



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

**Staff Report: Z-83-22-3**  
**December 30, 2022**

**INTRODUCTION**

Z-83-22-3 is a request to establish Historic Preservation (HP) overlay zoning for the property located approximately 110 feet south of the southwest corner of 10th Avenue and Royal Palm Road [8122 N 10th Avenue] known historically as the Dr. Bertram Snyder House. Maps and photos of the subject property are attached.

**STAFF RECOMMENDATION**

Staff recommends that rezoning request Z-83-22-3 be approved.

**BACKGROUND**

In May of 2022, the City of Phoenix Historic Preservation Office received a request from Courtney Perez, owner of 8122 N 10th Avenue, for HP overlay zoning for the property. HP staff conducted additional research on the property and recommended it eligible for listing in the Phoenix Historic Property Register. At the applicant's request, the HP Commission voted to initiate HP zoning for the subject property on September 19, 2022.

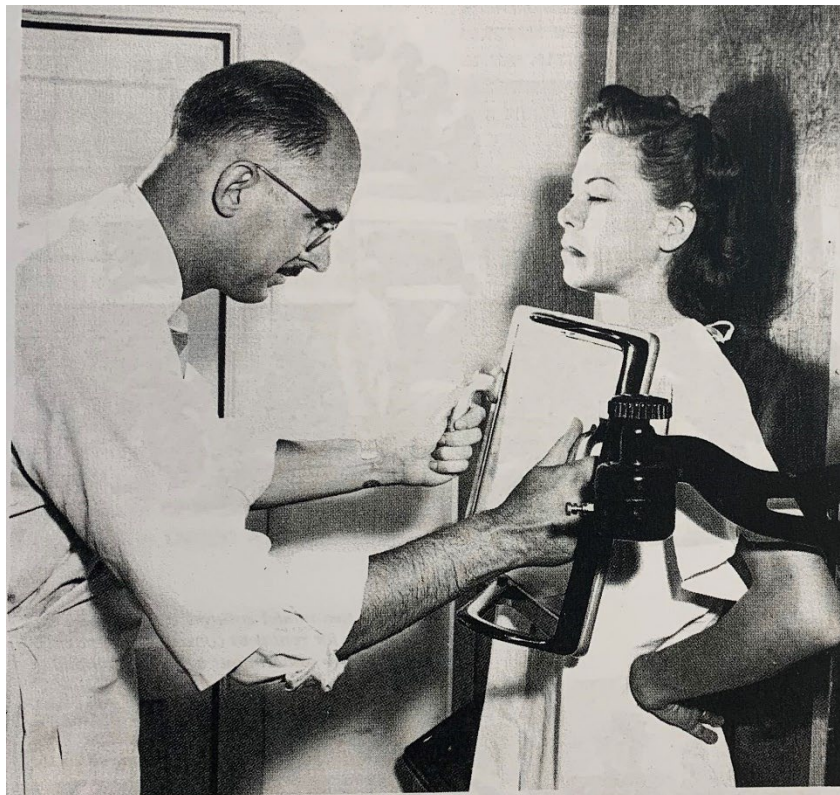
**PROPERTY HISTORY**

Dr. Bertram L. Snyder was born to Edgar and Ethyl Snyder in Norwood, Ohio, in 1911. Snyder graduated from Denison University in 1933 and then enrolled in a medical program at the University of Cincinnati College of Medicine. During his senior year he developed a lung infection that he self-diagnosed as tuberculosis. Snyder took time to physically recuperate and then graduated in 1940. Dr. Snyder went into residency at the Dunham Tri-County Tuberculosis Sanatorium in Ohio but became ill with a tubercular infection again in 1941 and his doctor advised he seek a different climate in which to recuperate.

Dr. Snyder came to Phoenix in 1942 and obtained a job as the company physician for AiResearch Manufacturing Company, an aircraft equipment company that played a vital role in supplying the U.S. Air Force during World War II. Snyder left AiResearch to go into private practice retaining an interest in diseases of the lungs. He also became aware of the plight of those with tuberculosis living in poverty in the Sunnyslope area north of Phoenix. In 1943 he began working with the Desert Mission in Sunnyslope to treat patients with tuberculosis and the following year took over the position of Head of

the Desert Mission Clinic from the retiring physician Fred Holmes (Arizona Republic 2002; Grandrud 2013).

