# MEMORANDUM

TO: Historic Preservation Commission
FROM: Zachary J. Lechner, Senior Planner/Historic Preservation Officer (ex. 8870)
DATE: 02/14/2023
SUBJECT: Agenda Item 5: Watson's Flowers Building Update

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Staff will provide the HPC with an update on Motley Design Group's building condition assessment report for the Watson's Flowers Building, located at 2425 East Apache Boulevard. Staff will also provide information on the pending redevelopment of the property.

**Attachment:**

1.) Motley Design Group, Building Condition Assessment report for Watson's Flowers Building


**A Building Condition and Needs Assessment of**

# Watson's Flowers

## Tempe, Arizona

Design Group, LLC
Architecture - Historic Preservation - Planning - Landscape Design

## A Building Condition and Needs Assessment of

# Watson's Flowers

Tempe, Arizona

Prepared for:

The City of Tempe
31 E. 5th St.
Tempe, Arizona 85281

By:

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Project No. 23-012
December 20, 2023

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# Executive Summary

## Purpose and Scope

The Watson's Flowers property, located at 2425 E. Apache Boulevard in Tempe, near its eastern border with Mesa, has a long history as a commercial business related to traffic along the Apache Trail. Its unusual Streamline Moderne architecture and iconic signage made it a landmark for motorists traveling US Highway 80, and later the Valley Metro light rail line, in the east valley.

The Watson's Flowers site was purchased by the Tempe Coalition for Affordable Housing in 2022. It is to be sold to the Tempe Community Action Agency, and combined with the City-owned site immediately to the east to enhance its development potential for a new affordable housing development.

This study was commissioned by the City of Tempe to assist in agency consultation with the State Historic Preservation Office required by under National Historic Preservation Act (NHPA) Section 106. It is intended to provide options for potential preservation of the historic building on the site and suggestions to mitigate adverse impacts.

## Building and Site Description

Watson's Flowers is located in Tempe, AZ, on the south side of Apache Boulevard between Price Road and Dobson Road. The site today is about 270 feet wide and 160 feet deep with the main building located at the Apache Blvd. property line nearer the east end of the plot. Other buildings existing on the site include residences to the south of the main building and expanded commercial work space in a separate building to the west.

The building grew in at least five episodes between the 1910s and the 1980s, which partly explains its unusual form. Understanding the chronology of development is helpful to understanding the plan and how it came about.

The original adobe house, constructed prior to 1920, was rectangular, measuring about 16 feet wide and 24 feet deep, likely two or more rooms.

Soon after it was acquired by the Watsons, the front part of the adobe was removed, retaining only the back 10 feet, and a commercial addition was made to the south and west of brick or block masonry. The building appears to have stayed in this form through World War II, and was the starting point for the 1953 expansion that resulted in the appearance of the building as we see it today.

The new expansion more than quadrupled the floor area of the building. Portions of the 1934 additions were removed, and new walls were built around, and concealing, the earlier construction except for the center office (the remnant of the original adobe) which is revealed on the north side as an inset entry. The plan combines a commercial flower shop on the west side with the proprietors' residence on the east. Overall, the building has an irregular plan about 70 feet wide along the street and 40 to 50 feet deep.

All new (1953) exterior walls were of concrete block. The front (north) and west sides sides were smooth plastered and used fixed glazing or glass block windows. The south and east "residential" sides have exposed block and steel casement windows and wood doors, typical of Ranch house residential construction of the era. The roofs are all low-slope behind parapets, framed in wood.

The 1953 work also included a basement. The basement is constructed of concrete retaining walls and floor, with a wood framed floor-ceiling above.

In the 1960s, two additional bedrooms were constructed in a wood-framed second floor addition.

## CDE Analysis

Retaining the historical integrity of a property depends on the preservation of its character-defining elements, or CDEs. The specific elements that are "character-defining" may differ depending on the significance of the property.  Previous studies have indicated that the property is individually eligible for the National Register of Historic Places for its role in the historic contexts "Commerce on

the Bankhead Highway/US 80 (ca. 1921–1975)" and/or "Postwar Urban and Commercial Development in Tempe (1945–1975)." For properties significant under Criterion A, the property must retain "the essential physical features that made up its character or appearance during the period of its association with the important event [or] pattern."

