### ATTACHMENT B



Staff Report: Z-71-25-3 August 6, 2025

<u>Historic Preservation Commission</u>

**Hearing Date:** 

August 18, 2025

**North Mountain Village Planning** 

**Committee** Meeting Date:

August 20, 2025

Planning Commission Hearing Date: September 4, 2025

Request From: <u>C-2 HROD</u> (Intermediate Commercial,

Hatcher Road Overlay District) (0.70

acres)

Request To: <u>C-2 HP HROD</u> (Intermediate Commercial,

Historic Preservation, Hatcher Road

Overlay District) (0.70 acres)

**Proposal:** Historic Preservation Overlay for Pedro's

Mexican Food

**Location:** Northeast corner of 6<sup>th</sup> Avenue and

Hatcher Road

Owner: 524 West Hatcher LLC

**Applicant:** City of Phoenix Historic Preservation

Commission

Representative: Kevin Weight, Principal Planner

Staff Recommendation: Approval

### **Background**

In November 2024, City of Phoenix Historic Preservation (HP) staff received a request from Julia Taggart, President of the Sunnyslope Historical Society, to consider the subject property for HP zoning. Ms. Taggart provided an Ownership Authorization Form and Proposition 207 Waiver signed by the current owner, 524 West Hatcher LLC, and prepared a draft historic property inventory form for the subject property, which was later updated by HP staff.

On December 30, 2024, staff determined the property eligible for HP zoning and added it to the City's inventory of historic resources. Approximately two weeks later, on January 13, 2025, the HP Commission initiated HP zoning for the subject property.

Staff Report: Z-71-25-3

August 6, 2025 Page 2 of 5

# **Property Overview**

According to the Maricopa County Assessor, the subject property consists of three lots, two of which are 6,600 square feet in size, and the third southernmost lot is 6,870 square feet, resulting in a combined lot area of 20,070 square feet, or 0.46 acres.

The nearly half-acre parcel contains one building, which is sited diagonally on the parcel, facing southwest. Paved parking areas are located to the north and south of the building, with the entrances to both parking areas from 6<sup>th</sup> Avenue. Landscaping is minimal, except for trees in the right-of-way along both 6<sup>th</sup> Avenue and Hatcher Road.

Construction of the building began in November 1959, when a building permit was issued by the City of Phoenix, and was completed by February 1960, when the restaurant opened. Per the building permit, the restaurant was constructed by Al Zeigler; the architect is unknown.

### **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**

### Criterion A - Historic Events/Trends

The subject property, originally known as "Pedro's Mexican Food" is significant under Criterion A at the local level in the area of Commerce. Opening in 1960, one year after

Staff Report: Z-71-25-3 August 6, 2025

Page 3 of 5

Sunnyslope was annexed by the City of Phoenix, Pedro's Mexican Food was one of Sunnyslope's first commercial restaurant developments.

With take-out service and an expansive dining room, Pedro's Mexican Food was a popular neighborhood restaurant, particularly for Sunnyslope High School students and their families. Owned by Frank Guglielmo and family, this business sponsored neighborhood Little League teams, soap box derby competitions, and Sunnyslope High School's yearbook. These activities solidified the connection between this family business and the Sunnyslope community.

Pedro's Mexican Restaurant was an important part of Sunnyslope for over two decades. In 1982, the property changed hands and the new owners, Tom and Frances Batitsas, opened Tom and Tiny's Restaurant, which remained in business until 2003. Later that year, Halim and Susana Mokbel opened Eye Opener Family Restaurant and remained in business until 2020. The building was adaptively repurposed as Eye Opener Curated Vintage by Joe and Adam McCallum in 2023.

### Criterion C - Architecture

The Pedro's Mexican Food building is significant under Criterion C at the local level in the area of Architecture. It is an excellent representation of midcentury commercial architecture utilizing the Contemporary style, a style whose forms are derived from residential architecture.

