



Warehouse and Threatened Building Grant - Arizona Building Company House #9 - 816 S. 3rd Ave. (Ordinance S-46697)

Request to authorize the City Manager, or his designee, to enter into necessary agreements and conveyances with David Berrey, related to a Historic Preservation Warehouse and Threatened Building Grant of up \$60,000 for the historic residence located at 816 S. 3rd Ave. in the Grant Park neighborhood. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The house at 816 S. 3rd Ave. is a Victorian-era cottage built ca. 1900. It is one of five remaining original homes on the block, which represents the earliest known speculative tract development in Phoenix. The Arizona Building Company purchased the entire block from subdivider John Montgomery in 1899 for \$1,250. The company then constructed twelve nearly identical homes. The first sale occurred in April of 1900 and the development was sold out by April of 1903.

The simplified Queen Anne styling of the home was likely inspired by a builder's plan book, a popular resource for construction ideas in the 1890s. The Arizona Building Company repeated the same plan with all twelve homes, varying roof shapes to provide minimal distinction. Character-defining features include brick construction; the vertical massing and scale of the buildings; the high-sloping, hipped roof; the simple one-over-one wood framed windows; and the modest "L" shape of the home's footprint.

Like most of the remaining homes, this building has experienced several alterations that have affected its historic integrity. These include an enclosed front porch and stucco sheathing over the original brick walls. The property is currently in very poor condition, with major damages to the foundation, exterior wall, windows, doors, and roof. The current owner, David Berrey, acquired the property in 2012 with the intent of rehabilitating it for use as a single-family residence.

The grant request is to complete the following eligible work items: return house to original footprint (including removal of front porch enclosure), selective demolition and bracing of exterior walls, new foundation, new load-bearing walls, roof repair, window

and door repair and replacement, and reconstruction of original brick walls. The cost of the eligible work items is approximately \$229,490, with the total cost of rehabilitation estimated to be \$498,490. The grant funds will be disbursed to the applicant as evidence is provided of work completed, per program guidelines. The applicant will be required to provide evidence of a dollar-for-dollar match, which may include previously completed work items.

Financial Impact

The amount requested for the Warehouse and Threatened Building Grant is \$60,000. In exchange for the grant funds, the city will receive a 25-year conservation easement on the property. The easement will require preservation of the property and that it be insured and maintained in good repair. Funding is available in the Historic Preservation Bond Funds. Funding is available in the Historic Preservation Capital Improvement Program Budget using General Obligation Bond funds.

Concurrence/Previous Council Action

- The Historic Preservation Commission recommended approval of this item on April 20, 2020, by a vote of 8-0.
- The City Council Land Use and Livability Subcommittee heard the item on May 20, 2020 and recommended approval of the Historic Preservation Commission recommendation, by a vote of 3-0.

Location

816 S. 3rd Ave.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.