



**Phil Gordon Threatened Building
 GrantProgram 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: Heather Lennon

Legal Name of Property Owner: Imagine Coronado, LLC.

Mailing Address: 1407 W Briles Rd, Phoenix, AZ 85085

Phone: 602-769-9000 Email Address: heather@imaginedevelops.com

Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006

Historic District (or name of individually listed/eligible building): Coronado Historic District

Current Use of Property: Residential

Is Property Vacant? Yes No If Yes, Length of Time Vacant? 3 years

Date Current Owner Purchased Property: Sept. 16, 2025

Historic Preservation Office Use Only:

Historic Status:

<input type="checkbox"/> Individually Listed	<input type="checkbox"/> Contributor to Historic District
<input type="checkbox"/> Eligible / Not Currently Listed	<input type="checkbox"/> Non-contributor with Contributing Potential
<input type="checkbox"/> Listing in Progress	<input type="checkbox"/> Non-contributor without Contributing 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.

1622 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

1626 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

1630 - built circa 1925, unknown architect/builder, structural material is wood, has only been used as residential property

1634 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

1638 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

1642 - built circa 1927, unknown architect/builder, structural material is brick, has only been used as residential property

1646 - built circa 1925, unknown architect/builder, structural material is brick, has only been used as residential property

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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).

1622 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters and plain fascia, wood shingle, rectangular wood; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel, 8 lights; **porches:** open, no rail, piers, gable, wood shingle, rectangular wood; **outbuildings:** garage

1626 - roof type: med. gable; **roof sheeting:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, lattice; **windows:** 1/1 lights, wood, double hung, arched panel, 6 lights; **porches:** open, closed rail, piers, gable, clapboard, lattice

1630 - roof type: hipped; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters; **windows:** 1/1 lights, wood, casement, plain flat; **entry:** side, wood frame, sidelights, wood, 16 lights; **porches:** recessed, open rail, posts; **outbuildings:** garage

1634 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, wood shingle, lattice; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel, 1 light; **porches:** open, closed rail, piers; **outbuildings:** garage

1638 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, lattice; **windows:** 5/1 lights, wood, double hung, arched; **entry:** off center, wood frame, arched, wood panel; **porches:** none, bracketed gable over front entry; **outbuildings:** garage; alterations: front addition

1642 - roof type: med. gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters, molded fascia, clapboard, wood; **windows:** 4/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched wood, 15 lights; **porches:** closed with screen, no rail, piers, gable, clapboard wood; **outbuildings:** garage

1646 - roof type: low gable; **roof sheathing:** asphalt shingle; **eaves treatment:** exposed rafters and plain fascia, stucco, rectangular wood; **windows:** 1/1 lights, wood, double hung, arched; **entry:** central, wood frame, arched, wood panel; **porches:** open, columns, gable, stucco, rectangular wood; **outbuildings:** garage

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, 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.

The properties at Imagine Coronado, constructed over a century ago, have presented a variety of maintenance concerns typical for homes of this age. During my inspections, I noted several significant issues requiring attention. These include sagging structures, wood rot, and substandard cuts in critical areas, indicating the need for repairs to the subflooring. All chimneys require cleaning and capping to prevent further deterioration. Additionally, comprehensive roofing repairs are necessary, including the replacement or reinforcement of joists to ensure structural integrity. The windows, primarily single-pane, need cleaning and careful repair to maintain their original aesthetics. Doors are showing signs of settlement and require adjustment and rehanging. Furthermore, installation of gutters is essential to protect the homes from weather damage, alongside necessary repairs to the dry drywall and addressing some areas of termite damage. Overall, while the damages are moderate to high, they are deemed entirely repairable, making these properties salvageable with appropriate interventions.

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.

All houses have previously undergone various rehabilitation work under previous owners, however we do not have a record of what exactly was done to each house and when the rehab was done. Previous work includes updated plumbing, updated HVAC systems, new windows, etc.

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IV. PROJECT INFORMATION

1. Project Purpose. Describe the primary purpose and objectives for the proposed project for which grant funds would be expended, including the proposed use of the building. Will the building be occupied at the end of the project?

Our project will be saving historic homes in the Coronado neighborhood. Full historic adaptive reuse to be implemented for each of the seven homes as well as the surrounding property. When complete, all homes will be available for use as part of our larger plan to utilize the entire property as a community wellness gathering enclave.

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

A historic building is not saved by owning it, it's saved by putting it back into use in the community in a novel way. We intend to create a welcoming gathering space for the historic Coronado neighborhood as well as the larger Phoenix community. We have met with and will continue to engage with community stakeholders including the Coronado Neighborhood Association, Banner hospital, and other neighbors. Our wellness enclave will seek to provide services for the community via wellness activation and services. The homes will be utilized as sleeping accommodations for guests to the wellness enclave. Additionally, the property will be utilized to provide support to the Coronado community and charitable endeavors. A dog wash area will also be provided. We're meeting with community members to help evolve our services based on community input and desire. The T5/6 rear yard zoning enables us to offer retail services to the community.

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

As evidence by our thorough remodel budget, each house will be brought up to full functional standard with current codes and amenities while retaining all historical interior and exterior aspects. While extremely costly to save these homes, we know their value to the greater community. The community has unmitigated need for services to be provided and are excited to help us evolve the vision for the future.

4. Project WorkScope, 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. While no match is required for the grant, the city is interested to know what additional funds will be used for the project.

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EXAMPLE OF ITEMIZED BUDGET FOR A PROJECT:

Eligible Project Construction Items:

Repoint brick walls on east and south facades	\$ 8,000.00
Repair/replace 16 wood-frame double-hung windows	\$ 12,000.00
Structural roof truss repairs	\$ 10,000.00
New built-up foam roof	\$ 10,000.00

Eligible Architectural/Structural Expenses:

Structural analysis of roof trusses	\$ 3,000.00
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(Architectural studies/drawings must relate directly to grant-eligible work items only – cannot include work related to site plans, mechanical, electrical, plumbing, tenant improvements, etc. Can include pre-agreement expenses within 6 months of application.)

Total Eligible Expenses

A.	\$ 43,000.00
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Architectural/Structural expenses (limited to no more than 10% of request):

Amount \$3,000.00 Percentage of Total Request 7.0%

Ineligible Construction Work to be Funded by Other Sources:

Plumbing upgrades	\$ 10,000.00
Repair and refinish wood floors	\$ 15,000.00
Bring two bathrooms up to ADA compliance	\$ 10,000.00
Electrical rewiring	\$ 15,000.00
Installation of elevator to meet building code	\$ 12,000.00

B. Total Ineligible Work Items:	\$ 62,000.00
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C. Total Project Cost (A + B)	\$ 105,000.00
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c.) **Descriptions of work items.** Include narrative descriptions for all itemized work items proposed for Historic Preservation grant funding. Attach on a separate sheet using Appendix B. If contractor bids/cost estimates included detailed descriptions, this item may not be necessary.

Ex. of narrative description for one work item:

Repair 16 wood-frame double-hung windows. Project will replace two windows beyond repair in-kind to match existing. Fourteen windows need frame repair (new ledger, header and/or sill), sash repairs/replacement and some new glass panes to replace missing and broken glass. Refer to attached window-by-window assessment and itemization from contractor.

d.) **Detailed timeschedule and work sequence.** Please attach a detailed time schedule for all proposed work items related to the full completion of this project – inside and out. This should include items funded and not funded by the grant program. Please list out work items sequentially in the order that they will be performed with approximate start and end dates for each work item. The time schedule should address architectural/engineering work; permit schedule; beginning of construction work; performance of all work items; and project completion.

5. Project Financial Information.

Provide information regarding financial capability of owner to complete the project. Such information should include: Proforma profit/loss statements for the business proposed, bank statements or other evidence that owner can obtain a loan from a bank, financial or lending institution to complete the project. If the project is proposing to use federal tax credits, grants or other financial incentives, please provide evidence and information on the contribution of these sources and the status of these applications.

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6. Drawings/Building Assessments. Please attach:

- a.) **Scaledsiteplan** showing location of property lines, primary buildings, all outbuildings and fences and walls. (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 demolition of historic buildings or building features.)
- 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. HP staff may 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:	Lukrom
Contact person:	Mike Susi
Correspondence address:	4455 E Camelback Rd
(Note: This is usually different than the payment address)	Suite C-135
	Phoenix, AZ 85018
Company telephone number:	602-755-5100
Company fax number:	N/A
Loan number:	20683
2. Secondary mortgage company:	
Contact person:	
Correspondence address:	
(Note: This is usually different than the payment address)	
Company telephone number:	
Company fax number:	
Loan number:	

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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.

DocuSigned by:



Property Owner Signature

9/30/2025

Date

Property Owner Signature

Date

An electronic submittal of the complete application packet (including all attachments) should be emailed to the assigned staff member or to the following address:

historic@phoenix.gov

Filesizes that exceed 25 MB must be sent in separate emails. Files may also be uploaded to Serv-U, the city's official file sharing site. Please contact staff for a link, if needed.



CHECKLIST FOR APPLICATIONS

1. Applicant Cover Letter.

2. Application Form.

3. Attachments.

Please enclose the following items to complete your application (as noted previously in the application form):

- a. Historic Property Inventory Form, if available. (Refer to page 2)
- b. Photos of the property showing overall site, street views, all exterior facades, close-up views of original/decorative features and areas where work is to be performed. (Refer to page 2)
- c. Contractor Estimate(s) for all proposed construction items. At least one cost estimate for each item is required. (Refer to page 3)
- d. Itemized Budget. Complete Appendix A. (Refer to page 3)
- e. Description of Work Items. Complete Appendix B. (Refer to page 4)
- f. Detailed Time Schedule and Work Sequence. (Refer to page 4)
- g. Project Financial Information. (Refer to page 4)
- h. Drawings/Building Assessments. (Refer to page 5)

An electronic submittal of the complete application packet (including all attachments) should be emailed 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. Files may also be uploaded to Serv-U, the city's official file sharing site. Please contact staff for a link, if needed.

APPENDIX A: ITEMIZED BUDGET

Project Name: Coronado Wellness Enclave

Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006

Include an itemized project list and budget for proposed project (including all items not to be funded with Historic Preservation grantfunds).

Eligible Project Construction Items:

Item Name

Amount

*All eligible items are highlighted in yellow on our budget sheet with the total added up

Eligible Architectural/Structural Expenses:

Can only include expenses that relate directly to grant-eligible work items – cannot include work related to site plans, mechanical, electrical, plumbing, tenant improvements, etc. (Pre-agreement expenses eligible within 6 months of application)

Item Name

Amount

A. Total Eligible Expenses:

\$732,680

Architectural/Structural expenses (limited to no more than 10% of request):
Amount: \$ 0 .0 0 Percentage of Total Request: 0 . 00 %

Ineligible Construction Work to be Funded by Other Sources:

Item Name

Amount

*All ineligible items are in gray and blue on our budget sheet with the total added up

Item Name

Amount

B. Total Ineligible Expenses:

\$1,232,929.93

C. Total Project Cost (A.+B.):

\$1,965,611

APPENDIX B: Narrative Description of Eligible Work Items

Project Name: Imagine Coronado

Property Address: 1622, 1626, 1630, 1634, 1638, 1642, 1646 N 11th St, Phoenix, AZ 85006

Include narrative descriptions for all itemized work items proposed for grant funding in Appendix B. (construction items and architectural/structural expenses). This should include a description of work to be performed and methodology to be used.

Name of Work Item: Demo/Car Port/A/C/ w/ Dump Fees

Description: Demolition and removal of small storage structures located in the backyard. These storage areas are detached from the main property and will be taken down completely. Scope includes dismantling the structures, hauling away all debris, and leaving the site clean and ready for future use.

Name of Work Item: Landscaping, Demo, and sidewalks Clean-up

Description: Demo and remove dead landscaping, including shrubs, plants, and ground cover. Break up and haul away broken sections of sidewalk for proper disposal. Prepare the area for new installation.

Name of Work Item: Windows to Replace or Fix

Description:

If the historic windows can be saved we will remove paint and clean them up to function properly if not new appropriate windows to be installed.

Name of Work Item: Drywall (RESERVE \$4300 PER HOME FOR UNFORSEEN)

Description:

Description: Replace damaged drywall and install new drywall in remodeled areas to ensure a smooth and updated finish throughout the interior spaces.

