specifically concept one to improve access and safety. He also proposed utilizing flex posts instead of curbs along the block.

Will Greene shared his perspective on vertical protection and thanked Convention Center Director Jerry Harper for agreeing to have dialogue with the Urban Phoenix Project regarding protected bikeway extension.

Patrick McDaniel of Phoenix Community Alliance proposed stakeholder engagement, more technical information regarding traffic, and more time to complete the project.

Shawn King of the Phoenix Symphony expressed concerns about the traffic with the implementation of the bike lane.

Mika Cadiz expressed his support for the implementation of the bike lane, specifically concept A with the protected lanes, and his concern for the lack of safety without protected bike lanes.

Eshaan Sharma expressed support of the resolution for urban pedestrian safety and improved quality of life.

Nicole Sanderson of the Downtown Core Neighborhood Association expressed support for the project and expressed their want for the bike lane to be built properly for adults, children, and all individuals that utilize micromobility.

Sterling Sourk expressed his support specifically for concept one and vertical protection.

Amy Lynn Pierce of the Diamondbacks expressed appreciation for the work that has been done on the need for bike lanes but is concerned about taking down the car lanes. She urged the Committee to have more discussions about this before coming to a decision.

David Bickford expressed his support for concept one and disappointment of concept two. He expressed it is crucial to keep vertical protection.

Councilman Jim Waring stated staff do a great job at managing the traffic flow. Councilman Waring stated implementing these concepts will inconvenience individuals the City depends on for revenue.

John Demcko expressed his support for the compromise between concept one and two.

Nicole Rodriguez expressed support for the implementation of bike lanes for vulnerable users of micromobility.

Councilman Jim Waring stated majority of residents that attend Diamondback or Suns games are drivers and implementing a bike lane would compete with the drivers who bring revenue into downtown by attending the games and events.

Mike Jehl expressed his support for improved micromobility infrastructure.

Lucas Vargas expressed his concern for non-approval of the project and encouraged the subcommittee and the Street Transportation Department to prioritize implementing the safe bike lane project.

John Walker expressed his support for the implementation of concept one to increase ridership and increase safety of bikers.

Shawn Cherian expressed his support for concept one and alternatives to driving downtown.

Chairwoman Stark asked Street Transportation staff if the study includes connection to the current third street bike corridor to the north.

Street Transportation Director Velez responded yes.

Chairwoman Stark asked if they were looking at other cities that have separated bike corridors and how they actually interface with other types of land uses.

Street Transportation Director Velez responded there is additional coordination that needs to be done.

Councilwoman Hodge Washington thanked the Street Transportation Department for the presentation, addressed the concern of further delaying this project, and asked when the Street Transportation Department anticipates implementing the next steps.

Street Transportation Director Velez stated the department will meet with their consultants and adjacent stakeholders to result in a compromised solution.

Councilwoman Hodge Washington asked about the funding perspective versus the timeframe perspective regarding concept one and two.

Street Transportation Director Velez stated the department is looking at a seventeen-million-dollar price tag versus a two-million-dollar price tag. She stated if the department is looking at a concept above ten million dollars, they have to consider federal grant opportunities which in turn delays implementation.

Councilwoman Hodge Washington asked if the department is aware of any current federal grant opportunities to fund this project.

Street Transportation Director Velez stated there may be some and the department is working closely with federal partners to see what opportunities are available.

Councilwoman Hodge Washington asked what a traffic study would look like for the downtown area.

Street Transportation Director Velez stated the department is working with a consultant and can begin the traffic study in late spring and return to the subcommittee after summer recess.

Councilwoman Hodge Washington asked why the recommendation is to not include Jefferson but to move it forward in to the Connector Bridge study.

Street Transportation Director Velez stated south of Jefferson there is an existing Union Pacific Railroad crossing. She also stated there is extensive coordination and discussions that need to happen which would delay the project significantly. Ms. Velez added if the department were to modify the project limits to Jefferson, they could potentially move forward with the connection from Roosevelt to Jefferson and incorporate the section from Jefferson to Lincoln in the third street connector study.

Councilwoman Hodge Washington further shared her appreciation for the collaborative efforts of this project.

Councilman Waring further expressed throwing in more barriers downtown can present challenges for the 97 percent of people commuting downtown to enjoy the activities or traveling to the City and urged people to consider all the factors.

Chairwoman Stark stated though she agrees there are people that drive, we are seeing the younger generations not driving as much and need to take some of those factors into account.

DISCUSSION AND POSSIBLE ACTION (ITEM 9)

9. Approval of Historic Preservation Plan – Preservation Historic PHX 2025

Deputy City Manager Amber Williamson introduced the item and presenters.

Planning and Development Director Josh Bednarek introduced the Historic Preservation Plan Update.

Helana Ruter of Planning and Development presented the comprehensive Historic Preservation Plan update. Ms. Ruter expressed the goals of the update and recommendations to the committee.

Chairwoman Stark asked if it is difficult to find applicants to be on the commission.

Ms. Ruter stated they are successful at finding applicants.

Councilwoman Hodge Washington expressed appreciation for the presentation and asked if there are any steps being taken to help ensure the neighborhoods where historic preservation is not common is included in the efforts.

Ms. Ruter stated they are looking at current surveys and survey initiatives to open up pathways toward national register designation which will allow historical districts to qualify for property tax reduction through the State and will provide greater equity in terms of having additional representation from different parts of the City.

Councilwoman Hodge Washington expressed appreciation for the emphasis on awareness and partnerships and stated she looks forward to seeing how the plan can bring more attention to the unique history in District 8 and beyond.

Councilman Robinson expressed his appreciation of historic preservation and asked why the City does not have a City affiliated historic preservation nonprofit.

Ms. Ruter stated there has not been an initiative to do that during her tenure.

Chairwoman Stark shared they were trying to implement that in the past but they could not achieve momentum.

Councilwoman Hodge Washington made a motion to approve the item. Councilman Waring seconded the motion which passed unanimously, 4-0.

CALL TO THE PUBLIC

Rocky Kujala expressed his concern with the Bus Rapid Transit Corridor due to the company soliciting feedback on the project having previous lawsuits. He urged the subcommittee to reconsider.

Chairwoman Stark asked staff to reach out to the speaker to gain more information on Mr. Kujala's concern.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chairwoman Stark adjourned the meeting at 11:49 a.m.

Respectfully submitted,

Taniya Williams
Management Fellow



New Facility Lease Agreement with AGI Ground, Inc. at Phoenix Sky Harbor International Airport - District 8

This report requests the Transportation, Infrastructure, and Planning Subcommittee recommend to the City Council to enter into a facility lease agreement with AGI Ground, Inc. (AGI) to lease up to 5,760 square feet of space in Building A of the West Air Cargo complex at Phoenix Sky Harbor International Airport (PHX).

THIS ITEM IS FOR CONSENT ACTION.

Summary

AGI currently provides ground handling support services to AeroMéxico and WestJet airlines under Commercial Use Permit 529-26. AGI recently expanded its services agreement with AeroMéxico to include cargo handling operations. To support this cargo handling operation and to provide covered storage for its ground handling equipment, AGI requests to lease two cargo bays with a total square footage of 3,840 in Building A of the West Air Cargo complex. The lease agreement will include an option for AGI to lease one additional cargo bay of 1,920 square feet, contingent upon AGI securing additional cargo handling contracts with other airlines at PHX. AGI will also be required to complete tenant improvements to separate its leased cargo bay space in Building A from the adjacent, non-leased cargo bay areas, within six months of the new facility lease agreement's effective date.

Contract Term

The lease term will be three years, with three one-year options to extend the term at the sole discretion of the Aviation Director.

Financial Impact

AGI will pay a rental rate per square foot per year as established and annually adjusted according to the Airport Rates and Charges program authorized under Phoenix City Code section 4-173(B).

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development Subcommittee approved this item on Oct. 3, 2025, by a vote of 3-0.

The Phoenix Aviation Advisory Board approved this item on Oct. 16, 2025, by a vote of 6-0.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.



Access Agreement with Honeywell International, Inc. for Groundwater and Soil Vapor Well Monitoring at Phoenix Sky Harbor International Airport - District 8

This report requests the Transportation, Infrastructure, and Planning Subcommittee to recommend the City Council to approve a new access agreement with Honeywell International, Inc. (Honeywell) for access to Aviation Department-owned land north of Phoenix Sky Harbor International Airport for the purpose of installing and monitoring groundwater and soil vapor wells.

THIS ITEM IS FOR CONSENT ACTION.

Summary

The Arizona Department of Environmental Quality and the City of Phoenix have required Honeywell to install wells on Aviation Department-owned land located within the existing Super Fund Site known as "Motorola 52nd Street Super Fund Site" to monitor and remediate releases of petroleum hydrocarbon products from underground storage tanks at a Honeywell facility that have migrated onto Aviation Department-owned land. The Aviation Department and Honeywell have previously entered into similar access agreements to install and monitor wells on Aviation Department-owned land that have expired. Access to the land is currently authorized under section V, subsection (g) of Remediation Agreement No. 124536 between the City and Honeywell. Upon approval of the access agreement, access authorization provided by section V, subsection (g) will be replaced by the access agreement.

Contract Term

The term of the access agreement will be month-to-month and expire on the date that the City determines that Honeywell has completed decommissioning all wells on Aviation Department-owned land.

Financial Impact

No rent or fees are due to the Aviation Department under the access agreement. Honeywell is conducting all remediation activities at its expense.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development Subcommittee

approved this item on Oct. 3, 2025, by a vote of 3-0.

The Phoenix Aviation Advisory Board approved this item on Oct. 16, 2025, by a vote of 6-0.

Location

Phoenix Sky Harbor International Airport, 2485 East Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.



Request to Issue Airport Advertising Revenue Contract Solicitation - District 8

This report requests the Transportation, Infrastructure, and Planning Subcommittee to recommend the City Council authorize the Aviation Department to issue a revenue contract solicitation (RCS) for a qualified airport advertising company to develop and manage a comprehensive airport-wide advertising program at Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, Phoenix Goodyear Airport, Rental Car Center, and other areas (collectively, Airports.) The Aviation Department is also requesting authorization to extend the term of the Terminal Advertising Concession Lease Agreement 135006 on a month-to-month basis, if necessary, until performance begins under the new advertising concession lease resulting from the RCS.

THIS ITEM IS FOR CONSENT ACTION.

Summary

The Aviation Department currently contracts with Lamar Alliance Airport Advertising Company to operate the advertising concession program at the Airports under Concession Lease Agreement 135006, which will expire in May 2026.

The Aviation Department is seeking an airport advertising concessionaire to develop, operate, and manage a comprehensive airport-wide advertising program encompassing both indoor and outdoor spaces and sponsorship opportunities. The goals of the airport advertising program are to:

- Showcase the unique identity of Phoenix, its surrounding communities, and local cultural heritage.
- Promote a diverse mix of regional and national brands to the traveling public.
- Generate increased revenues for the Aviation Department through innovative advertising solutions.

In alignment with airport industry best practices, the selected advertising concessionaire is expected to provide state-of-the-art technology and equipment that create distinctive engagement opportunities with airport travelers and enhance the overall passenger experience. The envisioned program will reflect the evolving

standards of public space advertising within the Airports' environments.

Procurement Information

The Aviation Department will issue an RCS to select a qualified airport advertising concessionaire to develop, operate, and manage the Airport Advertising Program. The selected concessionaire will be responsible for the installation, maintenance, and operation of all advertising equipment and associated infrastructure.

Respondents deemed responsive and responsible will be evaluated based on the following proposed evaluation criteria:

- Qualifications and Experience of the Respondent
- Advertising Display Program
- Business, Marketing, and Operations Plans
- Transition and Mobilization Plan
- Sponsorship Program Methodology
- Financial Return to the Aviation Department

The highest ranked respondent will be recommended for the Airport Advertising concession lease award.

The Aviation Department intends to issue the RCS in Spring 2026. The City's Transparency Policy will be in effect upon the release of the RCS and throughout the solicitation process.

Contract Term

The term of the new Airport Advertising concession lease will be seven years with one, three-year option to extend the term at the sole discretion of the Aviation Director.

Financial Impact

Rent will be based on the minimum annual guarantee (MAG) or a percentage of gross sales from the advertising concession program, whichever is greater. MAG and the percentage of gross sales will be finalized when the RCS is published.

Public Outreach

This RCS process will include all standard and required outreach efforts as well as targeted outreach efforts to attract interest.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development Subcommittee

approved this item on Oct. 3, 2025, by a vote of 3-0.

The Phoenix Aviation Advisory Board approved this item on Oct. 16, 2025, by a vote of 6-0.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.



Designated Aviation Channeling Services Contract AVN RFP 25-0498 - Request for Award - District 8

This report requests the Transportation, Infrastructure and Planning Subcommittee recommend the City Council to authorize the Aviation Department to execute a contract with Telos Identity Management Solutions LLC to provide Designated Aviation Channeling Services (DAC) for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item.

THIS ITEM IS FOR CONSENT ACTION.

Summary

Federal regulations require Phoenix Sky Harbor International Airport (Airport) to conduct background checks on all Airport workers before issuing a badge that provides unescorted access authority to restricted areas of the Airport. The Transportation Security Administration (TSA) requires that airports use a TSA-certified and approved DAC service provider that will: (1) receive, validate, and aggregate biographic and biometric data from the Airport and transmit the data to the TSA for airport worker screening, (2) automate the transmission of the biographic and biometric data from the Airport to the TSA and from the TSA to the Airport, (3) provide a web-based portal for the Airport to obtain transmitted airport worker screening information, and (4) integrate with the Airport's identity management system and existing fingerprint equipment.

The Airport provides security credentials to over 23,000 airport employees requiring the services of a DAC.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

A request for proposal was conducted in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted offers deemed responsive and responsible. An evaluation committee evaluated the offers based on the following criteria:

Method of Approach

Fee Schedule

Qualifications and Experience of Firm

Customer Service/Ongoing Support

After reaching a consensus, the evaluation committee recommended award to the following vendor:

Telos Identity Management Solutions LLC, 894 points

Contract Term

The term of the contract is anticipated to begin on or about Jan. 1, 2026, for a three-year term with two, one-year options to extend at the discretion of the Aviation Director.

Financial Impact

The total cost of the contract will not exceed \$3,000,000.

Funding is available in the Aviation Department's operating budget.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board, Business and Development Subcommittee approved this item on October 3, 2025 by a vote of 3-0.

The Phoenix Aviation Advisory Board approved this item on October 16, 2025, by a vote of 6-0.

Location

Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road

Council Districts: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.



Report

Agenda Date: 11/19/2025, Item No. 6

Approval of Phil Gordon Threatened Building Grant - Seven Homes in the Coronado Historic District - District 4

This report requests the Transportation, Infrastructure, and Planning Subcommittee recommend City Council approval of a Phil Gordon Threatened Building grant of up to \$500,000 to assist with the rehabilitation of seven homes in the Coronado Historic District located at 1622, 1626, 1630, 1634, 1638, 1642, and 1646 N. 11th Street.

THIS ITEM IS FOR CONSENT ACTION.

Summary

The seven homes are contributors to the Coronado Historic District and were constructed between 1925 and 1927. All consist of modest brick bungalow style dwellings except for 1630 N. 11th Street, which is of wood frame and siding construction; with its pyramidal roof, it is more simply classified as a vernacular cottage.

The former property owner owned the entire block between Coronado and McDowell roads and 11th and Dayton streets, which included the 7 homes. The larger property was the subject of a Planned Unit Development rezoning case in 2023. As part of this case, the lot depth of the historic residential properties was reduced by 38 feet with the historic preservation (HP) overlay reduced by the same amount to facilitate a new mixed use development to the west. The recordation of perpetual conservation easements for the remaining 101 foot portions of the seven residential properties with the HP overlay was included as a stipulation of the zoning case. That stipulation has been met. The homes have sat vacant since the rezoning case of 2023.

The broader development did not come to fruition. The property owner recently sold the seven homes, including the original 38 rear feet, to the applicant, so that each lot returned to its original 139 foot depth.

The new owner, Imagine Coronado, LLC, submitted a threatened building grant

application on September 30, 2025, requesting \$500,000 in funding (**Attachment A**). The owners are seeking funding assistance for the following eligible work items:

1. Foundation and Joist Repair.
2. Subfloor framing.
3. Porch rehabilitation.
4. Window and door repair and replacement.
5. New roofing.
6. Americans with Disabilities Act (ADA) improvements.
7. Selective demolition.
8. Masonry repair.
9. Exterior woodwork repair.
10. Chimney repair/cleaning.
11. Exterior painting.

The cost of the entire rehabilitation project is estimated at \$2.49 million.

Staff recommends allocating the use of \$500,000 in available Phil Gordon Threatened Building grant funds for this project.

If approved, the grant funds will be disbursed to the applicant on a reimbursement basis as work is completed and expenses verified.

Financial Impact

The requested amount is \$500,000. In exchange for the grant funds, the City will receive a 40-year conservation easement on the rear 38 feet of the property (with the perpetual easements remaining in place on the front 101 feet of the property). The easement will require the property be preserved, insured, and maintained in good repair once rehabilitation is completed.

Concurrence

The Historic Preservation Commission recommended approval of this item on October 20, 2025, by a 7-0 vote.

Location

1622, 1626, 1630, 1634, 1638, 1642, and 1646 North 11th Street. Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning

and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Phil Gordon Threatened Building Grant Program Application

In completing the application, please be as concise as possible, read all questions before answering to avoid repetition and write legibly in pen or type. You may include continuation sheets if needed. All required supplemental information must be included and be unbound.

I. APPLICANT COVER LETTER

Please include a cover letter from the property owner or authorized person submitting on behalf of the owner summarizing the request for grant funds. Briefly describe the overall project purpose and the eligible work items. Indicate the total project budget, dollar amount for eligible work items, the total amount requested and the match that will be provided.

II.

APPLICANT AND PROPERTY INFORMATION

Applicant: Heather Lennon
Legal Name of Property Owner: Imagine Coronado, LLC.
Mailing Address: 1407 W Briles Rd, Phoenix, AZ 85085
Phone: 602-769-9000 Email Address: heather@imaginedevelops.com
Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006
Historic District (or name of individually listed/eligible building): Coronado Historic District
Current Use of Property: Residential
Is Property Vacant? ☒ Yes ☐ No If Yes, Length of Time Vacant? 3 years
Date Current Owner Purchased Property: Sept. 16, 2025

Historic Preservation Office Use Only:

Historic Status:

- | | |
|--|---|
| ☐ Individually Listed | ☐ Contributor to Historic District |
| ☐ Eligible / Not Currently Listed | ☐ Non-contributor with Contributing Potential |
| ☐ Listing in Progress | ☐ Non-contributor without Contributing Potential |

III. HISTORIC PROPERTY INFORMATION

- 1. Historical/Architectural Significance. Briefly describe the historical and/or architectural significance of your property, including the date of construction, architect/builder if known, construction method, original use of property and subsequent uses over the years.**

1622 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property
1626 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property
1630 - built circa 1925, unknown architect/builder, structural material is wood, has only been used as residential property
1634 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property
1638 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property
1642 - built circa 1927, unknown architect/builder, structural material is brick, has only been used as residential property
1646 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

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For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602)262-7811 voice / (602) 534-5500 TTY.
S:\Historic Preservation\Handouts, Forms & Contacts\Financial Incentives\PGTBGP\PGTBGP Application

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Rev. 6/25

Internal

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- 2. Property Description. Briefly describe the primary exterior features of your property, including information on style and materials of exterior siding/finishes, roof, doors/windows, porches and any decorative or unique features of the property. For these features, indicate whether they are original or altered/replaced, and if they were altered/replaced when this occurred (if known).**

1622 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters and plain fascia, wood shingle, rectangular wood; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel, 8 lights; **porches:** open, no rail, piers, gable, wood shingle, rectangular wood; **outbuildings:** garage

1626 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, lattice; **windows:** 1/1 lights, wood, double hung, arched panel, 6 lights; **porches:** open, closed rail, piers, gable, clapboard, lattice

1630 - roof type: hipped; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters; **windows:** 1/1 lights, wood, casement, plain flat; **entry:** side, wood frame, sidelights, wood, 16 lights; **porches:** recessed, open rail, posts; **outbuildings:** garage

1634 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, wood shingle, lattice; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel, 1 light; **porches:** open, closed rail, piers; **outbuildings:** garage

1638 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, lattice; **windows:** 5/1 lights, wood, double hung, arched; **entry:** off center, wood frame, arched, wood panel; **porches:** none, bracketed gable over front entry; **outbuildings:** garage; alterations: front addition

1642 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, wood; **windows:** 4/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched wood, 15 lights; **porches:** closed with screen, no rail, piers, gable, clapboard wood; **outbuildings:** garage

1646 - roof type: low gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters and plain fascia, stucco, rectangular wood; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel; **porches:** open, cloumns, gable, stucco, rectangular wood; **outbuildings:** garage

- 3. Historic Property Inventory Form. Attach a copy of the Historic Property Inventory Form (if available from the City of Phoenix HP Office) for your property.**
- 4. Photographs. Attach color photographs showing overall site, street views, all exterior facades, close-up views of original/decorative features and areas where work is to be performed. Include interiors if the request includes interior work. Label views (i.e., north façade, east wood casement window).**
- 5. Property Condition. Describe the overall condition of the property, providing descriptive information on areas that are deficient or deteriorated. If an architectural or structural assessment has been performed, please attach. All requests for structural work need to include a structural assessment.**

The properties at Imagine Coronado, constructed over a century ago, have presented a variety of maintenance concerns typical for homes of this age. During my inspections, I noted several significant issues requiring attention. These include sagging structures, wood rot, and substandard cuts in critical areas, indicating the need for repairs to the subflooring. All chimneys require cleaning and capping to prevent further deterioration. Additionally, comprehensive roofing repairs are necessary, including the replacement or reinforcement of joists to ensure structural integrity. The windows, primarily single-pane, need cleaning and careful repair to maintain their original aesthetics. Doors are showing signs of settlement and require adjustment and rehanging. Furthermore, installation of gutters is essential to protect the homes from weather damage, alongside necessary repairs to the dry drywall and addressing some areas of termite damage. Overall, while the damages are moderate to high, they are deemed entirely repairable, making these properties salvageable with appropriate interventions.

- 6. Previous Rehabilitation Work. Briefly describe previous rehabilitation work you have already completed on your property as well as work that you are aware of that was conducted by previous owners. List the major work items and the year work was done.**

All houses have previously undergone various rehabilitation work under previous owners, however we do not have a record of what exactly was done to each house and when the rehab was done. Prevous work includes updated plumbing, updated HVAC systems, new windows, etc.

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IV. PROJECT INFORMATION

- 1. Project Purpose. Describe the primary purpose and objectives for the proposed project for which grant funds would be expended, including the proposed use of the building. Will the building be occupied at the end of the project?**

Our project will be saving historic homes in the Coronado neighborhood. Full historic adaptive reuse to be implemented for each of the seven homes as well as the surrounding property. When complete, all homes will be available for use as part of our larger plan to utilize the entire property as a community wellness gathering enclave.

- 2. Contribution to Community Goals. Describe how the project contributes to community values, city economic development goals and/or the city's downtown vision (if applicable). If you have coordinated with neighborhood or community associations (highly encouraged), please describe and attach documentation (letters of support).**

A historic building is not saved by owning it, it's saved by putting it back into use in the community in a novel way. We intend to create a welcoming gathering space for the historic Coronado neighborhood as well as the larger Phoenix community. We have met with and will continue to engage with community stakeholders including the Coronado Neighborhood Association, Banner hospital, and other neighbors. Our wellness enclave will seek to provide services for the community via wellness activation and services. The homes will be utilized as sleeping accommodations for guests to the wellness enclave. Additionally, the property will be utilized to provide support to the Coronado community and charitable endeavors. A dog wash area will also be provided. We're meeting with community members to help evolve our services based on community input and desire. The T5/6 rear yard zoning enables us to offer retail services to the community.

- 3. Project Plan. Describe how the proposed project fits into an overall plan to rehabilitate the building.**

As evidence by our thorough remodel budget, each house will be brought up to full functional standard with current codes and amenities while retaining all historical interior and exterior aspects. While extremely costly to save these homes, we know their value to the greater community. The community has unmitigated need for services to be provided and are excited to help us evolve the vision for the future.

- 4. Project WorkScope, BudgetandTimeSchedule.**

- a.)Cost estimates.** Cost estimates for all work items must be provided by licensed contractors, a construction estimator or other qualified individuals. Please attach actual estimates to the application. At least one cost estimate is required for each work item. The city HP Office solely determines if the estimates are adequate. If multiple bids are received, the applicant does not need to pick the lowest bid.
- b.) Itemized budget.** Include an itemized project list and budget for entire proposed project (including items not to be funded with Historic Preservation grant funds) using the form in Appendix A. While no match is required for the grant, the city is interested to know what additional funds will be used for the project.

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EXAMPLE OF ITEMIZED BUDGET FOR A PROJECT:

Eligible Project Construction Items:

Repoint brick walls on east and south facades	\$	8,000.00
Repair/replace 16 wood-frame double-hung windows	\$	12,000.00
Structural roof truss repairs	\$	10,000.00
New built-up foam roof	\$	10,000.00

Eligible Architectural/Structural Expenses:

Structural analysis of roof trusses	\$	3,000.00
-------------------------------------	----	----------

(Architectural studies/drawings must relate directly to grant-eligible work items only – cannot include work related to site plans, mechanical, electrical, plumbing, tenant improvements, etc. Can include pre-agreement expenses within 6 months of application.)

A. Total Eligible Expenses	\$	43,000.00
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Architectural/Structural expenses (limited to no more than 10% of request):

Amount	\$3,000.00	Percentage of Total Request	7.0%
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Ineligible Construction Work to be Funded by Other Sources:

Plumbing upgrades	\$	10,000.00
Repair and refinish wood floors	\$	15,000.00
Bring two bathrooms up to ADA compliance	\$	10,000.00
Electrical rewiring	\$	15,000.00
Installation of elevator to meet building code	\$	12,000.00

B. Total Ineligible Work Items:	\$	62,000.00
C. Total Project Cost (A + B)	\$	105,000.00

- c.) Description of work items.** Include narrative descriptions for all itemized work items proposed for Historic Preservation grant funding. Attach on a separate sheet using Appendix B. If contractor bids/cost estimates included detailed descriptions, this item may not be necessary.

Ex. of narrative description for one work item:

Repair 16 wood-framed double-hung windows. Project will replace two windows beyond repair in-kind to match existing. Fourteen windows need frame repair (new ledger, header and/or sill), sash repairs/replacement and some new glass panes to replace missing and broken glass. Refer to attached window-by-window assessment and itemization from contractor.

- d.) Detailed time schedule and work sequence.** Please attach a detailed time schedule for all proposed work items related to the full completion of this project – inside and out. This should include items funded and not funded by the grant program. Please list out work items sequentially in the order that they will be performed with approximate start and end dates for each work item. The time schedule should address architectural/engineering work; permit schedule; beginning of construction work; performance of all work items; and project completion.

5. Project Financial Information.

Provide information regarding financial capability of owner to complete the project. Such information should include: Proforma profit/loss statements for the business proposed, bank statements or other evidence that owner can obtain a loan from a bank, financial or lending institution to complete the project. If the project is proposing to use federal tax credits, grants or other financial incentives, please provide evidence and information on the contribution of these sources and the status of these applications.

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6. Drawings/Building Assessments. Please attach:

- a.)Scaledsiteplan showing location of property lines, primary buildings, all outbuildings and fences and walls. (This can be hand drawn or professionally drawn) If additions, demolitions or other site changes are proposed, please indicate on site plan. Indicate all areas of proposed work on the site plan. (Note: Historic Preservation grant funds cannot be used for site work, new additions or demolition of historic buildings or building features.)
- b.) Conceptual Architectural plans or elevations drawn to scale showing all building facades on which work is to be performed, with notes depicting locations/description of specific work items. Include roof plan when structural roof work is proposed. Color elevations are strongly encouraged. HP staff may agree to waive plans and elevations on a case-by-case basis depending on project circumstances and scope of work.
- c.)Structural orarchitecturalbuildingassessments that have already been completed for this building(s) where applicable.

V. INFORMATION ON PRIMARY LIENHOLDERS

The city's purchase of the Conservation Easement requires the consent of all lienholders. A title report will be obtained by the city to verify all informationprovided. Accuracy of this information is critical. Consent from the lienholder(s) must be received priortodisbursement of any funds.

1. Primary mortgage company:

Lukrom

Contact person:

Mike Susi

Correspondence address:

4455 E Camelback Rd

(Note: This is usually different than the payment address)

Suite C-135

Phoenix, AZ 85018

Company telephone number:

602-755-5100

Company fax number:

N/A

Loan number:

20683

2. Secondary mortgage company:

Contact person:

Correspondence address:

(Note: This is usually different than the payment address)

Company telephone number:

Company fax number:

Loan number:

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VI. SIGNATURE

I declare that I have reviewed the Program requirements, including the Program Summary and all sample legal agreements, and am submitting this application in accordance with those requirements. All information submitted is true to the best of my knowledge and belief. I acknowledge that any error may affect its review and approval. I understand that if I wish to change any aspect of the project after it has been approved, I must obtain the written consent of the city Historic Preservation Office. I also understand that I will be required to obtain a Consent Agreement from my lienholder(s) and will sign and abide by the terms of the Deed of Conservation Easement and the Program Agreement. I understand and agree that the city Historic Preservation Office staff can perform necessary site visits on my property at mutually agreed upon times to facilitate their review of this proposal.

