

## ATTACHMENT G

**From:** [Michele Chinichian](#)  
**To:** [Helana Ruter](#); [Council District 7 PCC](#); [hello@preservephx.org](mailto:hello@preservephx.org)  
**Subject:** Enact the Historic Preservation Overlay on the total property at 333 & 337 N 7th Ave.  
**Date:** Thursday, November 9, 2023 7:13:15 PM

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Dear Councilwoman Ansari's Office,

This letter is to ask for the Historic Preservation Commission to take action and **Enact the Historic Preservation Overlay** on the total property at 333 & 337 N 7th Ave. Please help us save this iconic architecture so it can remain intact and adaptively reused for future generations of Arizonans to benefit from.

This is the community's only chance to save a highly visible, uniquely historic property and retain the community's opportunity to have input on future large-scale development. Downtown Phoenix and the Roosevelt Neighborhood deserve better and deserve to participate in the planning process for such a sizable site. It would be a devastating loss to scrape an important historic building, especially one that is primed to be an exemplary adaptive reuse redevelopment.

Architecture with character is what makes Phoenix an appealing and desirable place to live. Please don't support the destruction of what makes this city so special. It is heartbreaking when the city does not take action to preserve these beloved buildings. I urge you to take action and enact the Historic Preservation Overlay.

Thank you for your consideration.

All the best,

**Michele Chinichian, LCSW**

**Phone:** (480) 409-2915

**Website:** <http://royapllc.weebly.com/> [[royapllc.weebly.com](http://royapllc.weebly.com/)]

**Scheduling:** <https://michele-chinichian.clientsecure.me> [[michele-chinichian.clientsecure.me](https://michele-chinichian.clientsecure.me)]

**Google Reviews:** <https://g.page/r/CSkdzyvcV7exEBo/review> [[g.page](https://g.page/r/CSkdzyvcV7exEBo/review)]

**PLEASE NOTE:** My practice maintains a cancellation policy of 48 hours prior to your appointment time. There is a missed session fee applied to all cancellations or reschedulings under 48 hours.

**IN CASE OF AN EMERGENCY:** If you are experiencing a psychiatric crisis, please call the 24-hour crisis hotline at 602-222-9444 or go directly to your nearest emergency room.

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**From:** [G.G. George](#)  
**To:** [Helana Ruter](#)  
**Cc:** [Council District 7 PCC](#); [Council District 4](#); [Michael Petersen-Incorvaia](#)  
**Subject:** Request for Consideration  
**Date:** Friday, November 10, 2023 4:26:50 PM  
**Attachments:** [Request for consideration.doc](#)

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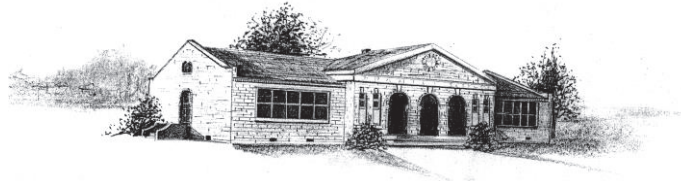
Hello Helana,

Please see the attached from the PHNC for distribution to the Historic Preservation Commission.

Thank you,

GGG

# **Phoenix Historic Neighborhoods Coalition**



HISTORIC FRANKLIN SCHOOL

November 10, 2023

Phoenix Historic Preservation Commission  
City of Phoenix Planning Department  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003-1611

**Via Email**

[helana.ruter@phoenix.gov](mailto:helana.ruter@phoenix.gov)

RE: HP-87-23-DEM, HP-88-23-DEM, HP-120-23-DEM

Dear Chairman Garcia and Members of the Commission,

I am writing on behalf of the Phoenix Historic Neighborhoods Coalition. We are a coalition of people who live throughout the historic neighborhoods within the City of Phoenix. We come together because we value the history of Phoenix and we seek to share our love of our city's historic neighborhoods to preserve not only the buildings but to help stabilize and build strong communities.