Name of Work Item: Jacking Walls / Framing Repair / sub floors

Description:

Jack up walls to correct sagging joists beneath subfloors caused by years of erosion, ensuring all walls are level. Foundations and joists will require repairs, with gravel added around homes as a water barrier and for proper grading.

Name of Work Item: Foundation and joist repairs w/gravel water barrier

Description:

The joist needs to be repaired structurally and a rock barrier needs to be three feet around with the grade upwards to the house to protect it from water damage.

Name of Work Item: Roof Shingles (3 sheds on property to save added cost phase 2)

Description:

Replace roof shingles on all homes. Additionally, repair roof shingles on three of the attached sheds to prevent further deterioration and water damage.

Reversal of previous inappropriate alterations (room additions and delete old wood stove

Name of Work Item: vent systems)

Description:

Address inappropriate alterations, such as removing and rebuilding extensively weathered add-on structures originally used as storage units.

Name of Work Item: Trims/doors/hardware w/Install Keep as many doors NEW Hardware

Description:

Install new hardware on all trims and doors, keeping as many original doors as possible. Replace all front and back doors and door jambs due to weathering and structural damage over time.

Name of Work Item: Masonry Stucco/Siding/Brick repairs

Description:

Repair or replace aging siding, stucco, or brickwork. Remove or repair old wood siding to restore the building's exterior integrity and appearance.

Name of Work Item: Exterior woodwork repairs

Description:

Perform necessary repairs on external wooden structures, focusing on restoring original features and ensuring long-term stability.

Name of Work Item: Porches and step rehab

Description:

Rebuild and repair all back and front porches, including concrete work for removing old screens and repairing settling marks to enhance safety and aesthetic appeal.

711 HOMES (7 Houses on 11th St.)									
7 parcels for subdivision: FRANCES HTS AMD									
Purchase value	\$440,269	\$390,123	\$455,747	\$369,142	\$388,713	\$386,075	\$398,519	\$2,028,588	CURRENT VALUE
FORCAST REMODELED APPRAISAL VALUE	\$549,000	\$453,600	\$551,700	\$386,100	\$383,400	\$367,200	\$466,200	\$3,157,200	FORCAST APPRAISAL AFTER RENOVATION
Purchase Cost (Agent Fees not subtracted)	1622 N 11th St. Phoenix, AZ 85006	1626 N 11th St. Phoenix, AZ 85006	1630 N 11th St. Phoenix, AZ 85006	1634 N 11th St. Phoenix, AZ 85006	1638 N 11th St. Phoenix, AZ 85006	1642 N 11th St. Phoenix, AZ 85006	1646 N 11th St. Phoenix, AZ 85006	\$1,900,000	PURCHASE PRICE
Interior area	Interior area	Interior area	Interior area	Interior area	Interior area	Interior area	Interior area	\$928,588	AT PURCHASE EQUIITY
Square Footage	Total interior livable area: 1,220 sqft	Total interior livable area: 1,008 sqft	Total interior livable area: 1,226 sqft	Total interior livable area: 958 sqft	Total interior livable area: 852 sqft	Total interior livable area: 916 sqft	Total interior livable area: 1,036 sqft	\$1,257,200	FORCAST EQUITY AFTER RENOVATION
Bathrooms	Bathrooms: 1.50	Bathrooms: 1	Bathrooms: 1.67	Bathrooms: 1.64	Bathrooms: 1.50	Bathrooms: 1	Bathrooms: 1		
Bedrooms	Bedrooms: 3	Bedrooms: 2	Bedrooms: 3	Bedrooms: 2	Bedrooms: 3	Bedrooms: 2	Bedrooms: 3		
Public Tax History (5174.25 mos.)	Public Tax History (\$144.00 mos.)	Public Tax History (5771.91 mos.)	Public Tax History (\$151.41 mos.)	Public Tax History (\$150.00 mos.)	Public Tax History (\$150.00 mos.)	Public Tax History (\$150.00 mos.)	Public Tax History (\$150.00 mos.)		
2024 \$2,091 +1% \$44,160 +21.4%	2024 \$1,728 +1% \$40,620 +245.4%	2024 \$2,063 +1% \$45,070 +222.1%	2024 \$1,577 +1% \$38,210 +257.1%	2024 \$1,640 +1% \$37,650 +238.4%	2024 \$1,565 +1% \$38,150 +259.4%	2024 \$1,842 +1% \$40,650 +225.4%			
2023 \$2,071 +3.7% \$41,481 -52.6%	2023 \$1,712 +3.7% \$11,700 -54.8%	2023 \$2,043 +3.7% \$13,993 -54.8%	2023 \$1,564 +3.7% \$10,700 -58.4%	2023 \$1,624 +3.7% \$11,126 -56.7%	2023 \$1,550 +3.7% \$10,114 -59.7%	2023 \$1,824 +3.7% \$12,491 -55.2%			
Yearly / Monthly H.O. Inc. Cost	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo	Home Owners Inc. \$2500 yr/\$208.33 mo		
Sketches that illustrate the external dimensions of a property.									
Proposed									
As-Builts									
CAD A-BUILTS									
FIREPLACE	NO	YES	NO	YES	YES	YES	YES		
Repair / Clean	NO	YES	NO	YES	YES	YES	YES		
Walls	NO	NO	NO	NO	NO	NO	NO		
Repair / Replace	EXT 80% 1/2 REPAIR	8 REPAIR	INTER 80% 2/3 REPAIR 1/2 REPAIR	EXT 80% 4/3 REPAIR	EXT 80% 2/3 REPAIR 1/2 REPAIR	8 REPAIR	EXT 80% 1/2 REPAIR		
WINDOWS	12	10	14	10	12	9	9		
Repair / Replace	REPLACE 1/2 CLEAN	REPLACE 0/0 CLEAN	REPLACE 1/4 CLEAN	REPLACE 2/2 CLEAN / 1/2 CLEAN	REPLACE 2/2 REPAIR / 1/2 CLEAN	REPLACE 1/2 REPAIR / 1/2 CLEAN	0 REPAIR / 0 CLEAN		
Construction Description	1622 N 11th St. Phoenix, AZ 85006	1626 N 11th St. Phoenix, AZ 85006	1630 N 11th St. Phoenix, AZ 85006	1634 N 11th St. Phoenix, AZ 85006	1638 N 11th St. Phoenix, AZ 85006	1642 N 11th St. Phoenix, AZ 85006	1646 N 11th St. Phoenix, AZ 85006		
Phase one to be added low voltage/low data (hard wire NANO mesh) to all homes. (will be monthly account (\$120 a month))									
14 Speakers, network build in each home. (will be monthly account (\$120 a month))									
rackmodem and still one account (one account for each home for medium AXES included)									
Demo / Car Port / A/C w/ Dump Fees	10354.48	10354.48	10354.48	10354.48	10354.48	10354.48	10354.48	72551.36	
Landscape, Demo, and sidewalk Clean-up	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$52,500.00	
As-Built CAD Drawing	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$7,000.00	
Juan Architet w/2 site walks	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$28,000.00	
Quentin - MEP Engineering w/2 site walks	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$31,500.00	
A/C Duct Work and order PH1 (3-ton A/C 3 AMP) Plus Minni Split	\$15,928.57	\$15,928.57	\$15,928.57	\$15,928.57	\$15,928.57	\$15,928.57	\$15,928.57	\$111,499.99	
Rough in Plumbing of the \$13225 an unforced \$3000 reserved each home									
UNFROZEN pipes known to freeze after we complete (added \$450ea home to camera)	\$13,850.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$13,825.00	\$96,775.00	
Concrete / Gates / Drive Ways / Sidewalks, Leveling, Grading	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$80,500.00	
Windows to Replace or Fix	\$2,700.00	\$1,200.00	\$1,600.00	\$1,600.00	\$2,250.00	\$2,000.00	\$2,000.00	\$54,800.00	
Appliance package to contain refrigerator, range, dishwasher	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$12,600	
Washer dryer (optional) All appliances electric	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$9,800	
Bathroom fixtures to include toilet, sink, vanity, Mirror	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$13,860	
Sink and faucet in kitchen, Garbage Disposal	\$832	\$832	\$832	\$832	\$832	\$832	\$832	\$6,524	
Shower glass Splash Panel	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$10,500	
Showers Only - Acrylic Mold and mildew resistant shower base, w/ install									
No Tile in bathrooms due to Bacteria/Mold/Mildew	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$49,000	
New Electrical Panel to House, pull to location and finish work. Temp Utility is Site part of Electrical Panel AMP. Move Electrical Panel to City of Phoenix and APS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$175,000.00	
Landscaping / Weed Control	\$1500	\$1500	\$1500	\$1500	\$1500	\$1500	\$1500	\$1,750.00	
A/C Unit Vent / Duct/UV LIGHT/Chim/Anp/Hepa Filters	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$23,450.00	
Drywall (REPAIR) \$4,000 PER HOME FOR UNFROZEN	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	\$82,250.00	
Jacking Walls / Framing Repair / sub floors	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$80,500.00	
Foundation and joint repairs w/ gravel water barrier	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$35,000.00	

These storage areas are detached from the main property and will be taken down completely. Scope includes dismantling the structures, hauling away debris, and leaving the site clean and ready for future use.

The historic windows can be saved we will remove paint and clean them up to function properly if not new appropriate windows is installed.

Description: Replace damaged drywall and install new drywall in remodeled areas to ensure a smooth and updated finish throughout the interior spaces.
Back up walls to correct sagging joints and finish surfaces caused by years of erosion, ensuring all walls are level. Foundations and joists will require repair, with gravel added around homes as a water barrier and for proper grading.
The joist needs to be repaired structurally and a rock barrier needs to be three feet around with the grade upwards to the house to protect it from water damage.

reversal of previous inappropriate alterations (non-structural) to old wood stove vent systems)	\$1,000.00	\$1,000.00	\$1,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$10,000.00	\$52,000.00	Address inappropriate alterations, such as removing and rebuilding extensively weathered add-on structures originally used as storage units.
New Texture & Painting Primer	\$7,320.00	\$6,098.00	\$7,956.00	\$5,148.00	\$5,112.00	\$4,896.00	\$4,214.00	\$42,096.00	
Roof Shingles (3 sheds on property to save add-on cost phase 2)	\$17,690.00	\$14,614.00	\$17,777.00	\$12,289.00	\$11,345.50	\$11,832.00	\$14,814.00	\$100,141.50	Replace roof shingles on all forms. Additionally, repair roof shingles on three of the attached sheds to prevent further deterioration and water damage.
Finish Plumbing Old Addition Bathrooms /Kitchen/Closet water tanks / tank / CHASE TO ELECTRICAL (\$5900 reserved unforeseen in this line)	\$4,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$8,622.00	\$60,354.00	
Cabinetry- per box for standard cabinetry/concept layout. With install a total of 12. OR- With Entertainment over 12 boxes of natural raw wood /Paint shaker includes install and basic pulls	\$14.00*	14000.25	14000.25	14000.25	14000.25	14000.25	14000.25	\$102,594	
Countertops- Installation. For cost savings go with formica	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$10,500	
Trim/doors/hardware/bas boards add \$1,000 when installing any doors NEW Hardware	\$0.20*	\$0.80	\$0.20*	\$0.20*	\$0.20*	\$0.80*	\$0.20*	\$44,510	Install new hardware on all trim and doors, keeping as many original doors as possible. Replace all front and back doors and door jambs due to weathering and structural damage over time.
Exterior doors	\$0.00*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000	Replace all front and back doors and door jambs due to weathering and structural damage over time.
Lighting fixtures (6)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$10,500	
Landscaping w/ Drip System, TUBE/ Mature Trees	\$4,950.00	\$9,950.00	\$9,950.00	\$9,950.00	\$9,950.00	\$9,950.00	\$9,950.00	\$69,650.00	
Interior paint	\$11,244.00	\$4,948.00	\$11,244.00	\$3,800.00	\$11,244.00	\$4,948.00	\$4,948.00	\$29,441.00	
Exterior Paint SCALING AND FILLING HOLES	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	\$28,104.00	Repair existing paint, fill any holes, and apply fresh exterior paint to refresh and protect the building exteriors.
Masonry Stucco/Siding/brick repairs	\$1,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,500.00	Repair or replace aging siding, shingle, or brickwork. Remove or repair old wood siding to restore the building's exterior integrity and appearance.
Exterior woodwork repairs	\$1,100.00	\$2,500.00	\$1,000.00	\$4,000.00	\$2,500.00	\$1,500.00	\$1,500.00	\$21,500.00	
Porches and step rehab	\$1,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$36,000.00	Repair historic shingles and shacks, ensuring they are set on concrete slabs for structural support. Demolish non-historic additions that pose safety risks.
Historic Outbuilding rehab	\$7,000.00	\$0.00	\$10,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$39,000.00	Replace all front and back doors and door jambs due to weathering and structural damage over time.
Demol of non-historic additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	
Restoration of woodfloors	\$10,830.00	\$10,830.00	\$10,830.00	\$10,830.00	\$10,830.00	\$10,830.00	\$10,830.00	\$76,510.00	Restore existing wood flooring throughout; assess condition, replace damaged boards with matching wood, clean, sand, and refinish using historically appropriate stains and sealants to preserve original character.
Kitchen Cabinets install	\$4,125.00	\$31,745.00	\$4,125.00	\$44,755.00	\$4,125.00	\$44,755.00	\$4,125.00	\$82,075.00	
Appliances install	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,900.00	
CHIMNEY CLEANING AND REPAIR	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00	\$14,375.00	Clean and repair chimneys, and restore fireplaces and mantels, ensuring both functionality and preservation of original architectural details.
Restoration of fireplaces and mantels	\$0.00	\$7,000.00	\$0.00	\$4,000.00	\$7,000.00	\$4,000.00	\$4,000.00	\$26,000.00	Restore fireplaces and mantels, ensuring both functionality and preservation of original architectural details.
Designer fee (Susan)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$14,000	
Eligible Project Construction Item Total								\$805,691	
Sub Total	\$273,057.30	\$264,506.30	\$285,274.30	\$276,275.30	\$292,536.88	\$295,047.30	\$280,413.30	\$1,972,611	
10% GC Fee	\$42,496.51	\$46,891.15	\$44,361.35	\$44,956.55	\$41,742.05	\$40,814.05	\$40,000.05	\$294,031.81	
3% Admin Fee	\$5,838.10	\$6,049.10	\$4,720.00	\$4,516.45	\$4,516.45	\$4,500.00	\$4,494.00	\$57,826.21	
9.1% Taxes - Materials Only	\$6,423.62	\$7,049.39	\$6,738.77	\$6,364.67	\$6,258.55	\$6,100.26	\$6,027.39	\$45,930.90	
Total	\$101,154.23	\$102,941.11	\$104,011.41	\$101,941.11	\$104,722.45	\$100,978.44	\$104,442.00	\$2,364,899.71	
City of Phx Permits	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$17,500	
Budget Sub Total	\$332,054.23	\$323,485.32	\$347,893.45	\$334,493	\$359,672.45	\$352,578.85	\$340,944.09	\$2,382,399.71	
Set Unforeseen	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$15,350	\$107,450.00	
Budget total	\$348,004	\$341,335	\$362,943.63	\$349,819	\$366,022.65	\$367,928.86	\$356,296.09	\$2,489,849.71	



