

ATTACHMENT B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

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

[Historic Preservation Commission](#) August 18, 2025
Hearing Date:

[North Mountain Village Planning](#) August 20, 2025
[Committee](#) **Meeting Date:**

[Planning Commission](#) **Hearing Date:** September 4, 2025

Request From: [C-2 HROD](#) (Intermediate Commercial,
Hatcher Road Overlay District) (0.70
acres)

Request To: [C-2 HP HROD](#) (Intermediate Commercial,
Historic Preservation, Hatcher Road
Overlay District) (0.70 acres)

Proposal: Historic Preservation Overlay for Pedro's
Mexican Food

Location: Northeast corner of 6th 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.

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 6th Avenue. Landscaping is minimal, except for trees in the right-of-way along both 6th 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

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

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.

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

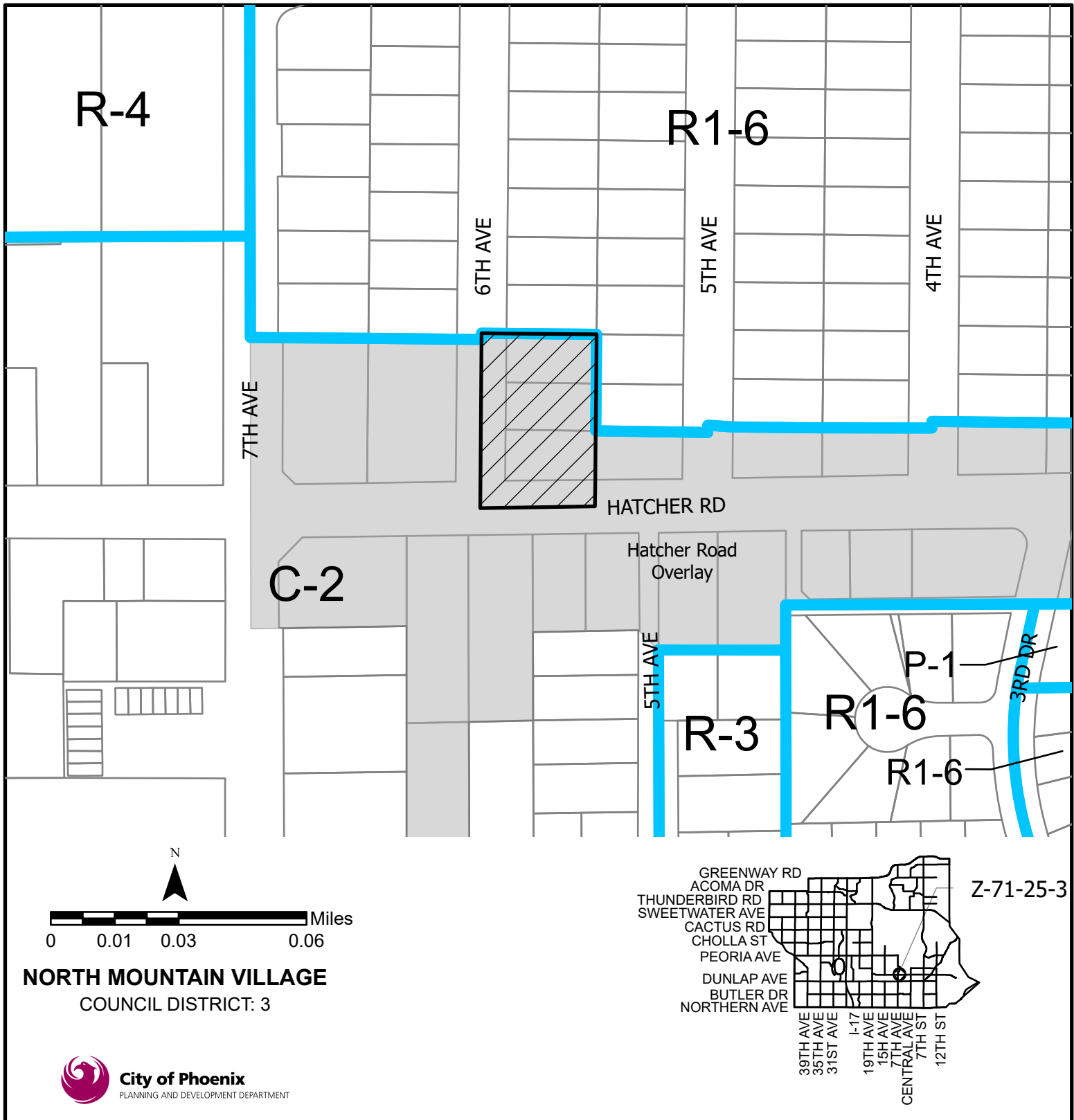
Sketch Map (1 page)