Regarding the Contemporary style, *Midcentury Marvels: Commercial Architecture of Phoenix*, 1945-1975, published by the City of Phoenix HP Office and Ryden Architects, Inc., states the following:

This style of building usually is rectangular in plan with a single low-pitched, front-gable roof with heavy beams projecting from the gable at the ridge and sidewalls. Having no attics, the gable ends often are lighted by windows. The storefronts are large planes of glass contrasted with wall planes rather than holes punched into a box. Precast concrete "breeze block" screen walls are used to shade windows or define planter areas at windows and entrances blending indoors and outdoors. The structural system usually consists of exposed ceiling beams supported on posts and beams between which are walls of glass, masonry, or wood.

Ralph Haver & Associates were well known for their regionalized versions of the Contemporary style using masonry walls and composite roof decks of two-by-six boards. This construction system and style worked well for big box retail stores such as the Lou Regester furniture store at 1701 East Camelback Road (now Copenhagen), Barrows furniture store at 2310

Staff Report: Z-71-25-3

August 6, 2025 Page 4 of 5

East Camelback Road (now demolished), and Entz-White lumber yard at 909 East Camelback Road (now demolished).

Characteristic of the Contemporary style, the Pedro's Mexican Food building has a front-gabled roof with five exposed beams that project beyond the deep overhanging gables they support. Though expansive at over 4,000 square feet, the building's low-pitched roof conveys a comfortable residential sensibility to the design. The large plate glass windows are raked to match the roof pitch on the gable façades and invite light into the interior. The planter areas in the concrete under the windows continue this residential feeling. The concrete block walls have horizontal raked joints, and are punctuated with projecting windowsills and block columns, providing interest to the exterior wall surfaces.

# Integrity

The subject property retains sufficient integrity of location, setting, design, materials, workmanship, feeling, and association to convey its historic significance. It is still easily recognizable as a late 1950s/early 1960s restaurant building. Alterations include a 250-square-foot rear masonry addition built in 1970, which utilized a matching roof form and materials, the loss of the original sign and fascia shade panel on the northwest façade, and the installation of new lighting at the eaves and on the building façade. Nevertheless, the multiple owners of the property have maintained the exterior very well, with relatively few alterations, resulting in excellent integrity.

# **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 0.70 gross acres. It has been drawn to include the subject property in its entirety as well as the adjacent portion of the right way, as is customary in rezoning cases. The proposed boundary contains the documented historic resource and follows parcel lines and street monument lines as much as possible.

Staff Report: Z-71-25-3 August 6, 2025

Page 5 of 5

# **Findings**

The rezoning request Z-71-25-3 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.