"HISTORIC BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Driggs House
ADDRESS/LOCATION: 1622 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-014
OWNER: Rep, LTD
OWNER ADDRESS:
4716 N. Dromedary Rd.
Phoenix, AZ 85018
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa **SURVEY SITE:** 117-25-014
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters + plain fascia, wood shingle, rectangular wood
WINDOWS: 1/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood panel, 8 lights
PORCHES: Open, no rail, piers, gable, wood shingle, rectangular wood
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l)25(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:

PHOTOGRAPHER: Linda Laird
DATE: Jan. '84 **VIEW:** W, FF
NEGATIVE NUMBER: R 26, f 5

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Job N. & Adele Diggs, Printer, 1926-1934.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETScape CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBO: OTHER:

BIBLIOGRAPHY/SOURCES: City Directories

Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

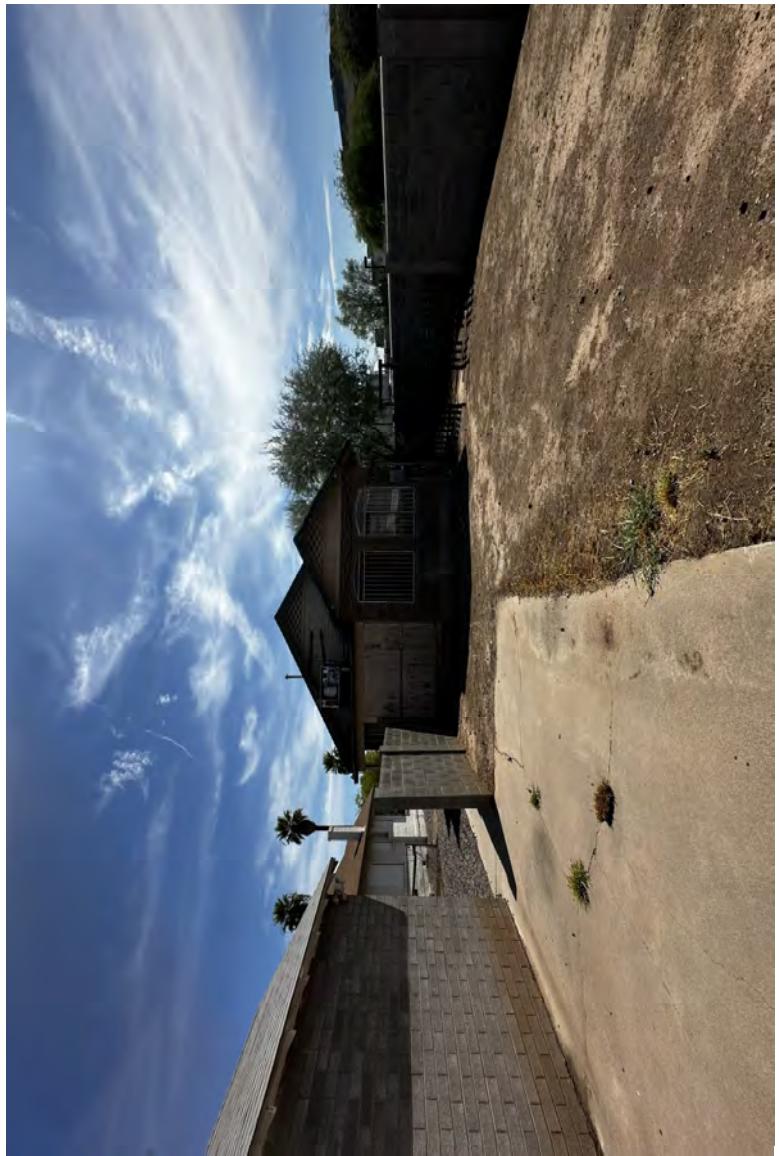
NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

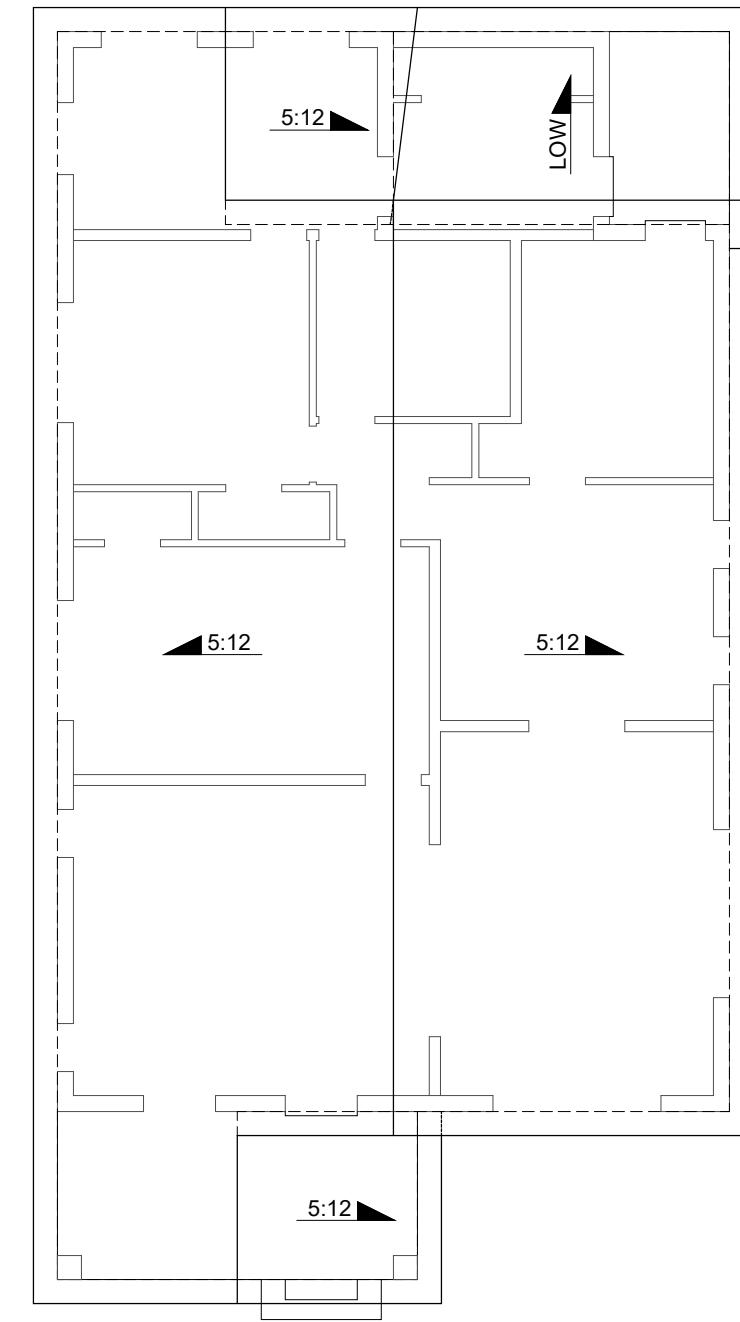
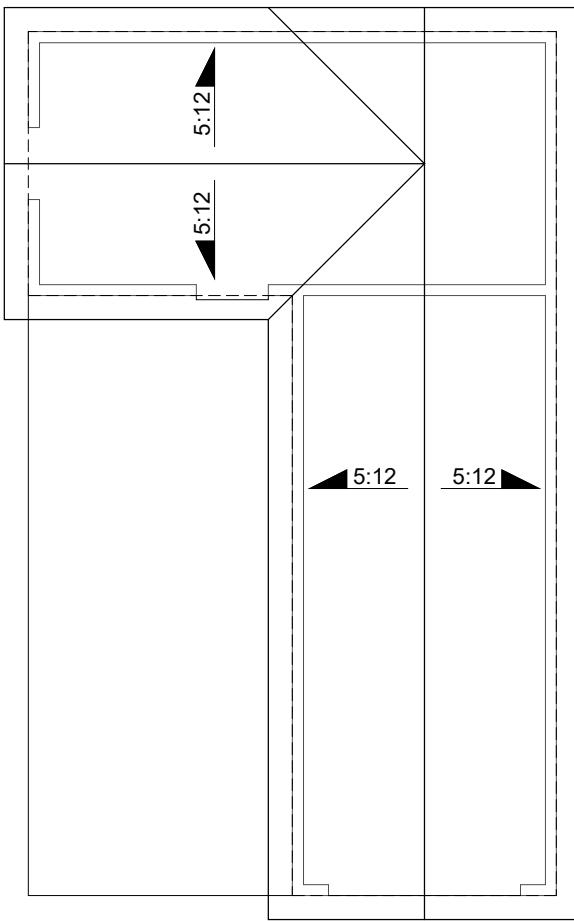
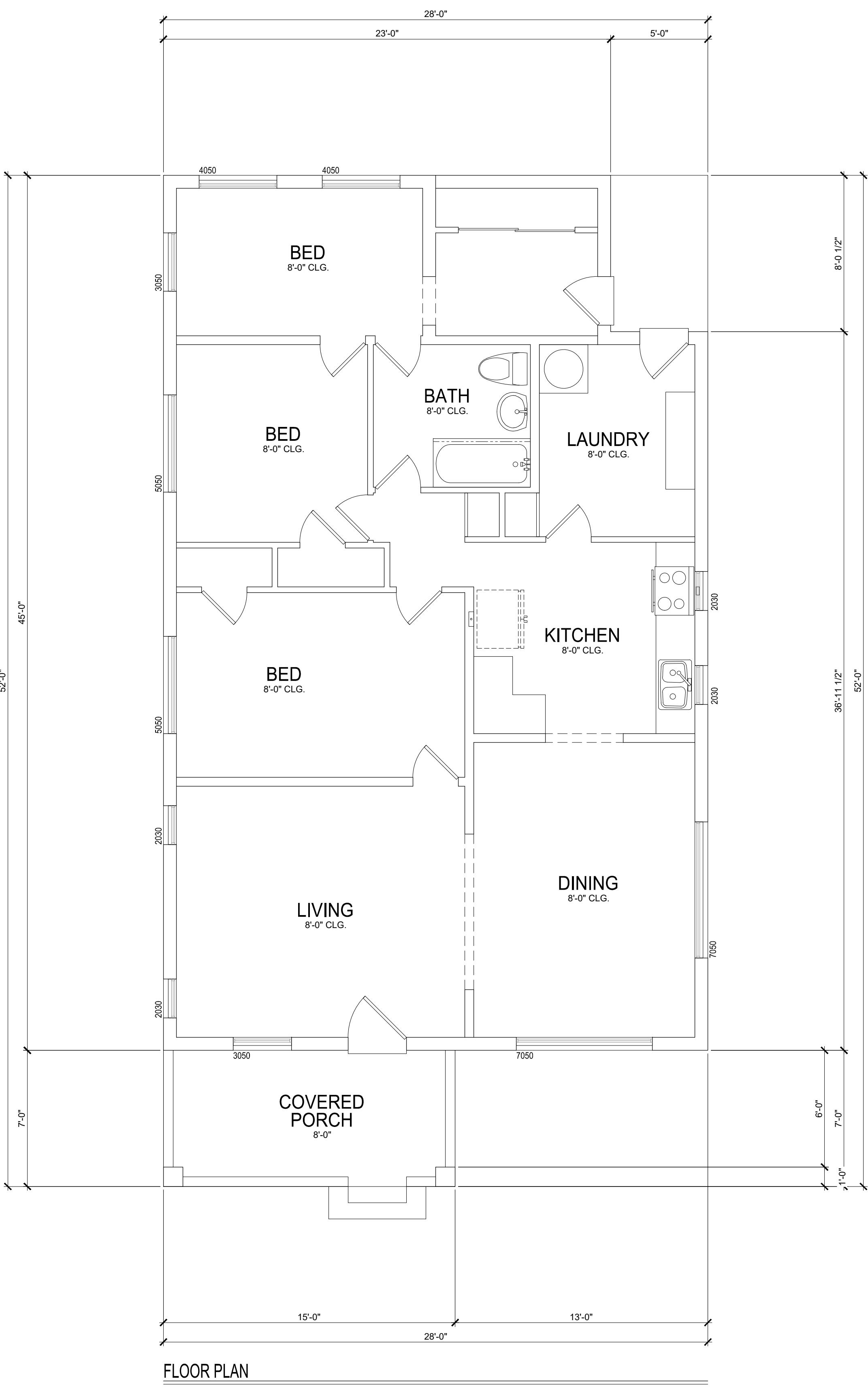
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