It was further suggested that the property is locally significant (i.e. eligible to the Tempe historic register) under Criterion C for its architecture, as it is a good local example of the International Style with Streamline Moderne influences. "A property important for illustrating a particular style or construction technique must retain most of the physical features that constitute that style or technique."

For this analysis, it is important to define the building's "period of its association with the important event [or] pattern." The 1953 additions present the bulk of visible historic fabric, and this has remained little changed through the present day. Therefore, character-defining elements should be evaluated for their relationship to the building's appearance during this period.

The Character-Defining Elements of the building are recommended as follows.

1. **Shape:** Single-story freestanding mass with a horizontal emphasis broken into three simple parts. Curvilinear corners transitioning the wings to the entry, and a "cloud" motif at the parapet.
2. **Roof:** Low-sloped behind parapets.
3. **Openings:** Visible fenestration primarily addresses the street front using generous show windows, arranged in horizontal bands and incorporating glass block infills. Windows on east and south are treated as punched openings.
4. **Trim and Secondary Features:** The paint-and-neon sign affixed to the street façade is notable. The large 3-post sign that was removed in 2014 would have been counted as a highly significant character-defining element, had it remained.
5. **Materials:** Primary and secondary wall surfaces are finished in smooth-finished stucco, painted white.
6. **Setting:** Freestanding structure close to street right-of way, with its secondary façade to the west highly visible to oncoming traffic, and with parking adjacent. Originally, the sign on the west side, rising from a planting bed, was a very important part of the setting.
7. **Individual Spaces:** The sales room in the northwest corner of the building is the most important. The refrigerated display case near the center of the plan originally had windows facing north to the sales floor, conveying the specific use as a flower shop.
8. **Interior Features:** Pipe columns at the storefront are important architecturally. The "remnant wall" in the center of the sales room conveys something of the history of the building, specifically the fact that it grew in phases over a long period.
9. **Interior Surfaces and Materials:** The commercial interior was treated as a simple, blank canvas within which to display flowers and related items for sale. The walls and ceilings are flat plastered surfaces, painted white, and the floor surfaces were and are smooth and durable.

## Relocation Analysis

We conclude that while relocation of the building is technically possible, the costs would likely be great, as would the erosion of historic fabric. Moving the building is not a recommended option.

## Preservation Recommendations

The CDE analysis defines the building fabric needed to convey both the historical and architectural significance of the building. These features are, for the most part, related to the northern street façade and the western façade, which together comprise the architectural statement and relate to the commercial use as a flower shop. A portion of the eastern façade, nearest the front of the building, is also important to define its three-dimensional massing; literal preservation of this wall is not critical, but if removed, the sense of the original massing should be retained for a reasonable depth. Interior elements of the flower shop use itself are also significant and merit preservation. A floor plan diagram is presented that identifies the area containing the Character-

Defining Elements, and this area is recommended for preservation. Criteria for further site development are also presented, which preserve the important spatial elements and view corridors necessary to understand the building's historic context.

## Rehabilitation Work Elements

The Building Feature Analysis identifies the condition of each building element and recommends preservation treatments to incorporate in an overall rehabilitation project in ways that comply with the Secretary of the Interior's Standards for Rehabilitation.

### *Critical Priority*

Critical priority work items include systems which have failed, or which will lead to accelerated deterioration.

A-02 Vertical Load Systems – Remove lateral earth pressure from north wall base

B-08 Roof and Drainage – Correct roof drainage problems

B-14 Misc. Ext. Features – Remove backfill, repair & waterproof planters

G-01 Grading & Drainage – Correct drainage of north entryway

### *Serious Priority*

Items which carry medium-term consequences if left untreated include:

A-03 Floor Systems – Replace deteriorated floor decking

B-03 Exterior Doors – Replace deteriorated and inappropriate doors & frames

B-04 Exterior Windows – Repair deteriorated windows

B-11 Signs – Preserve & repair north neon sign

C-10 Misc. Interior Features – Preserve & repair flower cooler

Z-03 Handicap Accessibility – Provide accessible routes and facilities

### *Minor Priority*

Most features of the building and site fall into the Minor category, and either have little or no work associated with that item or have only long term issues.

