

ATTACHMENT B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-116-23-8 February 2, 2024

INTRODUCTION

Z-116-23-8 is a request to establish Historic Preservation (HP) overlay zoning for the property located at the southwest corner of 4th Avenue and Tonto Street [1002 South 4th Avenue], known historically as Yaun Ah Gim Groceries. Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-116-23-8 be approved.

BACKGROUND

The subject property was recommended eligible in 1984 as part of the *Historic Phoenix Commercial Properties Survey* commissioned by the Junior League of Phoenix, Inc., and conducted by Janus Associates, Inc. It was subsequently listed on the National Register of Historic Places (NRHP) as part of a thematic nomination of commercial properties completed by Janus Associates, Inc., in 1986. The property was also recommended eligible in 2007 as part of the *Asian American Historic Property Survey* commissioned by the City of Phoenix HP Office and conducted by Arizona Historical Research. It is one of the properties featured in the Asian American heritage story map on the City of Phoenix HP Office website.

On September 8, 2023, Omar Fabian, and his representative, Sherry Rampy, met with HP staff to discuss possible historic designation for the subject property. At the time, Mr. Fabian was in the process of acquiring the property and was interested in listing it on the Phoenix Historic Property Register (PHPR). The property sellers, Scott Everson and John Moritz, indicated their support for the sale and the historic designation, so staff agreed to take the request to the HP Commission. On September 18, 2023, the HP Commission voted 7-0 to initiate HP zoning for the property.

On September 27, 2023, Mr. Fabian completed his acquisition of the property, and on November 15, 2023, he signed an Ownership Authorization Form and Waiver of Claims under Proposition 207. Shortly thereafter, staff filed this rezoning application.

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.

SIGNIFICANCE

The subject property is significant under Criterion A for its association with the historic context "Asian Americans in Phoenix, 1870-1960." The following information is from the 1986 National Register nomination:

This building is a significant reminder of the role the Chinese had in settling the territory of Arizona. The Chinese first entered the Southwest in large numbers as railroad workers during the 1880s, and by the turn of the century they had expanded into service industries, such as laundries, markets, and restaurants, and into agriculture. By the time Arizona reached statehood in 1912, Chinese communities were well established.

Between 1910 and 1920, the population and economy of Arizona grew because of Federal water reclamation projects and the need for raw materials during World War I. This growth was reflected in the Chinese communities, as well. In the early years of the 20th century, the Chinese community in Phoenix was primarily centered around 1st, Jefferson, and Madison Streets in central Phoenix. As Phoenix began to grow, Chinese residents started to move outward from the central city. They intended to take advantage of perceived economic opportunities and to avoid the ghetto stigma attached to Chinatown. Economic displacement by Anglo-controlled inner-city businesses also contributed to the dispersal of Chinatown. The location of the Yaun Ah Gim Groceries

building reflects this outward movement since it is several blocks south and west of where Chinatown was located.

This brick commercial building is typical of early 20th century neighborhood markets. The building is one story in height, measures 50 feet long by 40 feet wide, and has a single bay corner entry. Openings have segmental brick arch lintels. The north façade contains a small door. The east facade contains three small windows and one large display window. All of these openings are original to the structure. The plan of the building is unaltered. The window openings are presently blocked with wood boards, dating to ca. 1975. The window infill is a protective measure, as the building is not currently in use, and does not impair the integrity of the structure. The boards could easily be removed.

The 2007 *Asian American Historic Property Survey* provides the following additional information:

The property is a rare, Chinese-owned, commercial, and multi-unit residential complex. Ah Gim Yaun opened the grocery store around 1920 and a residential duplex was added to the south side of the store five years later. A residential fourplex was built at the same time to the west of the grocery. The largest apartment, located in the fourplex, was used as the residence for Yaun, while the five smaller apartments were rented out. Additions were built later onto the rear of the residential structures. By 1960, Quan Shee Yaun and his wife were operating the store and living in the large apartment. Quan Shee Yaun's daughter, Ann Quan, sold the store in 1997. A fire burned the roof of the south side addition around 2005 or 2006.