EXISTING FLOOR PLAN



ROOF PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY:
ADG llc
DATE: February 22, 2024
Rev. DATE:
1 -
2 -
3 -
4 -
5 -

PLAN#
1622 N 11TH ST

MUNICIPALITY
PHOENIX,
ARIZONA

SHEET No.
A1.1

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: N/A
ADDRESS/LOCATION: 1626 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-015
OWNER: Rep, LTD
OWNER ADDRESS:
1040 E. McDowell Rd.
Phoenix, Az 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-015
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, clapboard, lattice
WINDOWS: 1/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood
panel, 6 lights
PORCHES: Open, closed rail, piers, gable,
clapboard, lattice
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: N/A
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS:(l)25(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 VIEW W, 3/4
NEGATIVE NUMBER: R 26, f 2

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBD: OTHER: _____

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





EXISTING FLOOR PLAN

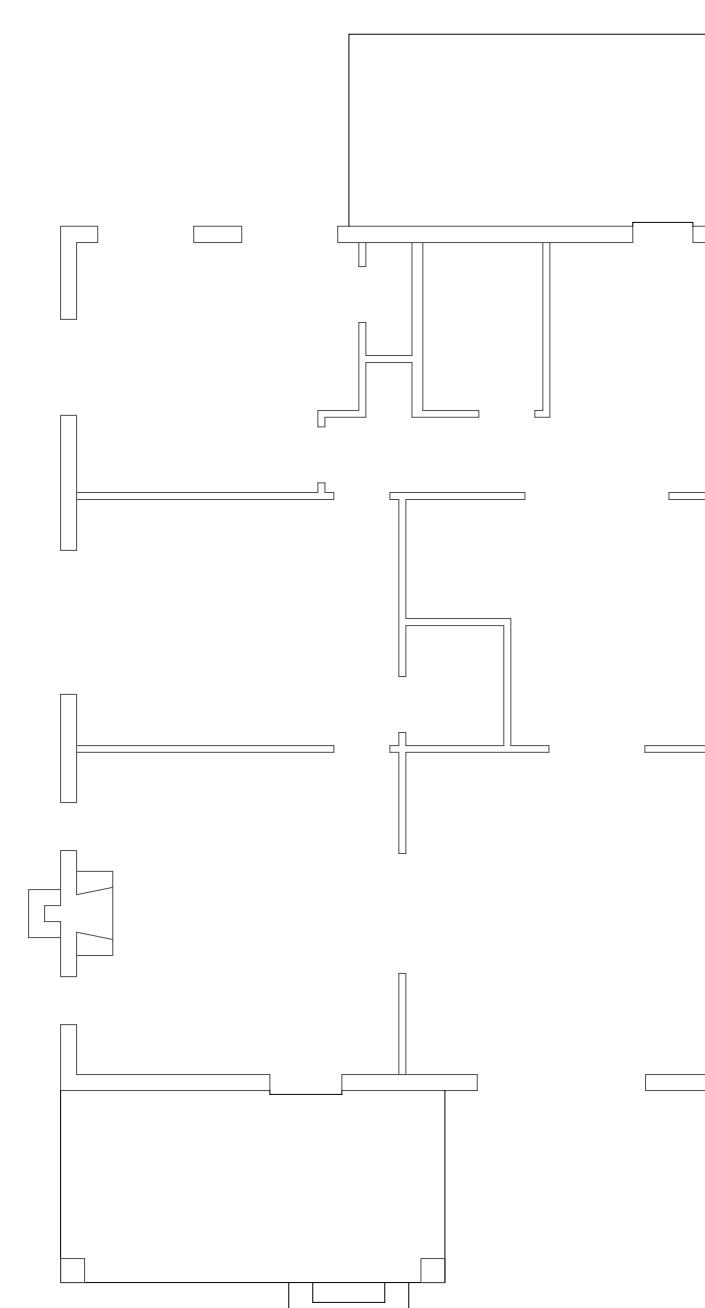
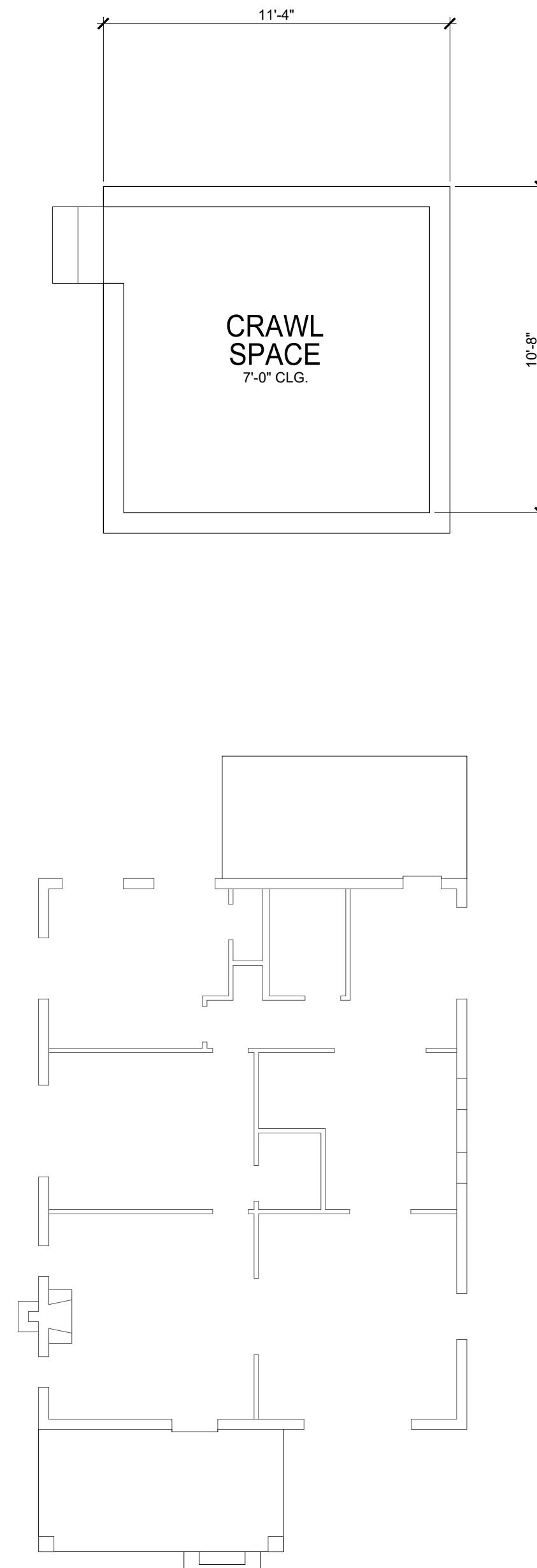
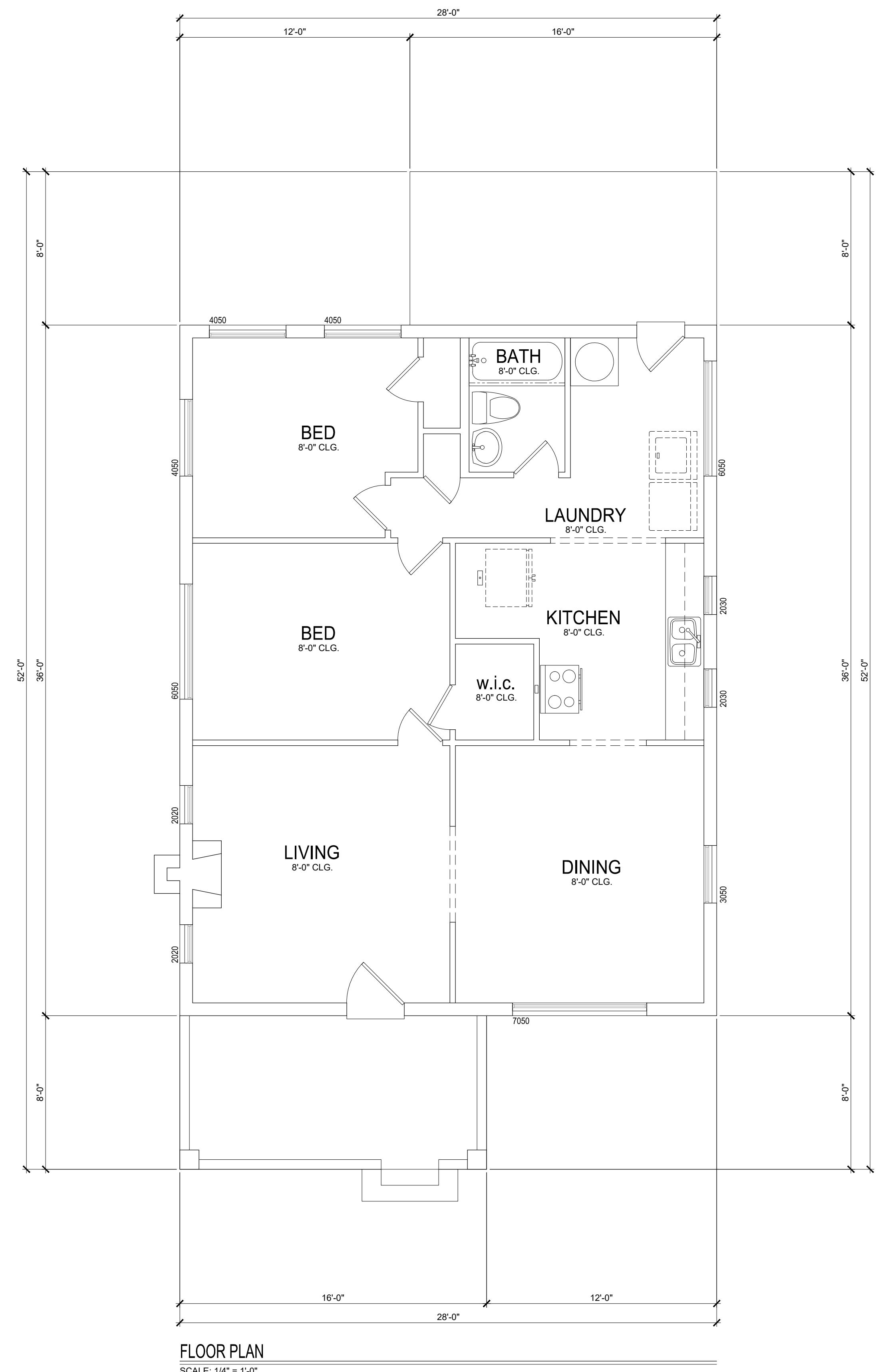
DRAWN BY:
ADG llc
DATE: February 22, 2024
Rev. DATE:
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4 -
5 -

PLAN#
1626 N 11TH ST

MUNICIPALITY
PHOENIX,
ARIZONA

SHEET No.