DocuSigned by: Property Owner Signature	9/30/2025 Date
Property Owner Signature	Date

An electronic submittal of the complete application packet (including all attachments) should be emailed to the assigned staff member or to the following address:

historic@phoenix.gov

Filesizes that exceed 25 MB must be sent in separate emails. Files may also be uploaded to Serv-U, the city's official file sharing site. Please contact staff for a link, if needed.



CHECKLIST FOR APPLICATIONS

1. Applicant Cover Letter.

2. Application Form.

3. Attachments.

Please enclose the following items to complete your application (as noted previously in the application form):

- ☐ a. Historic Property Inventory Form, if available. (Refer to page 2)
- ☐ b. Photos of the property showing overall site, street views, all exterior facades, close-up views of original/decorative features and areas where work is to be performed. (Refer to page 2)
- ☐ c. Contractor Estimate(s) for all proposed construction items. At least one cost estimate for each item is required. (Refer to page 3)
- ☐ d. Itemized Budget. Complete Appendix A. (Refer to page 3)
- ☐ e. Description of Work Items. Complete Appendix B. (Refer to page 4)
- ☐ f. Detailed Time Schedule and Work Sequence. (Refer to page 4)
- ☐ g. Project Financial Information. (Refer to page 4)
- ☐ h. Drawings/Building Assessments. (Refer to page 5)

An electronic submittal of the complete application packet (including all attachments) should be emailed to the assigned staff member or to the following address:

historic@phoenix.gov

File sizes that exceed 25 MB must be sent in separate emails. Files may also be uploaded to Serv-U, the city's official file sharing site. Please contact staff for a link, if needed.

APPENDIX A: ITEMIZED BUDGET

Project Name: Coronado Wellness Enclave

Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006

Include an itemized project list and budget for proposed project (including all items not to be funded with Historic Preservation grantfunds).

Eligible Project Construction Items:

Item Name

Amount

*All eligible items are highlighted in yellow on our budget sheet with the total added up

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Eligible Architectural/Structural Expenses:

Can only include expenses that relate directly to grant-eligible work items – cannot include work related to site plans, mechanical, electrical, plumbing, tenant improvements, etc. (Pre-agreement expenses eligible within 6 months of application)

Item Name

Amount

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

A. Total Eligible Expenses:

\$732,680

Architectural/Structural expenses (limited to no more than 10% of request):

Amount: ____\$__0__0__0__Percentage of Total Request: ____0___.00__%

Ineligible Construction Work to be Funded by Other Sources:

Item Name

Amount

*All ineligible items are in gray and blue on our budget sheet with the total added up

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Item Name

Amount

B. Total Ineligible Expenses:

\$1,232,929.93

C. Total Project Cost (A.+B.):

\$1,965,611

APPENDIX B: Narrative Description of Eligible Work Items

Project Name: Imagine Coronado

Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006

Include narrative descriptions for all itemized work items proposed for grant funding in Appendix B. (construction items and architectural/structural expenses). This should include a description of work to be performed and methodology to be used.

Name of Work Item: Demo/Car Port/A/C/ w/ Dump Fees

Description: Demolition and removal of small storage structures located in the backyard. These storage areas are detached from the main property and will be taken down completely. Scope includes dismantling the structures, hauling away all debris, and leaving the site clean and ready for future use.

Name of Work Item: Landscaping, Demo, and sidewalks Clean-up

Description: Demo and remove dead landscaping, including shrubs, plants, and ground cover. Break up and haul away broken sections of sidewalk for proper disposal. Prepare the area for new installation.

Name of Work Item: Windows to Replace or Fix

Description:

If the historic windows can be saved we will remove paint and clean them up to function properly if not new appropriate windows to be installed.

Name of Work Item: Drywall (RESERVE \$4300 PER HOME FOR UNFORSEEN)

Description:

Description: Replace damaged drywall and install new drywall in remodeled areas to ensure a smooth and updated finish throughout the interior spaces.

Name of Work Item: Jacking Walls / Framing Repair / sub floors

Description:

Jack up walls to correct sagging joists beneath subfloors caused by years of erosion, ensuring all walls are level. Foundations and joists will require repairs, with gravel added around homes as a water barrier and for proper grading.

Name of Work Item: Foundation and joist repairs w/gravel water barrier

Description:

The joist needs to be repaired structurally and a rock barrier needs to be three feet around with the grade upwards to the house to protect it from water damage.

Name of Work Item: Roof Shingles (3 sheds on property to save added cost phase 2)

Description:

Replace roof shingles on all homes. Additionally, repair roof shingles on three of the attached sheds to prevent further deterioration and water damage.

Name of Work Item: Reversal of previous inappropriate alterations (room additions and delete old wood stove vent systems)

Description:

Address inappropriate alterations, such as removing and rebuilding extensively weathered add-on structures originally used as storage units.

Name of Work Item: Trims/doors/hardware w/Install Keep as many doors NEW Hardware

Description:

Install new hardware on all trims and doors, keeping as many original doors as possible. Replace all front and back doors and door jambs due to weathering and structural damage over time.

Name of Work Item: Masonry Stucco/Siding/Brick repairs

Description:

Repair or replace aging siding, stucco, or brickwork. Remove or repair old wood siding to restore the building's exterior integrity and appearance.

Name of Work Item: Exterior woodwork repairs

Description:

Perform necessary repairs on external wooden structures, focusing on restoring original features and ensuring long-term stability.

Name of Work Item: Porches and step rehab

Description:

Rebuild and repair all back and front porches, including concrete work for removing old screens and repairing settling marks to enhance safety and aesthetic appeal.

***Please see additional narrative descriptions on the budget sheet**

711 HOMES (7 Houses on 11th St.)								7 parcels for subdivision: FRANCES HTS AND	
Purchase value	\$440,269	\$390,123	\$455,747	\$369,142	\$388,713	\$386,075	\$398,519	\$2,828,588	CURRENT VALUE
FORCAST REMODELED APPRAISAL VALUE	\$549,000	\$453,600	\$551,700	\$386,100	\$383,400	\$367,200	\$466,200	\$3,157,200	FORCAST APPRAISAL AFTER RENOVATION
Purchase Cost (Agent Fees not subtracted)	1622 N 11th St, Phoenix, AZ 85006	1626 N 11th St, Phoenix, AZ 85006	1630 N 11th St, Phoenix, AZ 85006	1634 N 11th St, Phoenix, AZ 85006	1638 N 11th St, Phoenix, AZ 85006	1642 N 11th St, Phoenix, AZ 85006	1646 N 11th St, Phoenix, AZ 85006	\$1,900,000	PURCHASE PRICE
Square Footage	Interior area Total interior livable area: 1,220 sqft	Interior area Total interior livable area: 1,008 sqft	Interior area Total interior livable area: 1,226 sqft	Interior area Total interior livable area: 858 sqft	Interior area Total interior livable area: 852 sqft	Interior area Total interior livable area: 816 sqft	Interior area Total interior livable area: 1,036 sqft	\$928,588	AT PURCHASE EQUITY
Bathrooms	Bathrooms: 1(6/6)	Bathrooms: 1	Bathrooms: 1.67	Bathrooms: 1(6/6)	Bathrooms: 1(6/6)	Bathrooms: 1	Bathrooms: 1	\$1,257,200	FORCAST EQUITY AFTER RENOVATION
Bedrooms	Bedrooms: 3	Bedrooms: 3	Bedrooms: 3	Bedrooms: 2	Bedrooms: 2	Bedrooms: 1.5	Bedrooms: 3		
Public tax history (\$174.26 mo.)	2024 \$2,091 +1%, \$44,160 +211.4%	2024 \$1,728 +1%, \$40,620 +246.5%	2024 \$2,063 +1%, \$45,070 +222.1%	2024 \$1,577 +1%, \$38,210 +257.1%	2024 \$1,640 +1%, \$37,650 +238.4%	2024 \$1,565 +1%, \$38,150 +259.4%	2024 \$1,842 +1%, \$40,650 +225.4%		
Public tax history (\$171.91 mo.)	2023 \$2,071 +3.7%, \$14,181 -62.6%	2023 \$1,712 +3.7%, \$11,734 -67.2%	2023 \$2,043 +3.7%, \$13,993 -54.8%	2023 \$1,542 +3.7%, \$10,700 -68.4%	2023 \$1,634 +3.7%, \$11,136 -56.7%	2023 \$1,550 +3.7%, \$10,614 -69.7%	2023 \$1,834 +3.7%, \$12,491 -65.2%		
Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo	Home Owners Ins. \$2500 pr/3208.33 mo		
Sketches that illustrate the external dimensions of a property.									
Proposed									
As-Built									
CAD A S-BUILTS									
REPLACE	NO	YES	NO	YES	YES	YES	YES		
Repair / Clean	NO	YES	NO	YES	YES	YES	YES		
DOORS	12	5	5	7	7	5	10		
Repair / Replace	DOOR 12 / 12 DOOR 5	DOOR 5	DOOR 5 / 5 DOOR 7 / 7 DOOR 7	DOOR 7 / 7 DOOR 7	DOOR 7 / 7 DOOR 5 / 5 DOOR 5	DOOR 5	DOOR 12 / 12 DOOR 10		
WINDOWS	12	10	14	10	12	5	5		
Repair / Replace	REPLACE 12 / 12 CLEAN	REPLACE 10 / 10 CLEAN	REPLACE 14 / 14 CLEAN	REPLACE 2 / 8 REPAIR / 10 CLEAN	REPLACE 2 / 10 REPAIR / 12 CLEAN	REPLACE 1 / 8 REPAIR / 5 CLEAN	8 REPAIR / 5 CLEAN		
Construction Description	1622 N 11th St, Phoenix, AZ 85006	1626 N 11th St, Phoenix, AZ 85006	1630 N 11th St, Phoenix, AZ 85006	1634 N 11th St, Phoenix, AZ 85006	1638 N 11th St, Phoenix, AZ 85006	1642 N 11th St, Phoenix, AZ 85006	1646 N 11th St, Phoenix, AZ 85006		
Phase one to be added two setbacks, Data, low band wave RADIO, 25 Yrs, cable, Star line center monthly account (\$329 a month), 14 Speakers, network built in each house, 2 A/C, 8 cameras, 8 front door, equipment in each house data rack/master and all the account for one electrical port dedicated for internet) A/C's included	\$1054.48	\$1054.48	\$1054.48	\$1054.48	\$1054.48	\$1054.48	\$1054.48	72551.36	
Demo/Car Port/A/C w/ Dump Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$52,500.00	
Landscaping, Demo, and sidewalks Clean up	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$10,500.00	
As Built CAD Drawings	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$7,000.00	
Joan Architect w/2 site walks	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$28,000.00	
Question - MEP Engineer w/2 site walks	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$31,500.00	
A/C Duct Work and order Ph1 (3 ton A/C 3 AMP) Plus Home Split	\$15,938.57	\$15,938.57	\$15,938.57	\$15,938.57	\$15,938.57	\$15,938.57	\$15,938.57	\$111,499.99	
Rough in Plumbing of the \$13225 an underseep \$3000 reserved each home UNPOKESE, will know more after we camera (added \$450ea home to camera) Camera / Data / Drive Ways / Sidewalk / Level Ground / GRASSES	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$96,775.00	
Windows to Replace or Fix	\$2,790.00	\$1,500.00	\$16,990.00	\$8,250.00	\$9,000.00	\$5,800.00	\$11,900.00	\$54,800.00	
Appliance package to contain refrigerator, range, dishwasher	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$12,600	
Washer dryer (optional) All appliances electric	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$9,800	
Bathroom package to include toilet, single sink vanity, Mirror	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$13,860	
Sink and faucet in kitchen, Garbage Disposal	\$922	\$922	\$922	\$922	\$922	\$922	\$922	\$6,524	
Shower glass Splash Panel	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$10,500	
Showers Only - Acrylic Mold and Resistant w/ shower Base w/ install. No Tile in bathrooms due to Reaction Mold/Medium	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$49,000	
New Electrical Panel to House - yall to location and finish work. Temp Utility to Site is part of Electrical 200AMP. Move Electrical Per the City of Phoenix and APS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$175,000.00	
Landscaping / Weed Control	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$1,750.00	
A/C Unit Vent/ Duct/UV U/GHT/Clean Air/Hepa Filters	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$23,450.00	
Drywall (RESERVE \$4300 PER HOME FOR UNPOKESE)	\$11,750.00	\$11,750.00	\$11,750.00	\$11,750.00	\$11,750.00	\$11,750.00	\$11,750.00	\$82,250.00	
Jacking Walls / Framing Repair / sub floors	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$80,500.00	
Foundation and joint repairs w/gravel water barrier	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$35,000.00	

These storage areas are detached from the main property and will be taken down completely. Scope includes dismantling the structures, hauling away all debris, and leaving the site clean and ready for future use.

If the historic windows can be saved we will remove paint and clean them up to function property if not new appropriate windows to be installed.

Description: Replace damaged drywall and install new drywall in remodeled areas to ensure a smooth and updated finish throughout the interior spaces.

Jack up walls to correct sagging joints between soffits caused by years of erosion, ensuring all walls are level. Foundations and joists will require repairs with gravel added around homes as a water barrier and for proper grading.

The plot needs to be repaid structurally and a rock barrier needs to be three feet around with the grade sloped to the houses to protect it from water damage.

reversal of previous inappropriate alterations (room additions and delete old wood stone vent systems)	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00.00	\$0.00.00	\$0.00.00	\$0.00.00	\$52,000.00	Address inappropriate alterations, such as removing and rebuilding extensively weathered add-on structures originally used as storage units.
New Texture & Painting Primer	\$1,330.00	\$0,000.00	\$1,330.00	\$1,340.00	\$0,112.00	\$4,890.00	\$0,210.00	\$42,096.00	
Roof Shingles (3 sheet on property to save add cost phase 2)	\$17,000.00	\$10,414.00	\$17,777.00	\$11,200.00	\$11,340.10	\$11,832.00	\$10,854.00	\$100,141.58	Replace roof shingles on all homes. Additionally, repair roof shingles on three of the affected shingles to prevent further deterioration and water damage.
Finish Plumbing, Old Addition Bathrooms, Kitchens and Gas water heater tank/ CHANGE TO ELECTRICAL (\$5000 reserved unless in this line)	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$60,354.00	
Cabinetry- per box for standard cabinetry/contingent upon layout. With install a total of 22- cft. With Eminent one style cabinet natural raw wood IPaint shaker includes install and basic pulls .	\$14,030	14030.25	14030.25	14030.25	14030.25	14030.25	14030.25	\$102,594	
Countertops- Installation. For cost saving turning it to formica	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$10,500	
Trims/doors/hardware/bas etc/extra add \$1,000 without. Keep as many doors NEW Hardware	\$0.00	\$0.00	\$7,054	\$0.00	\$0.00	\$0.00	\$7,050	\$44,510	Install new hardware on all trims and doors, keeping as many original doors as possible. Replace all front and back doors and door jambs due to weathering and structural damage over time.
Exterior doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000	Replace all front and back doors and door jambs due to weathering and structural damage over time.
Lighting fixtures (8)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$10,500	
Landscaping w/ Drip System, TURF/ Mature Trees	\$8,950.00	\$8,950.00	\$8,950.00	\$8,950.00	\$8,950.00	\$8,950.00	\$8,950.00	\$69,650.00	
Interior Paint	\$5,124.00	\$4,234.00	\$5,124.00	\$1,630.00	\$5,516.00	\$1,927.00	\$4,851.00	\$29,441.00	Scrape existing paint, fill any holes, and apply fresh exterior paint to refresh and protect the building exteriors.
Exterior Paint SCRAPING AND FILLING HOLES	\$4,800.00	\$4,032.00	\$4,800.00	\$1,432.00	\$1,408.00	\$1,384.00	\$4,144.00	\$28,104.00	Repair or replace aging siding, windows, or brickwork. Remove or repair old wood siding to restore the building's exterior integrity and appearance.
Masonry Stucco/Siding/Brick repairs	\$1,500.00	\$1,000.00	\$0.00	\$0.00.00	\$1,000.00	\$0.00.00	\$0.00.00	\$24,500.00	Perform necessary repairs on external wooden structures, focusing on restoring original features and ensuring long-term stability.
Exterior woodwork repairs	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$21,500.00	Rebuild and repair all back and front porches, including concrete work for removing old screens and repairing settling marks to enhance safety and aesthetic appeal.
Porches and step rehab	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$36,000.00	
Historic Outbuilding rehab	\$7,000.00	\$0.00	\$10,000.00	\$2,000.00	\$0.00.00	\$10,000.00	\$5,000.00	\$39,000.00	Repair historic sheds and outbuilds, ensuring they are set on concrete slabs for structural support. Demolish non-historic additions that pose safety risks.
Demo of non-historic additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00.00	\$0.00.00	\$0.00.00	\$6,000.00	Replace all front and back doors and door jambs due to weathering and structural damage over time.
Restoration of woodfloors	\$10,930.00	\$10,930.00	\$10,930.00	\$10,930.00	\$10,930.00	\$10,930.00	\$10,930.00	\$76,510.00	Restore existing wood flooring throughout, assess condition, replace damaged boards with matching wood, clean, sand, and refinish using historically appropriate stains and sealants to preserve original character.
Kitchen Cabinet Install	\$11,735.00	\$11,735.00	\$11,735.00	\$11,735.00	\$11,735.00	\$11,735.00	\$11,735.00	\$82,075.00	
Appliances Install	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,900.00	
CHIMNEY CLEANING AND REPAIR	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$2,175.00	\$2,175.00	\$2,175.00	\$14,375.00	Clean and repair chimneys, and restore fireplaces and mantels, ensuring both functionality and preservation of original architectural details.
Restoration of fireplaces and mantels	\$0.00	\$7,000.00	\$0.00	\$4,000.00	\$7,000.00	\$4,000.00	\$4,000.00	\$26,000.00	Restore fireplaces and mantels, ensuring both functionality and preservation of original architectural details.
Designer fee /Susan	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$14,000	
Eligible Project Construction Item Total								\$805,691	
Sub Total	\$273,057.30	\$264,506.30	\$285,274.30	\$276,275.30	\$292,536.88	\$295,047.30	\$280,413.30	\$1,972,611	
10% GC Fee	143,006.61	140,897.52	144,064.91	141,009.14	144,202.84	143,443.11	140,099.00	\$294,031.88	
PH Admin Fee	28,519.16	26,894.13	28,172.16	26,118.92	26,414.58	26,036.92	24,999.00	\$57,826.23	
9.1% Taxes - Materials Only	16,422.52	17,538.78	16,738.77	16,164.82	16,108.10	16,100.20	16,107.79	\$45,930.90	
Total	\$338,106.23	\$329,896.32	\$344,093.63	\$338,068.99	\$348,172.65	\$350,078.86	\$330,466.09	\$2,364,899.71	
City of PHx Permits	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$17,500	
Budget Sub Total	\$332,654.23	\$322,485.32	\$347,593.63	\$334,469	\$350,672.65	\$352,578.86	\$340,966.09	\$2,382,399.71	
Set Unforseen	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$107,450.00	
Budget total	\$348,004	\$341,335	\$362,943.63	\$349,819	\$366,022.65	\$367,928.86	\$356,296.09	\$2,489,849.71	
Year Built: 1925	1925 Years Old	Year Built: 1918	1917 Years Old	Year Built: 1925	1924 Years Old	Year Built: 1921	1920 Years Old	Year Built: 1917	1916 Years Old



1920



2021



2021



2026 Sketch

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Driggs House
ADDRESS/LOCATION: 1622 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-014
OWNER: Rep, LTD
OWNER ADDRESS:
4716 N. Dromedary Rd.
Phoenix, AZ 85018
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-014
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters + plain
fascia, wood shingle, rectangular wood
WINDOWS: 1/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood
panel, 8 lights
PORCHES: Open, no rail, piers, gable, wood
shingle, rectangular wood
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)25(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 VIEW: W, FF
NEGATIVE NUMBER: R 26, f 5

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION ☒ TOURISM OTHER(specify)

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Job N. & Adele Diggs, Printer, 1926-1934.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET ☒ COMMERCIAL CENTRAL
SQUARE CBD: ☒ OTHER:

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

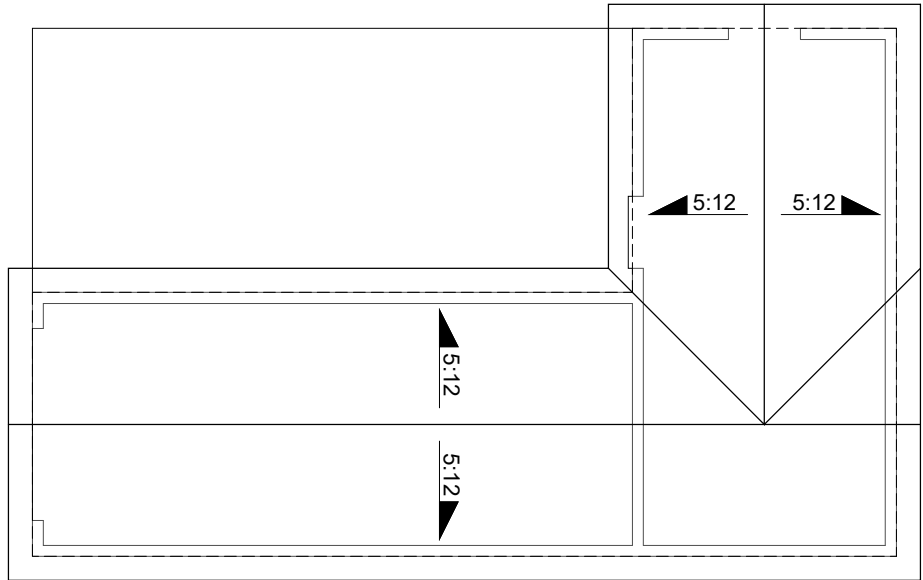
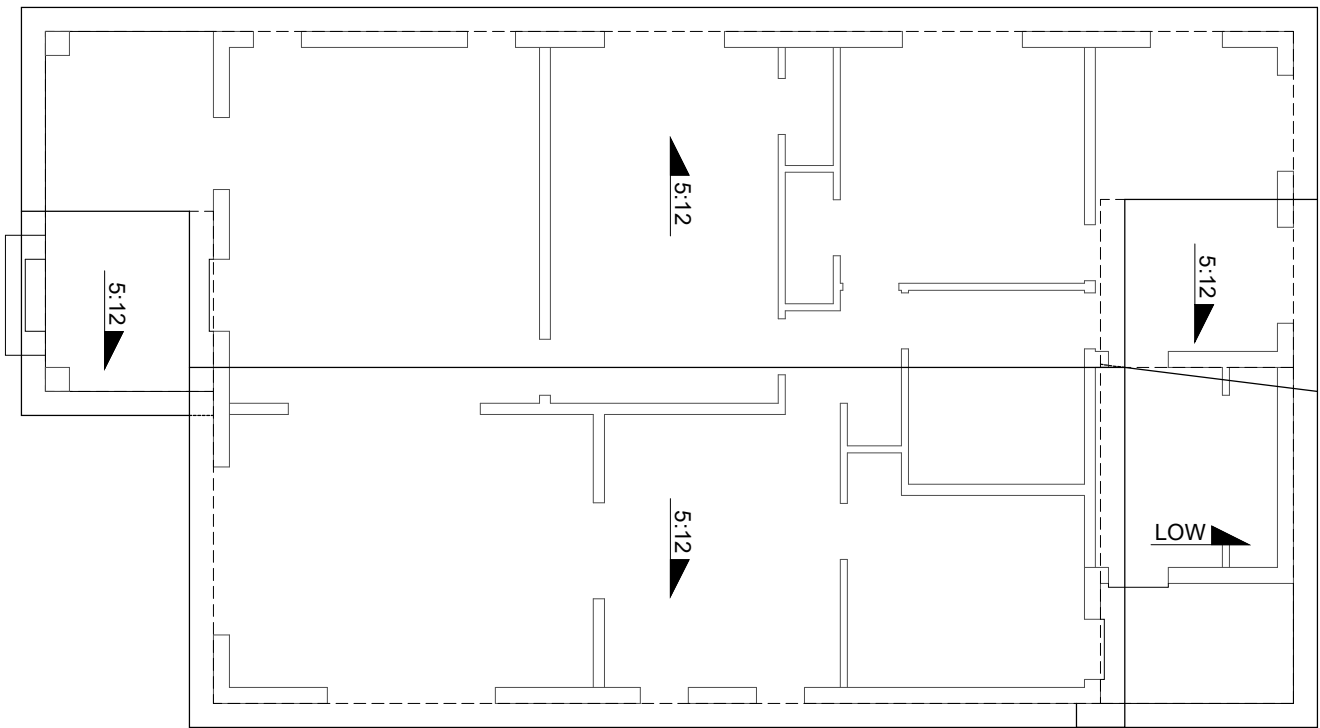
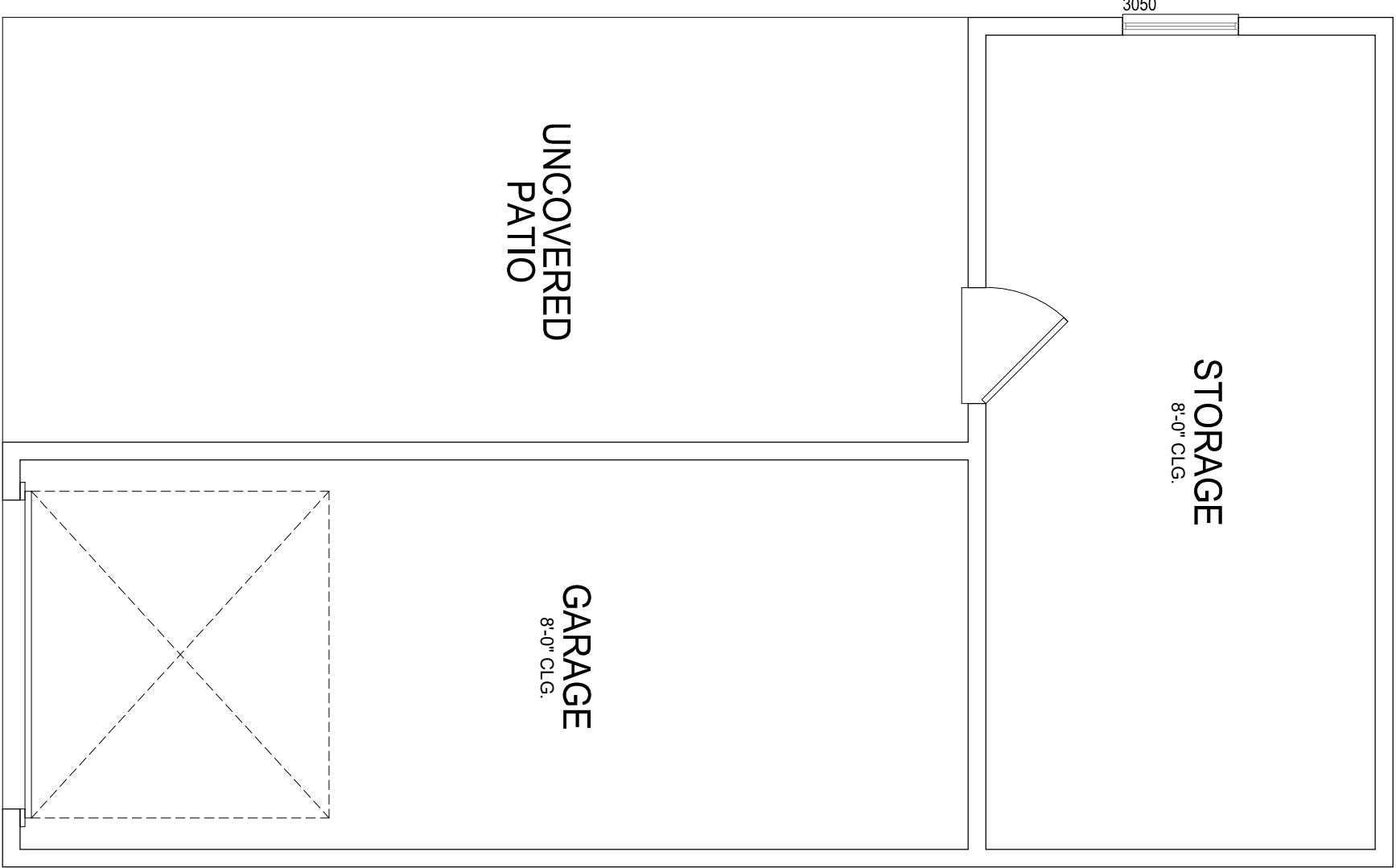
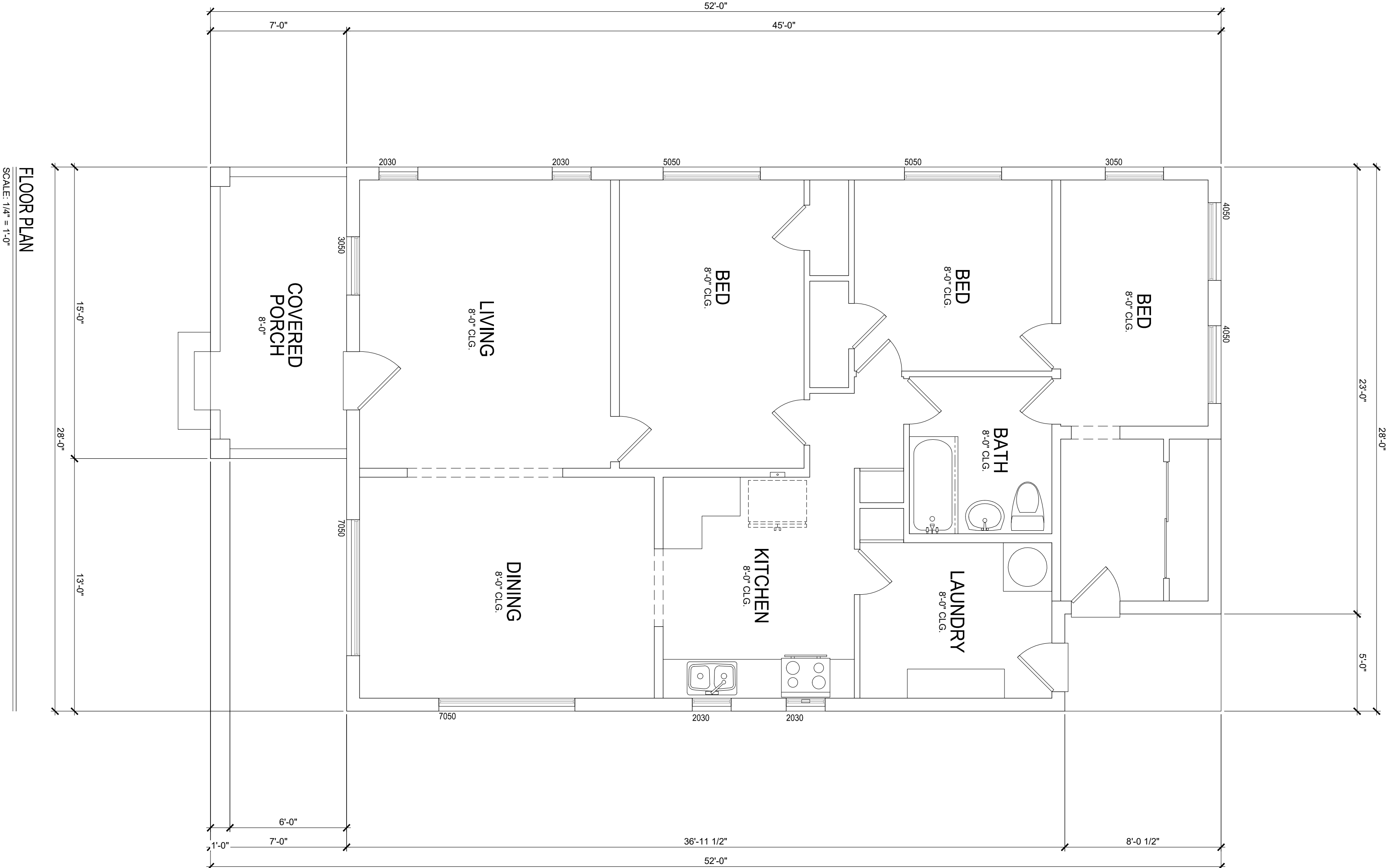
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