Aerial (1 page)

Site Photos (5 pages)

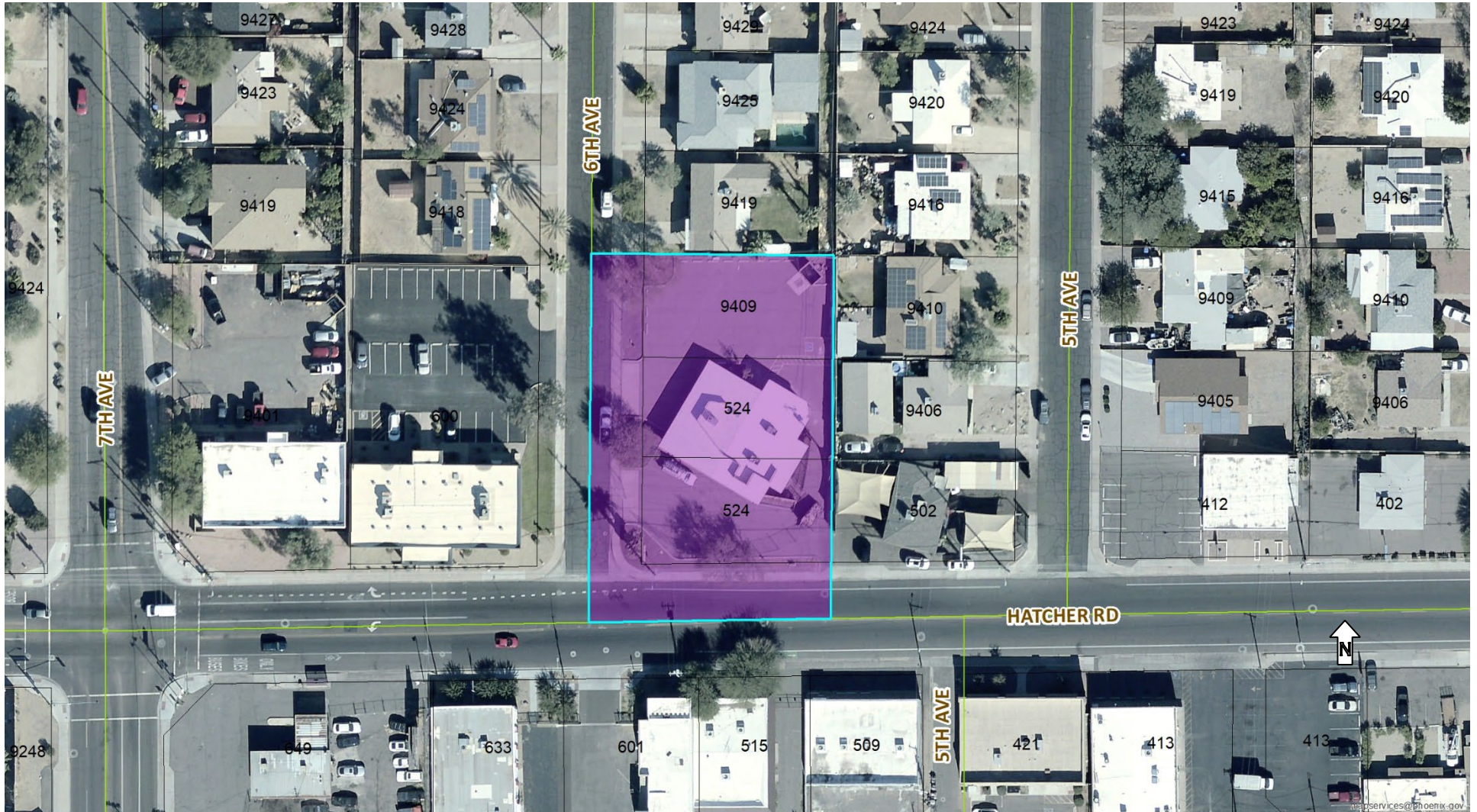
Building Permit Records (1 page)