This property was listed on the National Register of Historic Places in 1986 under the cover of the Historic Commercial Properties in Central Phoenix. The multiple property nomination documented the evolution of commercial activity in Phoenix from 1880 to 1947. Under this context, the apartments were not included. This inventory form is to update the property's statement of significance by adding its association with Asian Americans in Phoenix, 1870-1960, which includes the apartments as contributing buildings.

INTEGRITY

As noted above, the main building is vacant and has been boarded up for several decades. Despite its lack of use, it retains sufficient integrity of location, setting, materials, design, workmanship, feeling, and association to convey its significance as a corner grocery store. The fourplex and duplex are also in poor condition—particularly the duplex, which is missing its roof. However, the early concrete block construction is still evident, and the door and window openings are still intact. With examples of this type of construction and this property type becoming increasingly rare, nearly all remaining examples are considered eligible. Staff has also seen other badly

deteriorated concrete block buildings successfully rehabilitated, included a fire-damaged bungalow at 1314 West Monroe Street that received a City of Phoenix Exterior Rehabilitation grant and won a Governor's Award for Historic Preservation.

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 0.32 gross acres. It has been drawn to include the subject parcel 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 resources and follows parcel lines and street monument lines as much as possible.

CONCLUSION

The rezoning request Z-116-23-8 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.