DRAWN BY:	
ADG i6	
DATE: February 22, 2024	
Rev.	DATE:
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ROOF PLAN

SCALE: 1/8" = 1'-0"

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
 HISTORIC NAME: N/A
 ADDRESS/LOCATION: 1626 N. 11th St.
 CITY/TOWN: Phoenix, AZ.
 TAX PARCEL NUMBER: 117-25-015
 OWNER: Rep, LTD
 OWNER ADDRESS:
 1040 E. McDowell Rd.
 Phoenix, Az 85006
 HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Bungalow
 CONSTRUCTION DATE: Circa 1925
 ARCHITECT/BUILDER: N/A
 INTEGRITY: Unaltered
 CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-015
 USGS QUAD: Phoenix, Arizona 7.5 Minute Series
 T 2N R 3E S 33 / 1/4 OF THE SW 1/4
 UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
 ROOF SHEATHING: Asphalt shingle
 EAVES TREATMENT: Exposed rafters, molded
 fascia, clapboard, lattice
 WINDOWS: 1/1 lights, wood, double hung, arched
 ENTRY: Central, wood frame, arched, wood
 panel, 6 lights
 PORCHES: Open, closed rail, piers, gable,
 clapboard, lattice
 STOREFRONTS: N/A
 NOTABLE INTERIOR: N/A
 OUTBUILDINGS: N/A
 ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)25(w)35
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: N/A
 APPLIED ORNAMENT: N/A

PHOTOGRAPH:
 PHOTOGRAPHER: Linda Laird
 DATE: Jan.'84 VIEW W, 3/4
 NEGATIVE NUMBER: R 26, f 2

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☐ CENTRAL
SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

COMMENTS/DEVELOPMENT PLANS/THREATS:

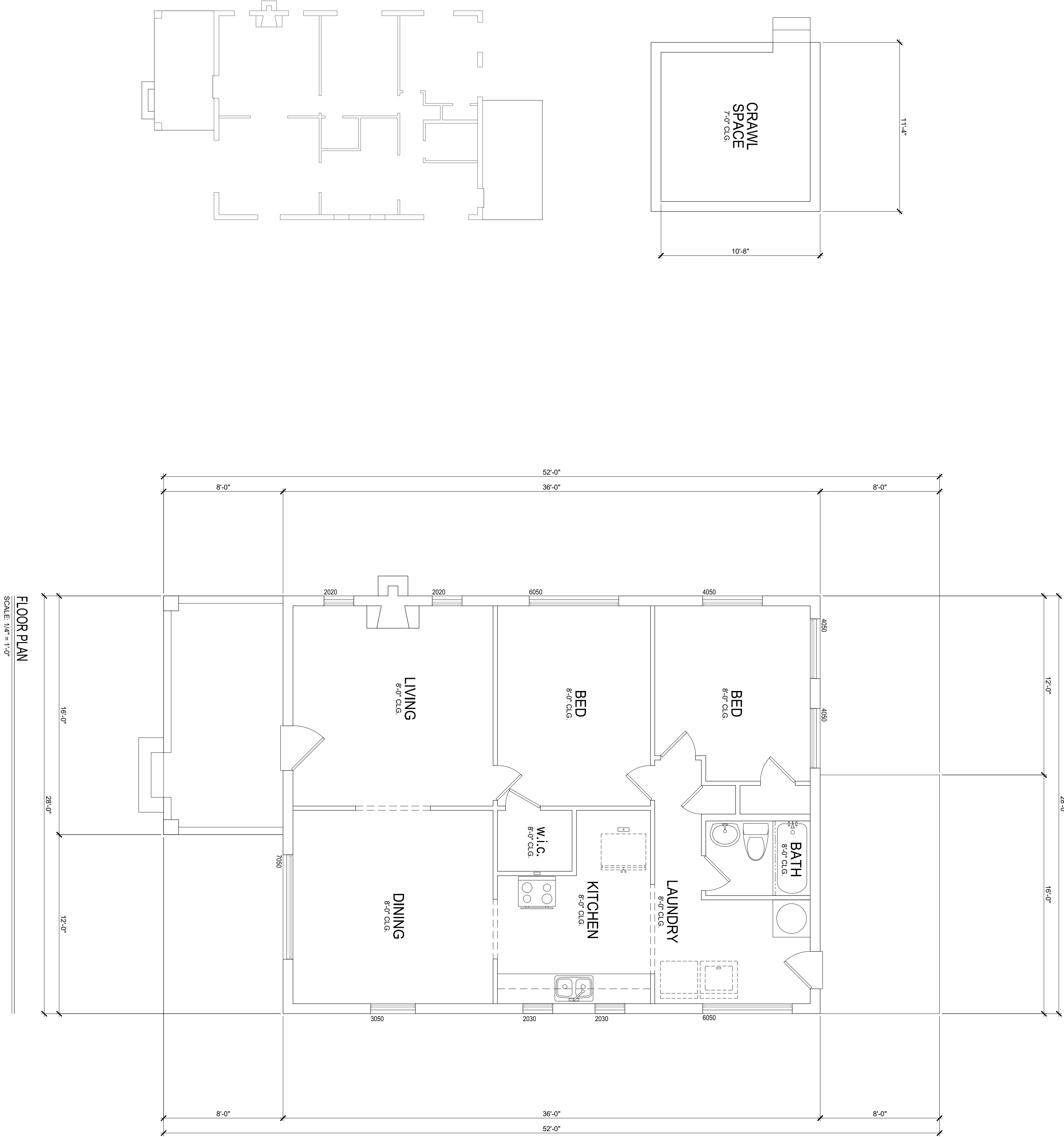
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





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DATE: February 22, 2024	
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ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
 HISTORIC NAME: N/A
 ADDRESS/LOCATION: 1630 N. 11th St.
 CITY/TOWN: Phoenix, AZ.
 TAX PARCEL NUMBER: 117-25-016
 OWNER: Johnson, Hannah
 OWNER ADDRESS:
 1630 N. 11th St.
 Phoenix, AZ 85006
 HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Vernacular
 CONSTRUCTION DATE: Circa 1925
 ARCHITECT/BUILDER: N/A
 INTEGRITY: Unaltered
 CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-016
 USGS QUAD: Phoenix, Arizona 7.5 Minute Series
 T 2N R 3E S 33 / 1/4 OF THE SW 1/4
 UTM

DESCRIPTION (contd.)

ROOF TYPE: Hipped
 ROOF SHEATHING: Asphalt shingle
 EAVES TREATMENT: Exposed rafters
 WINDOWS: 1/1 lights, wood, casement, plain flat
 ENTRY: Side, wood frame, sidelights, wood, 16
 lights
 PORCHES: Recessed, open rail, posts
 STOREFRONTS: N/A
 NOTABLE INTERIOR: N/A
 OUTBUILDINGS: Garage
 ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)35(w)35
 STRUCTURAL MATERIAL: Wood frame
 FOUNDATION MATERIAL: None
 WALL SHEATHING: Paint
 APPLIED ORNAMENT: Lattice at
 foundation

PHOTOGRAPH:
 PHOTOGRAPHER: Linda Laird
 DATE: Jan.'84 VIEW W, 3/4
 NEGATIVE NUMBER: R 26, f 1

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Vernacular style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☒ CENTRAL
SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

COMMENTS/DEVELOPMENT PLANS/THREATS:

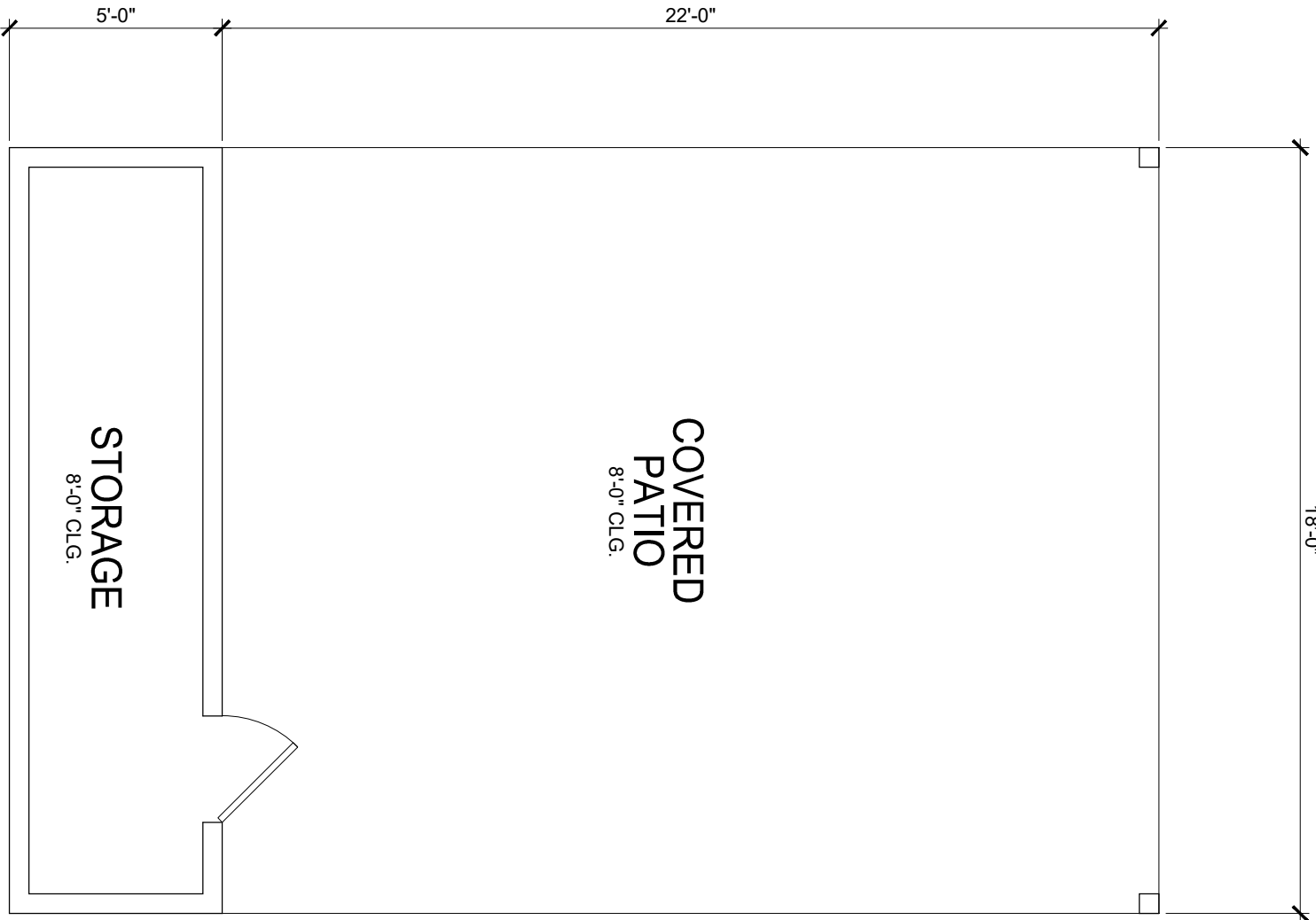
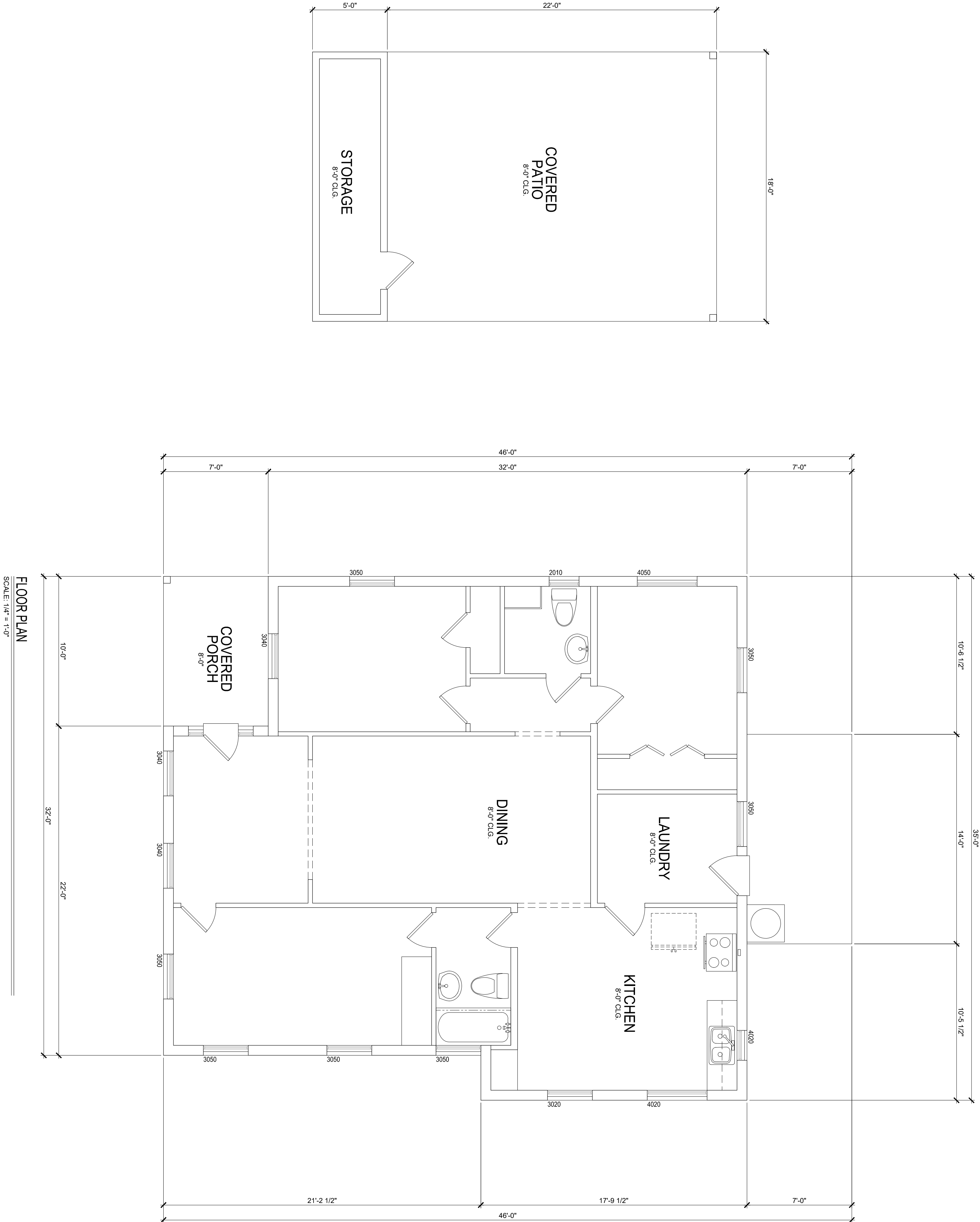
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





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ADG i6	
DATE: February 22, 2024	
Rev.	DATE:
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ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
 HISTORIC NAME: Elders House
 ADDRESS/LOCATION: 1634 N. 11th St.
 CITY/TOWN: Phoenix, AZ.
 TAX PARCEL NUMBER: 117-25-017
 OWNER: Turney, Iva
 OWNER ADDRESS:
 1634 N. 11th St.
 Phoenix, AZ 85006
 HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Bungalow
 CONSTRUCTION DATE: Circa 1925
 ARCHITECT/BUILDER: N/A
 INTEGRITY: Unaltered
 CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-017
 USGS QUAD: Phoenix, Arizona 7.5 Minute Series
 T 2N R 3E S 33 / 1/4 OF THE SW 1/4
 UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
 ROOF SHEATHING: Asphalt shingle
 EAVES TREATMENT: Exposed rafters, molded
 fascia, wood shingle, lattice
 WINDOW S: 1/1 lights, wood, double hung, arched
 ENTRY: Central, wood frame, arched, wood
 panel, 1 light
 PORCHES: Open, closed rail, piers
 STOREFRONTS: N/A
 NOTABLE INTERIOR: N/A
 OUTBUILDINGS: Garage
 ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS:(l)30(w)35
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: N/A
 APPLIED ORNAMENT: N/A

PHOTOGRAPH:
 PHOTOGRAPHER: Linda Laird
 DATE: Jan.'84 VIEW W, FF
 NEGATIVE NUMBER: R 25, f 20

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Martin M. & Maria Elders, 1928-1934.
RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.
CULTURAL ASSOCIATIONS:
ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood
MAJOR ARCH. FORM/MATERIAL:
ENGINEERING/STRUCTURAL:
DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.
DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☐ CENTRAL SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

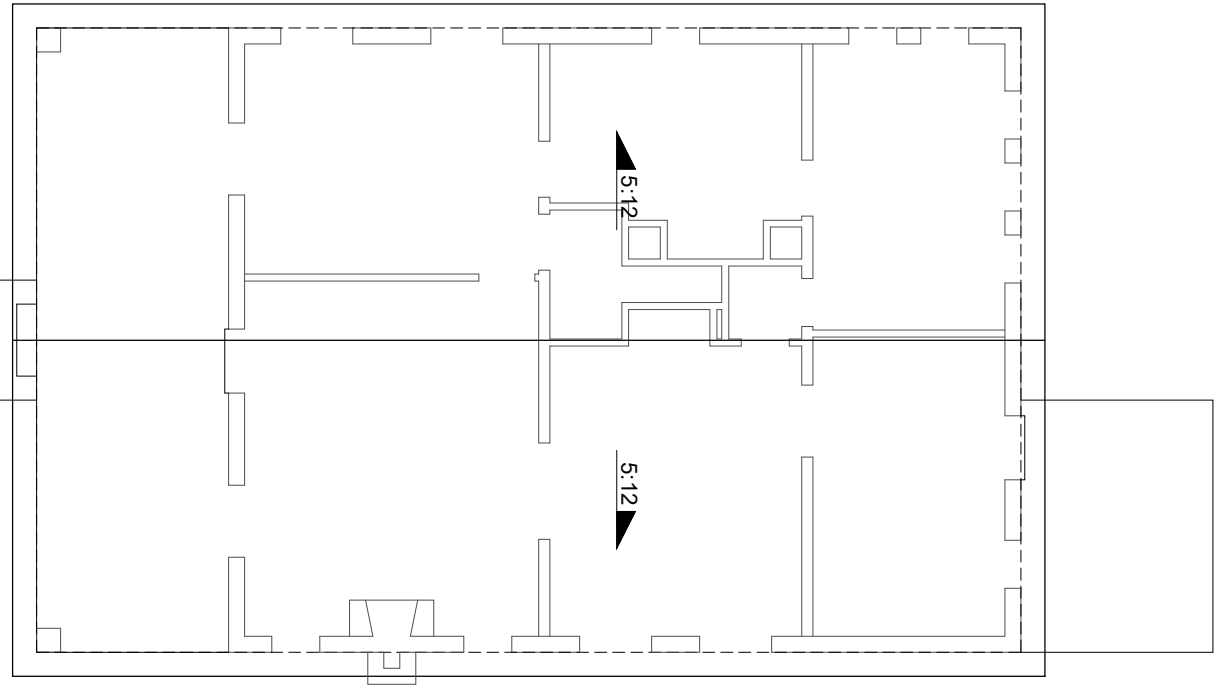
COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84

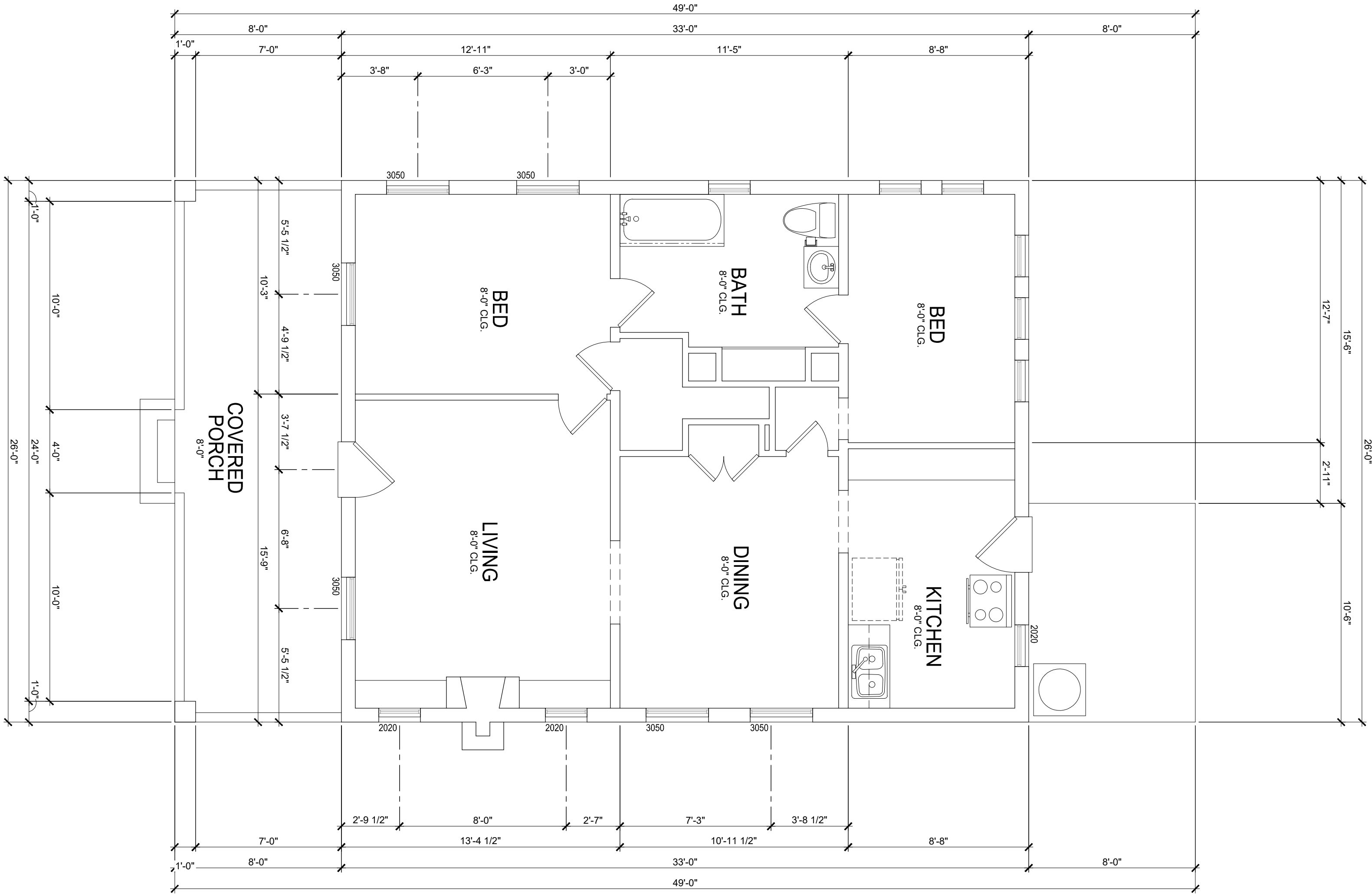






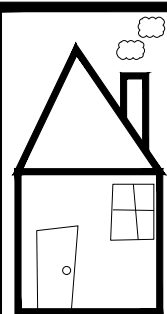
ROOF PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ADG

AARON
DRAWS
GOOD

EXISTING FLOOR PLAN

DRAWN BY:	ADG
DATE:	February 22, 2024
Rev.	DATE:
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PLAN#
1634 N 11TH ST

MUNICIPALITY
PHOENIX,
ARIZONA

SHEET NO.