The HP office has advised the Coalition that a total demolition application has been filed for the Milum Textile Buildings at 333 N. 7<sup>th</sup> Avenue. These properties requested for demolition have been identified as individually eligible for the Phoenix Historic Property Register in a survey by the Junior League of Phoenix in 1984, which recommended them eligible for listing on the National Register of Historic Places. They are considered eligible not only for the Streamline Moderne style but most importantly, they contain a rare Lamella roof. It is one of only two properties thus far identified in Phoenix with the Lamella roof style.

A wide-span Lamella roof is a vaulted roof consisting of a crisscrossing pattern of parallel arches, comprised of short wooden members hinged together to form an interlocking network in a diamond pattern.

The only other Lamella roofs of which I am aware are in the Cattle Barns on the State Fairgrounds, identified and pictured in my book, *"The Arizona State Fair"*.

Two of the Cattle Barns were built prior to World War II, and often sheltered troops overnight during the war. Two of the Barns were built after the war in the exact same style, all with Lamella roofs.

These Lamella roofs have statewide historical significance.

Therefore, the Coalition requests denial of the demolition permits and action by the Commission to enact the Historic Preservation Overlay for the total properties at 333 N. 7<sup>th</sup> Ave. (primary address), 337 N. 7<sup>th</sup> Ave., 357 N. 7<sup>th</sup> Ave., and 326 N. 6<sup>th</sup> Ave, as identified in the 30 Day Demolition Hold for 333 N. 7<sup>th</sup> Ave.

Thank you for your time and attention to this request.

G.G. George, President  
Phoenix Historic Neighborhoods Coalition

1102 W. Palm Lane  
Phoenix, AZ 85007  
602-252-3151

November 17, 2023

Helana Ruter

City of Phoenix Historic Preservation Office

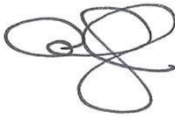
200 W. Washington Street, 3rd Floor

Phoenix, AZ 85003

Dear Helana and Vice Mayor Yassamin Ansari,

I am writing to you to enact the Historic Preservation Overlay on the total Milum Textile Services property at 333 and 337 N. 7<sup>th</sup> Avenue. This is a prime example of early Modern / Art Deco architecture in the heart of our city with immense potential for adaptive reuse. At the core of each great city lies historic architecture with a story to tell. Phoenix has all too often scraped so much of our history to make way for newer construction that lacks character and detail. Adaptive reuse projects that maintain and highlight such character and detail are what draw new residents, young and old, to fall in love with the buildings once again. Please do not allow this iconic property to be added to the list of bygone architecture in the city of Phoenix.

Sincerely,

A handwritten signature in dark ink, consisting of a series of loops and flourishes, likely representing the name Aaron Stouffer.

Aaron Stouffer



November 17, 2023

Helana Ruter  
Historic Preservation Officer  
City of Phoenix  
200 West Washington St., 3rd Floor  
Phoenix, AZ 85003

**Re: 30 Day Demolition Hold for Milum Textile Buildings 1 and 2, Seventh Avenue site**

Dear Helana:

Preserve Phoenix wishes to go on record in support of initiation for the two primary buildings on the northern portion of the Milum Textile Buildings on 7th Avenue. Constructed in 1924 and substantially rebuilt after a fire in 1935, the Milum complex is an important site that attests to the commercial and industrial heritage of what was then the west side of downtown Phoenix. The buildings were identified as potentially eligible for listing on the National Register of Historic Places and consequently the Phoenix Historic Property Register since 1985. Building One is also notable for its unique lamella roof construction. While this is an interior feature, it is nonetheless part of the building and an increasingly rare example of this construction technique. There are only a few other examples in Phoenix and Arizona as a whole.

It is our understanding that developers are actively looking at the Milum property. There are also two applications for demolition, simplistically for Building 1 (north side) and Building 2 (south side). While we would advocate for the designation of the entire parcel, we understand that the north parcel contains the more notable property.