Writer

K. Weight

2/2/24

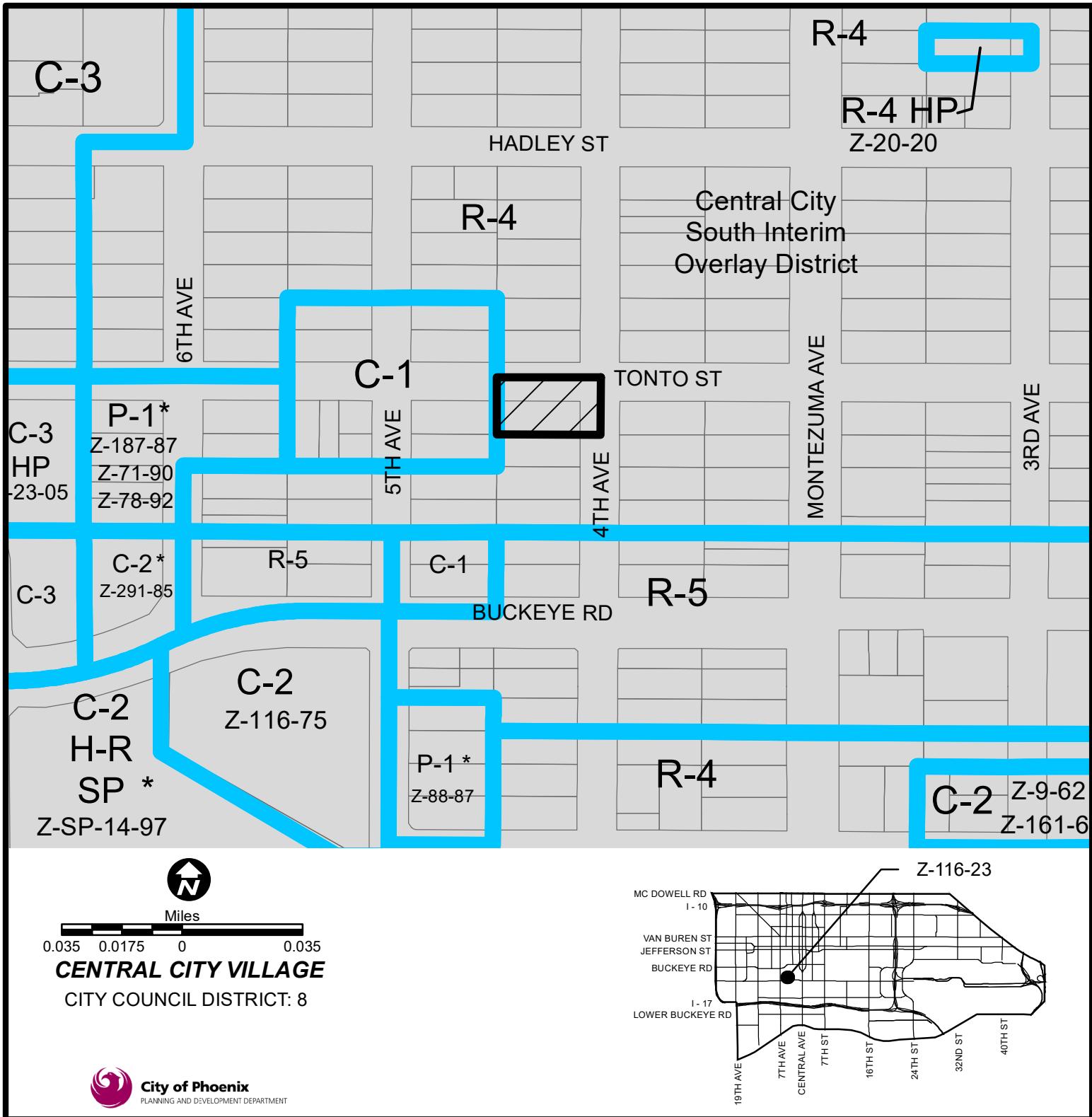
Team Leader

H. Ruter

Attachments:

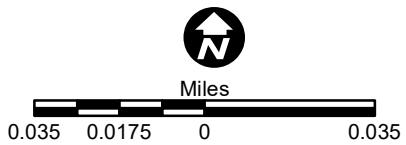
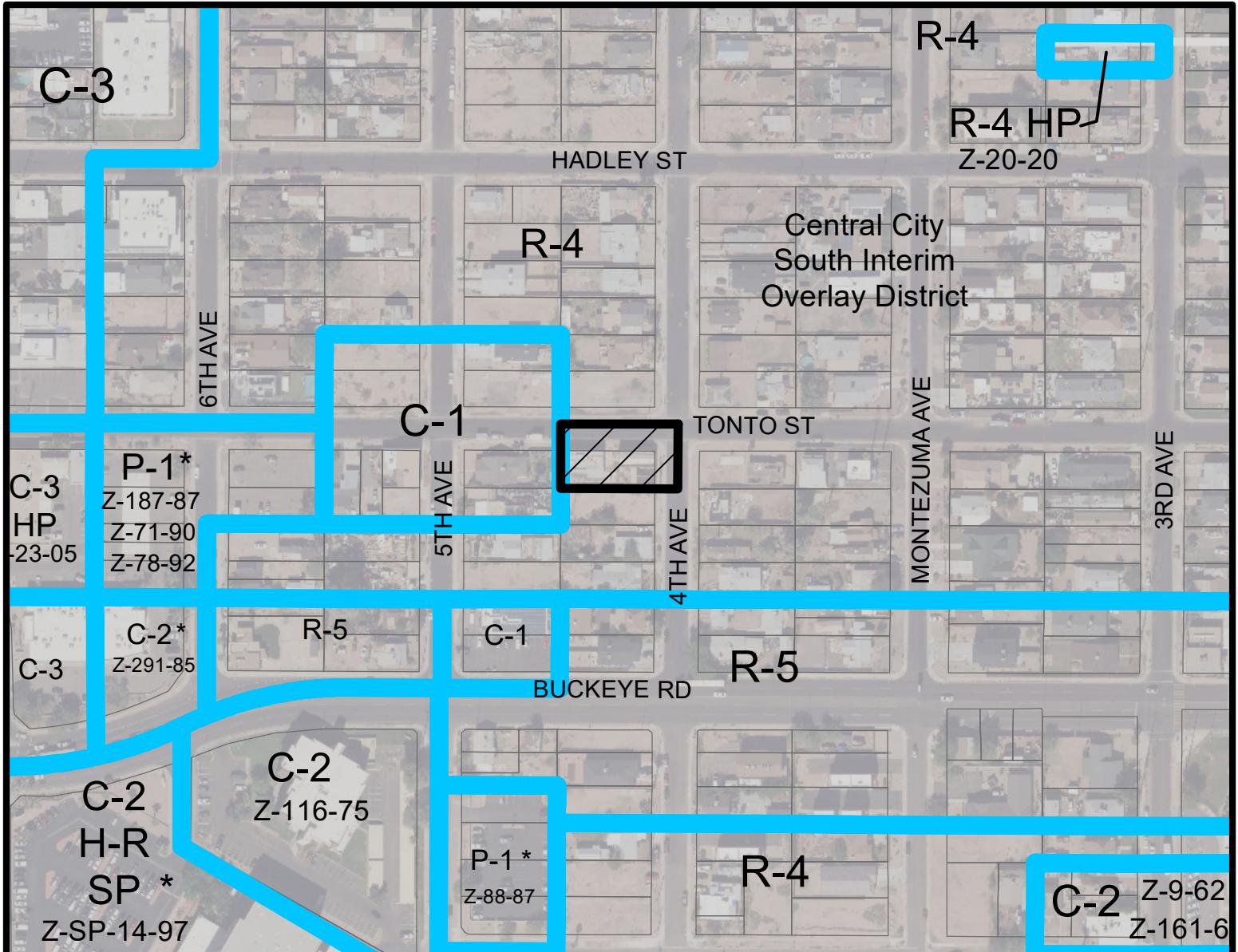
Sketch Maps (2 pages)