A1.1

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Miller House
ADDRESS/LOCATION: 1638 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-018
OWNER: Pepping, Led
OWNER ADDRESS:
1634 N. 11th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Altered
CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-018
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, clapboard, lattice
WINDOW S: 5/1 lights, wood, double hung, arched
ENTRY: Off center, wood frame, arched, wood
panel
PORCHES: None, bracketed gablet over front
entry
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: Front addition

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)30(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 VIEW W, FF
NEGATIVE NUMBER: R 25, f 18

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Wilfred C. & Peggy Miller,
Miller Insurance Agency, 1928-1939.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban
development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado
Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes
built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☐ CENTRAL
SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

COMMENTS/DEVELOPMENT PLANS/THREATS:

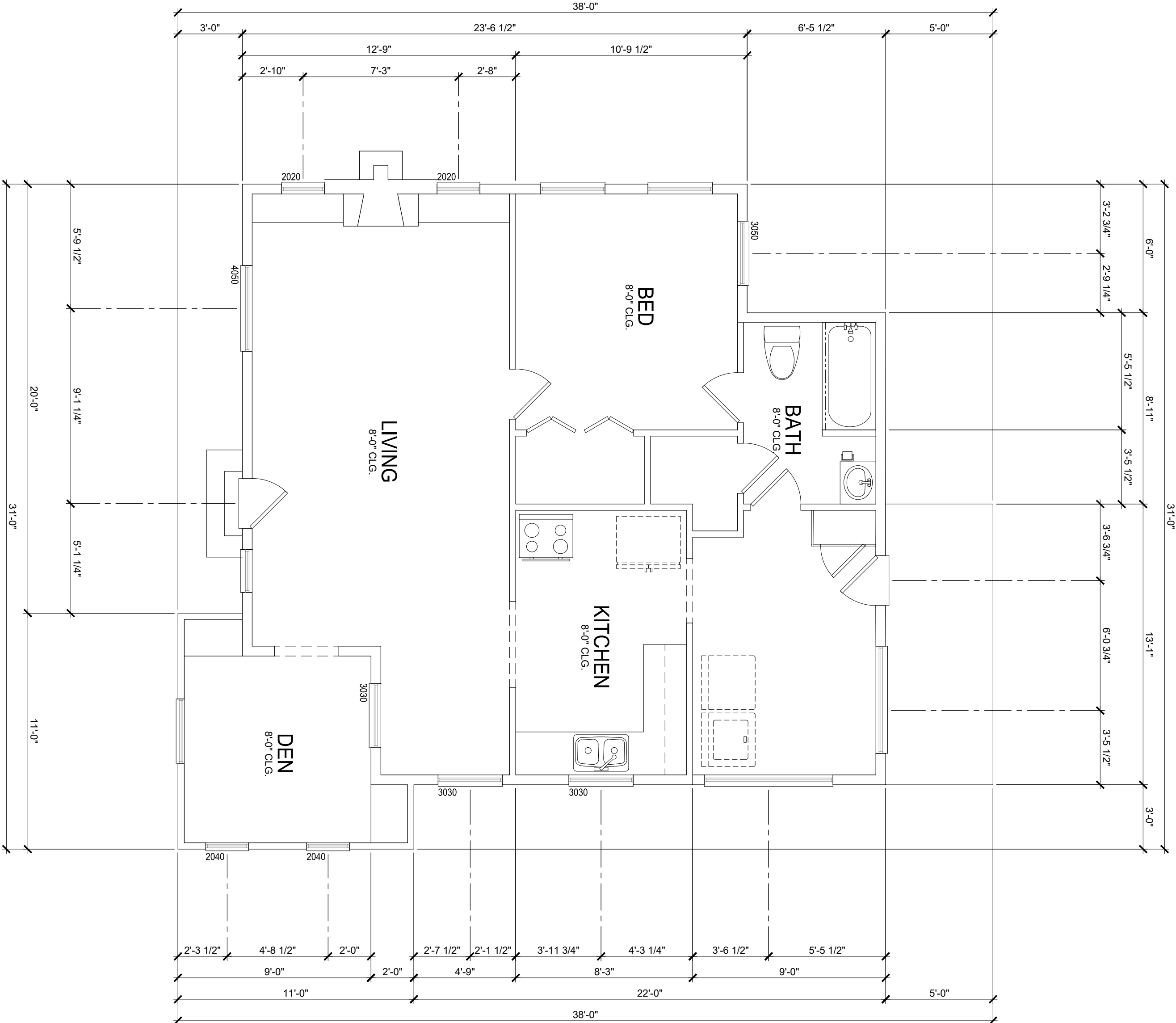
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84



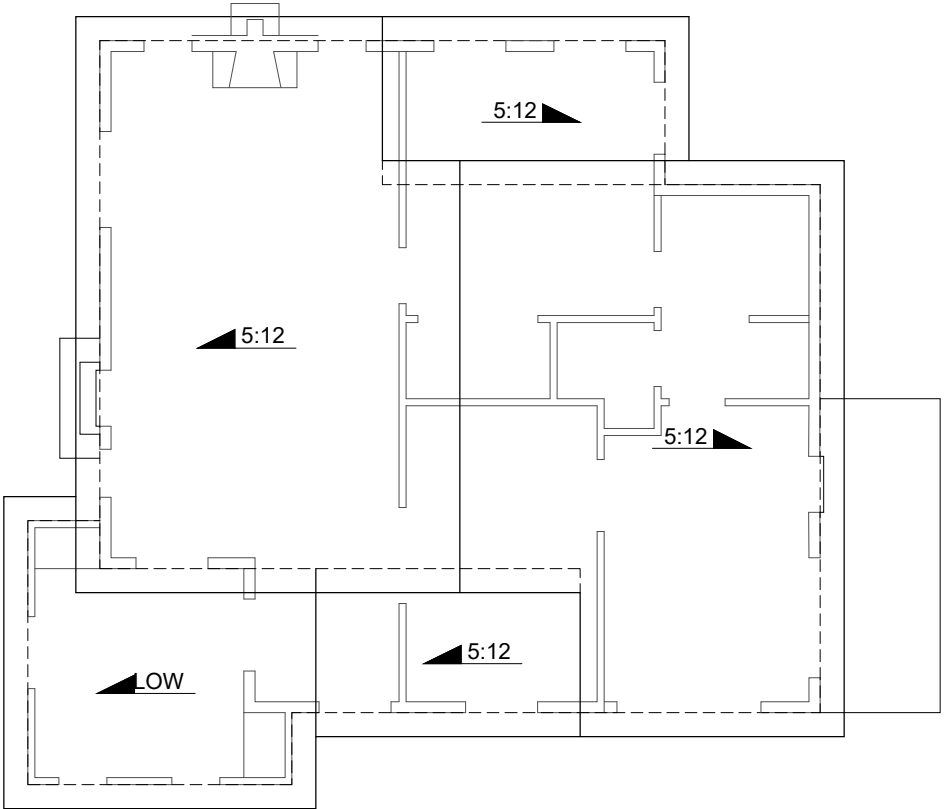


DRAWN BY:	ADG
DATE:	August 28, 2025
Rev.	DATE:
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FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Wilkens House
ADDRESS/LOCATION: 1642 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-019
OWNER: Reed, Wallace A.
OWNER ADDRESS:
4716 N. Dromedary Rd.
Phoenix, AZ 85018
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1927
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-019
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med. gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, clapboard, wood
WINDOWS: 4/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood, 15
lights
PORCHES: Closed with screen, no rail, piers,
gable, clapboard, wood
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)30(w)30
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan. '84 VIEW W, FF
NEGATIVE NUMBER: R 25, f 16

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE___ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT___ GOVERNMENTAL___ MILITARY___ RELIGION___
SCIENCE___ THEATRE___ TRANSPORTATION ☒ TOURISM___ OTHER(specify)___

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

Home of William E. & Elsie Wilkins,

Painter, 1928-1932.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL___ RESIDENTIAL STREET ☒ COMMERCIAL___ CENTRAL
SQUARE___ CBD:___ OTHER:___

BIBLIOGRAPHY/SOURCES:

City Directories

Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED___ DETERMINED ELIGIBLE___ DETERMINED NOT ELIGIBLE___ NOT EVALUATED___

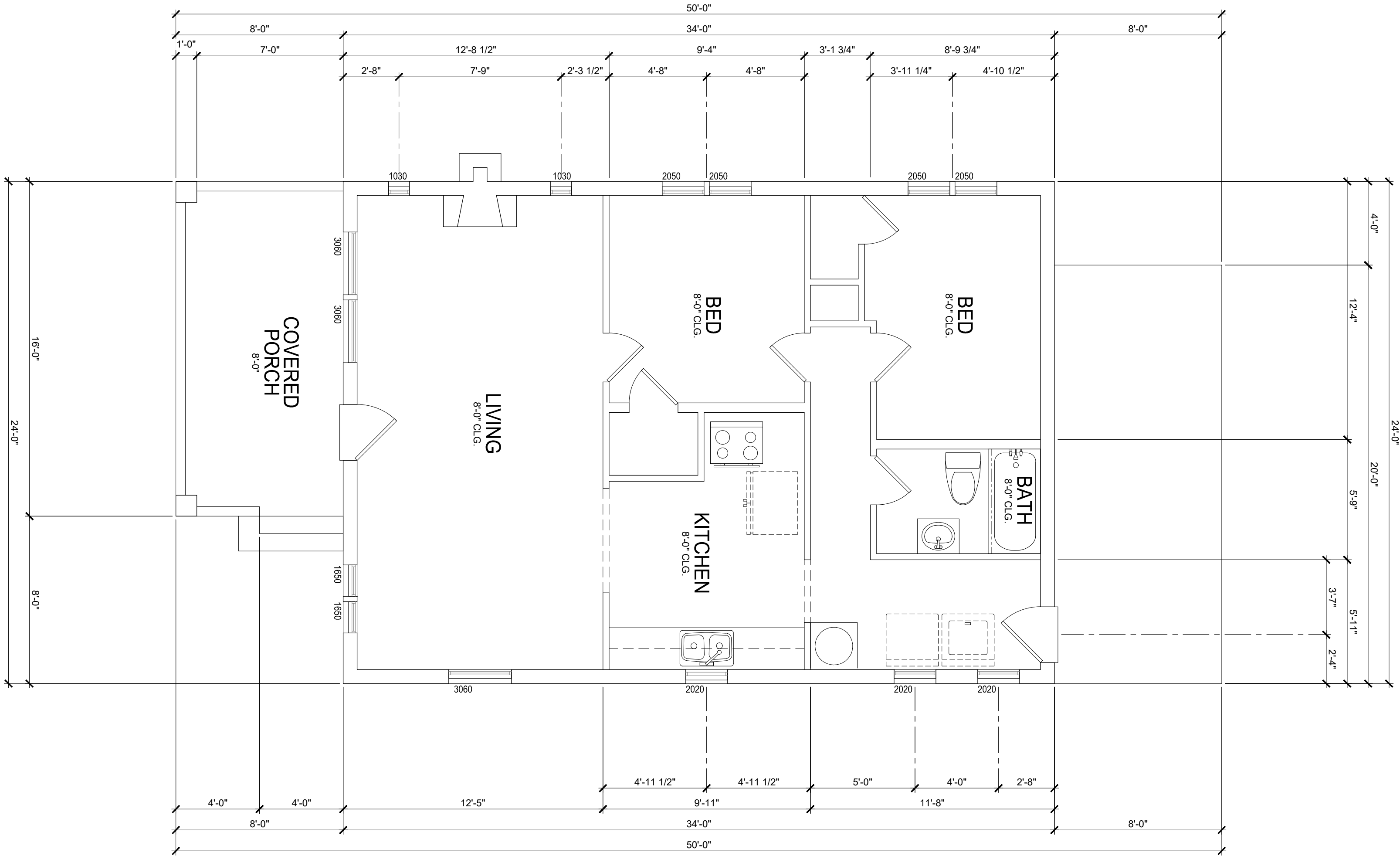
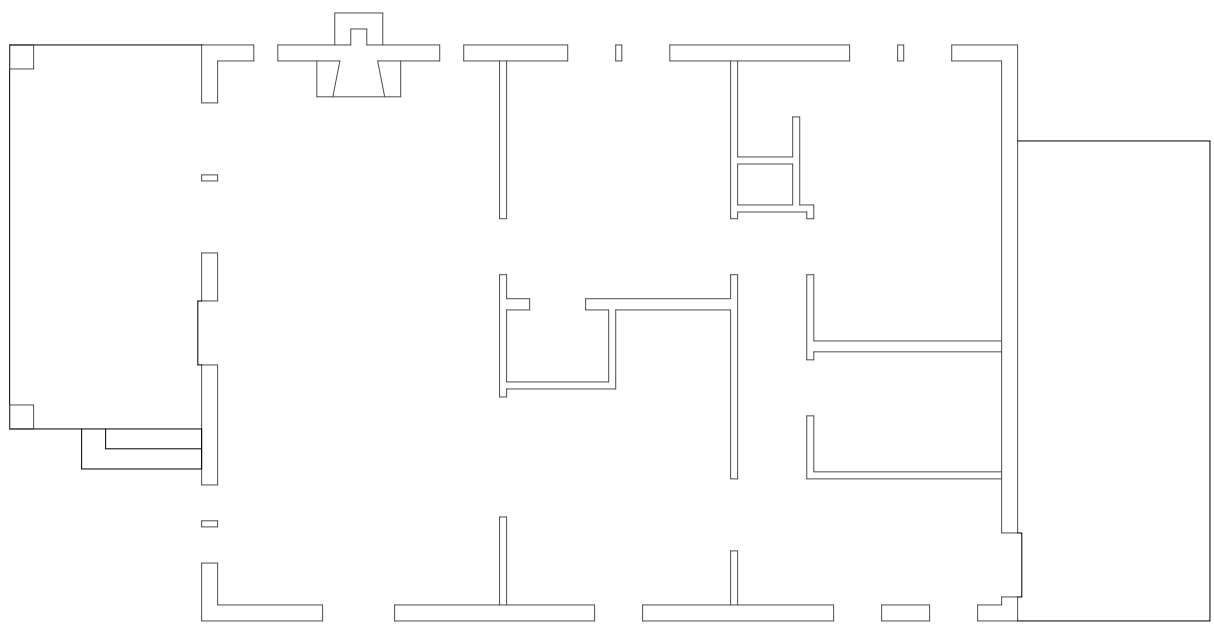
COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84







FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
 HISTORIC NAME: N/A
 ADDRESS/LOCATION: 1646 N. 11th St.
 CITY/TOWN: Phoenix, AZ.
 TAX PARCEL NUMBER: 117-25-020
 OWNER: Miller, Odell
 OWNER ADDRESS:
 1646 N. 11th St.
 Phoenix, AZ 85006
 HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Bungalow
 CONSTRUCTION DATE: Circa 1925
 ARCHITECT/BUILDER: N/A
 INTEGRITY: Unaltered
 CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-020
 USGS QUAD: Phoenix, Arizona 7.5 Minute Series
 T 2N R 3E S 33 / 1/4 OF THE SW 1/4
 UTM

DESCRIPTION (contd.)

ROOF TYPE: Low gable
 ROOF SHEATHING: Asphalt shingle
 EAVES TREATMENT: Exposed rafters + plain
 fascia, stucco, rectangular wood
 WINDOW S: 1/1 lights, wood, double hung, arched
 ENTRY: Central, wood frame, arched, wood
 panel
 PORCHES: Open, columns, gable, stucco,
 rectangular wood
 STOREFRONTS: N/A
 NOTABLE INTERIOR: N/A
 OUTBUILDINGS: Garage
 ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)25(w)35
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: Paint
 APPLIED ORNAMENT: N/A

PHOTOGRAPH:
 PHOTOGRAPHER: Linda Laird
 DATE: Jan. '84 VIEW W, FF
 NEGATIVE NUMBER: R 25, f 13

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☐ CENTRAL
SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





EXISTING FLOOR PLAN

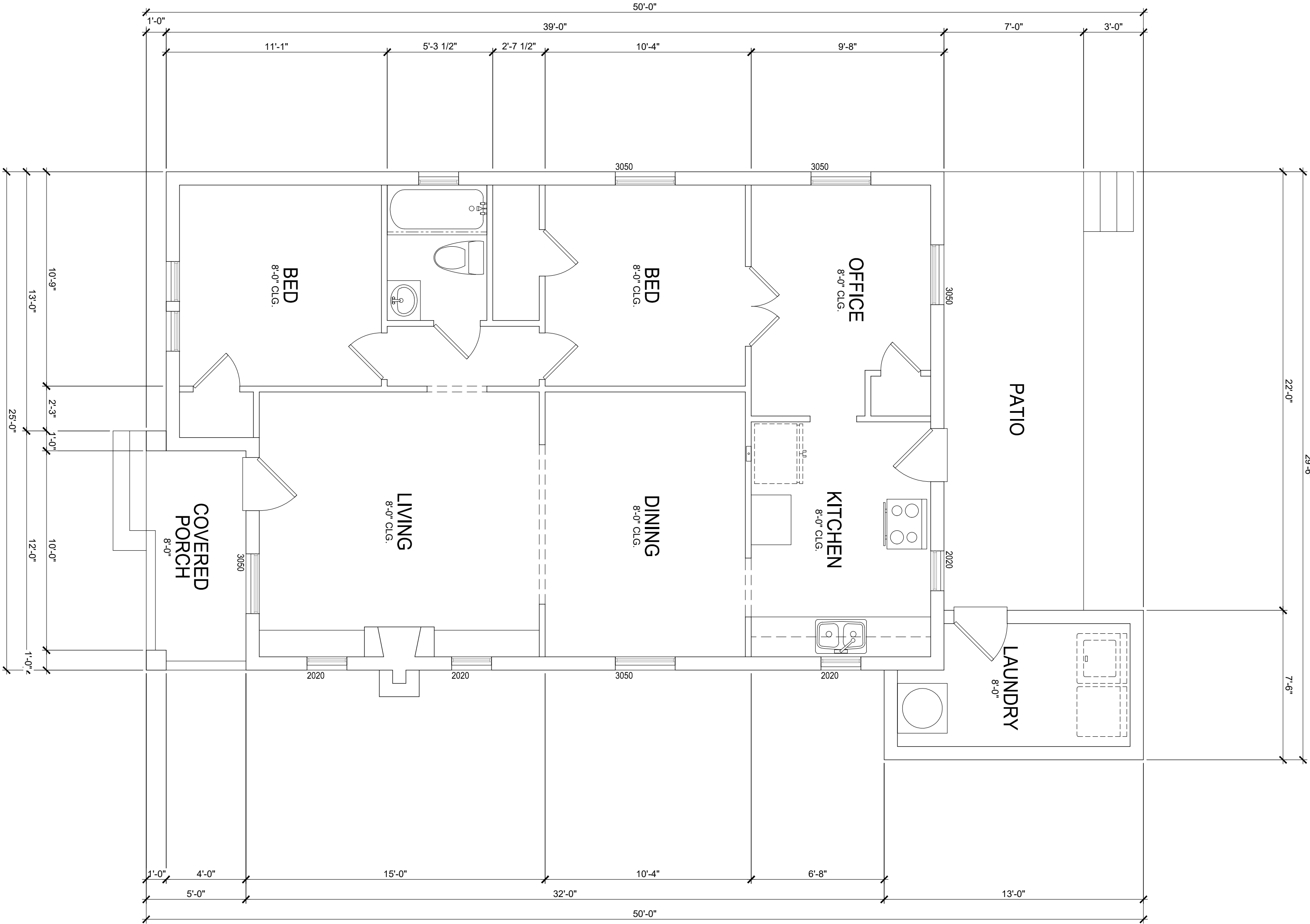
DRAWN BY:	ADG
DATE:	August 28, 2025
Rev.	DATE:
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PLAN#
1646 N 11TH ST

MUNICIPALITY
PHOENIX,
ARIZONA

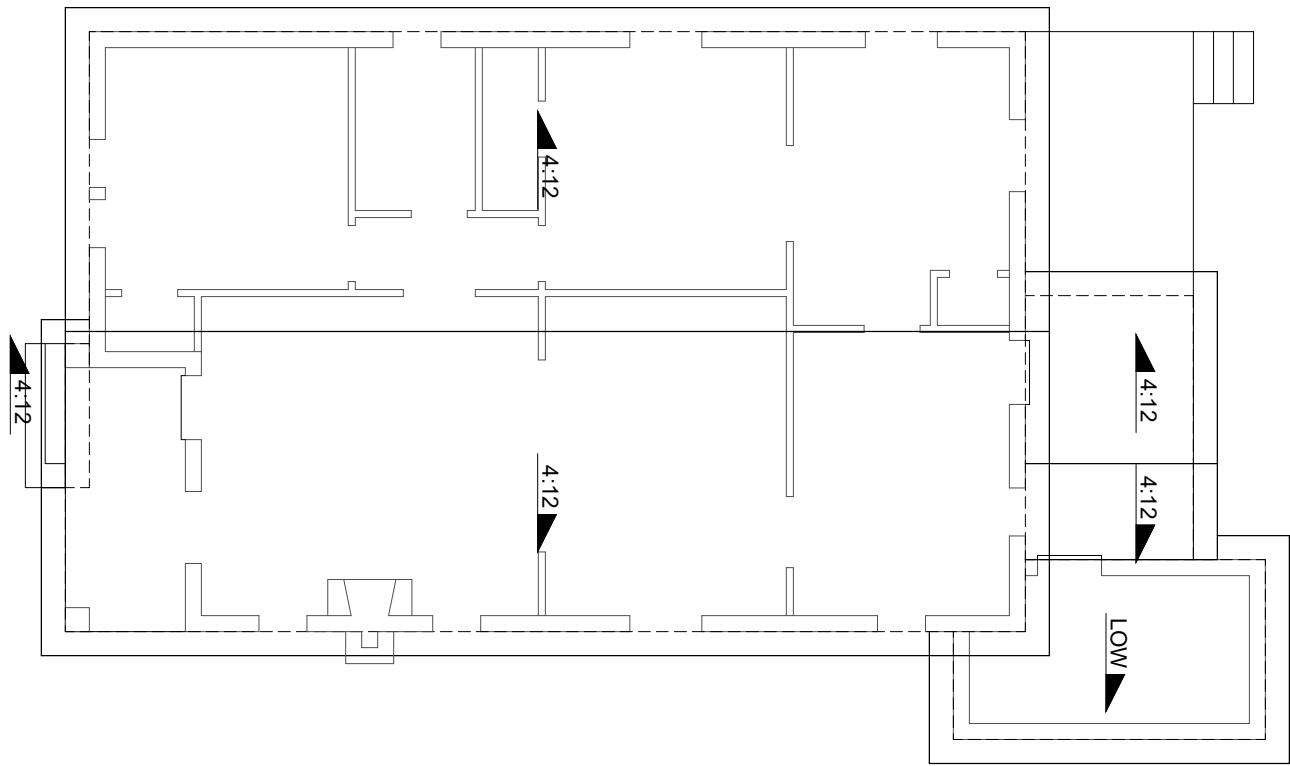
SHEET NO.

A1.1



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



Approval of Phil Gordon Threatened Building Grant - Dr. J. Eugene and R. Thomasena Grigsby House - 1117 N. 9th Street - District 8

This report requests the Transportation, Infrastructure, and Planning Subcommittee recommend City Council approval of a Phil Gordon Threatened Building grant of up to \$200,000 to assist with the rehabilitation of the historic Dr. J Eugene and R. Thomasena Grigsby House located at 1117 N. 9th Street.

THIS ITEM IS FOR CONSENT ACTION.

Summary

Located within the North Garfield Historic District, the Dr. J. Eugene and R. Thomasena Grigsby House was constructed in 1919 and acquired by the Grigsbys in the mid-1950s. In 1957, the Grigsbys infilled the front porch of the bungalow dwelling to create a "Front Porch Gallery" and in 1963 hired architect Joe B. Wong to design a rear slump block addition to serve as an art studio and archive for Dr. Grigsby, a prolific and nationally prominent artist.

The Grigsbys were both distinguished artists and civil rights leaders who received many honors and awards during their lifetimes. They were founders of the Garfield Organization, Artists of the Black Community (ABC), the Coalition of Black Organizations and Others for Artists (COBA), as well as other arts and cultural organizations and were supporters of the Phoenix Art Museum, Black Theatre Troupe, and many others. Both Dr. and Mrs. Grigsby lived out their lives residing at the property. Mrs. Grigsby passed away in 2008 at the age of 89, and Dr. Grigsby passed away in 2013 at the age of 94.

In 2004, the property was recognized as significant in the African American Historic Property Survey for its association with the Grigsbys. However, the association with the Grigsbys and the alterations they made to the property were not yet 50 years old, so the survey recommended the property be re-evaluated at a future date. Today, the association is 50 years old and the front porch enclosure has been reversed, so the property is now deemed individually eligible for its association with the Grigsbys and may be reclassified as a contributor to the North Garfield Historic

District.

In April 2025, the property was sold to a development group that intended to demolish the home after a long period of deferred maintenance. Artists and preservation advocates Greg Esser and Cindy Dach, who own the home next to the subject property, purchased it directly from the development group in order to preserve and restore it.

The owners submitted a threatened building grant application on September 9, 2025 requesting \$200,000 in funding (**Attachment A**). The owners are seeking funding assistance for the following eligible work items:

1. Selective demolition.
2. Asbestos abatement.
3. Roof repairs.
4. Window and door repair and replacement.
5. Porch rehabilitation.
6. Americans with Disability Act (ADA) improvements.
7. Historic outbuilding rehabilitation.

The cost of the entire rehabilitation project is estimated at \$600,578.56.

Staff recommends allocating the use of \$200,000 which is available from the 2023 General Obligation Bond Program - Historic Preservation.

If approved, the grant funds will be disbursed to the applicant on a reimbursement basis as work is completed and expenses verified.

Financial Impact

The requested amount is \$200,000. In exchange for the grant funds, the City will receive a 30-year conservation easement. The easement will require the property be preserved, insured, and maintained in good repair once rehabilitation is completed.

Concurrence

The Historic Preservation Commission recommended approval of this item on October 20, 2025, by a 7-0 vote.

Location

1117 N. 9th Street
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

September 9, 2025

We are requesting support from the City of Phoenix Phil Gordon Threatened Building Grant Program for the stabilization, restoration, and long-term preservation of the Dr. J. Eugene and R. Thomasena Grigsby home located at 1117 North 9th Street in the North Garfield Historic District. The property consists of a relatively stable 1919 Craftsman bungalow purchased by the Grigsby family in the mid-1950s, as well as a permitted 1963 artist studio addition which features a stunning stained-glass window designed and built by Dr. Grigsby at the north studio entry door.

The property was sold in April 2025 to a development group that intended to demolish the property for redevelopment after a prolonged period of deferred maintenance. As the only adjacent neighbor, we purchased the property directly from the development group at a significant markup in order to preserve and restore the property.

We had the incredibly good fortune to know Dr. and Mrs. Grigsby as neighbors and friends. The Grigsbys were significant civil rights leaders and community advocates as well as accomplished educators. They were each beloved inspirations to countless individuals and significant supporters and founders of significant community and nonprofit organizations.

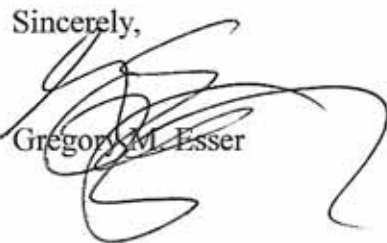
Our short-term goal for the property is to provide artist housing, continuing Dr. Grigsby's pioneering presence as an artist in downtown Phoenix. Our longer-term goal is to further develop the property to support use as an artist residency program and/or research center in partnership with an educational and/or institutional partner who can ensure the long-term preservation and operation of the property for future generations in a way that honors the legacy and significant contributions of Dr. and Mrs. Grigsby to the City of Phoenix and to the nation.

Eligible work items for which we are seeking support include but are not limited to replacement of roofing, restoration of exterior building features including the original 1919 porch fascia (where the porch enclosure was removed by a family member several years earlier), restoration of the 1919 exterior wood windows and doors, repair or replacement of exterior windows and doors in the 1963 addition (where the original doors and windows are no longer present and/or damaged beyond reasonable repair), rehabilitation of a rear outbuilding art studio, and modifications to increase ADA accessibility.

The renovation of the property is anticipated to cost approximately \$600,000.00. The eligible work items for which we are requesting support are anticipated to cost \$200,000.00. We anticipate the project will include a match of approximately \$400,000.00, exclusive of the cost of acquisition of the buildings.

We look forward to working with the City of Phoenix on the preservation of this culturally and historically significant home for future generations.

Sincerely,



Gregory M. Esser



Cindy B. Dach



In completing the application, please be as concise as possible, read all questions before answering to avoid repetition and write legibly in pen or type. You may include continuation sheets if needed. All required supplemental information must be included and be unbound.

I. APPLICANT COVER LETTER

Please include a cover letter from the property owner or authorized person submitting on behalf of the owner summarizing the request for grant funds. Briefly describe the overall project purpose and the eligible work items. Indicate the total project budget, dollar amount for eligible work items, the total amount requested and the match that will be provided.

II. APPLICANT AND PROPERTY INFORMATION

Applicant: Gregory M. Esser and Cindy B. Dach

Legal Name of Property Owner: same

Mailing Address: 1115 N 9th Street, Phoenix, AZ 85006

Phone: (602) 614-8727 Email Address: greg@gregesser.com

Property Address: 1117 N. 9th Street, Phoenix, AZ 85006

Historic District (or name of individually listed/eligible building): Dr. J. Eugene and R. Thomasena Grigsby House

Current Use of Property: residential

Is Property Vacant? ☐ Yes ☒ No If Yes, Length of Time Vacant? _____

Date Current Owner Purchased Property: April 10, 2025

Historic Preservation Office Use Only:

Historic Status:

☐ Individually Listed

☐ Eligible / Not Currently Listed

☐ Listing in Progress

☐ Contributor to Historic District

☐ Non-contributor with Contributing Potential

☐ Non-contributor without Contributing Potential

III. HISTORIC PROPERTY INFORMATION

- 1. Historical/Architectural Significance. Briefly describe the historical and/or architectural significance of your property, including the date of construction, architect/builder if known, construction method, original use of property and subsequent uses over the years.**

This property is distinctive architecturally, historically, and culturally. The primary home consists of a single-story Craftsman bungalow home constructed in 1919. The one-bedroom, one-bath bungalow was purchased by the Grigsby family in the mid-1950s. The home features divided light hinged windows and double-hung windows, five-panel interior doors, a fireplace with built-in cabinetry, a built-in dining room hutch, and a sleeping porch. Various alterations and additions both inside and outside of the bungalow resulted in enhanced preservation of many of the original 106-year-old building details including original glass in the divided light windows, preservation of original built-in cabinetry, and much of the original clear maple and Douglas fir wood flooring. In 1957, the family constructed a permitted enclosure of the front porch. The "Front Porch Gallery" as Dr. Grigsby referred to it, was one of the first, if not the first, informal art space in part of downtown Phoenix that would come to be known as Roosevelt Row. The home featured a significant collection of works by nationally prominent African American as well as Arizona artists and African art. In 1963, the family constructed a permitted slump block addition that served primarily as an art studio and archive for Dr. Grigsby's prolific work as an artist. The studio addition features a stained glass side light at the north entry door that was built by Dr. Grigsby. The Grigsby family occupied the home for approximately seven decades. Both Dr. and Mrs. Grigsby lived out their lives into their 90s residing in this property. The Grigsbys were significant civic and civil rights leaders and educators. They were founders of the Garfield Organization, Artists of the Black Community (ABC), the Coalition of Black Organizations and Others for Artists (COBA), and other arts and cultural organizations. They were supporters of the Phoenix Art Museum, Black Theater Troupe, and many others.

Page 1 of 6

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice / (602) 534-5500 TTY.

- 2. Property Description.** Briefly describe the primary exterior features of your property, including information on style and materials of exterior siding/finishes, roof, doors/windows, porches and any decorative or unique features of the property. For these features, indicate whether they are original or altered/replaced, and if they were altered/replaced when this occurred (if known).