Newspaper Advertisement (1 page)



APPLICANT'S NAME: City of Phoenix Historic Preservation Commission			REQUESTED CHANGE:		
APPLICATION NO: Z-71-25-3			FROM: C-2 HROD (0.70 ac.)		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.70 Acres			TO: C-2 HP HROD (0.70 ac.)		
DATE: 5/28/2025 REVISION DATES:			AERIAL PHOTO & QUARTER SEC. NO.: QS 27-27 ZONING MAP: J-8		
MULTIPLES PERMITTED C-2 HROD C-2 HP HROD			CONVENTIONAL OPTION 10 10		* UNITS P.R.D OPTION 12 12

* Maximum Units Allowed with P.R.D. Bonus



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

Proposed Historic Preservation (HP) Zoning Overlay shown in purple

Z-71-25-3

524 West Hatcher Road
Pedro's Mexican Food



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



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

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524 West Hatcher Road
Pedro's Mexican Food



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.

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Pedro's Mexican Food



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.

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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.

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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

CITY OF PHOENIX, ARIZONA
DIVISION OF BUILDING INSPECTIONS
PHONES: CITY HALL AL 8-2513 EXT. 257
NORTH CENTRAL W 3-3377

Building Permit Application - Permit

Permit No. **A 1831**
Amount Paid \$ **34.75**

Request is hereby made to construct at **624 W. Hatcher Rd.**
on Lot Number **12 - 13 - 14** (STREET NUMBER) Zone **C-2**
Block **19** Addition **N. Central Heights Plat B**
owned by **Frank K. Guglielmo** the following described building or appurtenances:
Elemer J. Winterheimer
Type of Construction **III b** Occupancy **(Business) Mas. restuarant bldg.**
Construction to be done by **Al Zeigler** Cost: **18,000**

It is understood and agreed that permission to occupy any street, sidewalk, alley or public right-of-way must be obtained from the Division of Engineering. If such permission is granted, the applicant agrees to promptly carry out all laws governing same, and to hold the City harmless from any costs, damages, or claims, whatsoever, arising out of, or as a result of said occupancy.

It is further understood and agreed that the issuance of this permit shall not be considered as an adoption by the Building Inspector of the manifested technical construction contained in its plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances. It is agreed that this work will be done in conformity with the laws of the City of Phoenix and the State of Arizona.

It is also understood and agreed that sanitary facilities must be furnished for jobs in excess of \$10,000 in valuation in accordance with the requirements of Ordinance G-202 of the City of Phoenix.

It is understood that the following permits are also required:
☒ Electrical ☒ Plumbing ☒ Mechanical

SIGNATURE OF APPLICANT - OWNER, ARCHITECT, CONTRACTOR

Permission is hereby granted to construct at the above address the building or appurtenances described above.

Date **11/13/59** Fee \$ **34.75**
Date Plans Received **11/13/59** Plans Checked by **EEG**
Permit No. **A 1831** DIVISION OF BUILDING INSPECTIONS
ck-at By **Merry**

Note: This Permit is not valid unless fees are paid and the form properly validated in the upper right hand corner.

Building permit for masonry restaurant, November 13, 1959.

CITY OF PHOENIX, ARIZONA
DIVISION OF BUILDING INSPECTIONS
3rd Floor Municipal Building
251 W. Washington

BUILDING PERMIT 262-6981

20
ck/mh

PROJECT STREET ADDRESS
524 W. Hatcher

LOT **12** BLOCK **19** SUBDIVISION **N. Central Hgts. Plat B**

OWNED BY **Frank Guglielmo** CONSTRUCTION TO BE DONE BY **owner**

NATURE OF CONSTRUCTION
mas. addn to rear of exist. bldg.