A-01 Foundations – No work

A-04 Roof Systems – No work

A-05 Lateral Systems – Rehabilitation-related work only

B-02 Exterior Skin – Repair finishes

B-09 Insulation – Improve thermal performance

B-10 Porches & Awnings – Eliminate or redesign west porch

C-01 Int. Walls & Partitions – Patch and paint

C-02 Interior Doors – Preserve & reuse original

C-03 Interior Windows – no work

C-04 Flooring – Restore earlier flooring finish

C-05 Ceilings – Patch and paint, or replace

C-07 Finish Carpentry – Preserve and restore wood base

C-08 Interior Stairs – Upgrade as required for rehabilitation

D-01 Mechanical Systems – Re-commission or replace

D-02 Plumbing Systems – Re-commission or replace

D-03 Electrical Systems – Replace as necessary for rehabilitation

Z-01 Egress – Maintain code conforming egress in rehabilitation

Z-02 Fire Resistance – Fire sprinkle, and maintain fire separations as required by rehab & new construction

# Introduction/Methodology

## Purpose and Scope

The Watson's Flowers property, located at 2425 E. Apache Boulevard in Tempe, near its eastern border with Mesa, has a long history as a commercial business related to traffic along the Apache Trail. Its unusual Streamline Moderne architecture and iconic signage made it a landmark for motorists traveling US Highway 80, and later the Valley Metro light rail line, in the east valley.

The neighborhood around Watson's is rapidly changing. Redevelopment projects in the area have been spurred by completion of the light rail line in 2007. Current economic conditions, combined with the housing crisis, have led to the construction of many apartment projects, few of which are priced to be attainable by entry-level or service employees.

The City of Tempe is partnering with the Tempe Coalition for Affordable Housing (TCAH) to develop several sites in the neighborhood along Apache Boulevard east of Price Road/Arizona Highway Loop 101. Access to pubic transit in this area, and particularly the location of the rail station close by, makes the site ideal for redevelopment as affordable housing. The Watson's Flowers site was purchased by the TCAH in 2022. The Watson's site is to be sold to the Tempe Community Action Agency, and combined with the City-owned site immediately to the east to enhance its development potential.

Because the site was purchased using state funding, the project is subject to compliance with the State Historic Preservation Act. The State Historic Preservation Office has determined that it is a connected action, and therefore falls under the requirements of Section 106 of the National Historic Preservation Act. The Watson's Flowers building was determined eligible to the National Register of Historic Places for its role in the historic contexts "Commerce on the Bankhead Highway/US 80 (ca. 1921–1975)" and/or "Postwar Urban and Commercial Development in Tempe (1945–1975)." It was further found eligible to the local Tempe Historic Register for its architecture.

This study was commissioned by the City of Tempe to assist in agency consultation with the State Historic


*Vicinity Map*

Preservation Office required by under the National Historic PReservation Act (NHPA) Section 106. It is intended to provide options for potential preservation of the historic building on the site and suggestions to mitigate adverse impacts.

## Condition Assessment

The Watson's Flowers building was assessed over several visits to the site during October and November 2023. The assessment team included:

- Robert Graham, AIA, of Motley Design Group, Historical Architect and Principal Investigator
- Architectural assessment team, including Andrew Hinderliter and Anjali Ramohalli, designers
- Melvin Slaysman, P.E., of Slaysman Engineering, Structural Engineer

No original construction plans were available. In order to accurately depict existing conditions and plan for future potential rehabilitation, the floor plan of the building was field measured and drafted in CAD.

The building was visually evaluated in all accessible spaces. No destructive testing was done and no concealed conditions were exposed. No testing was conducted in this study.

Building features were investigated on an individual basis, following the Architect's standard break-down of building and site features and systems. Photographic documentation of each feature or condition was made at the same time using digital photography. All parts of the building were accessed.

The feature assessment rates the integrity of each feature as good, fair, or poor, in relation to the relative magnitude of work required to repair or restore the feature.

The significance of each feature is noted as original, early, or late to denote the feature's role in conveying the period of significance of the building. Architectural significance of a feature is noted as CDE, or character-defining element.