This distinctive property is characterized by two distinct building styles in one connected single-family residential structure comprising approximately 2,400 square feet. The original building constructed on the site is a Craftsman bungalow built in 1919. This building features masonry construction with wood siding and tongue and groove wood eaves. The bungalow features hinged divided light windows and double hung windows in the eastern sleeping porch areas. The building also features a roof dormer. The front porch features fascia and four box columns. The porch was enclosed by the Grigsby family in 1957. The porch enclosure was removed after Dr. Grigsby passed away in 2013. The box columns and fascia were not repaired or replaced when the porch enclosure was subsequently removed. The 1919 concrete porch surface had been covered with plywood and bricks, and the original step and sidewalk to the porch were removed. The north fireplace chimney, visible in the 2008 survey photo, was removed at the roof line and capped with sheet metal and tar. The addition to the home is a slab on grade slump block addition built in 1963 and designed by Arizona architect Joe B. Wong of Wong Associates. This building features a stained-glass sidelight designed and created by Dr. Grigsby at the north entry door.

- 3. Historic Property Inventory Form.** Attach a copy of the Historic Property Inventory Form (if available from the City of Phoenix HP Office) for your property.
- 4. Photographs.** Attach color photographs showing overall site, street views, all exterior facades, close-up views of original/decorative features and areas where work is to be performed. Include interiors if the request includes interior work. Label views (i.e., north façade, east wood casement window).
- 5. Property Condition.** Describe the overall condition of the property, providing descriptive information on areas that are deficient or deteriorated. If an architectural or structural assessment has been performed, please attach. All requests for structural work need to include a structural assessment.

This property has incrementally experienced deferred maintenance for more than a decade bringing it to the brink of demolition while it has been continuously occupied. Exterior wood features have extensive dry rot. The sewer line was both plugged with debris and not connected to the main sewer line causing sewage backup inside the building. The roof membrane, comprised of both asphalt shingles and foam flat roof, has failed leading to extensive mold and water damage throughout the building interior, primarily to the flooring which requires extensive repair, replacement, and refinishing. A legally non-conforming electric service panel and weather head with no clearance above the asphalt shingle roof have been replaced to allow for installation of replacement asphalt shingle roofing. Deflection in the front porch and bungalow ridge line has been corrected.

- 6. Previous Rehabilitation Work.** Briefly describe previous rehabilitation work you have already completed on your property as well as work that you are aware of that was conducted by previous owners. List the major work items and the year work was done.

Immediate work to stabilize the exterior of the property and to secure the building has been undertaken. Work to stabilize the porch, regrade the property, paint over graffiti, and remove debris has been completed within the first thirty days of ownership. Work on exterior building skin including wood and stucco to repaint the exterior has been ongoing and continues. Asbestos was removed from the building in early July 2025. The original built in hutch was removed by The most recent occupant of the building removed the original built in hutch in the 1919 bungalow and removed the front porch enclosure.

IV. PROJECT INFORMATION

- 1. Project Purpose.** Describe the primary purpose and objectives for the proposed project for which grant funds would be expended, including the proposed use of the building. Will the building be occupied at the end of the project?

The primary purpose of this project is restore the building to provide artist housing and studio space in downtown Phoenix to continue and honor the legacy of the creative, educational, and community contributions made by the Grigsby family. The longer term goal for the project is to secure a long-term institutional partner with capacity to operate the property as a residential artist residency program, research center, and/or archive. The building will be occupied at the end of the project.

- 2. Contribution to Community Goals.** Describe how the project contributes to community values, city economic development goals and/or the city's downtown vision (if applicable). If you have coordinated with neighborhood or community associations (highly encouraged), please describe and attach documentation (letters of support).

This project serves arts, education, and historic preservation goals of the City of Phoenix through restoration and improvements to the home associated with the Grigsby family for seven decades. The home will continue to host and provide living and creative space for residential occupants. In the past, this home host hosted guests including Maya Angelou and Harry Belafonte. The Grigsbys were also friends with literary and artistic leaders including Langston Hughes, Hale Woodruff, Romare Bearden, and John Biggers. The home, and its contents, contain invaluable history that should be preserved for future generations. Dr. Grigsby was an early advocate for the creation of a city arts commission and he testified in support of that effort before the Mayor and Phoenix City Council leading to the creation of the Phoenix Office of Arts and Culture and Commission. Dr. Grigsby was also a founder of the Garfield Organization, the nonprofit that serves the community that this property is located in. Dr. Grigsby nurtured and encouraged thousands of artists over the course of his career as an accomplished educator, as did Mrs. Grigsby through her journalism and for her biology students. A letter of support from the Garfield Organization is attached.

- 3. Project Plan.** Describe how the proposed project fits into an overall plan to rehabilitate the building.

The primary short-term goal of this project is to re-elevate the property to a level of distinction worthy of its cultural, historical, and architectural significance and to pursue further designation of the property individually on both the City of Phoenix Historic Register and the National Historic Register after restoration. At the end of the first phase of work, the building will have new residential occupants. Longer term work on the project will refine restoration of architectural elements including the unique architectural design of the original masonry and wood front porch columns based on newly discovered photographic imagery of the property prior to subsequent modification.

- 4. Project Work Scope, Budget and Time Schedule.**

- a.) Cost estimates.** Cost estimates for all work items must be provided by licensed contractors, a construction estimator or other qualified individuals. Please attach actual estimates to the application. At least one cost estimate is required for each work item. The city HP Office solely determines if the estimates are adequate. If multiple bids are received, the applicant does not need to pick the lowest bid.
- b.) Itemized budget.** Include an itemized project list and budget for entire proposed project (including items not to be funded with Historic Preservation grant funds) using the form in Appendix A. While no match is required for the grant, the city is interested to know what additional funds will be used for the project.

EXAMPLE OF ITEMIZED BUDGET FOR A PROJECT:

Eligible Project Construction Items:

Repoint brick walls on east and south facades	\$	8,000.00
Repair/replace 16 wood-frame double-hung windows	\$	12,000.00
Structural roof truss repairs	\$	10,000.00
New built-up foam roof	\$	10,000.00

Eligible Architectural/Structural Expenses:

Structural analysis of roof trusses	\$	3,000.00
(Architectural studies/drawings must relate directly to grant-eligible work items only – cannot include work related to site plans, mechanical, electrical, plumbing, tenant improvements, etc. Can include pre-agreement expenses within 6 months of application.)		

A. Total Eligible Expenses **\$ 43,000.00**

Architectural/Structural expenses (limited to no more than 10% of request):

Amount \$ 3,000.00 Percentage of Total Request 7.0%

Ineligible Construction Work to be Funded by Other Sources:

Plumbing upgrades	\$	10,000.00
Repair and refinish wood floors	\$	15,000.00
Bring two bathrooms up to ADA compliance	\$	10,000.00
Electrical rewiring	\$	15,000.00
Installation of elevator to meet building code	\$	12,000.00

B. Total Ineligible Work Items: **\$ 62,000.00**

C. Total Project Cost (A + B) **\$ 105,000.00**

- c.) **Descriptions of work items.** Include narrative descriptions for all itemized work items proposed for Historic Preservation grant funding. Attach on a separate sheet using Appendix B. If contractor bids/cost estimates included detailed descriptions, this item may not be necessary.

Ex. of narrative description for one work item:

Repair 16 wood-frame double-hung windows. Project will replace two windows beyond repair in-kind to match existing. Fourteen windows need frame repair (new ledger, header and/or sill), sash repairs/replacement and some new glass panes to replace missing and broken glass. Refer to attached window-by-window assessment and itemization from contractor.

- d.) **Detailed time schedule and work sequence.** Please attach a detailed time schedule for all proposed work items related to the full completion of this project – inside and out. This should include items funded and not funded by the grant program. Please list out work items sequentially in the order that they will be performed with approximate start and end dates for each work item. The time schedule should address architectural/engineering work; permit schedule; beginning of construction work; performance of all work items; and project completion.

5. Project Financial Information.

Provide information regarding financial capability of owner to complete the project. Such information should include: Proforma profit/loss statements for the business proposed, bank statements or other evidence that owner can obtain a loan from a bank, financial or lending institution to complete the project. If the project is proposing to use federal tax credits, grants or other financial incentives, please provide evidence and information on the contribution of these sources and the status of these applications.

6. Drawings/Building Assessments. Please attach:

- a.) Scaled site plan** showing location of property lines, primary buildings, all outbuildings and fences and walls. (This can be hand drawn or professionally drawn) If additions, demolitions or other site changes are proposed, please indicate on site plan. Indicate all areas of proposed work on the site plan. (Note: Historic Preservation grant funds cannot be used for site work, new additions or demolition of historic buildings or building features.)
- b.) Conceptual Architectural plans or elevations** drawn to scale showing all building facades on which work is to be performed, with notes depicting locations/description of specific work items. Include roof plan when structural roof work is proposed. Color elevations are strongly encouraged. HP staff may agree to waive plans and elevations on a case-by-case basis depending on project circumstances and scope of work.
- c.) Structural or architectural building assessments** that have already been completed for this building(s) where applicable.

V. INFORMATION ON PRIMARY LIENHOLDERS

The city's purchase of the Conservation Easement requires the consent of all lienholders. A title report will be obtained by the city to verify all information provided. Accuracy of this information is critical. Consent from the lienholder(s) must be received prior to disbursement of any funds.

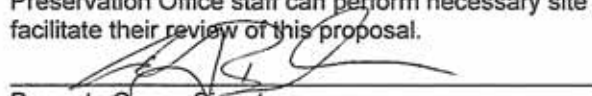
- 1. Primary mortgage company: Richard Melikian (private lender)
Contact person: Richard Melikian
Correspondence address: _____
(Note: This is usually different than the payment address) _____

Company telephone number: _____
Company fax number: _____
Loan number: _____
- 2. Secondary mortgage company: _____
Contact person: _____
Correspondence address: _____
(Note: This is usually different than the payment address) _____

Company telephone number: _____
Company fax number: _____
Loan number: _____

VI. SIGNATURE

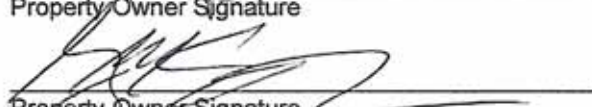
I declare that I have reviewed the Program requirements, including the Program Summary and all sample legal agreements, and am submitting this application in accordance with those requirements. All information submitted is true to the best of my knowledge and belief. I acknowledge that any error may affect its review and approval. I understand that if I wish to change any aspect of the project after it has been approved, I must obtain the written consent of the city Historic Preservation Office. I also understand that I will be required to obtain a Consent Agreement from my lienholder(s) and will sign and abide by the terms of the Deed of Conservation Easement and the Program Agreement. I understand and agree that the city Historic Preservation Office staff can perform necessary site visits on my property at mutually agreed upon times to facilitate their review of this proposal.



Property Owner Signature

09/04/2025

Date



Property Owner Signature

09/04/2025

Date

An electronic submittal of the complete application packet (including all attachments) should be emailed to the assigned staff member or to the following address:

historic@phoenix.gov

File sizes that exceed 25 MB must be sent in separate emails. Files may also be uploaded to Serv-U, the city's official file sharing site. Please contact staff for a link, if needed.

CITY OF PHOENIX / 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 forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: AAHPS-017 Survey Area: African American Historic Property Survey

Historic Name(s): Eugene & Thomasina Grigsby House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 1117 N. 9th Street

City or Town: Phoenix ☐ vicinity County: Maricopa Tax Parcel No.: 116-31-140

Township: 1N Range: 3E Section: 4 Quarter Section: 12-29 Acreage: _____

Block: _____ Lot(s): _____ Plat (Addition): _____ Year of Plat: _____

UTM reference: Zone: _____ Easting: _____ Northing: _____ USGS 7.5' quad map: Phoenix

Architect: _____ ☒ not determined ☐ known source: _____

Builder: _____ ☒ not determined ☐ known source: _____

Construction Date: ca. 1930 ☒ estimated ☐ known source: Maricopa County Assessor data

STRUCTURAL CONDITION:

☒ Good (Well-maintained; no serious problems apparent)

☐ Fair (Some problems apparent) Describe: _____

☐ Poor (Major problems; imminent threat) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Historic Use: Domestic

Single dwelling

Building Type: Individual Residence

Present Use: _____

Sources: _____

PHOTO INFORMATION

Date of photo: 08/14/04

View Direction (looking towards):

East

Negative No.: _____



SIGNIFICANCE

To be eligible for the Phoenix/Arizona/National Register, 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.

- 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 the local community.)
- B. PERSONS (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 represents the work of a master, or possesses high artistic values.)

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

INTEGRITY

To be eligible for the Phoenix/Arizona/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)
 Bungalow style house with broadside gable

 Porch enclosed, entrance moved to north side (exact date unknown, materials indicate ca. 1960s)

3. SETTING (Describe the natural and/or built environment around the property)

Describe how the setting has changed since the property's period of significance:

4. MATERIALS (Describe the materials used in the following elements of the property)
 Walls (structure): brick Foundation: _____ Roof: asphalt shingle
 Windows: aluminum frame on front façade, wood windows on sides/rear of structure
 If the windows have been altered, what were they originally? _____
 Wall Sheathing: brick on 1930 portions, stucco / wood siding on modified areas
 If the sheathing has been altered, what was it originally? natural brick

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 ☐ Non-contributor to _____ Historic District
 Date Listed: _____ ☐ Determined eligible by keeper of National Register date: _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of HPO 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: Age: (see continuation sheet)

FORM COMPLETED BY

Name and Affiliation: David Dean / Athenaeum Public History Group

Date: 09/30/04

Mailing Address: 628 W. Portobello Ave, Mesa AZ 85210

Phone No.: (480)251-7177

CITY OF PHOENIX / STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

AAHPS-017

name of property Eugene & Thomasina Grigsby House

Continuation Sheet No. 1

SIGNIFICANCE

B. PERSONS:

Associated with Historic Context African American History in Phoenix, 1868-1970

Eugene and Thomasina Grigsby were prominent members of the African American community who are significant for their work as educators and civil leaders. Thomasina worked as a journalist, writing articles for African American newspapers around the country. She publicized incidents of discrimination, trying to raise awareness of events in Phoenix. When officials at the Greenwood Cemetery refused to allow a Black Korean War veteran to be buried there, she wrote about it. Due to this negative publicity, the Greenwood Cemetery changed its policy and the man was buried there. Eugene Grigsby taught art at Carver High School. He worked to develop students' abilities and skills, while also helping to improve their conception of identity through drawing, painting, photography and pottery. Later, he worked as an art instructor at Arizona State University. The Grigsbys and their sons were active in the Civil Rights Movement also.

ELIGIBILITY

Age: Alterations to house are associated with the Grigsbys. Because of the extent of the alterations, it is recommended ineligible at this time. Re-evaluate property when the alterations have achieved fifty years.

1117 N 9th Street Existing Conditions as of April 10, 2025



Front porch facade (view looking east). Glass has been removed from the front door and south porch window for installation of an air-conditioning unit. The toilet is on the front porch.



Detail of front porch (view looking south) showing layer of bricks on top of original concrete porch deck. Deficient spliced 2 x 4 porch supports, missing fascia, and damaged porch ceiling are also visible.

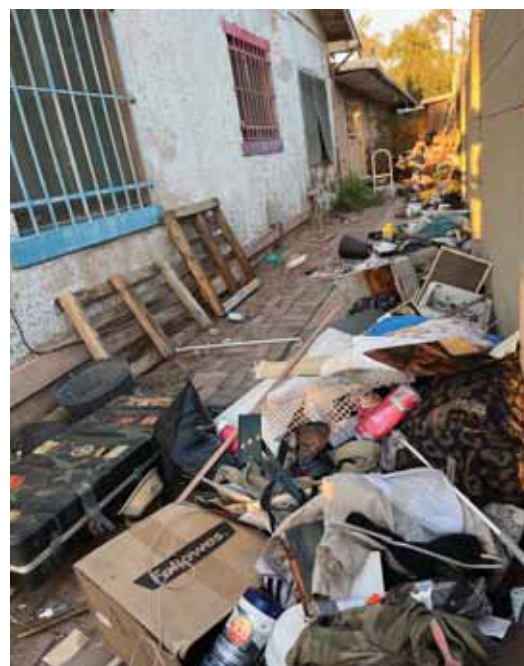


Front porch and north side yard (view looking southeast). Dead vegetation will be removed with stumps ground out, and cedar



fencing which encloses the north side yard and obstructs the view of the north studio entry door will be removed.

Wood and debris fire hazard in north enclosed side yard.



Side yard and 1963 studio addition (view looking east). Security bars will be removed from windows.

1117 N 9th Street Existing Conditions as of April 10, 2025



North studio exterior side yard (view looking east) where block wall has been removed and carport entrance where rolling gate has been disabled precluding use and access to covered parking.



South studio side yard and south studio door (view looking east). Debris including filled cat litter boxes with swarms of flies, graffiti, and debris which blocked the use of the door.



Exterior graffiti and mounding of soil, gravel, and debris to preclude vehicular access to the public alleyway (negatively impact neighboring properties on the north side of the alleyway) and inoperable rolling gate to the rear yard of the property (view looking southeast from the public alleyway).



Exterior graffiti, debris, and a deep crater with mounding of soil, gravel, and debris in the rear yard (view looking south from north property line).

1117 N 9th Street Historic Photos Found Inside Property



The first photograph found inside the property was taken prior to the 1957 porch enclosure. From left to right: Grigsby family friends Velma Howell and Gerald Howell from Memphis, TN, Rosalyn Thomasena Grigsby, Marshall Grigsby, and Dr. J. Eugene Grigsby. The house number, partial porch column, and lintel above the original front door are visible.



Rosalyn Thomasena Marshall Grigsby seated in the outdoor area in the north side yard outside of the 1963 studio addition. The stained glass sidelight next to the studio door is visible. This area was later enclosed by the Grigsby family.

Photo caption information provided by Marshall Grigsby.



Another photograph found later inside the house shows the more ornate design of the original 1919 bungalow front porch columns as well as the original parameters and overhang eaves of the roof dormer.



This photograph was taken shortly after the home was acquired from the probate court in the mid-1950s. The family is painting the original built-in hutch in the dining room of the 1919 bungalow. This hutch had been removed sometime in the past decade and will be restored as part of the scope of this renovation project. Left to right: Dr. J. Eugene Grigsby, Marshall Grigsby, Rosalyn Thomasena Marshall Grigsby, and Reverend Cephas. The divided light window is also visible.

1117 N 9th Street Oblique Aerial View ca. 1957



The oblique aerial photograph shows the southwest front porch column, south facing windows, sidewalk from 9th Street to the front porch, and the original location of the metal-clad garage building which was later relocated to the east property line to make room for the 1963 studio addition.



This photograph, taken before the 1963 studio addition, shows Eugene Grigsby III with camera, Dr. J. Eugene Grigsby, Jr. in the foreground opening gifts, and two friends. The low curved wall in the background was built to enclose this north side yard gathering area, then a concrete surface. The metal-clad garage building is visible in the rear yard as well as a portion of the bedroom window opening and three double hung windows in the sleeping porch area and the original electric service panel which was replaced as part of this project. This photograph was previously provided by the Grigsby family for publication in the Arcadia photo history book titled Phoenix's Roosevelt Row.

1117 N 9th Street Existing Conditions as of April 10, 2025



North studio side yard (view looking west) with furniture, cast iron tub left outside, broken sleeping porch window, furnishings, and debris. Some of Dr. Grigsby's artwork was scattered among the debris outside and consequently damaged.



Adverse enclosure and complete obstruction of the north studio entry door and sidelight will be removed.



This metal-clad garage building was relocated to the east property line to make room for the 1963 studio addition. The building served as an art studio for Dr. Grigsby. This building will be rehabilitated as part of this project.



Transaction Receipt from ALLIANCE LAND SURVEYING for \$2000.00 (USD)

1 message

Mon, Apr 21, 2025 at 3:41 PM

Order Information

Description: 1115 & 1117 N. 9th St. Phoenix, AZ

Invoice Number 250412

Customer ID

Billing Information

Shipping Information

Item	Name	Description	Qty	Taxable	Unit Price	Item Total
Survey	Boundary		1	N	\$2000.00 (USD)	\$2000.00 (USD)
Shipping:						\$0.00 (USD)
Tax:						\$0.00 (USD)
Total:						\$2000.00 (USD)

Payment Information

Date/Time: 21-Apr-2025 15:41:04 PDT

Transaction ID:

Payment Method:

Transaction Type:

Auth Code:

Merchant Contact Information



Job #256810956

[Sales] Foam & Coating Proposal and Acceptance

Owner Name

Greg Esser

Project Address

1117 North 9th Street, Phoenix, AZ 85006 USA

To furnish material, labor and equipment for the completion of the roofing in accordance with the following:**Project Area**

16square foam tear off come back with 16 square, install new edge metal white, new vent flashings apply 1 inch foam with two gallons of coating White.

Project

- ☒ Tear off existing roofing to wood deck and haul away. Any wood replacement, if needed, will be determined at time of tear off.
- ☒ Clean and prepare existing roof to accept overlay application
- ☒ Install 1" (+/- 1/4") Sprayed Polyurethane Foam (between 2.5 and 2.8 density)
- ☒ Furnish and install all metal flashings as needed where applicable
- ☒ Raise all vent jacks, A/C or cooling units, and apply foam and coating underneath
- ☒ Install elastomeric roof coatings
- ☒ ~27-30 dry mils (3 gallons per 100 sq.ft.)

Drip Edge Color

White

Coating Color

White

Parapet wall options:

Clean up and Disclosures

- ☒ Clean up all roofing related debris on the roof and ground
- ☒ All work to conform to manufacturer's specifications and all state and local codes
- ☒ Lyons Roofing is not responsible for re-alignment of satellite dishes, antennas, or gutters

Lyons Roofing Workmanship Warranty

Lyons Roofing Transferrable Limited Workmanship Warranty upon completion and full payment.
Years:

10

Manufacturer Material Warranty

Details provided to property owner or manager upon job completion and full payment.
Years:

10

Warranty Requirements

20 year foam system requires Lyons Roofing to administer one of the following elastomeric re-coat schedules. Re-coat pricing is exclusive from this agreement.

☒ 3 gallon re-coat between years 8 and 10

Additions or Changes

-

**Owner or Owner's Authorized Agent
Signature**

*

Authorization Date

2025-04-24



INVOICE

2506-706053 PAGE 1 OF 1

SOLD TO	SHIP TO
Cash Sales	Greg Esser Cash Sales 1117 N 9th St greg@gregesser.com 85006 602-614-8727

ACCOUNT	JOB
CASH	0
SOLD ON	6/19/2025 9:45:27 AM
DELIVER ON	6/19/2025
BRANCH	1000
CUSTOMER PO#	
STATION	JR1
CASHIER	JR
SALESPERSON	
ORDER ENTRY	SK

Put on the north side.

CALL ALL CUSTOMERS BEFORE ALL DELIVERIES. P/U DALLAS

Quantity	UM	Item	Description	D	T	Price	Per	Amount
Order: 2505-C03673								
432	LF	SOLUMBERLF	3/4" X 5-1/4 (5" FACE) POPLAR T&G V-GROOVE WITH CENTER-V Run to Customer Sample Approximate 2-3 week lead time. @SPELL		Y	3.7500	LF	1,620.00
1	EA	85006-DELIVERY	Delivery Charge to Phoenix All deliveries are curbside only. If the customer requests a delivery driver to enter on a sidewalk, driveway, alley, or pavers, the owner assumes all responsibility for any tire, oil, or any other damage incurred.		N	50.0000	EA	50.00

Payment Method(s)

AZ 8.60%	SubTotal	1,670.00
	Sales Tax	139.32
	Deposit	-1,809.32
Please Pay This Amount		0.00

All Sales Final on Special Order Items. Items left in our yard for a period of 14 days will be returned. All Returns/Exchanges of items must be done within 5 days of receipt and may be subject to a Restock Fee. If applicable, Convenience Fee is NON-Refundable.

Signature



2435 E University Dr.
Phoenix, AZ 85034
Phone: 602-254-0122 Fax 602-254-0144

Invoice

Date	Due Date
7/15/2025	8/14/2025

Bill To
Gregory Esser 1117 N 9th St Phoenix Az 85006

Invoice #
25-135

Terms
Net 30

P.O. No.	Project
	25-135 1117 N 9th St Abatement

Description	Rate	Qty	Amount
Provided AHERA Supervisor and Tech to remove and dispose of floor tile mastic and trasite flue pipe in areas identified at job walk. Provided third party smapling and report (\$600). All work completed at 1117 N 9th Street, Phoenix.	5,823.00		5,823.00

<i>"Environmental Solutions for the Next Generation"</i>	Subtotal	\$5,823.00
	Balance Due	\$5,823.00
	Payments/Credits	\$0.00
All invoices are payable in full by the above due date. All unpaid invoices or open balances are subject to collection fees applicable under the current state law	Total	\$5,823.00



Contract - Detailed

Sales Rep Name: Lobue, Frank
Sales Rep Phone: 480-407-8653
Sales Rep Fax:
Sales Rep E-Mail: lobuefn@pella.com

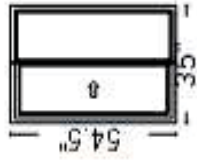
Phone: Fax:

Customer Information		Project/Delivery Address	Order Information
Greg Esser 1117 N 9th St Phoenix, AZ 85006-2734 Primary Phone: (602) 6148727 Mobile Phone: Fax Number: E-Mail: gregorymarkesser@gmail.com Great Plains #: 1008606772 Customer Number: 1012375822 Customer Account: 1008606772		Greg Esser - 1117 N 9th Street , Phoenix, AZ, US 1117 N 9th St Lot # Phoenix, AZ 85006-2734 County: Maricopa	Quote Name: Greg Esser - 1117 N 9th Street , Phoenix, AZ, Order Number: 835FLA9B2 Quote Number: 19491162 Order Type: Installed Sales Payment Terms: Deposit/C.O.D. Tax Code: NON-TAX Quoted Date: 5/8/2025

Line #	Location:	Attributes		
		Item Price	Qty	Ext'd Price
10	s sleeping porch	\$5,281.52	1	\$5,281.52
 PK # 2202 Pella 250 Series, 3-Wide Double Hung, White 1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Bottom Sash Only Performance Information: U-Factor 0.27, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00056-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL16813, STC 26, OITC 22, Clear Opening Width 22.454, Clear Opening Height 22.339, Clear Opening Area 3.483333, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille. 2: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Bottom Sash Only Performance Information: U-Factor 0.27, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00056-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL16813, STC 26, OITC 22, Clear Opening Width 22.454, Clear Opening Height 22.339, Clear Opening Area 3.483333, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille. 3: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Bottom Sash Only Performance Information: U-Factor 0.27, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00056-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL16813, STC 26, OITC 22, Clear Opening Width 22.454, Clear Opening Height 22.339, Clear Opening Area 3.483333, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille. Vertical Mull 1: FactoryMull, 1/2" Integral Mullion Vertical Mull 2: FactoryMull, 1/2" Integral Mullion				

Line #	Location:	Attributes			
15	laundry	Pella 250 Series, Sliding Window, Vent Right / Fixed, White			
PK # 2202 		1: SizeNon-Standard Size Vent Right / Fixed Double Slider General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware Screen: Hidden Screen Single Vent Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-A-292-00006-00006, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL16809, STC 25, OITC 22, Clear Opening Width 14.292, Clear Opening Height 29.75, Clear Opening Area 2.952688, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Venting Width: Equal			
		Item Price	Qty	Ext'd Price	
		\$1,927.01	1	\$1,927.01	

INSTARPHNR030012 - Full Frame Replacement Block Frame - Window Qty 13

Line #	Location:	Attributes			
17	n bed	Pella 250 Series, Sliding Window, Vent Right / Fixed, White			
PK # 2202 		1: Vent Right / Fixed Double Slider General Information: Standard, Vinyl, Block / Box Frame, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware Screen: Hidden Screen Single Vent Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-A-292-00006-00006, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL16809, STC 25, OITC 22, Clear Opening Width 12.542, Clear Opening Height 50.25, Clear Opening Area 4.376636, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Venting Width: Equal			
		Item Price	Qty	Ext'd Price	
		\$2,281.91	1	\$2,281.91	

INSTARPHNR030012 - Full Frame Replacement Block Frame - Window Qty 16

Initial
window list
is correct
GE

Line #	Location:	Attributes			
20	laundry, inc install	NONPELPHNM9000012 - Provia Products - Warranty by Provia			
		Item Price	Qty	Ext'd Price	
		\$2,341.00	1	\$2,341.00	

Line #	Location:	Attributes			
25	rear po, inc install	NONPELPHNM9000012 - Provia Products - Warranty by Provia			
		Item Price	Qty	Ext'd Price	
		\$2,341.00	1	\$2,341.00	

Line #	Location:	Attributes			
30	studio inc install	NONPELPHNM9000012 - Provia Products - Warranty by Provia			
		Item Price	Qty	Ext'd Price	
		\$2,675.00	1	\$2,675.00	

Line #	Location:	Attributes			
35	n bed, inc install	NONPELPHNM900012 - Provia Products - Warranty by Provia			
		Item Price	Qty	Ext'd Price	
		\$2,341.00	1	\$2,341.00	

Line #	Location:	Attributes			
40	None Assigned	PROMOTPHNR010004 - Branch Promotion			
		Item Price	Qty	Ext'd Price	
		(\$2,372.61)	1	(\$2,372.61)	

Line #	Location:	Attributes			
45	entrylionk 13355011	PROMOTPHNR010004 - Branch Promotion			
		Item Price	Qty	Ext'd Price	
		(\$970.00)	1	(\$970.00)	

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product

for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mull and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

SALES AND INSTALLATION AGREEMENT

This Sales and Installation Agreement ("Agreement") is entered into between PWD of Greater Arizona, LLC. ("Seller") and the individual(s) and/or entity identified herein and executing this Agreement ("Customer"). This Agreement is meant to apply to Projects (as hereafter defined) where Seller provides either i) products and installation services, or ii) products only, without any installation services. References in this Agreement to installation services, installation warranties, installation timing and duties, or other matters which expressly, impliedly, or by context are related to installation, are to be read and interpreted as applying only when installation services are provided by Seller. This Contract must be signed within thirty (30) days of the quoted date for pricing to remain firm. This Contract becomes binding only upon execution by Seller's authorized representative.