# **Stipulations**

None

## Writer

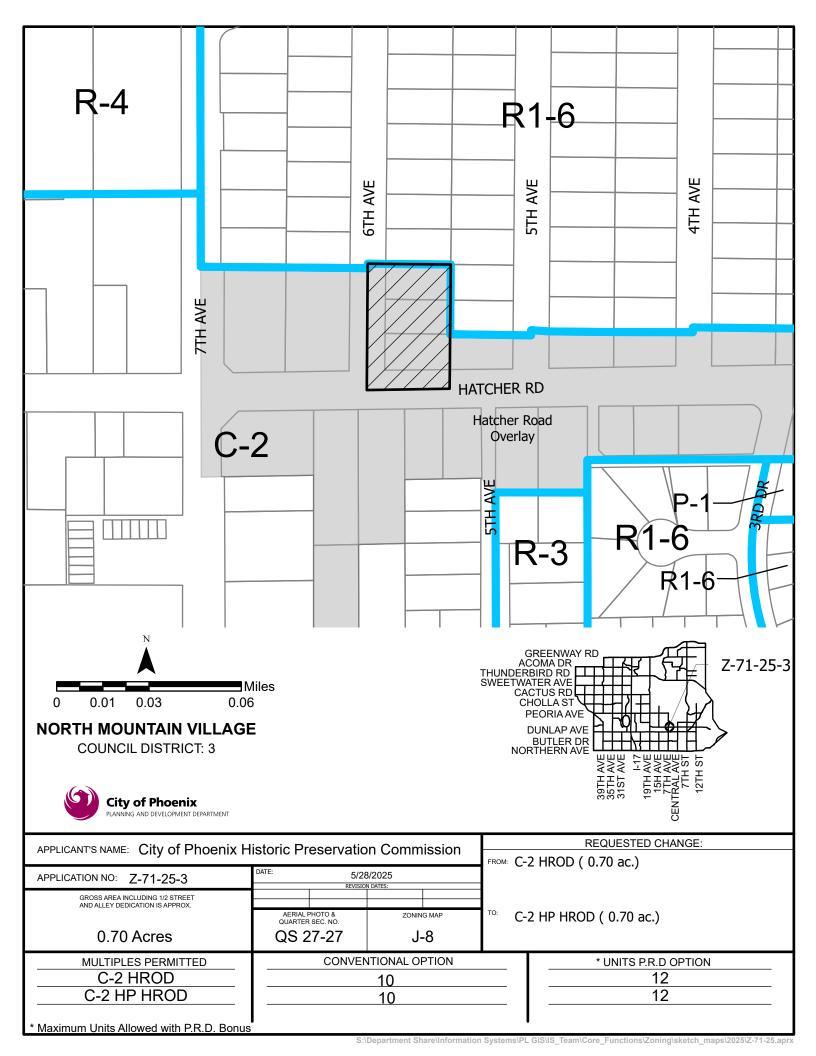
Kevin Weight August 6, 2025

## **Team Leader**

Helana Ruter

### **Exhibits**

Sketch Map (1 page)
Aerial (1 page)
Site Photos (5 pages)
Building Permit Records (1 page)
Newspaper Advertisement (1 page)





Pedro's Mexican Food 524 West Hatcher Road (a.k.a. 9401-9409 North 6<sup>th</sup> Avenue)

Proposed Historic Preservation (HP) Zoning Overlay shown in purple



**Photo 1.** Exterior view of front of building, looking northeast from corner of 6<sup>th</sup> Avenue and Hatcher Road, July 2024.



Photo 2. Exterior view of front of building, looking east from 6<sup>th</sup> Avenue, July 2024.



**Photo 3.** Close-up view of building entrance, looking northeast from parking lot, November 2024.



**Photo 4.** Close-up view of roof overhang and beams, looking northwest from front of building, November 2024.



**Photo 5.** Close-up view of northwest corner of building, looking southeast from parking lot, November 2024.



**Photo 6.** Rear view of building, with 1970 addition on left, looking south from parking lot, November 2024.

**Z-71-25-3**524 West Hatcher Road
Pedro's Mexican Food



**Photo 7.** Exterior view of front of building, looking northeast from opposite side of Hatcher Road, 1960s. Photo courtesy of the Guglielmo Family.