The priority of importance of the recommended work on the feature is noted as critical, serious, or minor. Features in the critical category are those that have failed; that are causing accelerated deterioration of other building elements; or that are not in conformance with a code or law. Serious priority features are those that can be expected to fail within five to seven years. Features categorized as a minor priority are those that have long-term consequences or that are not expected to fail for seven or more years.

The analysis of each feature is then broken down into three parts: description, deficiencies, and recommendations.

## Historical Research

No independent historical research was conducted for this report. A great deal of historical background research has been completed by other consultants and was found to be very useful in preparing this assessment.

The relevant publications included:

- Historic Building Documentation of Two Commercial Properties for the City of Tempe Affordable Housing Projects on Apache Boulevard, Maricopa County, Arizona. Archaeological Consulting Services, Tempe Arizona, July 18, 2022. (ACS Project No. 21-002:HDOC).
- Historic Building Documentation Update of Watson's Flowers. VinsonStudio PLLC, April 2023. (VinsonStudio Project No. 2023.01)

Mark Vinson, FAIA generously shared digital images from these reports in assistance of this condition assessment.

For comprehensive treatment of the historical background and significance of the property, the reader is referred to the above publications.

# Building and Site Description

Watson's Flowers is located in Tempe, AZ, on the south side of Apache Boulevard between Price Road and Dobson Road. The site is approximately half way between the downtowns of Tempe and Mesa. Apache Boulevard turns into Main Street at the Mesa municipal boundary, just 300 feet east of the Watson's property, and the property has historically been more closely associated with Mesa. The area was semi-rural in the early years of the flower shop but grew increasingly commercial over the past 50 years. Long designated US Highway 60, Apache Boulevard/Main Street has remained a significant transit route with the addition of light rail service in the center of the street in 2008.

The site today is much reduced from the original parcel, which encompassed agricultural fields to the south and west. These areas were sold off for other development, leaving a rectangular site about 270 feet wide and 160 feet deep with the main building located at the Apache Blvd. property line nearer the east end of the plot. Other buildings existing on the site include residences to the south of the main building and expanded commercial work space in a separate building to the west.

The building grew in at least five episodes between the 1910s and the 1980s, which partly explains its unusual form. Understanding the chronology of development is helpful to understanding the plan and how it came about.

The original adobe house, constructed prior to 1920, was rectangular, measuring about 16 feet wide and 24 feet deep, likely two or more rooms. The house seems to have been built about 2 degrees off of being oriented to true north. It also appears to have encroached north into the right-of-way of what was then the Apache Trail.

## Alterations

Soon after it was acquired by the Watsons, the front part of the adobe was removed, retaining only the back 10 feet, and a commercial addition was made to the south and west of brick or block masonry. The enlarged footprint measured about 30 feet wide and 20 feet deep. The removal of the front of the adobe would have corrected the encroachment issue, but the additions continued the 2-degree skew of the orientation. The building façade had a vaguely Pueblo Revival character with stepped parapets higher on the corners and a stepped peaked pediment in the center. A recessed panel in the parapet extended across the façade and carried a painted "WATSON'S FLOWER SHOP" sign. Façade fenestration was asymmetrical, resulting from the location of walls of the salvaged room, which probably became the front office. Conjecturally, the new west room would have been the commercial work room/stock room and the residence would have been in the back. There was a glazed entry door next to a picture window at the office and a wide, 3-part strip window at the work room. The building appears to have stayed in this form through World War II, and was the starting point for the 1953 expansion that resulted in the appearance of the building as we see it today.

The new expansion more than quadrupled the floor area of the building. Portions of the 1934 additions were removed, and new walls were built around, and concealing, the earlier construction except for the center office (the remnant of the original adobe) which is revealed on the north side as an inset entry. The plan combines a commercial flower shop on the west side with the proprietors' residence on the east. Overall, the building has an irregular plan about 70 feet wide along the street and 40 to 50 feet deep.

All new (1953) exterior walls were of concrete block. The front (north) and west sides sides were smooth plastered and used fixed glazing or glass block windows. The south and east "residential" sides have exposed block and steel casement windows and wood doors, typical of Ranch house residential construction of the era. The roofs are all low-slope behind parapets, framed in wood.