A1.1



ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: N/A
ADDRESS/LOCATION: 1630 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-016
OWNER: Johnson, Hannah
OWNER ADDRESS:
1630 N. 11th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Vernacular
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-25-016
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Hipped
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters
WINDOWS: 1/1 lights, wood, casement, plain flat
ENTRY: Side, wood frame, sidelights, wood, 16
lights
PORCHES: Recessed, open rail, posts
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)35(w)35
STRUCTURAL MATERIAL: Wood frame
FOUNDATION MATERIAL: None
WALL SHEATHING: Paint
APPLIED ORNAMENT: Lattice at
foundation

PHOTOGRAPH:

PHOTOGRAPHER: Linda Laird
DATE: Jan. '84 VIEW: W, 3/4
NEGATIVE NUMBER: R 26, f 1

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Vernacular style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBD: OTHER: _____

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





EXISTING FLOOR PLAN

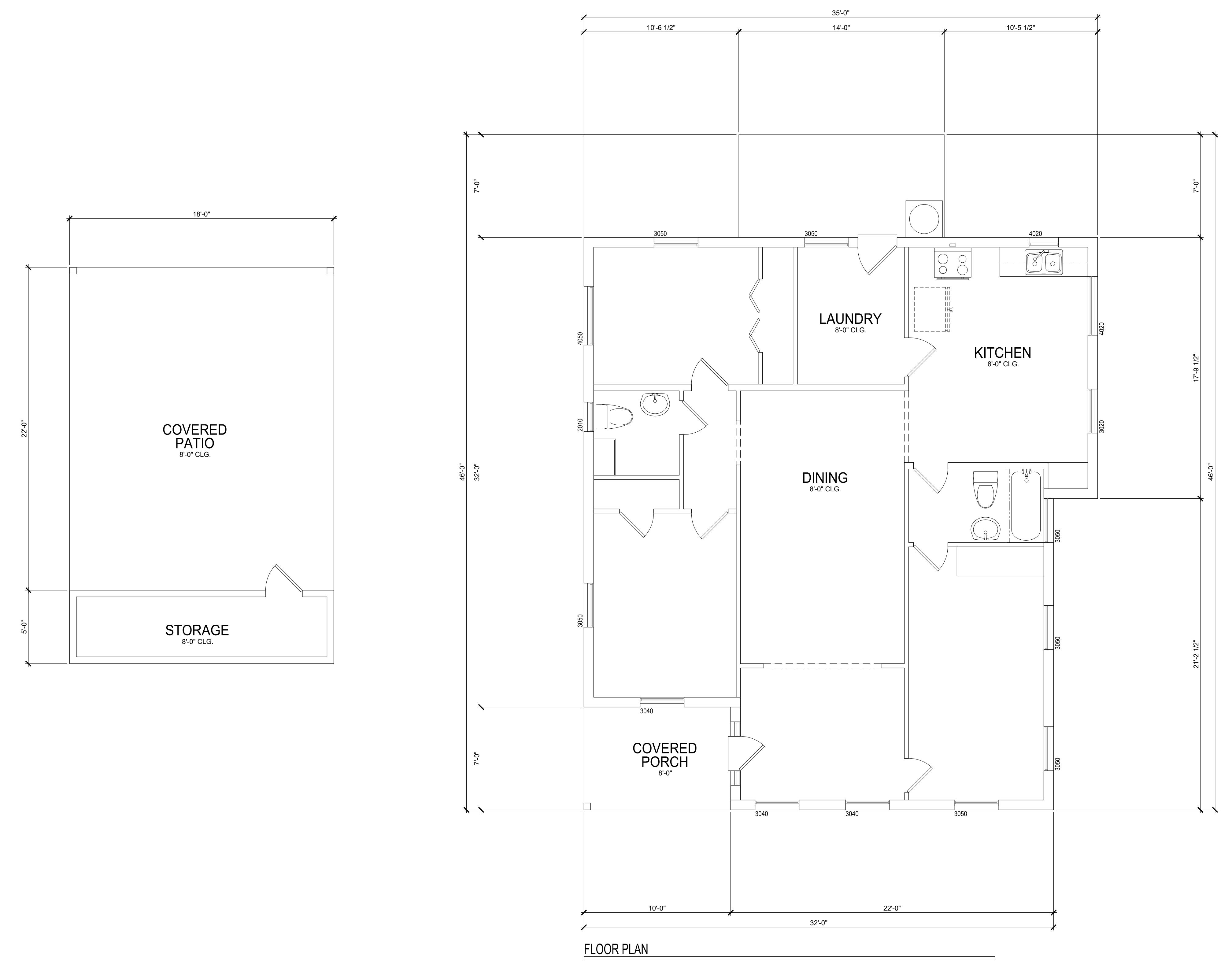
DRAWN BY:	
ADG llc	
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DATE: February 22, 2024	
Rev.	DATE:
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PLAN#

MUNICIPALITY
**PHOENIX,
ARIZONA**

SHEET No.

A1.1



FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.1

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Elders House
ADDRESS/LOCATION: 1634 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-017
OWNER: Turney, Iva
OWNER ADDRESS:
1634 N. 11th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa **SURVEY SITE:** 117-25-017
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
**T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM**

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, wood shingle, lattice
WINDOWS: 1/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood
panel, 1 light
PORCHES: Open, closed rail, piers
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l)30(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 **VIEW W, FF**
NEGATIVE NUMBER: R 25, f 20

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE: CULTURAL HISTORICAL ARCHAEOLOGICAL SCIENTIFIC INDUSTRIAL POLITICAL MILITARY RELIGIOUS OTHER

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION SCIENCE THEATRE TRANSPORTATION TOURISM OTHER (specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Martin M. & Maria Elders, 1928-1934.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETScape/CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL SQUARE CBD: OTHER: _____

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

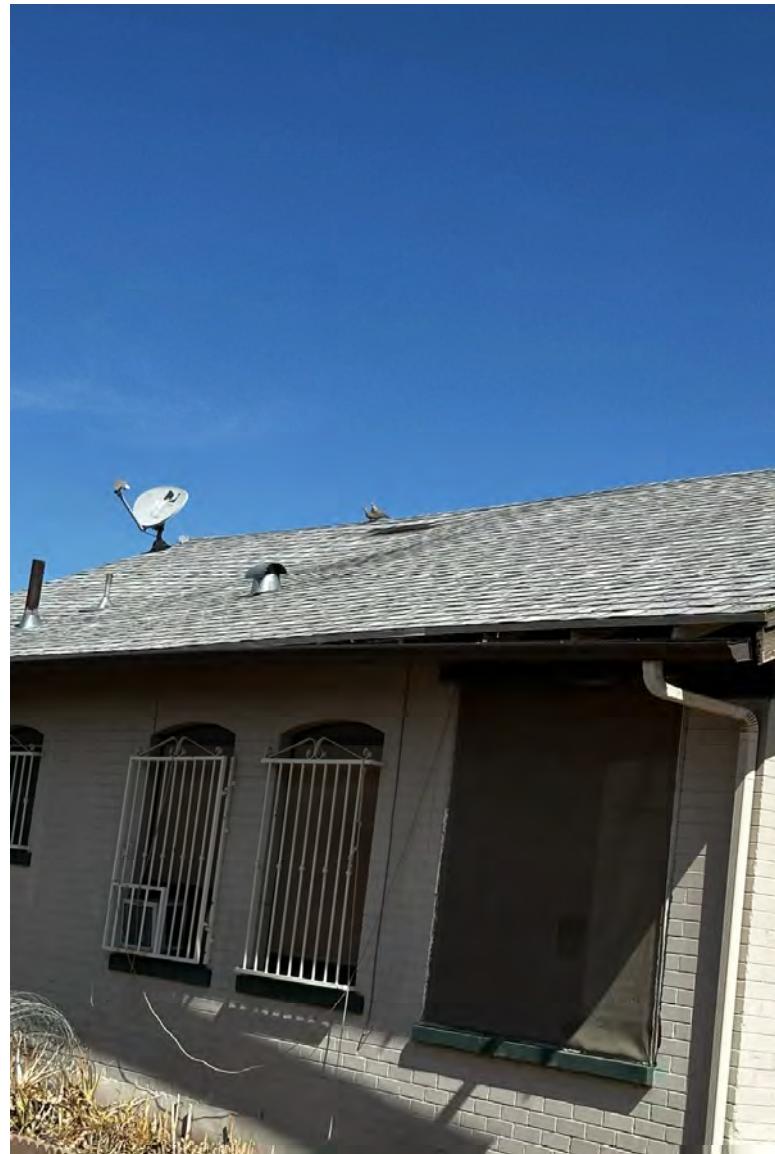
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COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

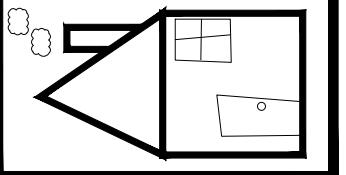
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AARON
DRAWS
GOOD

ADC



EXISTING FLOOR PLAN

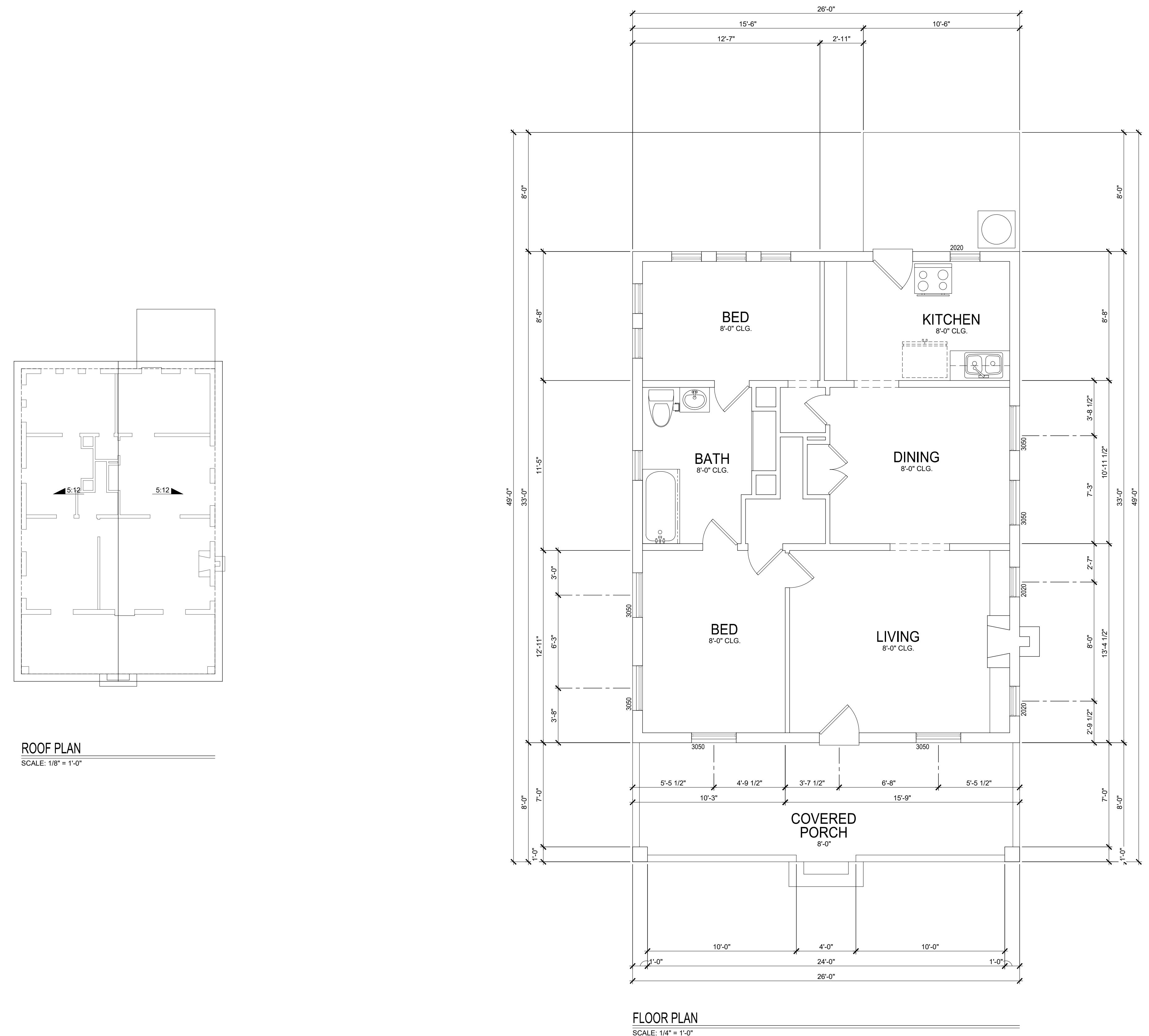
DRAWN BY:	ADG llc
DATE:	February 22, 2024
Rev.	DATE:
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PLAN#

MUNICIPALITY
PHOENIX,
ARIZONA

SHEET No.