We hope the Phoenix Historic Preservation Commission will subsequently initiate designation of the two Milum properties to the Phoenix Historic Property Register. Initiation will recognize the architectural merit of the buildings and site and allow time for the owners to consider the various development proposals that include for reuse or the buildings as an alternative to demolition.

Sincerely,

Roger Brevoort  
Chair, Advocacy Committee



November 17, 2023

Helana Ruter  
City Historic Preservation Officer  
300 West Washington St., 3rd Floor  
Phoenix, AZ 85003

Dear Helana:

On behalf of the Arizona Preservation Foundation board of directors, I am writing to highlight the urgent need for the preservation and designation of the properties at 333, 335, and 337 N. 7th Avenue in downtown Phoenix, formerly known as Milum Textile Services. These structures, with their remarkable lamella truss roof structures, embody an essential part of Arizona's heritage and architectural legacy.

Downtown Voices Coalition, Grand Avenue Arts and Preservation, Phoenix Historic Neighborhoods Coalition, and Preserve Phoenix have all eloquently voiced the significance of these buildings. Their historical and architectural value extends far beyond mere structures; they are a testament to the industrious spirit that shaped our capital city's past. Moreover, these structures are not just relics of history; they hold immense potential for adaptive reuse that could invigorate Downtown Phoenix's urban landscape.

The call for a Historic Preservation Overlay is not just about safeguarding the physical structures but about signaling a commitment to honoring our history and ensuring a thoughtful blueprint for future development. This initiative isn't solely about nostalgia; it's a prudent step toward creating vibrant, livable spaces that offer a unique sense of place and attract both locals and visitors.

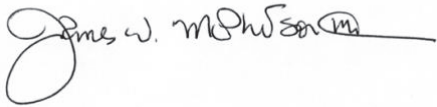
The unique lamella roof construction, the interior craftsmanship, and the historical significance of these buildings make them invaluable. They stand as a reminder of our commercial and industrial heritage and deserve recognition and protection.

Therefore, I urge the Phoenix Historic Preservation Commission to take decisive action by initiating the designation of the Milum properties to the Phoenix Historic Property Register. Such recognition would provide the necessary time for stakeholders to explore viable alternatives to demolition and consider adaptive reuse options that honor the site's history and contribute positively to our community's future.

Helana Ruter  
Page Two  
November 17, 2023

Preservation isn't merely about conserving the past; it's about building a sustainable and culturally rich future for Arizona and its capital city. Let's take this opportunity to showcase our commitment to preserving our heritage while paving the way for innovative and inclusive development.

Sincerely yours,

A handwritten signature in black ink, reading "Jim W. McPherson". The signature is fluid and cursive, with a large initial "J" and a stylized "M".

Jim McPherson  
President, Board of Directors  
Arizona Preservation Foundation

cc: Board Members, Arizona Preservation Foundation  
Jeff Sherman, Downtown Voices Coalition  
Beatrice Moore, Grand Avenue Arts and Preservation  
G.G. George, Phoenix Historic Neighborhoods Coalition  
Roger Brevoort, Preserve Phoenix  
Kathryn Leonard, State Historic Preservation Office





November 17 2023

Re: Request for Milum Textile Building Protection and Preservation.

Councilwoman Ansari and Helana Ruter, City of Phoenix Historic Preservation Office:

I am writing to request your action to enact a Historic Preservation Overlay for the properties at 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C). The ever-diminishing stock of industrial warehouse structures left in Downtown Phoenix leaves these buildings as an important artifact of our pre-war Phoenix heritage. Our downtown history is based in the utilitarian nature of the structures, workers, and residents that built our City. The interiors of these buildings signify the industrious nature of our city's migrant and craftsman workforce and therefore, they should be preserved and utilized in a way that shows off that amazing interior craftsmanship. (Public art studios, maker spaces, Public event venues, or Public Markets)

Hopefully by enacting the overlay sufficient time will be given to find a reasonable solution besides total demolition.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jeff Sherman', written over a light blue horizontal line.