ARTICLE 1 - SCOPE OF THE WORK: Seller agrees to provide and (if the Contract includes installation) install the products, accessories and services described in this Agreement and any change orders pursuant to Article 2 herein ("Project"). All work performed by Seller will occur during normal working hours, unless other arrangements are agreed upon by the parties. Customer agrees to provide reasonable access to the property, and perform reasonably necessary preparatory work requested by Seller to enable Seller to perform under the Agreement.

ARTICLE 2 - PRICE AND PAYMENT TERMS: Customer agrees to pay Seller the amount due, as set forth in this Agreement (“Contract Price”) for the products and services described in this Agreement. The Contract Price includes all sales, consumer use, and similar taxes with respect to the project. A deposit of 50% of the total Contract Price is due upon the execution of this Agreement, unless such deposit and/or the Contract Price is financed and payment is deferred. Customer understands the products that are the subject of this Agreement are to be custom manufactured to the Customer’s specifications and cannot be easily resold. Consequently, Customer’s DEPOSIT IS NONREFUNDABLE unless this Agreement is canceled within three (3) business days (as hereafter described). All items cancelled or deleted by Customer more than three (3) business days after execution of this Agreement (whether financed or not) shall be subject to a cancellation fee of 50% of the purchase price for each item cancelled or deleted, or Seller’s actual costs, applicable restocking fees and Seller’s actions in reliance on the terms of said Agreement, whichever is greater.

Customer shall pay the remainder of the Contract Price immediately upon substantial completion of the project, except as set out in Article 5. In the event Customer disputes the quality of the work or otherwise withholds or threatens to withhold the remaining balance of the Contract Price after substantial completion of the project, Customer understands and agrees that Customer will not withhold more than 10% of the remaining balance (this provision does not mean Seller consents to Customer’s withholding of such percentage as full and final payment of the Contract Price or that it otherwise effects an accord and satisfaction).

Amounts not paid when due shall accrue a finance charge of 1½ percent per month. If the Customer fails to pay any amount due under this Agreement, the Customer agrees to pay all reasonable attorneys’ fees and collection costs that Seller incurs in enforcing its rights to payment under this Agreement. Customer expressly authorizes Seller to make inquiry with credit bureaus or other credit reporting agencies for purposes of issuing credit to Customer.

Any notice or request by Customer which has the effect of changing the terms or scope of this Agreement, after its execution, will only be effective upon an appropriate adjustment in the price and/or delivery date, and upon acceptance of the change by Seller in writing. All change orders shall be on a form prepared by Seller, describing the change and any Contract Price adjustment and/or delivery date adjustment, and signed by the parties hereto. All products added by change order shall require a 50% nonrefundable deposit to be paid with the execution of the change order. Any product which is not fully paid for by Customer is not covered by any warranty offered by Manufacturer or Seller.

ARTICLE 3 - SUBCONTRACTORS: Seller may contract with subcontractors to provide materials, labor or services. The Customer acknowledges and authorizes Seller to subcontract all or any portion of the Project. All costs of subcontractors hired by Seller shall be the responsibility of Seller.

ARTICLE 4 - TIME FOR COMPLETION; TITLE AND ACCESS TO THE PROPERTY: Seller shall make reasonable efforts to complete the project in a timely manner, but makes no guarantee installation will be completed by the proposed date. Seller shall provide Customer approximately seventy-two (72) hours' notice of the commencement of work on the Project. Customer represents and warrants that Customer has valid legal title to the property, or otherwise has full authority to enter into this Contract. Customer agrees to provide access to the property as is necessary to perform and complete the Project.

ARTICLE 5 - UNFORESEEN CONDITIONS: Seller may encounter problematic site conditions not reasonably anticipated which make installation difficult, inefficient, or otherwise compromise the performance of the purchased products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring or plumbing that must be moved, construction defects, lead paint, or asbestos. Seller may call such conditions to Customer's attention, but Seller shall not be responsible for discovering such conditions, determining the extent of such conditions, repairing, or notifying Customer of such conditions. If such conditions are brought to Customer's attention, the Contract Price and completion date shall be adjusted as provided in Article 2 to accommodate any additional work, or cost increases caused by such conditions. If in Seller's sole discretion the type or scope of such extra work is more appropriately handled by others, Seller may decline to proceed until Customer makes adequate arrangements to correct the conditions so the project may be completed in a reasonably safe and good and workmanlike manner. If excessive delays in completion are occasioned by the extra work, then Seller, in its sole discretion may demand payment of the full Contract Price, but in no event shall such payment be required prior to thirty (30) days after the condition requiring extra work has been brought to Customer's attention.

ARTICLE 6 - LIMITATION OF SUITS AND REMEDIES: Any controversy or claim arising out of, or relating to, the sale and/or installation of purchased products or services must be commenced within one (1) year after the cause of action has accrued, but not beyond any applicable statute of limitations or statute of repose. Customer's remedy for breach of this Agreement for any reason shall be limited to repair or replacement of defective or nonconforming goods or services. Customer hereby expressly waives any claims against Seller for incidental, consequential, liquidated, or delay damages and IN NO EVENT SHALL THE RESPONSIBILITY OF SELLER EXCEED THE CONTRACT PRICE.

ARTICLE 7 - WAIVER OF SUBROGATION: Customer waives all rights to recover against Seller for any losses covered by Customer's homeowner's insurance, property insurance, or other insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 8 - WARRANTIES: Seller warrants the installation services (if the Contract includes installation) only as set forth in the Seller's Installation Limited Warranty and Service Agreement ("Service Agreement"), which is available upon request and is made a part of this Agreement as if expressly set forth herein. Seller makes no representation or guarantee that the purchased and installed products will line up with any original or existing paint lines, wallpaper edges, or other trim features. Newly installed products may result in less visible glass area than that of the replaced product. All product warranties for products manufactured by Pella Corporation ("Pella") or others are direct from Pella or others, respectively. Pella warrants its products only as set forth in Pella's product limited warranties, which are made a part of this Agreement as if expressly set forth herein. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system.

Seller agrees to service the Pella products purchased by Customer for an 8-year period starting from the date of delivery (if product only) or if the Contract includes installation, from the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Customer contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. If Customer elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Agreement as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Customer is responsible for finishing. **THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.**

For remodeling or replacement orders placed by Customer, Pella offers painting and staining applications prior to installation of products. The stain color sample is only a general representation of the final product. Variations in different batches of stain along with natural differences in absorption rates, grain color, and characteristics of veneers and solid woods can do affect the final wood color. Such variations will be considered normal and not cause for replacement. Customer acknowledges that Pella will not accept returns based up stains not matching samples, and will not issue monetary credit for any variation in final stain color from the sample.

Customer Initials

Initial
GE

ARTICLE 9 - SPECIFIC PROVISIONS:

UV/Sun exposure will cause extreme changes. Stained Fiberglass Entry Door Products exposed to direct sunlight will lighten over time, and require regular maintenance of the finish. Review the condition of the topcoat every 18-24 months. The topcoat should be maintained using a brush on application exterior grade polyurethane topcoat with UV inhibitors. You can take a step further and even use a marine grade topcoat.

Customer Initials

Initial
GE

Customer's new windows are custom made for the opening(s) in Customer's dwelling. Pella manufactures its products to try and make Customer's windows more energy efficient. Every manufacturer's frame is unique in profile and fit. It is possible that Customer's existing interior mounted blinds or shades will no longer fit inside Pella's frames. It is also possible that Customer's existing shutters may not fit on Customer's new energy efficient windows. Customer acknowledges that Pella will not be responsible for these items and will not issue monetary credit or pay for any replacement blind or shades necessitated by the replacement of Customer's windows.

Customer Initials

Initial
GE

If Customer has selected pre-finished trim as part of this project, Customer acknowledges that application of the trim will result in nail holes that will remain visible following completion.

Customer Initials

Initial
GE

ARTICLE 10 - MECHANIC'S LIENS: Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner.

ARIZONA RESIDENTS: The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property. If the person or company has posted its notice or lien to the mechanics' notice and lien registry, you may be required to pay the person or company even if you have paid the general contractor the full amount due. Therefore, check the mechanics' notice and lien registry internet website for information about the property including persons or companies furnishing labor or materials before paying your general contractor. In addition, when making payment to your general contractor, it is important to obtain lien waivers from your general contractor and from persons or companies registered as furnishing labor or materials to your property. The information in the mechanics' notice and lien registry is posted on the internet website of the mechanics' notice and lien registry.

The website for the Arizona Mechanic's Notice and Lien Registry is: ArizonaCourtRecords.us >.

ARTICLE 11 - MISCELLANEOUS:

This Agreement contains the entire understanding of the parties relating to the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written, and shall be binding upon and shall inure to the benefit of the heirs, administrators, executors, successors and assigns of the parties hereto. This agreement can only be modified in a writing signed by the parties hereto. If any one or more of the provisions of the Agreement or Contract shall be held to be invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions of this Agreement and Contract shall not be affected. This Agreement and all matters relating thereto shall be governed by and constructed in accordance with the laws of the state where the Project is located, with venue in the state or federal court sitting in the county or district where the Project is located. Customer expressly waives its right to a jury trial in such proceedings. All notices required under this Agreement shall be deemed to have been duly given if delivered personally to the proper party, or sent by first-class mail, postage prepaid, to the party's address as reflected in this Agreement.

Customer further acknowledges the following:

- (a) If the home was built prior to 1978, the Customer has been provided with a "Protect your Family from Lead in Your Home" brochure: (Initial) _____,

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN 3 BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU UNDER THE CONTRACT OR TRANSACTION WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD A CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO NOT AGREE TO RETURN THE GOODS TO THE SELLER OR IF THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL

OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO PWD-GREATER ARIZONA IOWA, LLC., AT 801 S 75TH AVE SUITE 100 PHOENIX AZ 85043, NOT LATER THAN MIDNIGHT OF _____ (THIRD BUSINESS DAY AFTER DATE OF TRANSACTION).

I HEREBY CANCEL THIS TRANSACTION.

Date: _____

CONTRACT SUMMARY:

Remove existing windows/door units and install Pella Units.

Fully insulate and seal around window/door units. (When applicable) _____ initial if not applicable

Clean and haul away all job-related debris within 24 hours of completion of the job and deliver the jobsite in neat and clean condition.

Complete all work in a professional workmanlike manner.

We are not responsible for concealed structural deficiencies.

Retrofit products may have less glass area than the original unit.

Painting/staining of all windows, doors, interior & exterior trim is the responsibility of the homeowner, unless they are purchasing pre-finish option.

Glass cleaning, removal of security systems, existing window treatments, relocation of HVAC vents, electrical & plumbing fixtures or protection of landscaping are the responsibility of the homeowner unless otherwise indicated and a charge is set therefore in this Agreement.

If drywall/plaster repair is necessary as part of your window replacement, PWD will make the repair, but wall painting is the homeowner's responsibility.

Customer shall also be responsible for obtaining any condominium and/or community association approvals which may be required prior to PWD placing the order with the manufacturer.

PWD is not responsible for existing blinds/ Interior shutters fitting/ working with new windows.

PWD is not responsible for meeting paint lines.

All Pella windows and doors must be specially ordered and cannot be returned to the manufacturer by Pella Arizona, nor used for other contracts, because they have

been specially ordered for your job.

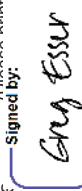
CUSTOMER SIGNATURE

☐ Project Checklist has been reviewed

Greg Esser

Frank Lobue

Customer Name

Signed by:  738C02CC7DAB44E...

Customer Signature

5/8/2025

Date

Credit Card Approval Signature

Pella Sales Rep Name

(Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	\$15,845.83
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$15,845.83
Deposit Received	\$7,922.92
Amount Due	\$7,922.91

Lead Safe Installation Customer Performance Expectations

In order to ensure a proper Lead Safe Installation, it is essential that we have you complete the below tasks prior to your installation:

- ☐ ALL furniture needs to be moved at least 8 feet away from any window or door being replaced
- ☐ ALL personal items, wall hangings, and collectibles must be removed prior to your installation date
- ☐ All blinds and any interior window treatments need to be removed prior to your installation date
- ☐ Any non-movable furniture (for example: pianos, entertainment centers, built in cabinets, etc) must be cleared of items and be surface dusted prior to installation
- ☐ You will be responsible for replacing all furniture and personal items after your installation
- ☐ Other items: _____

What to Expect the Containment/Work Area to Look Like

- ☐ In order to ensure your safety, we will be taking measures to minimize dust / debris does not spread beyond our work area. This may include the use of plastic sheeting on the floors and/or walls, caution signs, sealing of heating and cooling air vents, and asking that you turn off your HVAC system during our work.
- ☐ During your Lead Safe Installation, you may also see your installation professional wearing Personal Protection Equipment.
- ☐ For your own safety, we are not permitted to allow you inside the work area during the removal of your current product or the installation of your new windows / doors.

By signing the form below, I am affirming that I understand all the expectations noted above and that I have agreed to have all items completed prior to my installation commencing. I understand that failure to have these items completed will result in the re-scheduling of my installation and that my installation date will be scheduled for the next available date.

Signed by:


738C02CC7DAB4E...

Customer Signature

Date

Pre-Renovation Form

Occupant Confirmation

Pamphlet Receipt

_____ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Printed Name of Owner-occupant

Signature of Owner-occupant

Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

_____ **Declined** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

_____ **Unavailable for signature** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by:

(Fill in how pamphlet was left)

Printed Name of Person Certifying Delivery

Attempted Delivery Date

Signature of Person Certifying Delivery

Unit Address

Note Regarding Mailing Option -- As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Essex
Tag: Laundry
Order #13355011
Qty: 1

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size
Unit Size: 33 9/16" x 81 11/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Right Hand Inswing - Inside Looking Out
001 Style 20-Gauge Smooth Steel Door
Snow Mist White Inside and Outside

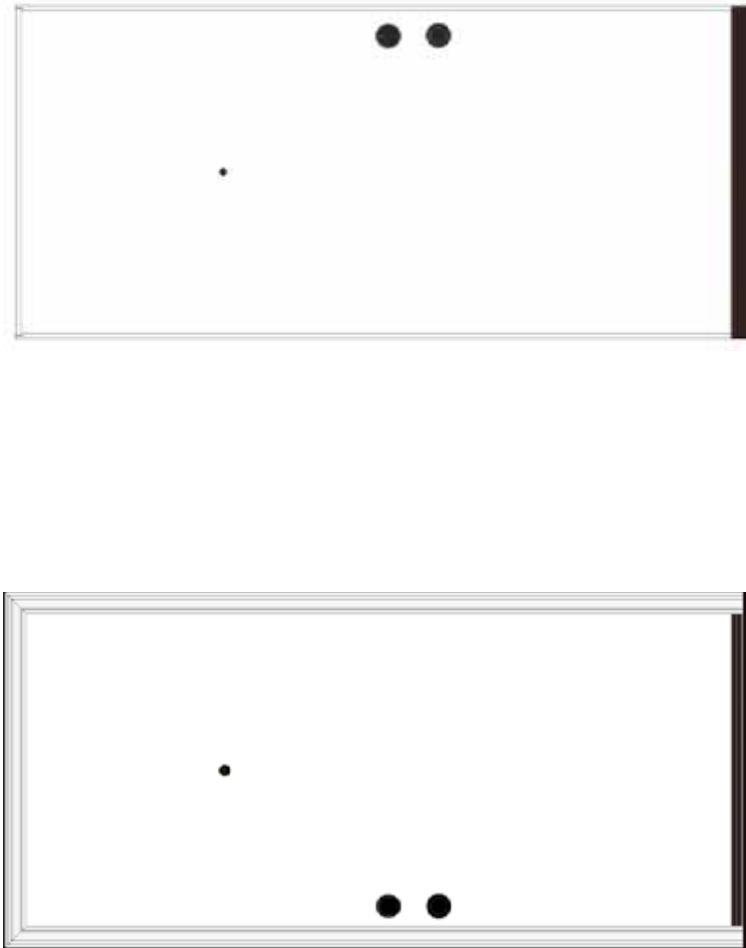
Hardware

All Hardware in Black Finish
Georgian Lockset
Key Order Alike
Thumbturn Deadbolt
Key Order Alike
7/8" Peepsite (At 58" from floor)

Frame

Textured Snow Mist White Aluminum Frame Cladding
Snow Mist White Inside Frame
2 Tubes of Snow Mist White Caulk
Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Black Ball Bearing Hinges
Security Plate

Sell Price: \$1,721.42



SIZING		HANDING	ENERGY	
			ENERGY PERFORMANCE RATINGS U-Factor (U.S./I-P) Solar Heat Gain Coefficient 0.17 0.01	
			ADDITIONAL PERFORMANCE RATINGS Visible Transmittance 0.00 Air Infiltration (cfm/ft2) <= 0.04	
			CPD: PRD-N-88-33275-00001	

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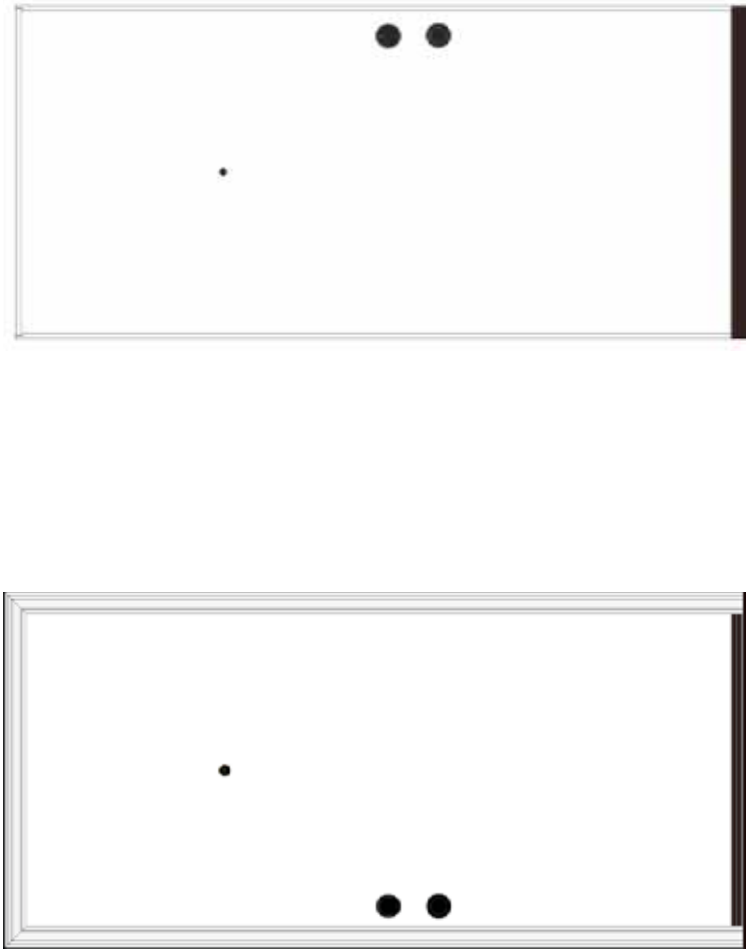
Legacy dØØØaGge Smooth Steel Entry Door

ProVia
THE PROFESSIONAL WAY

800.221.4966
d650 State HØØe 3/
SGgarcreer us 44286

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Tag: Hear Porch
urBer #63355066
Qty: 6



DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size
Unit Size: 39 / 162" x 86 66162"
Frame Depth: 4 / 162"
d" StanBarB kricRmolIB
Hight s anB Inw ing ØnwBe LooRing u Gt
006 Style dØØØaGge Smooth Steel Door
Sno- Wivt K hite InwBe anB u GtwBe

s arB- are

All s arB- are in klacR Finiwh
Meorgian LocRwet
bey urBer AliRe
ThGm7tGrn DeaB7olt
bey urBer AliRe
918" Peepwite (At 58" from floor)

Frame

TextGreB Sno- Wivt K hite AlGminGm Frame ClaBBing
Sno- Wivt K hite InwBe Frame
d TG7ewof Sno- Wivt K hite CaGIR
kronze ZAC AGØØØBjGwting ThrewholB (5 518" Depth)
klacRkall kearing s ingew
SecGrity Plate

Sell Price: \$6,9d6.4d

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ProVia

THE PROFESSIONAL WAY

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Order #: 33ff 2: :
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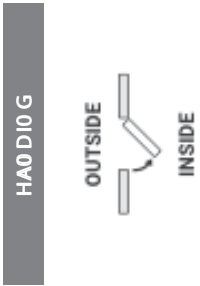
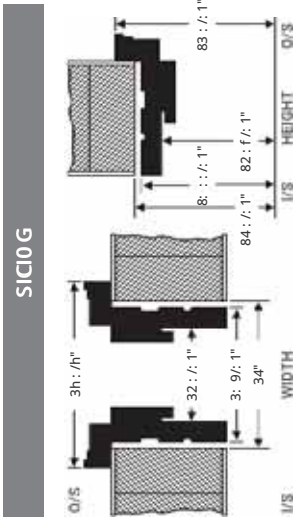
Legacy 42-Gauge Smootp Steel Entry Door



OZ TSIDE VIEW



IO SIDE VIEW



SICI0 G		HAO DIO G		EO EYG.	
O/S		O/S		E0 EYG. (EYFOYMA0KE YATIO GS	
I/S		I/S		z-Factor 3, 5/16 () Solar Heat Gain Coefficient	
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2,22		2,22		ADDITIONAL (EYFOYMA0KE YATIO GS	
Air Infiltration 5Rm/R4		Air Infiltration 5Rm/R4		Vis/le Transmittance	
<= 2,2h		<= 2,2h		ENERGY STAR® Certified	
K (DU YD-0-88-334PF-2222:		K (DU YD-0-88-334PF-2222:		In All 50 States.	

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 82" 0 ominal SIne

z nit SIneUB: 9/ : 1" x 8: : : /: 1"

Frame De6tpLh 9/ : 1"

4" Standard Brickmold

LeRt Hand Inswing - Inside Looking Out

22: Style 42-Gauge Smootp Steel Door

Snow Mist Wpite Inside / Koal Black Outside

Hardware

All Hardware in Black Finisp

Georgian Lockset

bey Order Alike

TPum7turn Dead7olt

bey Order Alike

p/8" (ee6site 5At f 8" Rom Roof)

Frame

Textured Koal Black Aluminum Frame Kladding

Snow Mist Wpite Inside Frame

3 Tu7es oRkoal Black Kaulk

BronNe CAK Auto-AdJusting Tprespold 5 f 7/8" De6tp)

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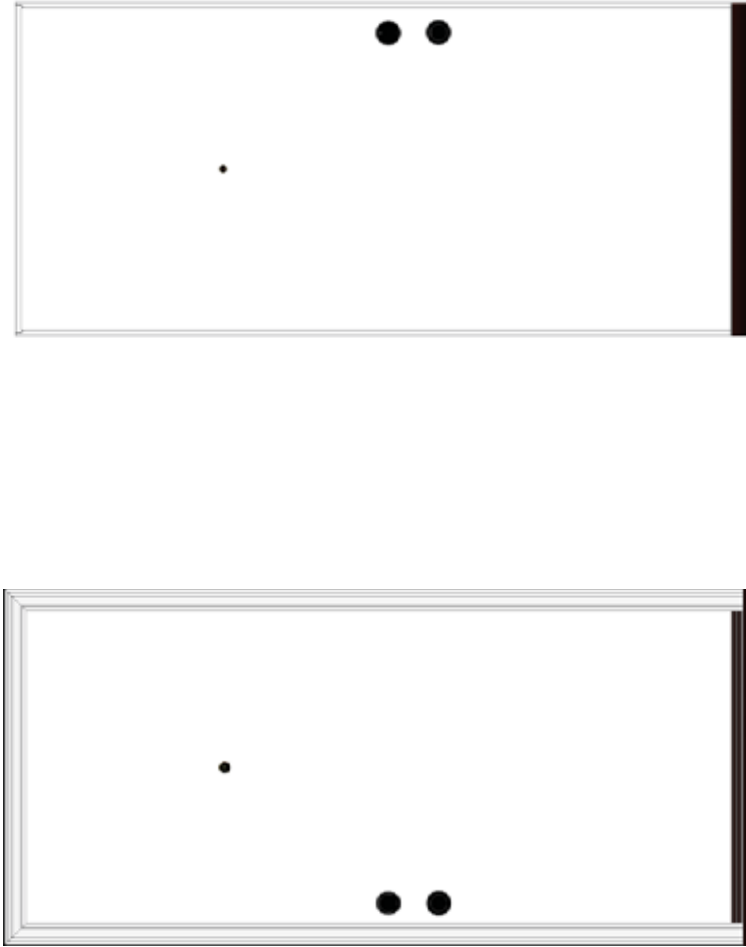
Legacy d00MaGge Smooth Steel Entry Door

ProVia
THE PROFESSIONAL WAY

800.221.4966
d650 State HbGae 3/
SGgarcreer us 44286

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urBer #63355066
Qty: 6



DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size
Unit Size: 39 / 162" x 86 66162"
Frame Depth: 4 / 162"
d" StanBarB kricRmolB
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006 Style d00MaGge Smooth Steel Door
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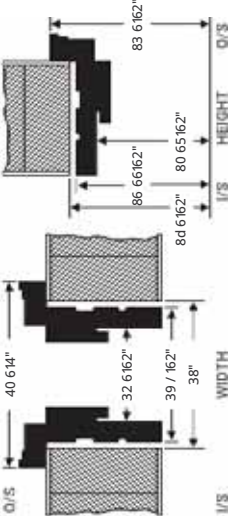
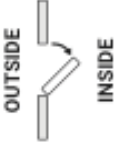
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Meorgian LocRvet
bey urBer ALiRe
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bey urBer ALiRe
918" Peepwite (At 58" from floor)

Frame

TextGreB Sno- Wivt K hite ALGminGm Frame ClaBBing
Sno- Wivt K hite InwBe Frame
d TG7ewof Sno- Wivt K hite CaGIR
Kronze ZAC AGtoØBJGwting ThrewholB (5 518" Depth)
KlacRkall kearing s ingew
SecGrity Plate

Sell Price: \$6,9d6.4d
Total: \$9,d3/ .30

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ENERGY PERFORMANCE FACTORS		ENERGY PERFORMANCE FACTORS		ENERGY PERFORMANCE FACTORS	
U-Value (U-510P)		U-Value (U-510P)		U-Value (U-510P)	
0.69		0.06		0.00	
ADDITIONAL PERFORMANCE FACTORS		ADDITIONAL PERFORMANCE FACTORS		ADDITIONAL PERFORMANCE FACTORS	
View Transmittance		View Transmittance		View Transmittance	
0.00		0.00		0.00	
Air Infiltration (cfm ftfd)		Air Infiltration (cfm ftfd)		Air Infiltration (cfm ftfd)	
<= 0.04		<= 0.04		<= 0.04	
ENERGY STAR® Certified		ENERGY STAR® Certified		ENERGY STAR® Certified	
In All 50 States.		In All 50 States.		In All 50 States.	
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Southwest Surface Blasting, Inc.

Specialists in the Removal of Industrial Coatings, Floorings,
Diamond Grinding and Polishing of Concrete
AZ ROC CR-5.106773-D AZ ROC CR-5.162139-D

Proposal and Contract

Southwest Surface Blasting, Inc., herein referred to as SWSB, agrees to perform the work described below:
Please note: This proposal is subject to our standard terms and conditions described below.

Date:	6/20/25	Attention:	Greg Esser
Project Name:	Greg Esser Residence	Company Name:	Residences
Project Address:	1117 N 9th Street Phoenix, AZ 85006	Company Address:	1117 N 9th Street Phoenix, AZ 85006
SWSB Rep:	Russ Sime	Phone:	(602) 614-8727
Rep Email:	rsime@swsbinc.com	Fax:	
Rep Cell:	(602) 290-5666	Email:	greg@gregesser.com
SWSB:	(480) 829-1125		
Mailing Address:	PO Box 41899 Mesa, AZ 85274		

Scope of Work: Front Porch, Archive Rooms, Studio, Rear Carport & Casitas	Subtotal
Diamond Grind Polish using the Diamatic UltraFlor System on approximately 1,850 sqft to provide a level 2 cut (salt and pepper finish) with a medium gloss.	\$13,975.00
Grout coat entire floor, patch and fill holes and cracks with TX3 epoxy.	
Price includes two phases, generator and disposal.	