A1.1



ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Miller House
ADDRESS/LOCATION: 1638 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-018
OWNER: Pepping, Led
OWNER ADDRESS:
1634 N. 11th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Altered
CONDITION: Good

COUNTY: Maricopa **SURVEY SITE:** 117-25-018
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
**T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM**

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, clapboard, lattice
WINDOWS: 5/1 lights, wood, double hung, arched
ENTRY: Off center, wood frame, arched, wood
panel
PORCHES: None, bracketed gable over front
entry
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: Front addition

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l)30(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 **VIEW W, FF**
NEGATIVE NUMBER: R 25, f 18

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S): Home of Wilfred C. & Peggy Miller, Miller Insurance Agency, 1928-1939.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBD: OTHER:

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

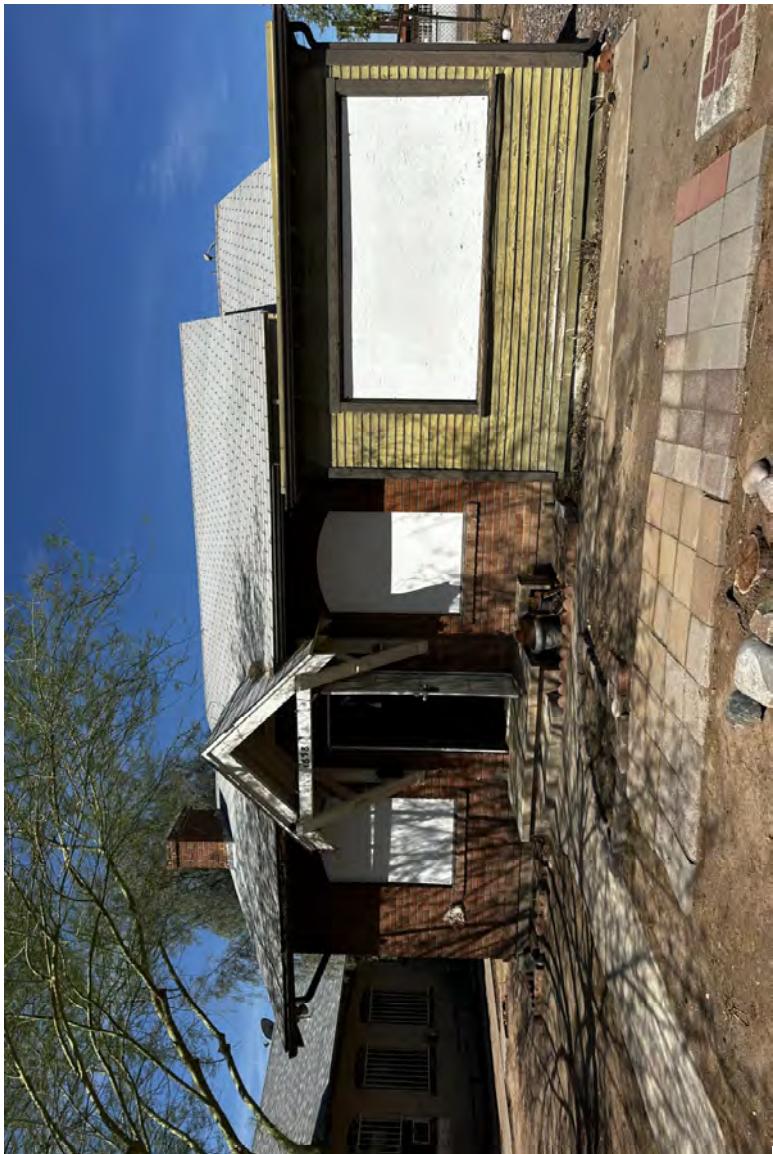
NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

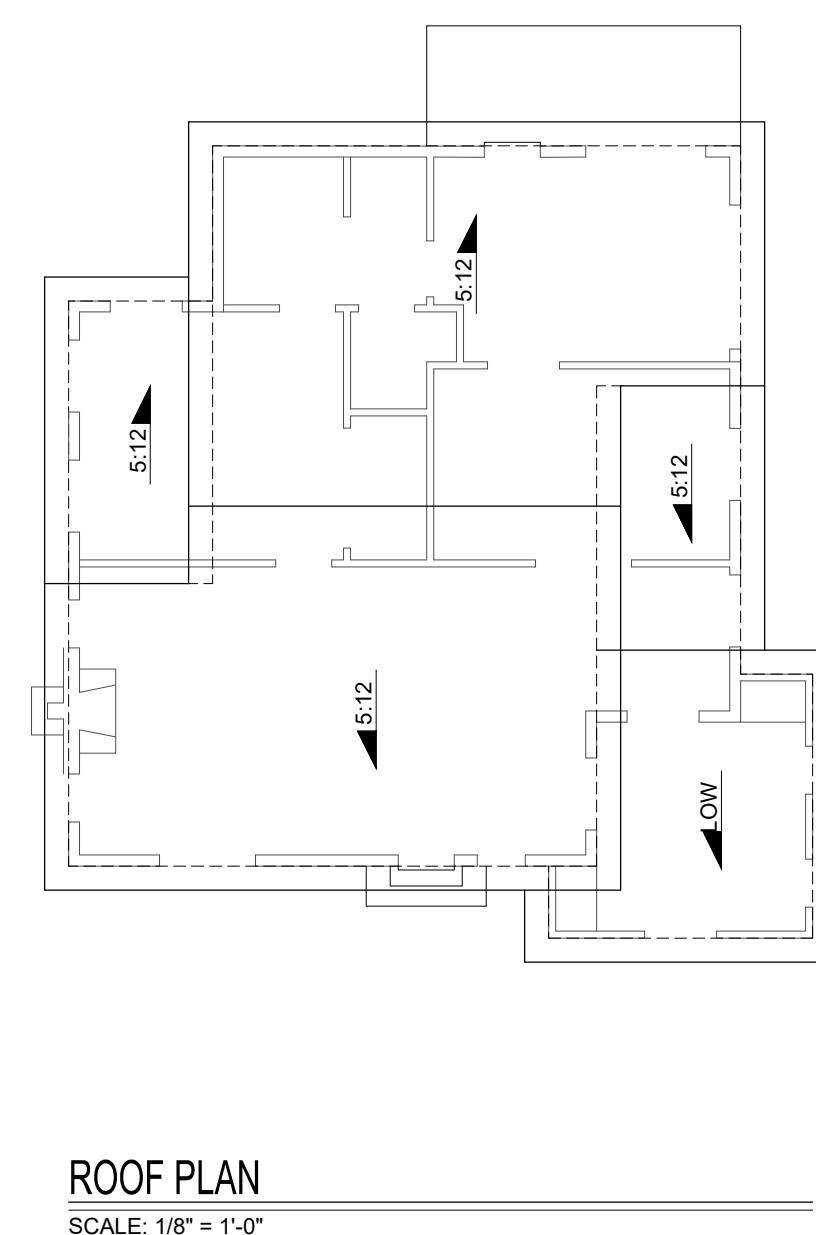
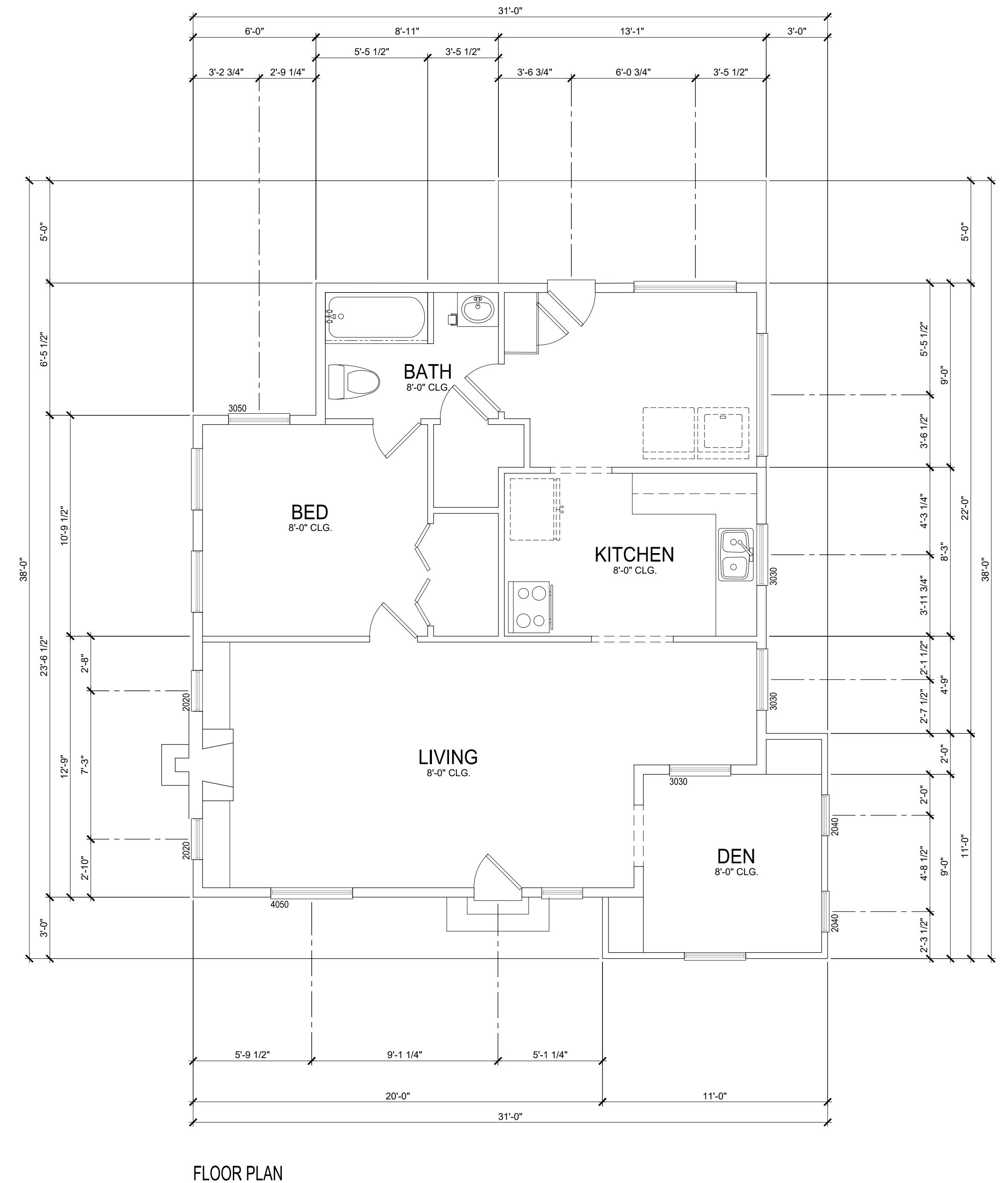
SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84





EXISTING FLOOR PLAN



DRAWN BY:
ADC llc
DATE: August 26, 2025
Rev. DATE:
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4 -
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PLAN#
1638 N 11TH ST

MUNICIPALITY
PHOENIX,
ARIZONA

SHEET No.
A1.1

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: Wilkens House
ADDRESS/LOCATION: 1642 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-019
OWNER: Reed, Wallace A.
OWNER ADDRESS:
4716 N. Dromedary Rd.
Phoenix, AZ 85018
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1927
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa **SURVEY SITE:** 117-25-019
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
**T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM**

DESCRIPTION (contd.)