Jeff Sherman  
Steering Committee Chair  
Downtown Voices Coalition

cc:

Steering Committee Members, Downtown Voices Coalition  
Mayor Gallego, City of Phoenix  
Chris Mackay, Community & Economic Development Department



## *Grand Avenue Arts & Preservation*

1301 Grand Avenue #8  
Phoenix, AZ 85007  
602.391.4016

November 17, 2023

Helana Ruter  
City of Phoenix Historic Preservation Officer  
City of Phoenix  
200 W. Washington St.  
Phoenix, AZ 85003

Ms. Ruter and City of Phoenix Historic Preservation Commission:

Grand Avenue Arts and Preservation requests that the Phoenix Historic Preservation Commission enact a Historic Preservation Overlay on the total property at 333, 335 and 337 N. 7th Avenue (now known as Milum Textile Services) at the upcoming Monday, November 20th HP Commission meeting.

A tour of the historic buildings at this site and their amazing lamella truss roof structures were a highlight over the years on the Grand Avenue Festival's "Under the Vintage Roof Tours". The public was honored to be able to enter the site to view the incomparable lamella trusses as well as other notable historic building features, and were fascinated by the intriguing history of the site. The main buildings at the site are truly some of the most beautiful warehouse buildings in the State of Arizona.

This 7th Avenue corridor adjacent to downtown Phoenix (which is also part of the downtown core) should be lined with more than a series of look-alike lofts and fast food restaurants. Initiating an Overlay on historically eligible buildings will attract developers to the site who have the needed skills to create a valuable adaptive reuse project. One with housing, retail, office, restaurants and/or other small scale uses.

Scraping this site clean not only eliminates the opportunity for a unique adaptive reuse project, but sends the wrong message to developers and land speculators moving forward: that we don't care about the longevity of our historic architecture and sites nor do we care about creating a quality blueprint for development into the future.

Adaptive re-use projects have proven to be financially viable in many cities, creating a unique sense of place and quality of life to the built environment. When done well, the distinction of these adaptive reuse projects not only lifts us out of the mundane, but become exciting destinations for locals, out-of-town visitors, and future residents.

Sincerely,

*Beatrice Moore, Director*



**Harder Development**

November 17, 2023

Ms. Helena Ruter  
Historic Preservation Officer  
City of Phoenix  
200 W. Washington St.  
Phoenix, AZ 85003

Dear Ms. Ruter:

As a longstanding business and property owner within the Roosevelt Neighborhood with experience in both adaptive reuse and historic preservation projects I am writing today to urgently request that the Phoenix Historic Preservation Commission take action and initiate designation of the Milum Textile Services Buildings 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C) to the Phoenix Historic Property Register. The City of Phoenix Historic Preservation Office has well-documented the nearly century-old buildings' historic significance and integrity. Of note, the City of Phoenix Historic Preservation Office has determined the property Individually Eligible for the Phoenix Historic Property Register under Criterion A & C. Additionally, the property was surveyed as part of the Historic Phoenix Commercial Properties Survey (Junior League of Phoenix, 1984), which recommended it as eligible for listing on the National Register of Historic Places.

Originally known as Phoenix Dry Cleaning & Laundry Co. and designed by architect Fred Whittlesey, the Streamline Moderne style brick building(s) contain rare, magnificent, and well-preserved examples of the gorgeous wide-span wood lamella truss roofs found in Arizona. Both inside and out the architecture is unique, historic and valuable due to its rare occurrence in our city's downtown core. The buildings' demolition would greatly impact the character of the historic neighborhood that has seen an unfair share of demolition and blight through the years. The loss of these important historic buildings would squander our city's only opportunity to have the Milum Textile Services' be an exemplary adaptive reuse redevelopment that showcases our unique heritage and character and a benefit to the community.

I respectfully request the Historic Preservation Commission take action and initiate the Historic Preservation Overlay on the total property. I am dismayed that historic buildings in Phoenix are

Harder Development  
2323 N Central Ave. Ste 801 Phoenix, AZ 85004

[info@harderdevelopment.com](mailto:info@harderdevelopment.com) • [www.harderdevelopment.com](http://www.harderdevelopment.com)

routinely threatened by demolition versus adaptively reused and incorporated into new developments.