**Z-71-25-3**524 West Hatcher Road
Pedro's Mexican Food

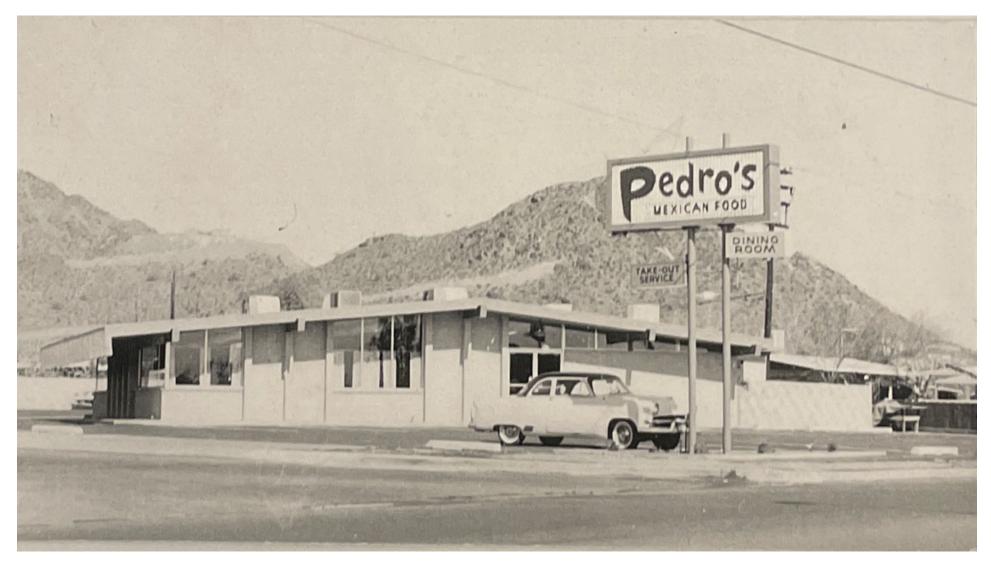


Photo 8. Exterior view of front of building, looking northeast from Hatcher Road, 1960s. Photo courtesy of the Guglielmo Family.

# Z-71-25-3

# 524 West Hatcher Road Pedro's Mexican Food

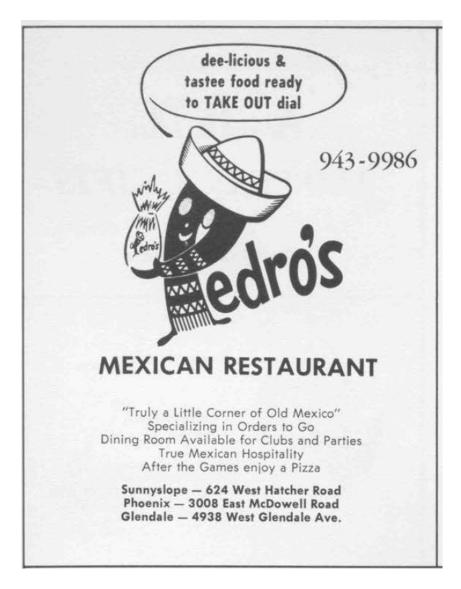
	- I CITIM OF IPHORNIK, PARIZONA	A-77
	DIVISION OF BUILDING INSPECTIONS	Permit No. R 1094
	PHONES HORTH GENTAL WI 3:3077	A. 1001
	Bulling Permit Addication + Permit	34.75
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Amount Paid \$
Request is hereby made to construct at_		(AVERT NUMBER) C-2
on Lot Number 12 - 13 -	Addition N. Central Height	(STREET NUMBER) C-Z
Block 19	Addition Central neight	8 11av 2
owned by Frank K. Gu	IGI1EIMO , the following described bu	ilding or appurtenances:
	Winterheimer (Business	) Mas. restuarant bldg.
Type of Construction III b		18, 300
Censtruction to be done by A1 Z	Geigler	Cost: 49,000
It is further understood and agre- technical construction confained in its	eed that the issuance of this permit shall not be considered as plans and specifications, if thereafter it can be shown that a plant will be done in conformity with the laws of the City of the	an adoption by the Building inspector of the manifested my portion of the work is in conflict with any portion of
of Ordinance G-202 of the City of Phoe	and of or as a casel of said occupancy, sed that the issuance of this permit shall not be considered as plans and specifications, if thereafter it can be shown that a vork will be done in conformity with the laws of the City of Pt that sanitary facilifies must be furnished for jobs in excess of I saiz.	an adoption by the Building inspector of the manifested in portion of the work in it conflict with any portion of centre and the State of Arione.  10,000 in valuation in arcordance with the requirements
It is also understoor and agreed t	that sanitary facilities must be furnished for jobs in excess of seniz.  ing permits are also required:	510,000 in Valuation in accordance with the requirements
of Ordinance G-202 of the City of Phoe	that sanitary facilities must be furnished for jobs in excess of a	en adoption by the Building inspector of the manifested in portion of the work is ir conflict with any portion of only acd the State of Arlane.  S10,000 in valuation in arcordance with the requirements.  Mechanical
of Ordinance G-202 of the City of Phoe	that sanitary facilities must be furnished for jobs in excess of seniz.  ing permits are also required:	Mechanical San Casa Casa Casa Casa Casa Casa Casa Ca
of Ordinance G-202 of the City of Phoe	that sanitary facilities must be furnished for jobs in excess of seniz.  ing permits are also required:	510,000 in Valuation in accordance with the requirements
of Ordinace G-203 of the City	construct at the above address the building or appurtenances of	Mechanical  APPLICANT OWIER ARCHITECT, CONTRACTOR
of Ordinace G-203 of the City	construct at the above address the building or appurtenances of 11/13/59	Mechanical APPLICAND OWNER ARCHITECT, CONTRACTOR
of Ordinace G-203 of the City	construct at the above address the building or appurtenances of	Mechanical  APPLICANT OWIER ARCHITECT, CONTRACTOR
of Ordinace G-202 at the City of Phoe It is understood that the followin Electrical Permission is hereby grunted to c	construct at the above address the building or appurtenances of 11/13/59  Date 11/13/59	APPLICANT OWIER ARCHITECT, CONTRACTOR  Jescribed above.  14.75  Fee 5  Plans Checked by
of Ordinace G-202 of the City of Phoe it is understood that the following the is understood that the following the is understood that the following the interest of the City of Phoe it is understood that the following the interest of the City of Parmits No. A 1831	Plumbing  Flumbing  Flumbi	APPLICANT OWNER ARCHITECT, CONTRACTOR  Jacob de dove.  Jacob de dove.  Plans Checked by G INSPECTIONS
of Ordinace G-202 at the City of Phoe It is understood that the followin Electrical Permission is hereby grunted to c	construct at the above address the building or appurtenances of 11/13/59  Date 11/13/59	APPLICANT OWIER ARCHITECT, CONTRACTOR  Jescribed above.  14.75  Fee 5  Plans Checked by