Between 1945 and 1946 Dr. Snyder was involved in the construction of the Desert Mission Convalescent Home, built for those without the financial resources for treatment. In 1947 a new outpatient clinic was developed and in 1949 the Desert Mission services expanded to include a 24-hour emergency station. During this time, Dr. Snyder was appointed as chairman of the medical staff and was also a governing member of the National Tuberculosis Association and worked to educate the public about tuberculosis as well as treatments for the disease.



Dr. Bertram Snyder x-rays patient Helen Bayles at Desert Mission Clinic (Sunnyslope Historical Society Museum)

Bertram Snyder hired the architectural firm Weaver and Drover to design a residence at 8122 N 10th Avenue, approximately 2 miles from the Desert Mission campus, in 1951. The single-story, Ranch-style home with low pitched roof, overhanging full front porch and side entry carport was completed in 1952. The home was touted in an *Arizona Republic* article, dating to August 31, 1952, for its unique interior design with large rooms, lack of hallways and open concept with built-in room dividers and prominent redwood paneling.

In 1954 the Desert Mission Convalescent Hospital became a separate entity from the religious based Desert Mission and was incorporated as the John C. Lincoln Hospital, named for the major donor to the health efforts of the Desert Mission. Dr. Snyder was one of the incorporators of the hospital and became the Vice President of the Hospital's board of directors and was also appointed the chief of the medical staff, a position he held for several terms.



John C. Lincoln Hospital, pictured early 1950s, from left Ray Cowden hospital board chairman and Dr. Bertram Snyder, chief of staff and two unidentified men (Grandrud 2013)

Dr. Snyder continued to assist with the planning and development of John C. Lincoln Hospital which saw considerable expansion between 1954 and 1965 from the development of a 42-patient surgical wing to the groundbreaking of the multi-storied John C. Lincoln Hospital.





Dr. Snyder at center with shovel for North Phoenix Medical Center groundbreaking in 1959 (Sunnyslope Historical Society Museum)

Dr. Snyder's work in the treatment of tuberculosis in the valley stretched beyond Sunnyslope. In 1945 Dr. Snyder conducted a chest clinic in Phoenix for the Maricopa County Department of Health which began a life-long association with the agency through which Dr. Snyder sought to improve the living conditions of indigent patients with tuberculosis. A county-wide chest x-ray survey from 1951, at which time Dr. Snyder was employed by the County Department of Health, found that Maricopa County showed much higher rates of lung infection than other cities across the country. By 1952, Snyder was working as assistant director in charge of tuberculosis care at the Maricopa County Hospital and, according to a history of the Maricopa County Health Department, Dr. Snyder pushed for the construction of buildings to accommodate 100 new beds for tubercular patients. This work also included lobbying for federal aid for the construction. Senator Carl Hayden ensured that federal funds were made available, and construction began in 1953.



Dr. Snyder at construction site of County Hospital tubercular wings (*Arizona Republic* 1953).

The Maricopa County General Hospital tubercular wings were completed in 1954 and were touted as having some of the most modern treatment rooms in the Southwest. At the annual Maricopa County Medical Society Public Service Awards in December of 1954, Dr. Snyder received an award for initiating the construction of the tubercular wings of the hospital. Snyder continued as an advising physician for the County Hospital through 1967, working to found innovative programs for the treatment and recovery of patients such as an outdoor gardening program.

In addition to his hospital work, Dr. Snyder held an interest in serving the needs of those who were disabled. In 1966, Dr. Snyder received an “outstanding physician” award from the Phoenix Mayor’s Office for his contributions to the community. Snyder continued to work in private practice in internal medicine with a specialization in chest diseases into the 1980s while remaining on the Board of Directors for John C. Lincoln Hospital. Snyder also worked for the Department of Economic Security reviewing medical records of the disabled. In 1991, Dr. Snyder was named the first member of John C. Lincoln Hospital and Health Center’s Honorary Staff. The position was created to honor retired physicians who made outstanding contributions to the medical staff.