Aerial and Site Photos (4 pages)



APPLICANT'S NAME: City of Phoenix Historic Preservation Commission		REQUESTED CHANGE: FROM: R-4 CCSIOD (0.32 a.c.)	
APPLICATION NO. Z-116-23	DATE: 12/14/2023 REVISION DATES: 12/29/23	TO: R-4 HP CCSIOD (0.32 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.32 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 9-27	ZONING MAP F-8
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D. OPTION
R-4 CCSIOD	9		11
R-4 HP CCSIOD	9		11

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



CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:

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AERIAL PHOTO &

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ZONING MAP

F-8

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MULTIPLES PERMITTED

R-4 CCSIOD

R-4 HP CCSIOD

CONVENTIONAL OPTION

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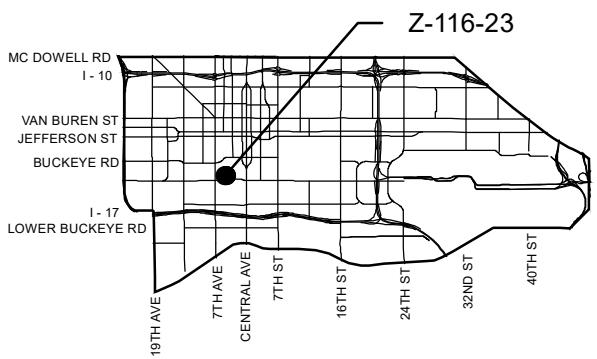
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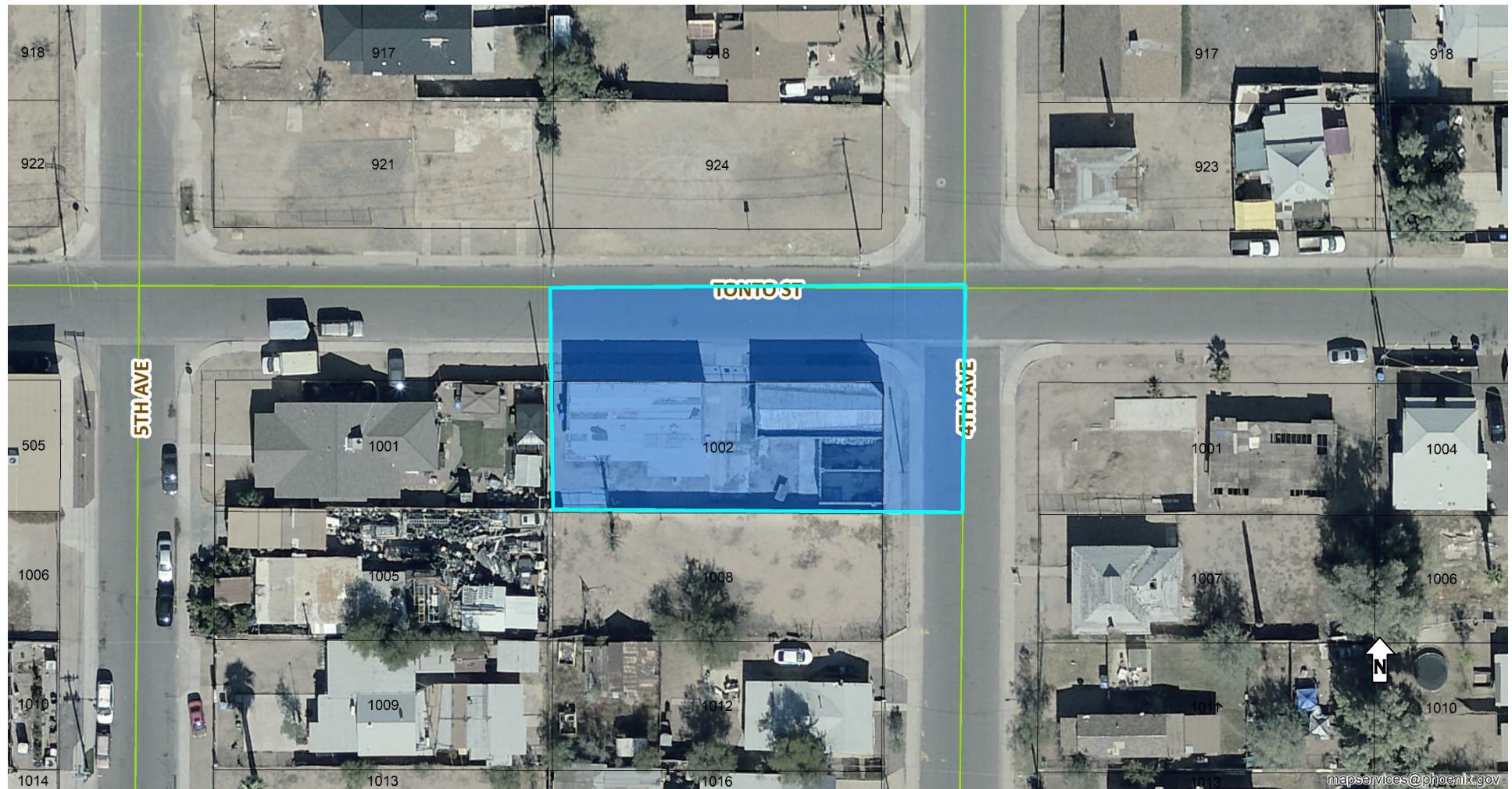
* UNITS P.R.D. OPTION

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Yaun Ah Gim Groceries 1002 South 4th Avenue

Proposed Historic Preservation (HP) Zoning Overlay shown in blue

Z-116-23-8
1002 South 4th Avenue
Yaun Ah Gim Groceries



Photo 1. View of subject property, looking southwest from corner of 4th Avenue and Tonto Street. Photo date: 11/17/2023.



Photo 2. View of east façade of concrete block duplex (on left) and grocery store (on right), looking west from 4th Avenue. Photo date: 1/11/2024.

Z-116-23-8
1002 South 4th Avenue
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Photo 3. View of north façade of grocery store (on left) and concrete block fourplex (on right), looking southwest from Tonto Street. Photo date: 1/11/2024.



Photo 4. View of north façade of concrete block fourplex, looking southwest from Tonto Street. Photo date: 1/11/2024.

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Photo 5. Interior view of grocery store, looking east from rear of store toward front.
Photo date: 11/17/2023.



Photo 6. Interior view of grocery store, looking west from front of store toward rear.
Photo date: 11/17/2023.