As the National Trust for Historic Preservation has argued for decades, adaptive reuse should be the default, and demolition as a last resort. When sufficient time and consideration are not given to our city's diminishing inventory of historic properties, we lose our opportunity to achieve the city our leaders envision: vibrant, diverse, innovative, and prosperous. We achieve that vision through thoughtful planning where historic preservation and its many subsequent benefits are considered at every step.

Please allow this property to remain intact and adaptively reused so that future generations of Phoenixians can enjoy and benefit from it. Ideally, the overlay determination will provide the needed time and enable the HP office, and perhaps, the CED department to work with the property owner to evaluate a preservation option and possible incentives for the buildings to be preserved.

Please contact me if you have any questions. I would be happy to address them.

Thank you for your consideration, service to our community, and all you do to protect Phoenix's heritage.

Yours sincerely,



Ashley Harder  
Principal  
Harder Development

Cc: Mayor Kate Gallego  
Vice Mayor Yassamin Ansari

Harder Development

2323 N Central Ave. Ste 801 Phoenix, AZ 85004

info@harderdevelopment.com • www.harderdevelopment.com



January 8, 2024

**Re: Request to uphold decision regarding Milum Textile Building Protection and Preservation.**

Historic Preservation Commissioners:

I am writing on behalf of Downtown Voices Coalition to support upholding the decision of the Historic Preservation Hearing Officer in the matter of the Milum Textile Services Building (item 6 on your agenda) at 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C).

Simply put, the facts do not support a finding of economic hardship for this property, which has been demonstrated to be in good condition and quite marketable- largely because of its historic nature. Not long ago, this site was the subject of very serious negotiation by an interested party who wanted to purchase the property and incorporate its historic features into the project; in fact, the “jewel” of the proposed project was the historic structure. Additionally, we understand there was serious consideration by City policymakers to support such a decision with available historic preservation tools.

These discussions and reviews brought to light the functional and adaptable condition of the building, its historical significance and the possibility for a profitable future. Failure to diligently solicit and retain tenants or new users for this property would not be a cause of economic hardship, nor would the willful acts to reject offers of purchase in order to seek a total demolition of the building.

For these reasons, we urge you to uphold the decision. Thank you for the opportunity to provide our input.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Andie Abkarian', is written over a light blue circular stamp.

Andie Abkarian  
Steering Committee Chair  
Downtown Voices Coalition

CC:

Steering Committee Members, Downtown Voices Coalition  
Helena Ruter, Historic Preserve Officer, City of Phoenix  
Mayor Gallego, City of Phoenix  
Councilwoman Ansari, City of Phoenix  
Chris Mackay, Community & Economic Development Department

## Kevin Weight

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**From:** robertdyerbelair@aol.com  
**Sent:** Tuesday, January 9, 2024 10:20 AM  
**To:** Kevin Weight  
**Subject:** Milum  
**Attachments:** 44 E. Hoover St..JPG; Aunt Elsie's House 2309 N. Central Ave Phoenix.jpg; scoville house living room by blaine drake.jpg

Dear Mr. Weight, I just read of the Milum Textile buildings, they're special and I applaud the city's attempt to save them. Much has been lost even in the past decade; two Blaine Drake houses in Bartlett Estates, one the Scoville house, the round bank building/Washburn piano store formerly located on E. Camelback at N. 20th St. The older homes in Phoenix Country Club have been restored to death, they're unrecognizable. The home of Barry Goldwater's parents was pure Art Deco with a two story glass block staircase, removed during restoration. Most of the lovely old homes in Biltmore Estates are gone, too.

My grandparent's lovely home remains on E. Hoover Street between Central & 3rd Streets, I've attached a pic below however the landscaping has changed. The second pic is another Collins family home on Central at Hoover, now part of the Heard parking lot. That house uninteresting however I show it to make a point. Fortunately Hoover and Alvarado remain lovely and for the most part well maintained, but much is lost. Thank you for your efforts.