Dr. Snyder was active in the Desert Mission Food Bank and worked on the establishment of the Sunnyslope Historical Society, leaving a broader legacy in the community where he worked and served. Dr. Snyder lived in his home at 8122 N 10th Avenue until his death in 2002.

### **ELIGIBILITY CRITERIA**

The eligibility criteria for HP overlay zoning and listing on the PHPR are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state, or national history, architecture, archaeology, engineering, or culture, according to one or more of the following criteria:

- A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;
- B. The property is associated with the lives of persons significant in our past;
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

### **EVALUATION**

The property meets the age requirement, having been constructed in 1952. The property also meets the significance requirement under Criterion B for its association with Dr. Bertram Snyder, who played an active role in the development of the John C. Lincoln Hospital and, more broadly, the care of indigent populations suffering from tuberculosis in the metropolitan Phoenix area. Snyder resided at the dwelling during the bulk of his career from 1952 until his death in 2002.

The Dr. Snyder House property retains integrity of its historic location, association, materials, workmanship, and setting. Small, rear, projecting additions and a southern two-car carport addition were completed following the original construction in 1952. However, the rear additions are not visible from the street and the two-car, carport addition is set back from the street and subordinate in height to the dwelling. The home therefore also retains integrity of design and feeling.

## **BOUNDARY JUSTIFICATION**

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 0.42 gross acres and includes the entire parcel, as well as the adjacent right of way, which is customary for rezoning cases.

## **CONCLUSION**

The rezoning request Z-83-22-3 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

Writer and Team Leader

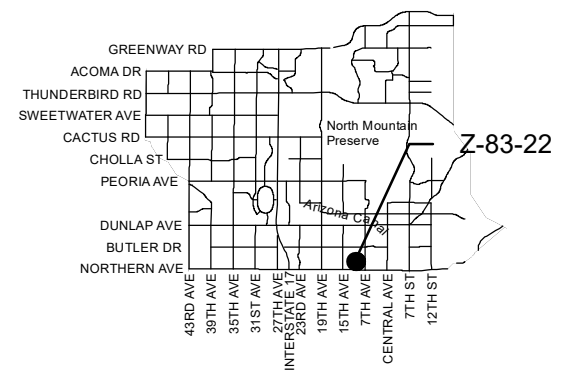
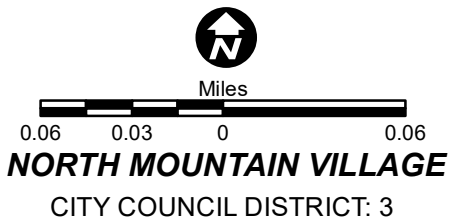
H. Ruter

Attachments:

Sketch Map (1 page)

Aerials (1 page)

Photos (1 page)



<b>APPLICANT'S NAME:</b> City of Phoenix Historic Preservation Commission			<b>REQUESTED CHANGE:</b> FROM: R1-10 RPSPD ( 0.42 a.c.) TO: R1-10 HP RPSPD ( 0.42 a.c.)	
<b>APPLICATION NO.</b> Z-83-22	<b>DATE:</b> 11/1/2022 <b>REVISION DATES:</b>			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.42 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 25-26	<b>ZONING MAP</b> J-8		
<b>MULTIPLES PERMITTED</b> R1-10 RPSPD R1-10 HP RPSPD		<b>CONVENTIONAL OPTION</b> 1 1		<b>* UNITS P.R.D. OPTION</b> 2 2
* Maximum Units Allowed with P.R.D. Bonus				





Proposed Historic Preservation (HP) Zoning Overlay shown in purple



**Z-083-22-3**

Dr. Bertram Snyder Residence  
8122 N 10th Avenue



**Photo 1.** 8122 N 10th Ave, looking southwest



**Photo 2.** 8122 N 10th Ave, looking northwest



**Photo 3.** 8122 N 10th Ave, looking east



**Photo 4.** 8122 N 10th Ave, looking northeast