



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: Abbey Historic Restoration Limited Partnership

Legal Name of Property Owner: Abbey Historic Restoration Limited Partnership

Mailing Address: 502 West Roosevelt, Phoenix, Az 85003

Phone: 602-258-5521 Email Address: terrygoddardaz@gmail.com

Property Address: 302 West Monroe, Phoenix, Az 85003

Historic District (or name of individually-listed/eligible building): First Baptist Church

Current Use of Property: vacant

Is Property Vacant? ☒ Yes ☐ No If Yes, Length of Time Vacant? Since 1972

Date Current Owner Purchased Property: 2015

Historic Preservation Office Use Only:

Historic Status:

- ☐ Individually Designated
☐ Eligible / Not Currently Designated
☐ Designation in Progress

- ☐ Contributor to an Historic District
☐ Non-contributor with Potential
☐ Non-contributor without 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.**

Constructed in 1929, the First Baptist Church was listed on the NRHP in 1982 for its architectural significance. Its Italian Gothic style with Moderne overtones was selected by the national office of the American Baptist Mission Society as an appropriate style for its location in Phoenix. Its progressive design, with an auditorium for religious events instead of a sanctuary, a stage with a proscenium arch and curtains instead of a formal altar was reflective of the changing religious practices of churches in the early twentieth century. It was designed by George Merrill of New York, Fitchugh and Byron were the local architects.

Historically, First Baptist is significant as one of the few surviving examples of the major buildings which characterized Phoenix as the town evolved into a city during the 1920s. The church's substantial size and form and its architectural excellence is representative of the best of the commercial, public and institutional buildings of this period. It was a central feature of the church row on the north border of Phoenix in the early 1900s, where major church structures stood on West Monroe Street, facing south. The building was constructed on the site of a former Baptist church built in 1903. The 1929 building was brick with exterior stucco.

- 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).

(from the NRHP description) The First Baptist Church is four-story building with a square 105' bell tower at its southeast corner. The structure is divided into two parts: the main building and a two-story 1949 addition on the west. The east side of the building had a three-story symmetrical central mass framed by the bell tower to the south and a three-and-a-half story projecting wing on the north. The roofs of the main building and the southern portion of the west addition were gabled and sheathed with red clay Spanish tiles. The bell tower has a hipped Spanish tile roof. The roof of the east side of the central mass is flat and was originally intended for use as a roof garden. The main facade of the building raised to a gable with a stepped parapet. The primary building entrance is provided through three pointed-arch doorways flanked by stepped cast stone pilasters decorated with Italian Gothic motifs. Above the doorway is a triforium composed of three sets of pointed arches and above it is a central clerestory flanked on each side by sets of recessed quatrefoils. A large cast stone pointed arch is centered on the facade above the clerestory windows which contains a rose window. The building is masonry construction, two to five bricks wide, covered with stucco, originally with a tinted lime wash. Most of the building's exterior features have remained intact.

A major fire in 1983 destroyed the roof and much of the central sanctuary.

- 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 and 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.

Although the building was constructed using with high-quality materials, finishes and detailing, it suffered serious damage in 1984 when a fire broke out in the building while it was awaiting rehabilitation as a certified rehabilitation project. The pre-dawn fire on January 5, 1984 caused \$650,000 of damage and destroyed a number of significant interior features. Starting in a second floor corridor, the fire quickly moved upward to the main auditorium attic resulting in its Spanish tile roof collapsing into the sanctuary. The roof structure over the west wing remained intact. The bell tower's hipped tile roof was damaged but has been restored. Water damage from fighting the fire caused additional damage and loss of the building's features and ornamentation. Over the past decades, exposure to the sun and rain has caused the interior features to continue to deteriorate. To address the safety issues resulting from a damaged and compromised structure, an extensive system of steel structural beams has been installed.

- 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.

1984 - Emergency stabilization after the fire and the erection of temporary bracing

1992 - City-mandated work in accordance with a stabilization plan to reduce the hazardous conditions and remove bracing from the public rights-of-way

1999 - AZ Heritage Fund grant project (No. 649404) rehabilitating the south facade features, fixtures and ornamentation and the window and doors of the church

2005 - City - Bell Tower Re-roof 2014-15

2015-17 - Installation of interior steel supports connected to exterior masonry to meet City structural requirements

2023 - Restoration of the courtyard and west portion of the building.

IV. PROJECT INFORMATION

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

Threatened building funds will be used to restore the plaster walls for the former Sanctuary (now the Courtyard) and to have historically appropriate expert restoration of the significant features of the columns which supported the proscenium arch and the rose window. If funds are available, the restoration of the three remaining historic pews would be a priority and the equipping of the four south facing doors with the required emergency exit hardware.

The project intends to make the restored portion of the property available for public use. Projected uses include, public gatherings and entertainment in the Courtyard, a restaurant in the former Chapel with an adjoining kitchen, a catering kitchen and a dining room on the second floor for public functions including weddings, lectures and entertainment.

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

The restored building, to be known as the Monroe Street Abbey, will become an important part of downtown Phoenix. This significant building should be a "must see" attraction featuring aspects of Phoenix' historic past that have been largely forgotten. It will be a major contributor to the emerging downtown arts and entertainment district. The Abbey will provide a much needed connection with the area's history and the tradition of architecturally significant buildings. The commercial tenants in the Abbey will be encouraged to employ residents of the adjoining low income housing. Over the past several years, the project has been presented to the Phoenix Historic Preservation Commission, the Roosevelt Neighborhood Association and, most recently, to the Downtown Voices Coalition to an enthusiastic response.

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

Of necessity, most of the rehabilitation budget has focused the steel internal structure and the improvements necessary for hosting public functions (kitchen facilities, restrooms and a service elevator). The important details of historic preservation have been left out of the equation for financial reasons. Hiring EverGreene Architectural Arts Inc from New York to guide the restoration and preservation of the Rose Window and the columns which once held the proscenium arch will be an important part of preserving and presenting the building's historic aspects in the most authentic way. This concern is also true of restoring and reinforcing the stucco in the Courtyard (tricky since the wall stucco was intended to be on interior walls which are now exterior) and the Narthex (entrance area) on the south side of the building. Restoration of the historic pews for eventual public use is also highly desirable.

- 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. The applicant must demonstrate that the project items he/she is funding independently are equal or greater in dollar amount than those items in the grant request.

6. Drawings/Building Assessments. Please attach:

- a.) **Scaled site plan** showing location of main buildings, all outbuildings, existing & proposed fences and walls, and property lines. (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 demolitions of historic building fabric).
- 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. The HP Officer can 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: Local Initiatives Support Corporation (LISC)
Contact person: Yan Jiang
Correspondence address: 28 Liberty Street, 34th Floor, New York, NY 10005
(Note: This is usually different than the payment address) _____

Company telephone number: 212.455.9827
Company fax number: _____
Loan number: _____
- 2. Secondary mortgage company: Arizona Community Foundation
Contact person: Sarah Liguori
Correspondence address: 2201 E. Camelback Road, Suite 405B, Phoenix, Arizona 85016
(Note: This is usually different than the payment address) _____

Company telephone number: 602.381.1400
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



Date



Property Owner Signature



Date

An electronic submittal of the complete application packet (including all attachments) should be E-mailed 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. Links to download files from cloud storage services may be provided, although please note that city access to some sites may be blocked, so please verify with staff that all materials were received.