Project Specific Notes, Exclusions:

1. **Project cannot proceed unless asbestos testing is received prior to the start of the job, when applicable.**
2. **Note:** Surface is to be evaluated after floor removal prior to polishing. Price **may** increase for unforeseen patching, leveling of uneven concrete surface and/or additional flooring products removal.
3. **Note:** Level of cut is affected by the flatness of the slab. High spots will show a larger aggregate than low spots. Because of this, the consistency of aggregate is an unknown factor and may vary.
4. Previous flooring products **may** cause shadowing effects in the finished polish, also known as ghosting.
5. GC is responsible for protection of floor. **Note:** At no time should adhesive **tape** be put directly to finished schedule surface
6. Patching of holes and cracks **may** not match existing concrete flooring.
7. Semi-ridged joint filler may crack if concrete control joints shrink. **Note:** SWSB Inc does not warrantee cracking of polyurea material due to shrinking of concrete.

Standard Terms and Conditions:

Unless noted otherwise, the following terms and conditions shall apply to this proposal:

1. Price reflects good access to job site. Additional charges will apply for any unusual access conditions.
2. Prices reflect work to be performed during normal business hours. Any project that is to start after 3:00 pm to 3:00 am or weekends may incur additional charges.
3. Additional charges may be added for any of the following: crew standby time, overtime, differences in square footage from proposal, mobilizations or trip charges.
4. **Disposal container to be provided by owner or general contractor, SWSB to place waste in container.**
5. **Electrical power to be provided by owner or general contractor. 208 Volt, 3 phs, 50 amp breaker. 480 Volt, 3 phs, 60 amp breaker.**
6. Prior to work commencing, the work area is to be cleared of all other trades, any equipment, or all merchandise.
7. **If specific profile is require, we recommend that a qualified individual from your company should be available at the start of the of the scheduled projects to okay the profile. SWSB shall use caution not to damage the concrete during the surface profiling and/or product removal: however, SWSB shall not be held liable for over profiling of the concrete substraight.**
8. Proposal may change if not accepted within 90 days of the proposal date.
9. **SWSB Inc will pay all city and state sales and use tax at point of sale.**
10. Payment is due net 15 upon receipt of invoice.
11. **Due to the current federal laws and regulations, the above project cannot proceed without a proper materials asbestos/hazardous survey being provided to Southwest Surface Blasting. Southwest Surface Blasting, Inc. will be happy to assist in any way possible to help expedite necessary testing or notification requirements.**
12. **Polished concrete does not mask or remove discoloration within the concrete and may in fact enhance staining already present.**
13. **SWSB does not warrantee the performance of the polished surface from staining due to reactive or penetrating liquids. Diligence must be taken in the cleaning and the maintenance of a polished surface. Please refer to our Standard Care and Maintenance Sheet as well as the Product Data Sheets on the materials used. At no time should adhesive tape be put directly to finished concrete surface.**

Contractor or Owner Accepted By:

Signature

Printed Name

Date

SWSB Accepted By:



Lyons Roofing
878 W Illini St
Phoenix, AZ 85041

BILL TO

Greg Esser
1115 North 9th Street
Phoenix, AZ 85006 USA

ESTIMATE
257669069

ESTIMATE DATE
May 23, 2025

JOB ADDRESS

Greg Esser
1117 North 9th Street
Phoenix, AZ 85006 USA

Job: 256810956

Technician: Scott Slaughter

ESTIMATE DETAILS

Ultimate (Ultimate): GAF TIMBERLINE SHINGLE SYSTEM

Install customer selected underlayment system

Install new metal drip edge metal around perimeter edges

Install GAF® limited lifetime dimensional shingles (or equivalent)

Raise all A/C or cooling units and install shingles underneath

Install new attic roof vents, replacing the old ones if existing or applicable

Install new metal flashings over roof pipes and exhaust vents where applicable

Paint all pipes and vents to blend with shingle color

Benefits:

Brand new roofing system installed by a certified Shingle Master installer

SERVICE	DESCRIPTION	QTY
Ultimate Tear Off	Shingle Removal and Preparation: -Remove and properly dispose of the existing Shingles, underlayment/felt paper, fasteners and metal flashings. -All debris will be removed from the site daily, ensuring a clean and safe work environment. - Tear Off per Square all roofing types up to 6/12 pitch	1.00
Ultimate Shingle Roof	Shingle Roof Installation: -Install 1-layer of lightweight synthetic polymer-based underlayment	1.00

System Install -Shingle Type: GAF Timberline Lifetime Dimensional Shingle
 -Shingle Style/Color:
 - Install GAF WeatherWatch® Leak Barrier shingle at all valleys & penetrations
 -Installed by Lyons Roofing, GAF Certified installers according to the manufacturer's guidelines.

Note: Nails may be exposed at the eave areas.

Ultimate Shingle Metal	Metal Flashings: -Install new wall flashings for added protection. -Install edge metal to complete the roof's perimeter. -Replace old Ridge Vents, if existing, with new Ridge Vents.	1.00
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Ultimate Pipe Jacks for Shingle Install	Flashing Installation: -Install new pipe & T-Top flashings to prevent water infiltration at critical junctions.	1.00
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Ultimate Wood Decking Consideration	Wood Decking Inspection and Replacement: -Inspect the wood decking for any signs of delamination. -If delaminated wood decking is found, it will be replaced at an additional cost. A written change order will be submitted and must be approved prior to any wood deck replacement. -Wood pricing sheet has been provided for your reference.	1.00
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Ultimate Warranty	15yr Workmanship Limited Lifetime Warranty	1.00
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Ultimate Material Warranty	Manufacturing Defect Coverage - GAF Lifetime* Shingles = Lifetime* Warranty - GAF Accessories* = Lifetime* Warranty - Up-front (100%) Coverage Period = 50 yrs - Covers Roofing System? = Yes (entire system) - Cost of Installation Labor Included = Lifetime* Warranty	1.00
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Piece of Mind
 - Tear-Off Costs Included? = Yes (for mnfr defects only)
 - Contractor Factory Certified?** = Yes
 - Warranty Transferrable for Free? = Yes
 - Good Housekeeping Protection on Roofing System = Yes

* Warranty coverage varies by manufacturer. See applicable warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty, GAF Roofing System Limited Warranty, System Plus Limited Warranty, Silver Pledge™ Limited Warranty, or Golden Pledge® Limited Warranty, as applicable, and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

* * Contractor certification is only for installations covered by GAF enhanced warranties.

GAF

SUB-TOTAL	\$8,441.31
TAX	\$0.00
TOTAL	\$8,441.31
EST. FINANCING	\$101.30

Thank you for choosing Lyons Roofing

CUSTOMER AUTHORIZATION

1.LICENSED: Lyons Roofing is a licensed contractor with the State of Arizona and is required to follow all building codes set forth by state local building authorities who protect both the Owner and the contractor. Therefore, it is our responsibility to inform Owner of necessary procedures to ensure compliance with the applicable building codes. Lyons Roofing will perform its services in accordance with local, generally accepted roofing practices. No other express or implied warranty or representation, written or oral, is made, included, or intended in this contract except as expressly stated herein.

2.LIMITED WARRANTY: Upon payment in full within time specified on contract terms, Owner will receive a written workmanship warranty and materials warranty for a period of time as noted on contract, it will repair any leak caused by material or workmanship failure. This limited warranty is limited to repair or replacement of the roofing material, and excludes payment of any kind. Excluded from this limited warranty are: (1) pre-existing conditions; (2) conditions for which Lyons Roofing is not 100% liable; or, (3) any damage, whether incidental or consequential, resulting from work on the roof by Owner, others, or fire, or by acts of God (e.g., wind, rainstorm, dust storm, and hail) before, during, or after Lyons Roofing's work performance. If Owner does not properly maintain the roof, or if other work is performed on the roof without notice to Lyons Roofing, then Lyons Roofing may void this warranty. Owner must provide notice to Lyons Roofing of any warranty issues within three (3) calendar days of occurrence.

3.DAMAGES WAIVERS: Roofing work will cause vibrations and movement to the building structure. Lyons Roofing recommends securing your valuables (pictures, antiques, etc.) during your installation. Lyons Roofing is not responsible for damage, whether incidental or consequential, to personal belongings or real property as the result of normal construction work. Lyons Roofing is not responsible for failure of any mechanical equipment or re-alignment and/or replacement of satellite dishes. Lyons Roofing is not responsible for removal, condition or re-installation of rain gutters. We advise you that HVAC and other mechanical units, especially older units, may be susceptible to vibrations and movement. We advise homeowner to work with their HVAC contractor to assure their HVAC unit connections are not vulnerable to these movements/vibrations.

4.LIMITED LIABILITY: In some cases, the manner in which the roof was originally installed may cause stucco, wood, or metal damage when the roof is removed. Lyons Roofing is not responsible for damage as a result of the original install of the roof. Lyons Roofing is only responsible for claims damages for which it is entirely (100%) liable. Lyons Roofing is not liable for any damage, whether incidental or consequential, loss, or delay caused by: (1) pre-existing conditions; (2) conditions for which Lyons Roofing is not 100% liable; or (3) work on the roof by Owner, others, or fire, or by acts of God (e.g., wind, rainstorm, dust storm, and hail) before, during, or after Lyons Roofing's work performance. Lyons Roofing's liability shall be limited to the amount actually paid by the owner under this agreement.

5.LATENT CONDITONS: Removal of the roof covering may present issues not visible during the original proposal. The costs of any latent deficiencies discovered after removal of the roof system are not included in the proposed price. If any structural problems need to be repaired, Customer will be required to sign a written change order prior to additional work being completed. Note: This work may need to be performed by another contractor, depending on the severity of the structural problem(s). Customer may also need to retain a licensed structural engineer to provide a report on those problems.

6.DRAINAGE: Structural failures/deficiencies in underlying roof members may cause insufficient drainage on flat roofs. Lyons Roofing is not responsible for drainage issues that exist due to the original structural design. Unless specifically stated on the contract, Lyons Roofing work is limited to repair of the existing roof. The Parties agree that Lyons Roofing shall not be responsible for ponding or standing water, unless Lyons Roofing expressly states in the scope of work to correct drainage.

7.PROMISES: No verbal agreement with Lyons Roofing or its representatives before or after execution of this Agreement shall affect or modify any of the terms or conditions contained in this Agreement. No changes, amendments or modifications of such terms or conditions shall be valid or of any effect, unless reduced to writing and signed by Customer and Lyons Roofing. If any conflict between the Terms and Conditions of this Agreement and Arizona law exist, this

Agreement shall be amended only to the extent necessary to comply with Arizona law, with no change in any other Terms and Conditions.

8.PAYMENT: Roofing work defined in this invoice will be scheduled after a 30% (minimum) down-payment is received and cleared. Payment in full shall be due on the date the work is complete. All other payment terms of this contract are applicable. Owner consents to filing of a mechanics lien, or such other instrument as Lyons Roofing and/or its suppliers may deem appropriate to secure payment. If collection proceedings are commenced to include liens in order to secure payment, Customer agrees to pay Lyons Roofing reasonable fees and costs associated with said collection and no warranty will be provided. If a dispute arises out of or related to this contract, and if the dispute cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by non-binding mediation before resorting to arbitration. If the Parties do not reach resolution within a period of sixty (60) calendar days from initial notice of any dispute, then, upon written notice by EITHER Party to the other, all disputes, claims, questions, or differences shall be finally resolved by binding arbitration in accordance with the provisions of the Arizona Arbitration Act. All mediation and arbitration proceedings shall take place in Maricopa County, Arizona unless the parties agree in writing. Arizona law applies to all proceedings under or interpretations of this Agreement, and the successful party in any legal action shall be entitled to recover its reasonable attorney's fees and out of pocket expenditures such as taxable costs, expert fees, and any other expenses reasonably incurred.

CANCELLATION: You may cancel this contract within 72 business hours of signing without penalty or obligation by submitting your cancellation in writing to Lyons Roofing. Should you require cancellation after 72 business hours; Lyons Roofing will deduct from your deposit a \$250 administrative fee, plus any unloading or restocking fees associated with this cancellation. Lyons Roofing will refund all balances due within 30 calendar days from receipt of written cancellation. Written notice can be sent to: corp@lyonsroofing.com.

9.Owner has the right to file a written complaint with the Arizona Registrar of Contractors [(602) 542-1525 www.azroc.gov] for alleged violations of Arizona Revised Statute § 32-1154 (A) that occurred within two years before the date of filing the complaint, as set forth in Arizona Revised Statute § 32-1155 (A).

Sign here Gregory M. Esser

Date 5/23/2025

Dave's Doors LLC.

Door and Window Restoration

Dave Carlson
1006 w Roosevelt St.
Phoenix Arizona 85007
602-469-8779
dave.carlson602@gmail.com

Quote Number 7052025

Greg Esser

Location: 1117 n 9th Ave.

From: Dave Carlson

Window and door restoration. Screen fabrication.

Ref:

7/5/2025

Project Description:

Perform restoration to achieve original look. Perform preservation activities to prevent future weather/water damage. Restore all window sashes per description below. Restore jambs per description below. Replace any warped, rotted or missing stiles, rails and muntins.

Window Sash Restoration Activities:

Remove window sashes and board up opening. Transport sashes to shop. Remove glazing. Remove glass and retain for reinstallation. Strip all paint from all sides of sashes. Disassemble sash frame. Sand to original wood surface. Strip paint from old hardware. Replace hardware if necessary. Reassemble sash frame, glue and clamp square. Add dowels to weak joints as needed. Replace missing or damaged muntins as needed. Glue cracks and splits in wood. Wood repairs and voids filled with ABATRON wood restoration 2 part epoxy. Final sand all surfaces after epoxy sets. Perform fit check of sashes to jamb to assure proper fit. Re-size as needed. Perform second fit check to assure minimum to jamb to minimize air leakage. Clean paint from removed glass panes. Reinstall original glass where possible, replace as needed. All sashes returned primed. Reinstall sashes and hardware.

Jamb Restoration Activities:

Scrape or strip paint from all exterior wood surfaces. Fill voids and holes with 2 part epoxy. Sand wood sill and brick molding surfaces. Apply wood hardener to sill to preserve for the future. Prime all wood surfaces and caulk as needed.

Preservation Activities:

Apply Liquid Wood, wood hardener to Areas susceptible to water absorption, preventing wood rot and peeling paint. Apply to bottom rail of each sash, wood sill and lower ends of jamb near sill.

Pricing:

Quantity		Each	Sub Total
5	Double casement windows	\$1,750.00	\$8,750.00
10	3 lite fixed windows	\$450.00	\$4,500.00
2	Single casement windows	\$650.00	\$1,300.00
5	Double hung windows	\$1,600.00	\$8,000.00
5	Sills for double hung windows	\$150.00	\$750.00
6	Stools for damaged or missing	\$125.00	\$750.00

5	Large screens for double casement windows	\$400.00	\$2,000.00
2	Small screens for single casement windows	\$325.00	\$650.00
5	Screens for double hung windows	\$350.00	\$1,750.00
8	5 panel doors	\$900.00	\$7,200.00
		Total	\$35,650.00

Payment upon delivery of each individual window.

Thank you for your consideration, Dave.

APPENDIX A: ITEMIZED BUDGET

Project Name: Dr. J Eugene and R. Thomasena Grigsby House

Property Address: 1117 North 9th Street, Phoenix, AZ 85006

Eligible Project Construction Items:		Notes:
Phase I	Remove bee colony from exterior storage shed	\$ 450.00
	Exterior graffiti abatement	\$ 700.00
	Remove 2 nonfunctional exterior roof-mounted air-conditioning units	\$ 450.00
	Exterior door and window glass repair	\$ 800.00
	Removal of exterior debris	\$ 3,000.00 (City of Phoenix dumpster fe
	Remove blown-in insulation from 1919 attic	\$ 1,250.00
	Asbestos abatement	\$ 5,823.00
	Repair/rebuild 1919 building chimneys	\$ 5,150.00
	Roof truss repairs to correct minor ridge deflection	\$ 2,000.00
	Repair roof dormer	\$ 3,500.00
	Replace non-matching exterior eave boards with wood milled to match	\$ 5,000.00
	Replace in-kind existing asphalt shingle roofing	\$ 8,441.31
	Repair existing flat roof	\$ 25,000.00
	Replace in-kind existing foam roofing	\$ 11,067.44
	Rehabilitation of front porch	\$ 10,000.00
	Replace three front porch steps and chiselled edge repair	\$ 3,000.00
	Exterior building repairs to prepare for repainting	\$ 3,000.00
	Reverse adverse obstructions to north entry of 1963 addition	\$ 2,000.00
Phase II	Restore 1919 windows and exterior doors	\$ 32,150.00
	Repair/replace 1963 addition windows and exterior doors	\$ 20,845.83
	Remove non-historic exterior storage shed on south property line	\$ 2,000.00
	Historic outbuilding rehabilitation	\$ 15,179.92
	ADA access ramp and railing to 1919 bungalow	\$ 6,000.00
	Repair and refinish existing exterior front porch and carport concrete	\$ 4,192.50 30% of scope
	Repair of existing exterior bungalow ridge tails and rafter ends	\$ 3,000.00
	Contingency and Change Orders	\$ 20,000.00
Eligible Architectural/Structural Expenses:		
	Building and Building System Assessment	\$ -
	Structural Analysis of Building	\$ 2,500.00
	Property boundary survey	\$ 1,000.00
	Design of 1963 addition parapet wall and roof pitch	\$ 2,500.00
Total Eligible Expenses		\$ 200,000.00
Architectural/Structural Expenses		
Amount \$6,000.00 Percentage of Total Request 3%		
Ineligible Construction Work to be Funded by Other Sources:		
	Planning and community outreach	\$ - by owner
	Repair and connect existing sewer line to city sewer line	\$ 8,442.37
	Regrading of property and public alleyway to restore access	\$ 6,000.00
	Replace historic sidewalk from public sidewalk to porch	\$ 1,000.00
	Removal of interior biohazards (handsorting contents)	\$ 6,000.00 by owner
	Install new permitted 200 amp service panel and weatherhead	\$ 4,200.00
	Hand sort and palletize historic Phoenix Brickyard bricks	\$ - by owner
	Matterport building scan and 3D mapping of structures	\$ - by others
	Correct adverse interior building modifications	\$ 10,000.00
	Repair/replace existing City sidewalk	\$ 7,500.00
	ADA paving for alleyway	\$ 38,922.00
	Kitchen appliance and cabinet replacement	\$ 25,000.00
	Repair/replace bathroom tile	\$ 10,000.00
	Repair existing rolling gates and design and fabricate new exterior gates	\$ 5,000.00
	Fabricate and repair/replace privacy gates	\$ 12,000.00
	Repair/replace portions of existing exterior block wall	\$ 2,400.00
	Repair/refinish 1919 water-damaged wood flooring	\$ 15,000.00
	Repair/replace front yard and right-of-way irrigation system	\$ 15,000.00
	No Trespass Signage	\$ 78.03
	Temporary interior window coverings	\$ 73.66
	Repair existing air-conditioning unit in kind	\$ 280.00
	Replace leaking water heater	\$ 8,000.00
	Refinish interior concrete flooring	\$ 9,782.50 70% of scope
	Remove dead vegetation, grind stumps, and manicure mature trees	\$ 9,500.00
	Plant shade trees	\$ 6,000.00
	Repair interior ceiling and wall damage	\$ 10,000.00
	Rehabilitation of 6 5 panel interior doors	\$ 5,400.00
	Repair/restore 1919 built-in hutch	\$ - by owner
	Property master planning	\$ 25,000.00
	Archival work and contents conservation	\$ 100,000.00
	Owner project management and labor	\$ 60,000.00 by owner
Total Ineligible Work Items		\$ 400,578.56
Total Project Cost		\$ 600,578.56

APPENDIX B: Narrative Description of Work Items

Property Name: Dr. J. Eugene and R. Thomasena Grigsby House

Property Address: 1117 N 9th Street, Phoenix, AZ 85006

Phase I Improvements

Property Stabilization. At the time of acquisition in April 2025, this property had been sold for demolition after a prolonged period of deferred maintenance. Graffiti throughout the exterior of the property was painted over immediately upon acquisition. A colony of approximately 100,000 bees was also relocated by a beekeeper from the property to the West Valley upon acquisition to allow exterior work to proceed. Broken exterior window panes were immediately replaced with new glazing. Personal effects belonging to the Grigsby family remained tightly packed throughout the property, intermingled with trash, mold, insect infestations, and animal waste. The significant presence of mold was exacerbated by roofing throughout the property which had failed years earlier without repair. Ceilings and floors were badly water damaged in addition to the presence of mold. As a result, much of the content inside the property was damaged beyond recovery including artwork and numerous personal family items. However, significant items including photo albums, books, news clippings, and other media telling the story of the family's long relationship with the property were strewn throughout the property and could potentially be preserved and archived. The opportunity posed by the density of intermingled material inside and outside of the property created significant added challenge for preserving the building. It was necessary to remove biohazards from throughout the property while at the same time carefully hand-sorting, boxing, and storing off-site those items that could potentially be salvaged and conserved for archival purposes. Over a period of approximately 90 days, the contents of the building were carefully extracted and hand-sorted from biohazards and removed where possible to prepare the building for abatement of asbestos flooring, roofing replacement in-kind, and interior mold remediation and damaged ceiling and flooring repair. Reimbursement is requested for the City of Phoenix for these atypical property stabilization costs including City of Phoenix dumpster fees required to remove debris and trash from the property.

Regrading and Concrete Debris Removal. Historic bricks, river rocks, broken concrete and other debris were strewn throughout the property, both inside and out. The level of the front yard was approximately six inches higher than the adjacent right of way due to layering of decomposed granite, soil, and plastic. The alley to the north of the property had been barricaded with several feet of gravel, soil, rocks, and debris. The rear yard had a ten-foot deep hand-dug crater. The displaced material was placed through the rear yard

covering and in cases collapsing the original brick garden planting beds built by Dr. and Mrs. Grigsby. The alley required regrading to restore vehicular access to not only this property but alley adjacent properties to the north. Both the front and rear yards were regraded. Bricks were hand-sorted with historic bricks being palletized for later use.

Building and Building System Analysis. Plumbing, electrical, and mechanical systems were evaluated. Blown in insulation was removed from the attic to allow for observation and analysis of structural roof and ceiling elements including joists and rafters as well as electrical and plumbing elements in the attic of the bungalow. Obsolete portions of plumbing, including abandoned galvanized piping and copper to galvanized piping were removed. Portions of the building were opened for structural analysis of foundations, walls, ceilings, and roofing structures.

Asbestos Abatement. The original 1963 addition was entirely tiled with asbestos tiling. This asbestos was made partially friable by long-term water damage from the flat roof above the studio. The asbestos abatement is required for building occupancy.

Structural Analysis. A structural analysis of the full property will be completed to determine any deficiencies and any needed repairs or corrections. No structural work is currently anticipated.

Chimney Replacement and Repair. The north fireplace chimney, visible in the October 2008 Historic Property Inventory Form photograph had been removed at the roofline and patched with sheet metal and tar. The chimney was rebuilt to match the original and the south chimney was repaired in advance of new roofing installation.

Replace adverse eave modifications. The eaves have been partially repaired with non-match boards. New eave boards have been custom milled to match the existing eaves boards where adverse repairs have been made in tandem with replacement of the bungalow roofing.

Roofing Replacement In-Kind. The existing asphalt shingle roofing on the bungalow and the existing foam roofing on the studio will be replaced in-kind due to roofing failures throughout the property resulting in additional interior damages. Additional improvements and work are required prior to installation of new roofing in-kind.

1919 Front Porch Rehabilitation. The 1957 permitted front porch enclosure had been removed by a previous occupant without any additional structural support being restored. The porch roofline had minor deflection as a result. Earth to wood contact at spliced 2 x 4 support points was corrected with four new 4 x 4 posts on concrete footings with standoff post bases. Reversible box columns were built around the posts, reflecting the original column visible in an historic photograph of the family on the front porch which was taken

shortly after the Grigsby family acquired the property in approximately 1955. The fascia around the three sides of the front porch was also being repaired and replaced. The original hand-troweled plaster and lathe porch lid will be repaired and repainted. The original concrete porch deck had been covered with tar paper, plywood, and a layer of bricks as part of the 1957 porch enclosure which have been removed. The original concrete porch surface had been painted green prior to the 1957 enclosure. The concrete surface of the porch will be repaired and carefully polished by Southwest Surface Blasters, Inc. The protruding edge of the original concrete porch lid was also chiseled away as part of the porch enclosure and will be repaired.

Reinstallation of Front Porch Steps. The original front porch steps which were removed to allow for the 1957 porch enclosure will be repoured to match the original dimensions. The chiseled edge overhang of the concrete porch surface will also be repaired.

Repair and polish exterior building concrete surfaces. The exterior concrete of the front porch and exterior carport will be repaired, polished and sealed. This scope does not include outdoor space not directly under building cover.

Reversal of adverse obstructions to the north entry of the 1963 studio addition. The north side yard of the bungalow has been enclosed by a dilapidated cedar fence that will be removed. The north entry door to the 1963 studio addition, which features the stunning stained-glass sidelight designed and built by Dr. Grigsby, has also been obscured by a partial block wall that pre-dated construction of the addition and post-addition screened in porch. The portion of the wall used for screening in the porch was not structurally designed for the purpose and has failed. This adverse obstruction will be removed so that Dr. Grigsby's sidelight will be visible from the street for the first time in decades.

Phase II Improvements

Restoration of 1919 building exterior doors and windows. Original exterior doors and windows on the 1919 bungalow will be restored with the exceptions of the south sleeping porch area windows which are no longer in place. This opening will have three new double hung Pella windows installed that will reflect the three original double hung windows in the north sleeping porch area. Security bars and opaque aluminum window screening will be removed. Window screens will be installed for operable windows. See detailed Exterior Windows and Doors Schedule and scope of work proposal attached.

Replacement of 1963 addition doors and windows. The exterior doors and windows of the 1963 studio addition will be replaced with new Pella windows and doors to match the existing in kind. Security doors and security bars over these windows will be removed. See detailed Exterior Windows and Doors Schedule attached.

Remove exterior storage shed on property line. A non-occupiable storage structure built in the 1990s along the south property line will be removed.

Rehabilitate exterior outbuilding. The Grigsby family moved the original metal-clad garage building visible in the 1957 oblique aerial photograph of the property to the east property line to make room for the 1963 studio addition. Utilities and a concrete floor were added when the building was relocated. Marshall Grigsby etched his first name and the year 1963 into the concrete surface poured inside the building after its relocation. At the time of property acquisition, the mature mesquite tree to the north of the relocated garage building had grown into the north-facing doors of the structure such that it was no longer possible to open one of the two doors. Dr. Grigsby used this building as an art studio and workshop for the home. This building of approximately 200 square feet will be rehabilitated in place.

Addition of ADA Building Access. The public alleyway to the north of the property is the only vehicular access to the property. The alley is currently unpaved and not an accessible walkable surface. We intend to install pavers in the alleyway, an area that is twenty feet by one hundred and seventy-seven feet, to create an ADA accessible surface and to provide vehicular access to the property as well as to the four properties to the north of the alley. In addition, an ADA access ramp to the front porch of the 1919 bungalow will be designed to follow the path and design of the exterior north front yard wall designed and built by the Grigsby family.

Phase III Improvements

Rebuild 1963 Studio Addition Roof. The current 1963 studio roof is perfectly flat and consequently hold a significant amount of water during rain events. A new roof will be designed and constructed to provide positive slope to the east edge of the roof providing an intermittent source of water to new trees in the rear yard. A parapet wall will also be designed to screen the roof-mounted exterior mechanical equipment and ductwork. An awning will be designed to replace the current eave of the studio addition in tandem with construction of the parapet wall. This element of work will be designed by an architect and permitted for construction as the final phase of restoration of the existing Grigsby home.