ROOF TYPE: Med.gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters, molded
fascia, clapboard, wood
WINDOWS: 4/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood, 15
lights
PORCHES: Closed with screen, no rail, piers,
gable, clapboard, wood
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l)30(w)30
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: N/A
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 **VIEW W, FF**
NEGATIVE NUMBER: R 25, f 16

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):
Painter, 1928-1932.

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETScape CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBD: OTHER: _____

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

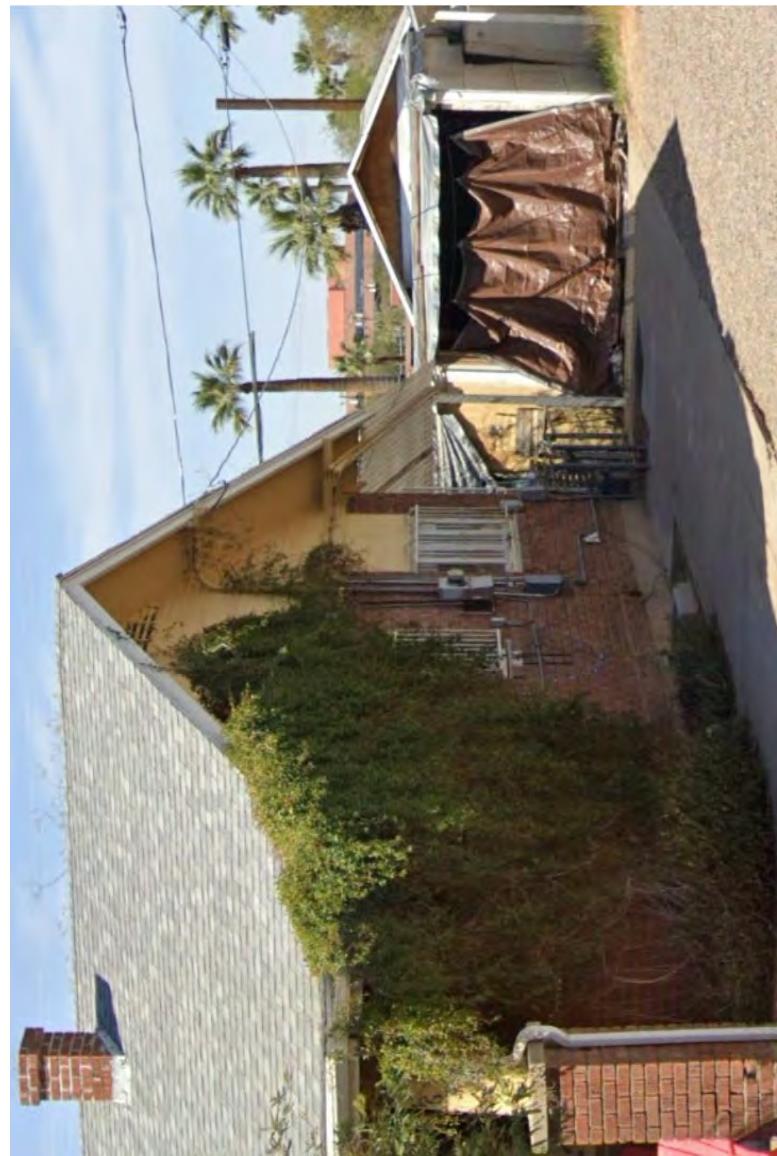
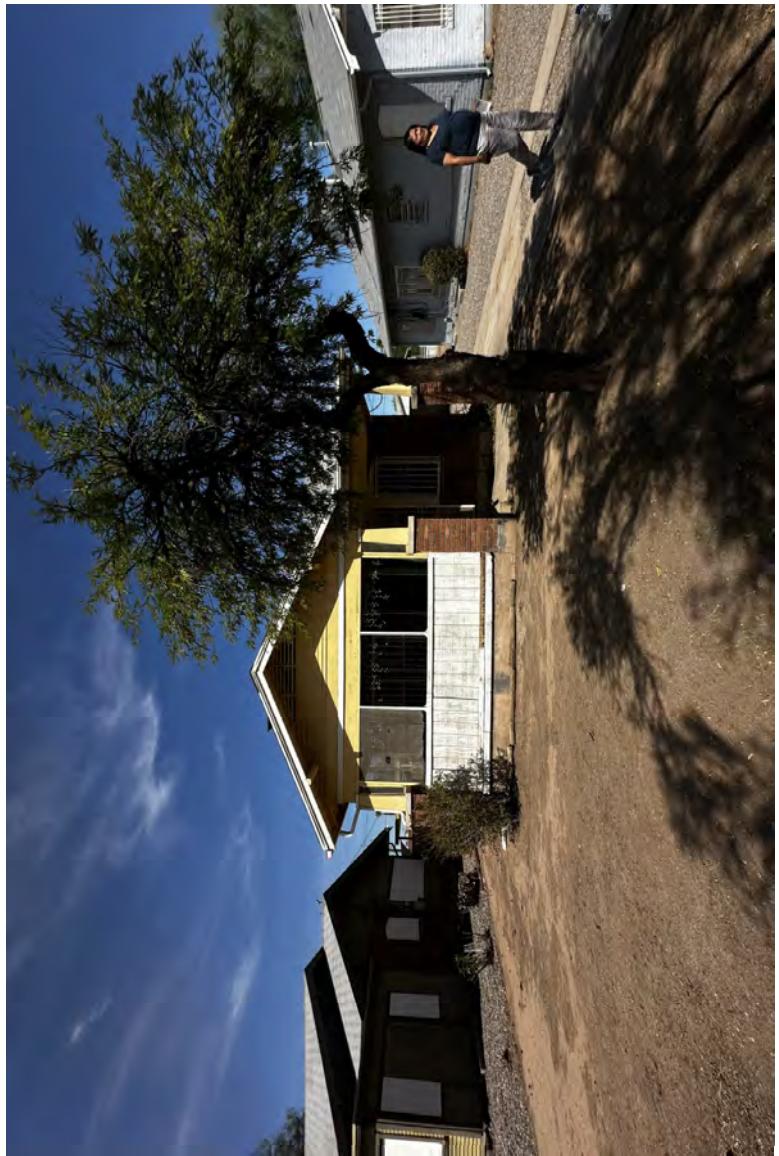
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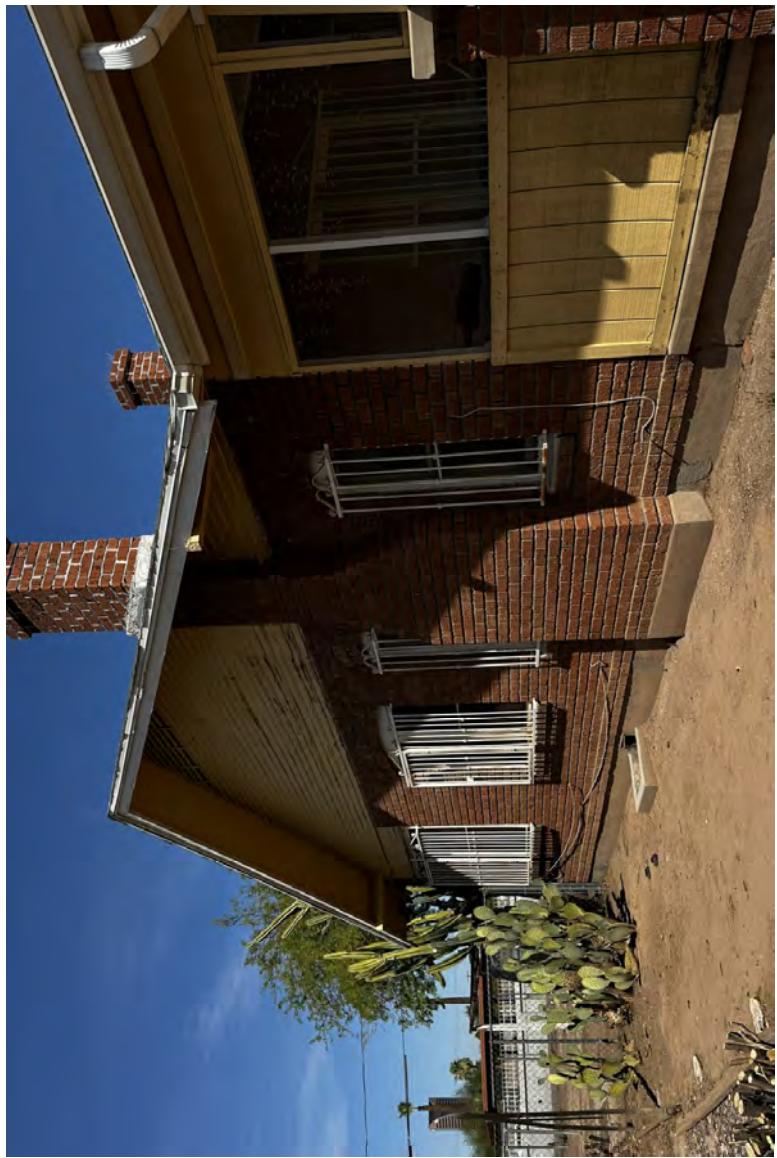
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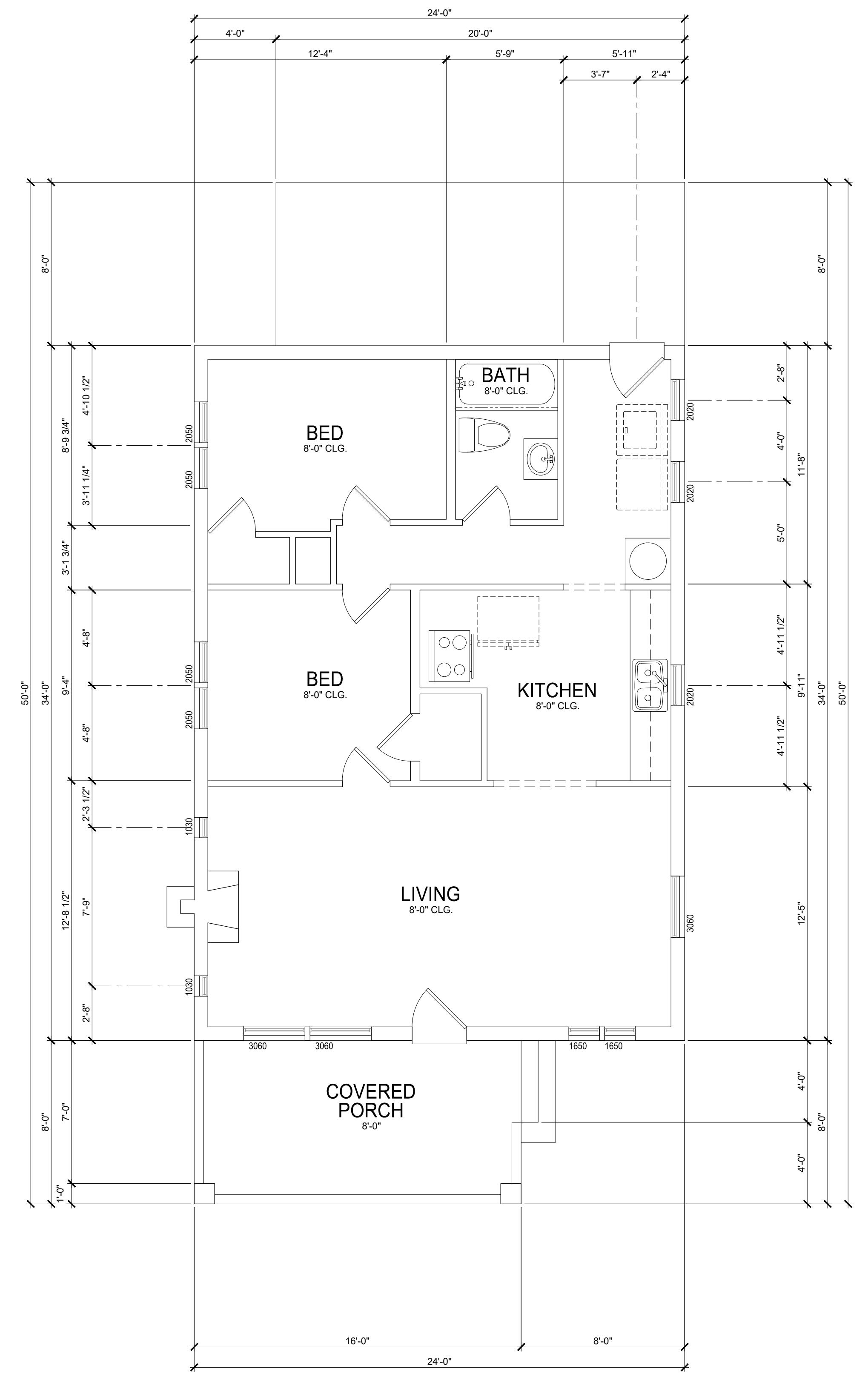
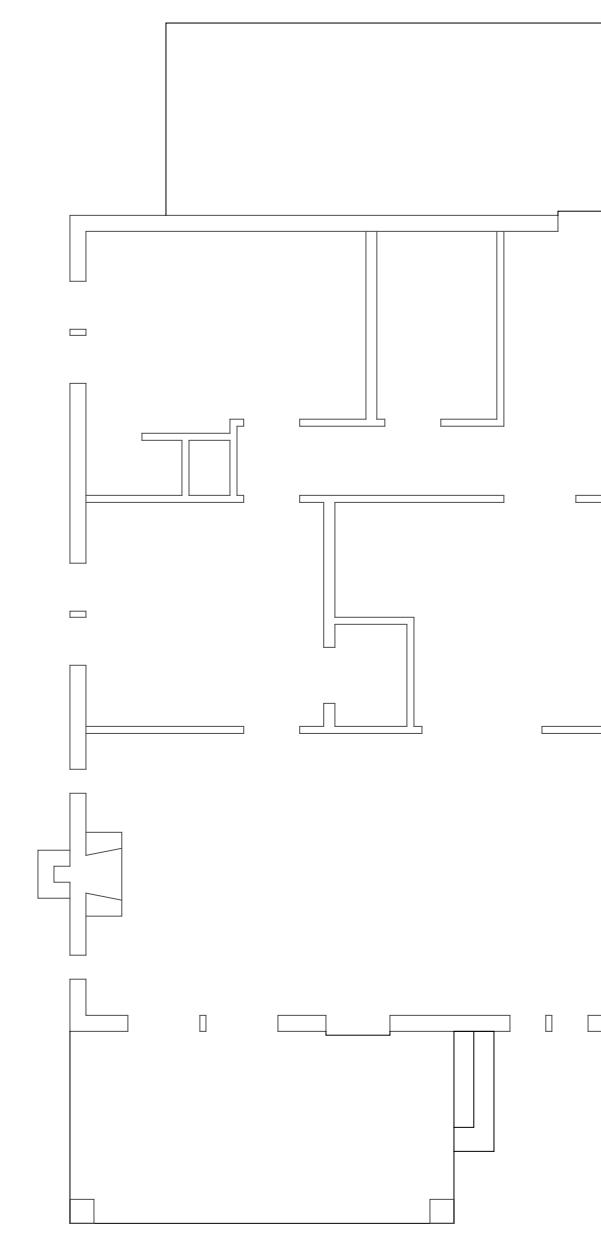
COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84







FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

DRAWN BY:
ADG llc
DATE: August 26, 2025

Rev.	DATE:
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PLAN#

MUNICIPALITY PHOENIX, ARIZONA

SHEET No.

A1.1

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: N/A
ADDRESS/LOCATION: 1646 N. 11th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-25-020
OWNER: Miller, Odell
OWNER ADDRESS:
1646 N. 11th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Good

COUNTY: Maricopa **SURVEY SITE:** 117-25-020
USGS QUAD: Phoenix, Arizona 7.5 Minute Series
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Low gable
ROOF SHEATHING: Asphalt shingle
EAVES TREATMENT: Exposed rafters + plain
fascia, stucco, rectangular wood
WINDOWS: 1/1 lights, wood, double hung, arched
ENTRY: Central, wood frame, arched, wood
panel
PORCHES: Open, columns, gable, stucco,
rectangular wood
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l)25(w)35
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: Paint
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan. '84 **VIEW:** W, FF
NEGATIVE NUMBER: R 25, f 13

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING ECONOMICS
EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION
SCIENCE THEATRE TRANSPORTATION TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETScape CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

**CONTEXT: ISOLATED/RURAL RESIDENTIAL STREET COMMERCIAL CENTRAL
SQUARE CBD: OTHER: _____**

BIBLIOGRAPHY/SOURCES: City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

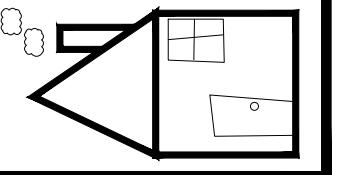
SURVEY DATE: January 1984 **DATE FORM COMPLETED:** 8/1/84





AARON
DRAWS
GOOD

ADC



EXISTING FLOOR PLAN

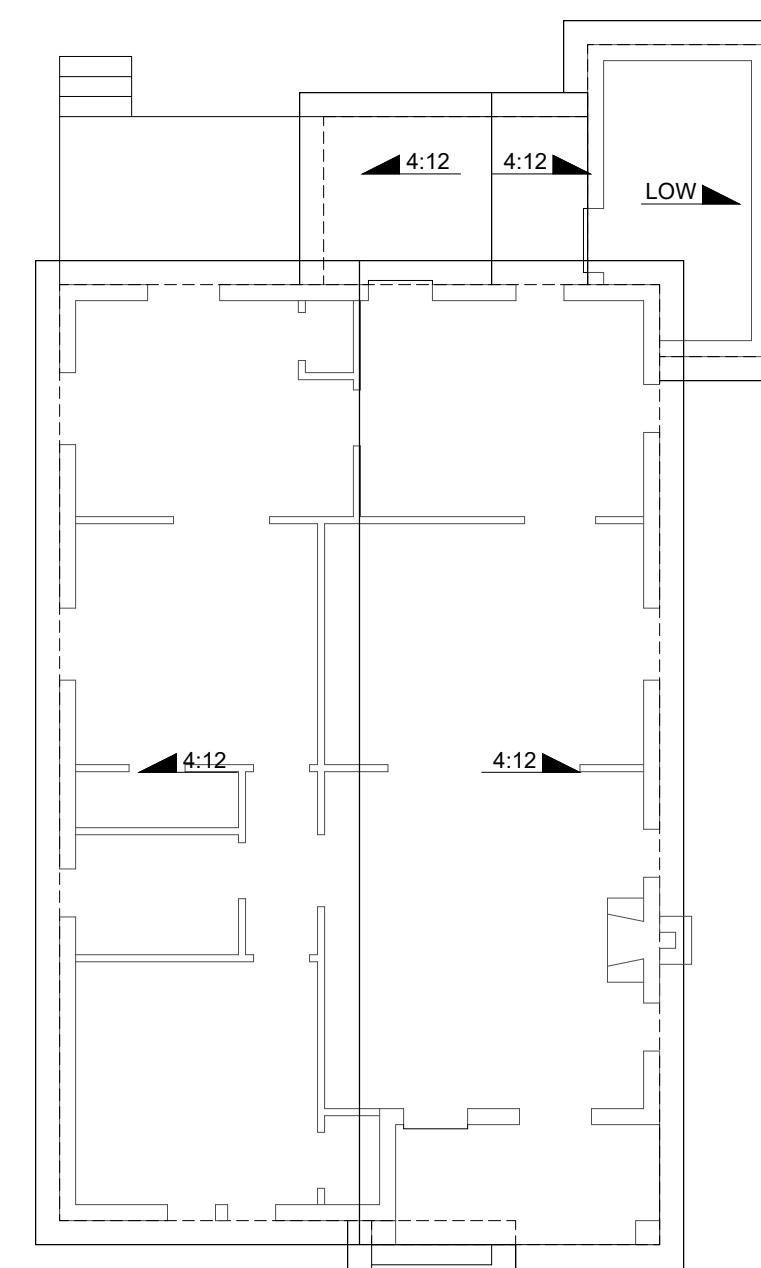
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ADG llc	
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DATE: August 26, 2025	
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Rev.	DATE:
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PLAN#

MUNICIPALITY PHOENIX, ARIZONA

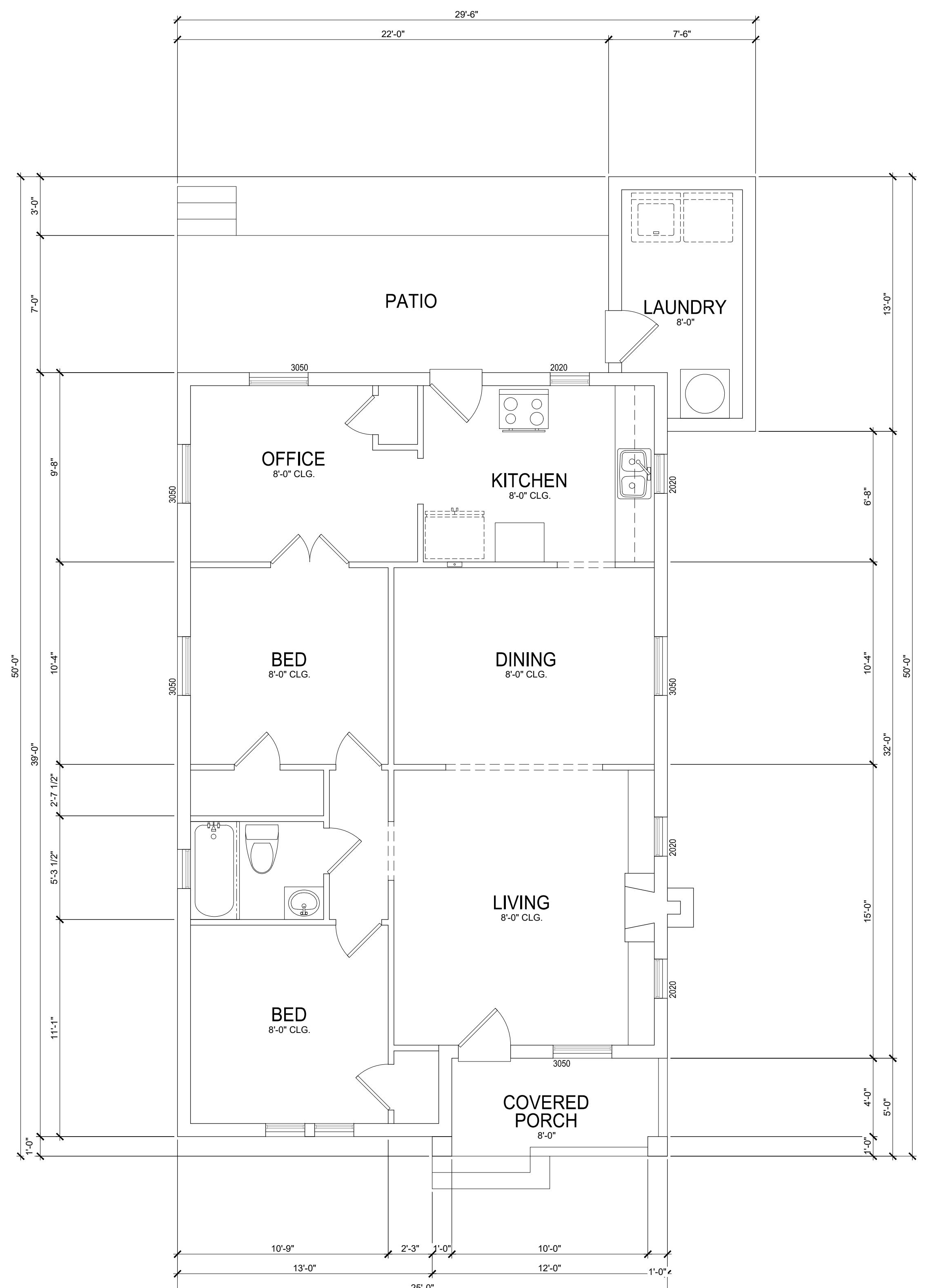
SHEET No.

A1.1



ROOF PL.

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"