My extended family, the Dyer, Entz, Collins families are now in their seventh generation in this town. I confess my heart remains an Angeleno, I was involved in many historic efforts in Los Angeles, for some decades was my home. Keep up the good work!

Robert Dyer













**From:** [Preserve PHX](#)  
**To:** [Helana Ruter](#); [Council District 7 PCC](#)  
**Subject:** Fwd:  
**Date:** Thursday, February 8, 2024 1:55:13 PM

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Hello,

Please see the letter below from a concerned citizen supporting the preservation of the Milum Textile property in south Roosevelt.

Thank you,



[PreservePHX.org \[preservephx.org\]](https://www.preservephx.org) | [Facebook \[facebook.com\]](https://www.facebook.com/preservephx) | [Instagram \[instagram.com\]](https://www.instagram.com/preservephx)

----- Forwarded message -----

**From:** **viki reed** <[vikthechik@gmail.com](mailto:vikthechik@gmail.com)>  
**Date:** Wed, Feb 7, 2024 at 2:38 PM  
**Subject:**  
**To:** <[hello@preservephx.org](mailto:hello@preservephx.org)>

Please preserve the Milum Textiles Building in Phoenix and keep it from being demolished. It is a part of Phoenix's history we need reminders of our Arizona roots.

A concerned citizen



**Helana Ruter**  
**City of Phoenix**  
**helana.ruter@phoenix.gov**

**February 9, 2024**

**RE: Milum Textile Services Building**

Dear Helana Ruter,

I am writing this letter of support as the president of the Phoenix Art Deco Society, a 501(c)3 non-profit organization. Our mission is to create experiences for the public and our members that encourage the preservation, education, and celebration of Art Deco in Phoenix and around the world and I believe that investing in the protection of our historic buildings is a large part of that mission.

In the special case of Milum Textile Services, this property provides an example of Streamline Moderne architecture of the 1930s and its lamella roof holds incredible value. Such a unique piece of art should be preserved.

Because of this, I would like to formally voice my support in protecting the Milum Textile Services property from demolition. These buildings serve a greater purpose than as structures alone. They are part of the rich and integral history of my hometown, Phoenix, AZ.

As a native, I found it easy to be detached from our Phoenix history. It seems common for individuals to drive by buildings and landmarks without questioning their origin - and this is in part because of the increasing number of historic property demolitions. Saving these properties saves the connection to our past and cultivates a sense of pride, understanding, and community in a city - something that Phoenix should value. Without this connection to our past and what defines our culture as Phoenicians, a city cannot truly flourish. Once these historic buildings are demolished, they will be gone forever, and with it, some of our history.

Sincerely,  
Erin Ross Lindsey  
President, Phoenix Art Deco Society

CC:  
Mayor Kate Gallego  
Councilmember Yassamin Ansari

**From:** [Preserve PHX](#)  
**To:** [Helana Ruter](#); [Council District 7 PCC](#)  
**Subject:** Fwd: Preserving Milum Textiles  
**Date:** Friday, February 9, 2024 2:41:37 PM

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Hello,

Please see the letter below from Heather Ross supporting the preservation of the Milum Textile property in south Roosevelt.

Thank you,



[PreservePHX.org \[preservephx.org\]](https://www.preservephx.org) | [Facebook \[facebook.com\]](https://www.facebook.com/preservephx) | [Instagram \[instagram.com\]](https://www.instagram.com/preservephx)

----- Forwarded message -----

**From:** **Heather Ross** <[rossheather@cox.net](mailto:rossheather@cox.net)>  
**Date:** Fri, Feb 9, 2024 at 12:39 PM  
**Subject:** Preserving Milum Textiles  
**To:** <[hello@preservephx.org](mailto:hello@preservephx.org)>

This email is in support of preserving the historic Milum Textiles buildings. Please do not allow these to be demolished!

