



Village Planning Committee Meeting Summary

Z-54-20-6

Date of VPC Meeting	January 5, 2021
Request From	R-O
Request To	R-O HP
Proposed Use	Historic Preservation Overlay
Location	Southeast corner of 44th Street and Devonshire Avenue
VPC Recommendation	Approval per staff recommendation
VPC Vote	17-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Helana Ruter, staff with the Historic Preservation Division, provided an overview of the request. The site is located at 4204 North 44th Street and is owned by Rafterhouse Holdings, LLC, which is a local homebuilding company. Rafterhouse acquired the property in 2017, rehabilitated the property, and the property was listed in the National register of Historic Places in June 2020. The owner requested historic designation in the Phoenix Historic Property Register in August 2020, and the Historic Preservation Commission approved HP zoning on 12/21/2020. The property is known as the Frank and Emma Avery House, and **Ms. Ruter** provided information on the background of the couple. Frank W Avery was born in Lowell, Michigan in 1858 to parents Earl and Melissa Avery. He subsequently moved to Elk Point, Dakota (South Dakota) where he met his wife Emma Rosalie Benton – the couple married in 1887. They then moved to the Wyoming side of the border with South Dakota in 1889 where they established a farming and ranching operation and subsequently a sports (trout) fishing enterprise. The couple first came to Phoenix for Emma's health in 1910 and then purchased the subject property which, at the time, included 10-acres, a home and citrus grove. Avery replanted the orchard on his property and narrowed the rows planting oranges and grapefruit. He developed an orange varietal named the "Early Avery" –it was well suited to the desert environment and matured early. The fruit was adopted by other valley growers and gained a substantial market share. Avery became involved in cooperatives for marketing and shipping produce – he was a founder of the Arizona Fruit and Storage Co in 1919. The home itself was built in the modern craftsman bungalow style in 1920 for \$15,000. Features include: single story on built-up basement; rectangular shaped; hipped and gable roof lines; broad front porch supported with knee braces and gable ends with exposed rafter tails. Frank advocated for new growing methods in the Salt

River Valley – acknowledged for best practices. He served as President of the Arizona Citrus Growers Company from 1922 to 1931 which marketed and distributed local citrus. Avery oversaw the merger of the Arizona organization with the California Fruit Growers Exchange. He served on the Board of Governors for the Salt River Valley Water Users Association. **Ms. Ruter** explained that city's evaluation of the property for Historic Preservation designation, stating that it meets the age requirement (at least 50 years old), meets significance requirement under Criterion B for its association with Frank Avery, under the areas of Agriculture and Commerce, at the local level – specifically as the residence of Frank Avery, a prominent local leader in the production and distribution of citrus in Phoenix from 1920 to his death in 1938. Further, it meets the minimum requirements for historic integrity – retains integrity of location, design, workmanship and materials. Integrity of setting, feeling and association have been impacted by surrounding redevelopment of citrus orchards. She concluded her presentation with staff's recommendation for approval.

Mr. Daniel Sharaby asked what can or cannot be done to the property once the Historic Preservation designation is established. **Ms. Ruter** explained that any future building permits that impact the exterior of the building will require Historic Preservation approval. **Mr. Kevin Weight**, staff with the Historic Preservation Division, explained that historic buildings receive special allowances under the International Building Code to help retain its historic features. Further, this property would now be eligible for historic preservation grant funding.

Ms. Christina Eichelkraut commended staff on their presentation and the thoroughness of their research on this property.

MOTION:

Mr. Barry Paceley made a motion to approve this request per the staff recommendation. **Ms. Christina Eichelkraut** seconded the motion.

Vote: 17-0

Motion passes with committee members Fischbach, Abbott, Augusta, Bair, Thraen, Crawford, Eichelkraut, Grace, McKee, Miller, Nye, O'Malley, Paceley, Rush, Scher, Sharaby, and Tribken in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.