



Village Planning Committee Meeting Summary Z-31-20-7

Date of VPC Meeting	August 3, 2020
Request From	A-2 (Industrial District)
Request To	A-2 HP (Industrial District, Historic Preservation Overlay)
Proposed Use	Historic Preservation Overlay
Location	Northwest corner of 22nd Avenue and McDowell Road
VPC Recommendation	Approve per staff recommendation
VPC Vote	11-0 ; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public indicated a desire to speak in support or opposition to this item per the emergency policy.

Z-31-20-7: Presentation, discussion and possible recommendation regarding a request to rezone 0.86 acres located at the northwest corner of 22nd Avenue and McDowell Road **from** A-2 (Industrial District) **to** A-2 HP (Industrial District, Historic Preservation Overlay) to establish a Historic Preservation Overlay.

STAFF / APPLICANT PRESENTATION:

Kevin Weight, of the City of Phoenix Historic Preservation Office, provided an overview on the request to place a historic preservation overlay on Produce Center Building at 2202 West McDowell. Agriculture was the primary economic driver of early Phoenix and the Santa Fe Railroad line from Phoenix to Ash Fork was its conduit for national shipping with early packing sheds constructed along Jackson Street. The rapid growth of the industry resulted in a new railyard, the Mobest Yard, west of 19th Avenue and south of "Six Points" in 1927. By the late 1930s, a group of 30 growers came together to form the Central Arizona Grower-Shipper Association and in 1945 five of the association companies decided to expand their infrastructure north of the Mobest Yard. In 1953, Ralph Eaton contracted the construction of a two-story office building to support

grower/shipper operations near the Mobest Yard. Upon its completion, the building served as the headquarters of the vegetable and melon growing and shipping industry and also housed the Agricultural Marketing New Service and Arizona Vegetable Standardization and Inspection Service. Beginning around 1960, trucking companies began locating at the building and by 1975 there were no agricultural firms in the building reflecting a broader decline in the region's agriculture.

For a property to be eligible for the Historic Preservation Overlay, it must meet one of the following criteria:

1. Significance
 - a. Associated with events or patterns of events significant in Phoenix history
 - b. Associated with persons significant in Phoenix history
 - c. Represents a type, period or method of construction; represents the work of a master; or has high artistic values
 - d. Has yielded or has the potential to yield information about Phoenix history or prehistory
2. Age (at least 50 years old or exceptionally significant)
3. Integrity (location, setting, design, materials, workmanship, feeling, association)

The subject property is eligible under Criterion A for its association with Commerce at the local level, specifically the marketing and distribution of agricultural products from 1954 to 1970. The subject property also meets the minimum age requirement and minimum requirements for integrity.

QUESTIONS FROM THE COMMITTEE:

G.G. George stated that it is wonderful to add another mid-century property to the Phoenix Register.

Steve Procaccini stated that he is supportive of the request.

MOTION:

Motion

G.G. George motioned to approve the request per the staff recommendation and **Steve Procaccini** seconded.

Vote

11-0; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention.

VPC RECOMMENDED STIPULATIONS & STAFF COMMENTS

None.