We need to hold on to our history and architecture and do our best to protect these buildings and find ways to repurpose and reuse them.

Thank you,

Heather Ross

**From:** [Preserve PHX](#)  
**To:** [Mayor Gallego](#); [Yassamin Ansari](#); [Council District 7 PCC](#); [Helana Ruter](#)  
**Cc:** [Christine Mackay](#); [Joshua Bednarek](#)  
**Subject:** Urgent: Economic Hardship Hearing - Milum Textile - Agenda Item #79  
**Date:** Wednesday, February 21, 2024 7:59:17 AM  
**Attachments:** [Economic Hardship Hearing\\_Milum Textile Buildings\\_Preserve Phoenix.pdf](#)

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Dear Mayor Gallego,

I hope this message finds you well. I am writing on behalf of Preserve Phoenix to express our strong support for the Historic Preservation Commission's initiation of the Historic Preservation Overlay to the Milum Textile Buildings. Our organization fully endorses the commission's efforts to apply a Historic Preservation Overlay to the buildings in question, recognizing its profound eligibility for comprehensive historic preservation. This includes accessing all federal and city incentives available to properties of significant historical value.

We are, however, deeply concerned about the apparent oversight regarding the environmental hazards associated with the buildings. It is our understanding that these issues have not been adequately verified by the city. Not only would demolition fail to address these environmental concerns, but it could also significantly worsen them, posing a greater risk to our community's well-being.

We urge the City Council to consider the irreversible impact of demolition on our city's heritage and the environment. Preserving these buildings not only honors our shared history but also aligns with sustainable development practices that benefit our city in the long term.

Regarding the economic hardship hearing on today's City Council Meeting Agenda #79 it is our understanding that the owners were engaged in an agreement with a buyer until the summer of 2023, a buyer who was actively collaborating with the city on the adaptive reuse of the buildings to revitalize the property and provide community benefits that the community was enthusiastically receptive too. It is our hope that the Milum family will work in good faith with all buyers interested in redeveloping the property and be patient with the standard process of a substantial commercial real estate transaction.

Thank you for your attention to this critical matter. We look forward to your support in safeguarding our city's historic treasures and ensuring a thorough evaluation of the environmental implications involved. Our letter is attached for your consideration.

Best regards,

Ashley Harder



[PreservePHX.org \[preservephx.org\]](https://www.preservephx.org) | [Facebook \[facebook.com\]](https://www.facebook.com/preservephx) | [Instagram \[instagram.com\]](https://www.instagram.com/preservephx)



February 20, 2024

The Honorable Kate Gallego  
Mayor, City of Phoenix  
200 W. Washington St.  
Phoenix, AZ 85003

Re: Economic Hardship Hearing, Milum Textile Buildings

Dear Mayor Gallego:

The Historic Preservation Commission has correctly moved forward with initiation of the two prominent buildings at the Milum Industries complex on North 7th Avenue to the Phoenix Historic Property Register. We note that the justification for the designation is based on their significance as representative of the Art Deco/Streamline Moderne design and the history of the Milum business as a long-standing industrial enterprise in Phoenix. Both factors are in conformance with Criteria A and C of the Phoenix Historic Property Register. While the owners may present concerns over the condition of the structures and their roof design, there is no substantive evidence on the record of specific deterioration or structural deficiency specific to the Milum buildings.

The owners are making an application for demolition under the guise of economic hardship. While we understand their financial concerns and the burden they may be under, the Milum complex was under active consideration for redevelopment by a developer working with the City until the summer of 2023. The owner has stated in prior hearings there are no longer any environmental/contamination issues with the site. That is hard to confirm, but such clearance should be a matter for verification before the City takes any action that would facilitate demolition. Any soil contamination issues would not go away if the buildings were to be demolished.

The demolition application pertains to the two primary buildings on the north portion of the site that are viable candidates for rehabilitation. Both buildings would be potentially eligible to be funded by an interested applicant under various City funding programs related to historic preservation or thoughtful downtown development, especially now that the buildings have been formally initiated for formal historic designation. From the perspective of Preserve Phoenix, it is our position that in 2024, historic

buildings offer more latent potential and economic value to a site as a development asset compared to demolition and clearance for more vacant land.