VOID UNLESS VALIDATED BY PERMIT NO. **016982 M*****800**
DATE ISSUED **5-8-70** PERMIT NO. **27-27-46322-0**

JOB LOCATION ADDRESS: BLDG. NO., APT. NO., ETC. IF OTHER THAN PROJECT ADDRESS:

CENSUS TRACT **1046** ZONING DISTRICT **C-2** DWELLING UNITS: UNIT **0** B. ROOMS **0** BATHS **0** CLASS STRUCTURE **-25 27**

TYPE CONSTR **III B** OCCUPANCY **bus** PUBLIC **0** STORIES **-** AREA/SQ. FT. **-**

PLANNED COMPLETION DATE **7-70** COST OF CONSTRUCTION **\$ 2000.** FEE **\$ 3.00**

WATER SERVICE: PUBLIC ☐ PRIVATE ☐ SEWAGE DISP: PUBLIC ☐ PRIVATE ☐ CENTRAL A/C: YES ☐ NO ☐ OFF STREET PARKING: INDOOR ☐ OUTDOOR ☐

I/we understand the following:
1. Permission to occupy any street, sidewalk, alley or public right-of-way must be obtained from the Division of Engineering. If such permission is granted, I/we agree to promptly carry out all laws governing same, and to hold the City harmless from any costs, damages, or claims whatsoever, arising out of, or as a result of said occupancy.
2. The issuance of this permit shall not be considered as an adoption by the Building Inspector of the plans and specifications, if thereafter it can be shown that any part of the work is in conflict with any portion of the City ordinances.
3. The work must be done in conformity with the laws of the City of Phoenix, and the State of Arizona.
4. If work has not commenced within 60 days from the date of this permit, or if operations are suspended for 60 days or more, this permit shall become null and void.
5. The following permits are also required: ☒ Electrical ☒ Plumbing ☐ Mechanical

SIGNATURE OF APPLICANT - OWNER, ARCHITECT, CONTRACTOR
Paul Guglielmo
SUPERINTENDENT OF BUILDING INSPECTIONS
Grande

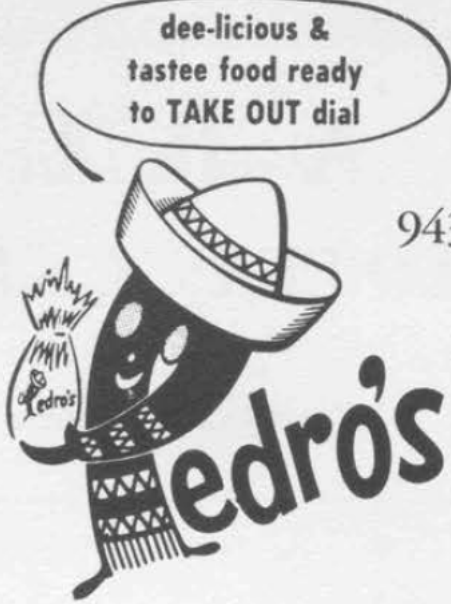
DISTRIBUTION:
WHITE - INSPECTION
BLUE - AUDITOR
YELLOW - PERMITTEE
GREEN - BLDG. INSPECTION
PINK - REFERENCE
ORANGE - POST ON PREMISES

125-200 REV. 10-67

Building permit for masonry addition, May 8, 1970.

Z-71-25-3

524 West Hatcher Road
Pedro's Mexican Food



dee-licious &
tastee food ready
to TAKE OUT dial

943-9986

Pedro's

MEXICAN RESTAURANT

"Truly a Little Corner of Old Mexico"
Specializing in Orders to Go
Dining Room Available for Clubs and Parties
True Mexican Hospitality
After the Games enjoy a Pizza

Sunnyslope — 624 West Hatcher Road
Phoenix — 3008 East McDowell Road
Glendale — 4938 West Glendale Ave.

Advertisement from Sunnyslope High School Yearbook, *The Valhalla*, 1967.