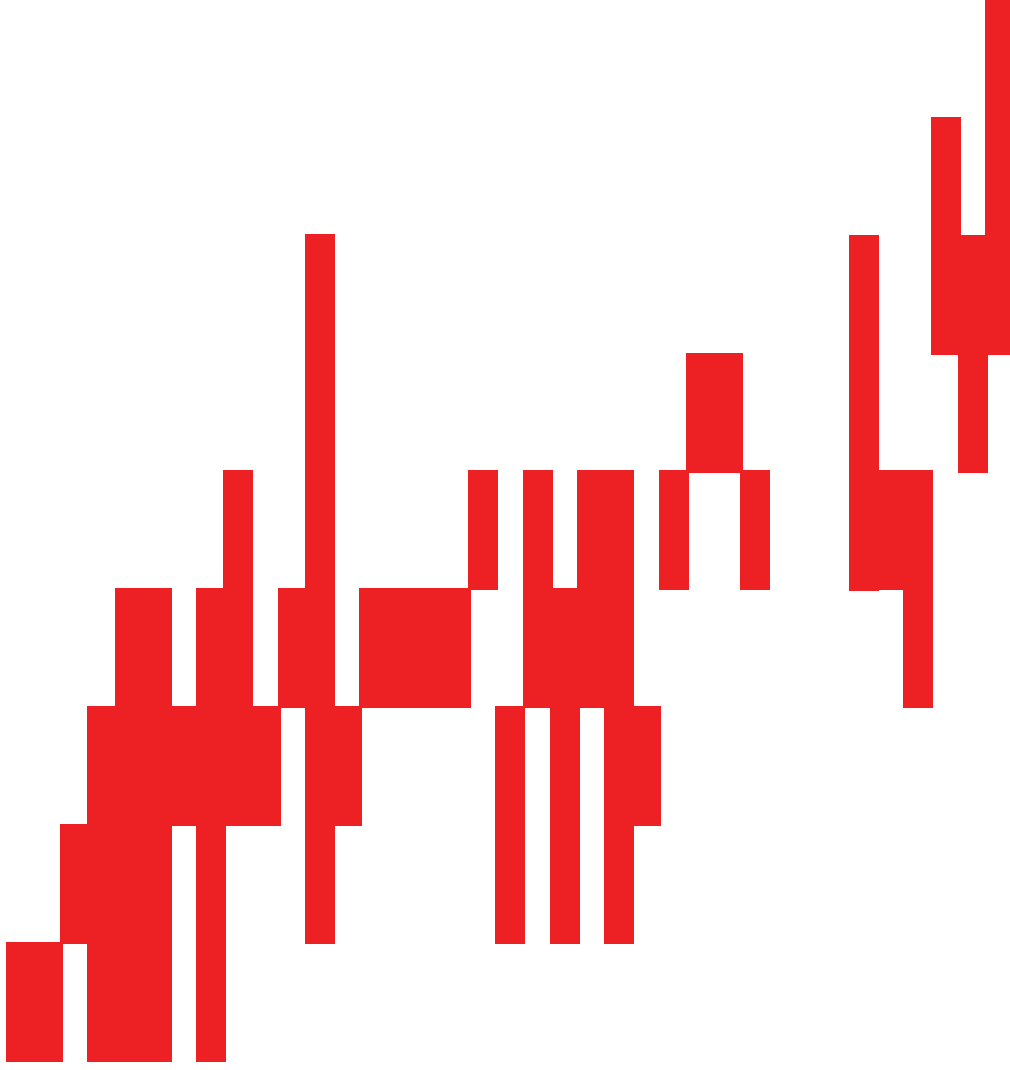
Rebuild Front Porch Columns. The final design and construction of the front porch columns will replicate the design visible in the most recently discovered photograph of the pre-enclosure front porch circa 1956. Architectural plans and engineering will be developed from the photograph evidence and evaluated prior to permitting and construction.

Apr-25 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25 Nov-25 Dec-25 Jan-26 Feb-26

Task

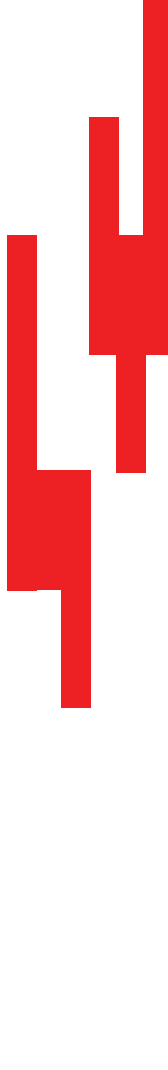
Phase I - Property Stabilization

- Remove bee colony
- Graffiti Abatement
- Replace Broken Glass in 1919 Windows
- Remove Biohazards
- Hand Sort and Remove Debris
- Regrade property and remove concrete and brick debris
- Repair/Replace Exterior Block Walls
- Hand Sort, Box and Store Building Contents
- Building and Building System Assessment
- Replace Water Heater
- Asbestos Abatement
- Exterior Wood and Stucco Repair and Painting
- Replace Electrical Service Panel and Weatherhead
- Structural Analysis
- Rebuild Dormer and Repair Eaves
- Install New Roofing
- Replace 2 Existing Air-Conditioning Units
- Repair and/or Replace Water Damaged Interior Ceilings
- Rebuild and Repair Two Masonry Chimneys and Firebox
- Repair Rafter Tails
- Front Porch Rehabilitation
- Patch and Repair Front Porch Plaster and Lathe Ceiling
- Repair and Rebuild Front Porch Fascia
- Matterport Building Scan
- Polish and Seal Concrete Floors
- Repair/replace bathroom tile
- Kitchen appliance and cabinet replacement
- Repair and Refinish Interior Wood Floors



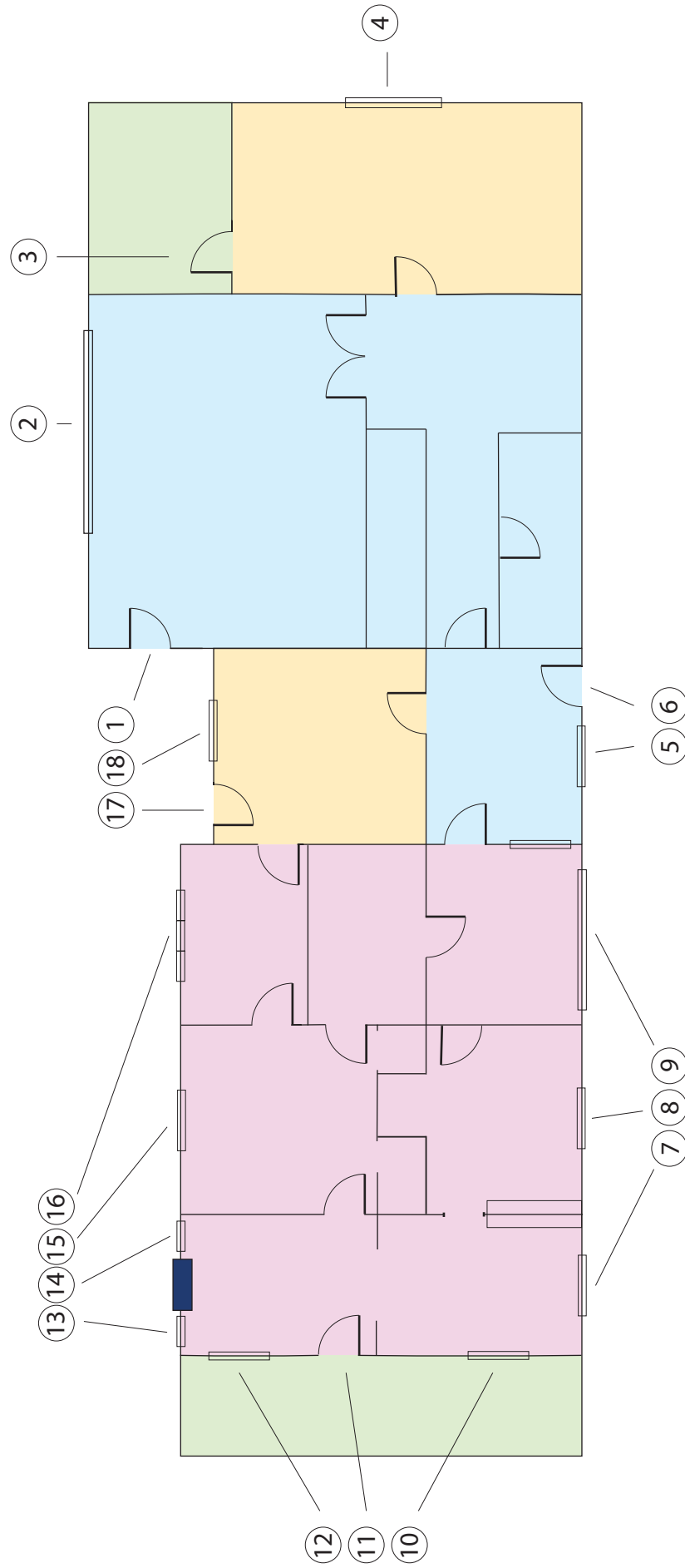
Phase II - Exterior Improvements

- 1919 Bungalow Exterior Door and Window Restoration
- 1963 Addition Door and Window Replacement
- Landscaping/Irrigation
- Remove Non-historic Exterior Storage Shed
- Rehabilitate Historic Garage/Art Studio Outbuilding
- ADA Alley Pavers and ADA Access Ramp



Phase III - 1963 Studio Addition Roof and Parapet Wall

Dr. J. Eugene and R. Thomasena Grigsby House
Key to Exterior Windows and Doors



- KEY
- Covered Front Porch/Rear Carport
 - 1919 Bungalow
 - 1963 Joe B. Wong Addition
 - 1991 Additions

Exterior Window and Door Schedule

Window and Door Schedule	Exterior View	Interior View	Dimensions	Notes
			H x W	
1			Door: 80" x 29," Lever Window: 10" x 36," Lower Sidelight: 78" x 12," Upper Sidelight: 9" x 26"	Designed and built by Dr. Grigsby, this stained glass sidelight is perhaps the most stunning and distinctive feature of the building. Will remove security screen door and bars. New Pella door to match original with same dimensions and white exterior finish and black interior finish.
2			24" x 120"	Window to be replaced with new Pella window. Bars to be removed. Sliding gate to be replaced with less obtrusive sliding door design.

1963 Addition

1991 Enclosure

3			80" x 36"	Standard pre-hung exterior metal door. To be replaced with a new smooth-face Pella door.
4			46" x 59"	To be replaced with a new Pella sliding window. Security bars to be removed. New interior window trim to be installed to match studio and security bars to be removed.
5			32" x 40"	Original levered glass window. Non-weather tight. Lower glass panel was broken from garden hose placed into window. To be replaced with a new Pella sliding window. Security bars to be removed.

1963 Addition

6				80" x 32"	Badly damaged original door. To be replaced with new Pella smooth-face door. Security screen door to be removed.
7				54" x 49.5"	Original hinged divided light window, sash, casing, and frame to be fully restored. Hinged inswing. Security bars and aluminum screen to be removed. New historic exterior window screen to be installed.
8				36" x 50"	Original hinged divided light window, sash, casing, and frame to be fully restored. Glazing currently held in place with duct tape. Hinged inswing. Security bars and aluminum screen to be removed. New historic exterior window screen to be installed.

9			55.5" x 84"	Original south sleeping porch windows appear to have been removed by previous owner. Current condition is two plate glass sheets loosely tacked in place with wood trim. To be replaced with 3 new Pella double-hung windows to reflect original windows still intact in north sleeping porch area.
10			54" x 49.5"	Original hinged divided light window, sash, casing, and frame to be fully restored. Hinged inswing. This window previously had an air-conditioning unit in the left side window. The AC unit was removed and glazing has been restored.
11			80" x 30"	This appears to be the original exterior front door. The glazing has been replaced. This exterior door and casing will be fully restored.

12			54" x 49.5	Original hinged divided light window, sash, casing, and frame to be fully restored. Hinged inswing. Security bars and aluminum screen to be removed. New historic exterior window screen to be installed.
13			29.5" x 24"	This window opening had been bricked in on the outside and covered with a mantel shelf on the inside. The interior shelving was carefully constructed and reversible to preserve the window which still has the original glazing from 1919. The exterior wood requires restoration. LH hinged.
14			29.5" x 24"	This window opening is covered by plywood on the outside and was covered with a mantel shelf on the inside. Wires from a security system had been drilled through the window and window frame. The window requires restoration and new glazing in two of four panes. RH hinged.

15			54" x 50"	Original hinged divided light window, sash, casing, and frame to be fully restored. Hinged inswing. Security bars and aluminum screen to be removed. New historic exterior window screen to be installed.
16			3x 54" x 24" or 54" x 72"	These appear to be the original three sleeping porch double-hung windows. The windows were painted on the outside and embedded in the wall on the inside. One pane had been broken and new glazing has been installed. These 3 windows will be fully restored and new screens installed.
17			80" x 36"	Standard pre-hung exterior metal door. To be replaced with a new smooth-face Pella door.

1991 Enclosure

18				54" x 35"		Vinyl window with damaged exterior frame. To be replaced with new Pella window of same dimensions and operation.
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July 16, 2025



a neighborhood alliance

1204 E. Roosevelt St.
Phoenix, AZ 85006
garfieldneighborhood.org

Planning & Development Services
Historic Preservation Office
200 W Washington Street
Phoenix, AZ 85003

Re: Restoration of the Dr. J. Eugene and R. Thomsena Grigsby House

To Historic Preservation Office:

On behalf of Garfield Organization, I respectfully request your support in approving this request by Greg Esser and Cindy Dach for City of Phoenix funding through the Phil Gordon Threatened Building Grant Program.

The preservation plans for this property were presented to our Board of Directors of Garfield Organization July 15, 2025. We were upset to learn that this historically and culturally significant property was threatened with demolition prior to its acquisition by Mr. Esser and Ms. Dach.

This property, located at 1117 North 9th Street and within the boundaries of the North Garfield Historic District, is significant for its historic connection to the Grigsby family. Dr. Grigsby was a founder of Garfield Organization. The Grigsby family moved into the home in the mid-1950s. At that time, the family acquired a then-vacant building, a 1919 Craftsman bungalow, through the probate court.

Both Dr. and Mrs. Grigsby were significant civil rights leaders, educators, community leaders, and advocates for others throughout their lives.

We support the plans to continue to provide arts space in this property through its renovation and historic preservation.

Garfield Organization supports the plans to honor the legacy of contributions the Grigsby family made to our neighborhood, the City of Phoenix, and beyond. We encourage you to approve this request for support.

Sincerely,

Dana Johnson
president

Garfield Organization, a neighborhood alliance

Working for a
safe, clean and friendly
neighborhood since 1989

Grigsby and Associates, LLC
3703 Gawayne Terrace
Silver Spring, Maryland 20906
(301) 598-2090 Voice – (301) 598-3089 Fax – (301) 509-1325 Cell
marshallgrigsby@gmail.com

July 21, 2025

Planning & Development Services
Historic Preservation Office
200 W. Washington Street
Phoenix, AZ 85006

Re: Restoration of the Dr. J. Eugene and R. Thomasena Grigsby House

To Historic Preservation Office:

I was delighted to hear that Greg Esser and Cindy Dach were developing plans to restore our family home located at 1117 North 9th Street. I wholeheartedly support that effort and strongly encourage your support of that project.

My family first moved to Phoenix from Charlotte, North Carolina in 1946. I was two months old at the time and the total population of the entire Valley was less than 100,000 people! My Dad was recruited to come to Phoenix to establish an art department at the segregated Carver High School. Over the years, not only did he develop and grow that art department, but he also established a reputation of being one of the most effective art teachers throughout the State of Arizona, the nation, and around the world. He received invitations and fellowships to spread his knowledge of art education far and wide, including teaching in the U. S. Pavillion at the World's Fair in Brussels Belgium in 1957. As a matter of fact, in 2012, then Mayor Greg Stanton (now Congressman Stanton) presented my father with the first annual Phoenix Festival of the Arts Award and subsequently renamed the visual arts award the Dr. Eugene Grigsby Visual Artist Award which is presented annually at the festival.

My mother was also an accomplished teacher in her own right. She began teaching at Carl Hayden High School shortly after it opened in 1957 and remained there for 12 years. When she first got there, as the only woman, and only Black woman teaching Biology at Carl Hayden, she was the only teacher without a permanent classroom. She had to carry all her lab equipment, teaching material, experiments and other items from room to room daily, while all the other teachers had permanent classroom space. In addition, she was given the most unruly and undisciplined students in science. However, her skill and ability enabled her to succeed and excel. One of those unruly and undisciplined students was a football player named Art Hamilton who went on to become a skilled state legislator and Minority Leader in the Arizona House of Representatives. Art credits my mother with making it possible for him to turn himself around and achieve all that he has done.

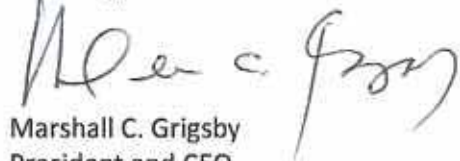
The house at 1117 North 9th Street was a veritable beehive of activity for decades. Both parents were actively engaged in numerous civic and social organizations, civil rights groups, and art and science

activities. They were also active members of the United Nations Association and whenever delegations of foreign leaders visited Phoenix, they often ended up at the Grigsby household on 9th Street. They were early on supporters and members of the Phoenix Art Museum, the Heard Museum, the Phoenix Library, and a host of other organizations throughout the Valley. Frank Lloyd Wright, the internationally renowned architect would visit when he was wintering at Taliesin West, and my father would take his students there to observe him and his colleagues at work. There was never a dull moment in that house.

The education I received at home while growing up, along with my formal education at Booker T. Washington Elementary School, Emerson Elementary School and Phoenix Union High School, enabled me to go on to Morehouse College in Atlanta for my undergraduate studies then on to the University of Chicago where I completed Masters and Doctoral programs, and then on to a career in higher education including becoming a college president. That would not have been possible without the 1117 North 9th Street foundation.

The plans for the preservation and designation of our family home include honoring the important roles played in many arenas by both of my parents. I hope that you will support the efforts of Greg Esser and Cindy Dach to preserve the Grigsby family legacy.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marshall C. Grigsby". The signature is fluid and cursive, with the first name "Marshall" being the most prominent part.

Marshall C. Grigsby
President and CEO



Planning and Development Department Process Improvements Update - Citywide

This report provides an update to the Transportation, Infrastructure, and Planning Subcommittee on the Planning and Development Department's (PDD) ongoing efforts to streamline and enhance the plan review, permitting, and inspection processes.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Summary

On June 11, 2024, PDD presented its first annual Process Improvements Report to the City Council. The report emphasized building a culture of partnership and service through three Tenets of Service: Personal, Seamless, and Innovative. The 2025 Process Improvements Report serves as a follow-up to last year's commitments. It highlights key accomplishments, progress made, and outlines next steps. The report also addresses PDD's Financial Stability Plan with its three fundamentals of cost containment, staying current and cost recovery / rate setting. A full version of the report is available at: <https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/about-us/pdd-process-improvements-report-2025.pdf>

Overview of Progress

The department has remained committed to implementing the three service tenets. Team members actively engaged in training, embraced changes to processes, and developed innovative solutions to better serve customers. Key highlights include a series of listening sessions with development partners from Fall of 2024 through 2025, with more planned to continue fostering collaboration and the launch of customer service surveys, with strong positive feedback indicating improved service quality and communication.

PDD has focused on cultivating a culture of excellence and service by establishing a clear Vision, Mission, and Service Commitments, which serve as the foundation for all training initiatives. Training efforts include personal, seamless, and innovative training, cross-training and technical training sessions, monthly learning sessions to build understanding of departmental roles and responsibilities, and re-establishing employee recognition programs.

Updates to process improvements include:

- Hillside Grading and Drainage
- Floodplain Management
- Civil Inspections Site Permits
- Gas sign-off prior to Certificate of Occupancy
- As-built Drawing Screening
- Series of process changes as a result of amendments adopted as part of the 2024 Building and Construction Code update

Upcoming Priorities

Continuous collaboration with development partners and delivering exceptional service remains a top priority. The department will continue to host listening sessions and provide educational opportunities for PDD staff, reinforcing its dedication to continuous improvement and service excellence. Additional departmental priorities are outlined in the process improvements report including launch of Release 3 for SHAPE PHX, standardization and streamlining of the administrative review process, the launch of a pilot to expand the Revision by Inspector program, a customer service initiative, and exploration artificial intelligence integration into the department's processes.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



Approval of Planning and Development and Fire Prevention User Fee Increases (Phoenix City Code, Chapter 9 and 15) - Citywide

This report provides the Transportation, Infrastructure and Planning Subcommittee with information about proposed Planning and Development and Fire Prevention user fee increases and requests the subcommittee to recommend City Council adoption of the proposed amendments to Phoenix City Code, Chapter 9 and Chapter 15.

THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.

Summary

The Planning and Development Department (PDD) and Fire Department (FD) are essential partners in providing plan review and inspection services that protect the general public and emergency response personnel by ensuring adopted building-safety standards are upheld. The City's plan review and inspection services are funded with user fees charged to customers that utilize these services. The cost to deliver these services has increased substantially since the last PDD and FD user fee updates took effect in 2010 and 2013, respectively. The Fire Department is in the process of amending the Phoenix Fire Code by the end of 2025, with the 2024 International Fire Code. This code establishes some new permit requirements that will need to be assessed to ensure user fee cost recover for the Fire Prevention Section. Finally, FD has experienced a significant increase in the number of businesses required to participate in the Special Hazards Annual Assessment Program. The FD Special Hazards Unit is responsible for administering the program, which is funded by an annual program fee that was last updated in 2003.

This proposal increases PDD and FD user fees up to 30 percent, updates the Fire Prevention Code to include fees associated with new permit requirements pursuant to the 2024 Phoenix Fire Code, and increases the Hazardous Annual Assessment Program fee to provide sufficient resources to meet growing demands.

PDD and FD user fees are derived from a fully loaded average hourly rate that was set at \$150 per hour in 2010 and 2013, respectively. This proposal increases the hourly rate used by PDD and FD up to 30 percent, to \$195 per hour. PDD and FD operational costs have increased substantially since user fees were last updated. The proposed

fee increases are necessary to cover annual operating expenses at current service levels.

The Planning and Development Proposed Fee Schedule Amendment and Justification Report is available online at: www.phoenix.gov/administration/departments/pdd/tools-resources/fees

The Fire Prevention Proposed Fee Schedule Amendment and Justification Report is available online at: www.phoenix.gov/administration/departments/fire/safety-prevention

Concurrence/Previous Council Action

The proposal was presented to and approved the Development Advisory Board on October 30, 2025. It will be presented to the Fire Safety Advisory Board on November 13, 2025.

The Phoenix City Council will consider adoption of the 2024 Phoenix Fire Code at its Formal Meeting on December 17, 2025.

Public Outreach

A notice of intent (NOI) to consider this proposal was posted to the City's website on October 17, 2025 in accordance with 13 ARS §9-499.15.

Link to NOI:

<https://www.phoenix.gov/administration/departments/communications/public-notice-tax-fee-changes.html>

PDD held two virtual listening sessions on November 12, 2025 and November 13, 2025.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department and Deputy City Manager Alan Stephenson and the Planning and Development Department.



Five-Year Plan High-Visibility Crosswalk Markings and Stop Bars - Citywide

This report provides the Transportation, Infrastructure, and Planning Subcommittee with information on a five-year plan to implement the use of high-visibility crosswalks and stop bars citywide.

THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.

Summary

On May 7, 2025, a Citizen Petition was submitted at the Formal Council Meeting requesting the City Council to:

1. Update the City's policy and design guidelines to require the use of high-visibility crosswalk markings at all signalized and non-signalized pedestrian crossings; and,
2. To require stop bars at all pedestrian crossings, including intersections with signals, stop signs, and HAWK crossings.

On May 21, 2025, at the Formal Council Meeting, City Council directed staff to bring this petition to a future Transportation, Infrastructure, and Planning Subcommittee meeting for additional discussion.

On June 18, 2025, at the Transportation, Infrastructure, and Planning Subcommittee, the Subcommittee directed staff to develop a five-year plan for the installation of high-visibility crosswalks and stop bars citywide, present and incorporate feedback from the Vision Zero Community Advisory Committee and to develop a proposed revised engineering standard for the incorporation of high-visibility crosswalks and stop bars citywide.

On October 22, 2025, at the Vision Zero Community Advisory Committee Meeting, the Committee provided feedback that high-visibility crosswalks and stop bars should be implemented citywide as soon as possible.

Background

The Street Transportation Department (Streets) follows the standards and guidance for pavement markings outlined in the latest edition of the Manual on Uniform Traffic

Control Devices (MUTCD), published by the Federal Highway Administration and adopted by the Arizona Department of Transportation.

Crosswalks are categorized as either transverse or high visibility. Transverse crosswalks consist of two lines that are placed perpendicular to traffic flow, while high-visibility crosswalks include markings parallel to traffic flow, with or without transverse lines. **Attachment A** illustrates the MUTCD-approved crosswalk types. The City's current standard is to install high-visibility crosswalks at all mid-block crossings on arterial and collector streets, as well as at all HAWK pedestrian crossings.

Stop lines (or stop bars) are wide, solid white lines placed perpendicular to the roadway at intersections to indicate where vehicles must stop in relation to a stop sign, traffic signal, or other control device. While not required by the MUTCD, stop bars are typically used with stop signs to clarify stopping locations. The City installs stop bars at stop-controlled intersections only when specific criteria are met. Stop bars are not currently installed at signalized intersections.

Stop bars are not applicable at mid-block crossings, as they are only installed where vehicles are required to stop.

Peer Cities

Streets conducted outreach to several large cities throughout the United States to establish points of comparison with the crosswalk policies used by these cities. Staff reached out to Houston, Jacksonville, Denver, Austin, and Philadelphia. These cities have a comparable number of signalized intersections to Phoenix. Staff also investigated practices in New York and Los Angeles which both have significantly more signalized intersections than Phoenix.

The findings were generally that these cities do utilize high-visibility crosswalks and stop bars at most of their signalized intersections. Houston has a guideline that aims to install high-visibility crosswalks in specialized situations and only on arterial and collector streets. The use of high-visibility crosswalks on local streets is inconsistent among these cities.

Five-Year Plan

The cost and labor requirements for converting standard crosswalks into high-visibility crosswalks and adding stop bars varies significantly depending on the width of the roadway. The cost to add one stop line at a signalized intersection is approximately \$1,000. The cost of converting a standard transverse crosswalk to a high-visibility crosswalk at a signalized intersection is approximately:

- \$2,800 for a 3-lane roadway
- \$4,100 for a 5-lane roadway
- \$5,800 for a 7-lane roadway

Based on prior installations, high-visibility crosswalks require approximately 75 percent more material and labor than standard transverse crosswalks. Additionally, many intersections do not meet the pavement condition standards necessary for thermoplastic application. Resurfacing is required where pavement is damaged or deteriorated, as striping equipment cannot operate effectively on compromised surfaces. Staff estimates that 75 percent of crosswalk locations would require resurfacing, adding significant cost and time.

Streets conducted an analysis to assess the feasibility of converting all transverse crosswalks to high visibility and adding stop bars citywide within five years. The analysis included a full inventory of marked crosswalks and their proximity to key pedestrian generators, including schools, the High Injury Network (HIN), community activity centers, and high-ridership transit corridors.

Findings show the City has 6,389 marked crosswalks:

573 (9 percent) are high-visibility
5,816 (91 percent) are transverse
563 (9 percent) include stop bars
5,826 (91 percent) do not include stop bars

The estimated cost to fully implement the five-year plan is \$95 million, requiring 20 additional full-time equivalent (FTE) staff, even when coordinated with the City's planned pavement maintenance program. Even including the additional 20 FTE staff, this project may not be completed within five years.

Considerations

The Street Transportation Department's pavement maintenance plan can support the implementation of high-visibility crosswalks and stop bars. Pavement is resurfaced on a five-year cycle, covering approximately 900 miles and 1,400 crosswalks, about 22 percent of the citywide total. This work already consumes a significant portion of the department's pavement marking capacity.

High-visibility crosswalks also have higher maintenance costs than initial installation. Thermoplastic cannot be reapplied over existing markings; removal through obliteration is required, increasing labor and cost. The typical lifespan of thermoplastic markings is five years.

The current annual budget for citywide pavement markings and signage is \$9.8 million. Expanding to a full network of high-visibility crosswalks and stop bars is estimated to increase the annual budget an additional \$24 million. This estimate does not include additional costs associated with pavement obliteration required for thermoplastic application.

Options

Recognizing that resources for citywide implementation over a five-year period is substantial and currently not available, a targeted approach may be more feasible than citywide implementation. Prioritizing high-visibility crosswalks at key signalized pedestrian locations - such as school zones, the High Injury Network (HIN), community areas, and high-ridership transit corridors, can better manage costs. Mid-block crossings on arterial streets have already been converted to high-visibility markings.

Streets has identified three alternative options for implementation of high-visibility crosswalks:

Option 1: Install high-visibility crosswalks at all locations when replaced.

This option leverages the planned pavement maintenance program and other capital projects, however, the long-term additional maintenance cost remains. The timeline is estimated to be about 12 years. This option would impact routine striping maintenance work and the condition of other pavement markings throughout the City. This timeline would be extended if a full level of staffing cannot be achieved or maintained.

Option 2: Same as Option 1, with accelerated implementation using Vision Zero Road Safety Action Plan funding.

This option involves allocating funding, starting in FY2030, to partner with contractors to support the installation of high-visibility crosswalks. This option will shorten the citywide installation timeline depending on contractor pricing and funding allocation, however, this option also impacts long-term maintenance costs and routine maintenance levels of service similar to Option 1.

Option 3: Install high-visibility crosswalks at all non-signalized crosswalks. Install high-visibility crosswalks at selected signalized intersections based on presence on the HIN, proximity to schools, community areas, or high-ridership transit corridors.

Option 3 would upgrade approximately 78 percent of the City's crosswalks, including all non-signalized crosswalks, to high-visibility markings and reduced on-going annual

maintenance cost. The timeline is estimated to be about seven years. This option will still impact maintenance levels of service but to a lesser degree than Options 1 and 2 and requires no additional staff.

Streets will evaluate the alternative high visibility crosswalk styles included in **Attachment A** to determine if the longitudinal bar and bar pair options require less material and labor resulting in cost savings that minimize on-going maintenance costs.

Recommendation

Staff recommends approval for Option 3 to install stop bars at all signalized and stop-controlled intersections with crosswalks and to install high-visibility crosswalks at all non-signalized crosswalks and selected signalized intersections on the HIN, near schools, community areas, and high-ridership transit corridors when replaced.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

ATTACHMENT A