Building permit for masonry restaurant, November 13, 1959.

DIVISION OF BUILDING INSPECTIONS 3rd Floor Municipal Building 262-6981  BUILDING PERMIT 262-6981			DATE ISS	VOID UNLESS VALIDATED 4 DEVE 70 PAID 016989 M ** ** 5-8-70 27-27-4632						**8.00	
PROJECT STREET ADDRESS			208 LOC	ATION ADD	PESS: BL	96. NO. 4	PF. NO	ETC : 1F	OTHER THA	N PROJEC A	DD#E551
524 W. Hatcher											
12 slocx 19	N . C	entral Hgts. Plat B	10	146	C-	CT T		ELING U)		25 27	
Frank Guglielm	0	CONSTRUCTION TO BE DONE BY	1191	IB .		DUS			16 9	TORIES AR	REAPSO FT
NATURE OF CONSTRUCTION					121			0			
										8.00	
mas. addn to r	ear of	exist. bldg.	WATER SERVICE		SEWAGE DISP		CENTRAL A/C		NL5V.		
			PUBLIC	PRIVATE	PUBLIC	PRIVATE	¥ € 9	NO	DUMBER	INDOOR	QU: DOGR
agree to promptly car result of said accupance. 2 The issuance of this pe- any part of the wor 1 The work must be don-	ry out all law y. ermit shall not k is in certil a in certormity aced within 60	tweath, alley ar public right-of-way must be signering same, and to haid the City hace be considered as an adoption by the Buildinict with any portion of the City ordinances, with the laws of the City of Phoenis, and the date of his permit, or if age ed:	niess from g inspecto e State of /	r of the	plans or	ges, or o	cations,	if thers	er, arrein	n be show	n that
HITE - INSP-NUMERIC SILVE - AUDITOR ASSESSOR COUNTY YELLOW - PERMITEE	GREEN - BIDG PINK - REFERE ORANGE - POS		2	).uóv	10		30		anda	i cioto	
				D.	١	27.	11	2	7	126-200 1	REV. 10-67

Building permit for masonry addition, May 8, 1970.

**Z-71-25-3**524 West Hatcher Road
Pedro's Mexican Food



Advertisement from Sunnyslope High Schol Yearbook, The Valhalla, 1967.