We hope that you and Members of Council will deny the request for demolition based on economic hardship and allow the two buildings on the northern portion to remain standing so all parties can once again seek positive future development on the Milum site and our downtown's 7th Avenue corridor.

Sincerely,

A handwritten signature in blue ink that reads "Roger A. Brevoort". The signature is fluid and cursive, with the first name "Roger" and last name "Brevoort" clearly legible.

Roger A. Brevoort  
Chair, Advocacy Committee  
Preserve Phoenix



## *Grand Avenue Arts & Preservation*

1301 Grand Avenue #8  
Phoenix, AZ 85007  
602.391.4016

February 20, 2024

Councilmember Yassamin Ansari  
City of Phoenix  
200 W. Washington St.  
Phoenix, AZ 85003

Dear Councilmember Ansari:

Grand Avenue Arts and Preservation requests that Mayor and Councilmembers support the City of Phoenix Historic Preservation Office's request for a historic overlay on several key buildings at the Phoenix Laundry and Dry Cleaning site (now known as Milum Textile Services).

A tour of the historic buildings at this site (2 with beautiful lamella truss roof structures) were a highlight over the years on the Grand Avenue Festival's "Under the Vintage Roof Tours". The public was honored to be able to enter the site to view the unique architectural lamella roof construction as well as other notable historic building features, and were fascinated by the intriguing history of the site. The main buildings at the site are truly some of the most beautiful warehouse buildings in the State of Arizona.

Adaptive re-use projects have proven financially viable in many cities, Phoenix being one, creating a unique sense of place and quality of life to the built environment. The distinction of adaptive reuse projects not only lift us out of the mundane, but become active and exciting destinations for locals, out-of-town visitors, and future residents.

Sincerely,

*Beatrice Moore, Director (via electronic signature)*

CC: Mayor Kate Gallegos and Councilmembers: Betty Guardado; Kesha Hodge Washington; Ann O'Brien; Laura Pastor; Kevin Robinson; Debra Stark; Jim Waring; Helana Ruter, City of Phoenix Preservation Officer; Ashley Harder, Preserve Phoenix; GG George, Phoenix Historic Neighborhoods Coalition; James McPherson, Arizona Preservation Foundation; Bob Graham, Grand Avenue Members Assoc.





**RE: Milum Textile Services Building**

March 5, 2024

Dear Anthony Grande and Helana Ruter,

I am writing this letter of support as the president of the Phoenix Art Deco Society, a 501(c)3 non-profit organization. Our mission is to create experiences for the public and our members that encourage the preservation, education, and celebration of Art Deco in Phoenix and around the world and I believe that investing in the protection of our historic buildings is a large part of that mission.

In the special case of Milum Textile Services, this property provides an example of Streamline Moderne architecture of the 1930s and its lamella roof holds incredible value. Such a unique piece of art should be preserved.

Because of this, I would like to formally voice my support in protecting the Milum Textile Services property from demolition and support the Historic Preservation Commission's recommendation to put a Historic Preservation Overlay on the Milum buildings and attest to the building's significance. These buildings serve a greater purpose than as structures alone. They are part of the rich and integral history of my hometown, Phoenix, AZ.

As a native, I found it easy to be detached from our Phoenix history. It seems common for individuals to drive by buildings and landmarks without questioning their origin - and this is in part because of the increasing number of historic property demolitions. Saving these properties saves the connection to our past and cultivates a sense of pride, understanding, and community in a city - something that Phoenix should value. Without this connection to our past and what defines our culture as Phoenicians, a city cannot truly flourish.

Once these historic buildings are demolished, they will be gone forever, and with it, some of our history.

Sincerely,  
Erin Ross Lindsey  
President, Phoenix Art Deco Society

CC:  
Mayor Kate Gallego,  
Council Member Yassamin Ansari  
Preserve PHX