Functionally, the floor plan revolved around the original office (the adobe front room, Room 4, "North Entry" on the accompanying floor plan). According to the family, customers parked along Apache Boulevard

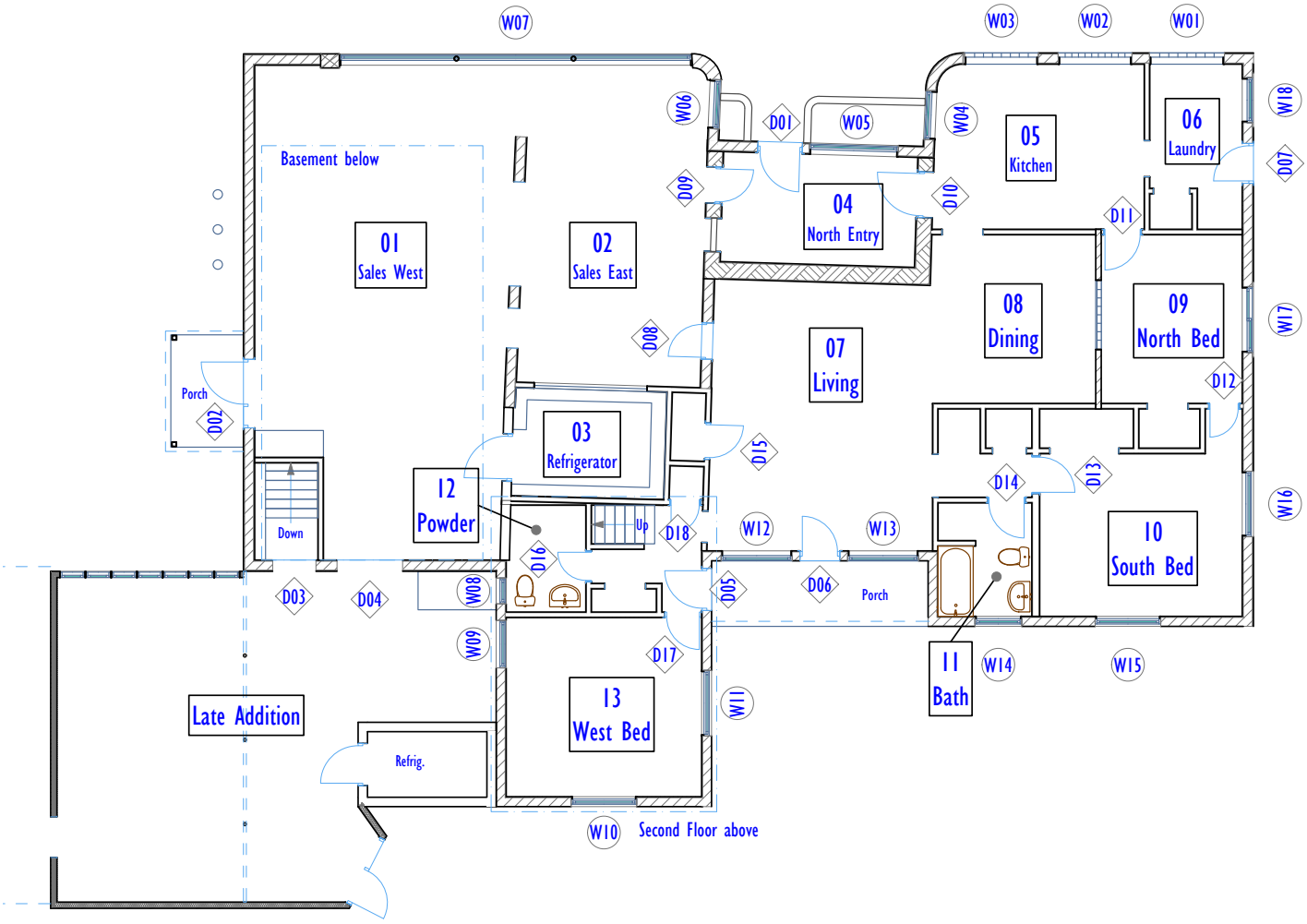
and came in the north-center entry, where they were served. Initially, the next room to the east ("Sales East," Room 2) was a work room and the western room ("Sales West", Room 1) was stock and storage. As the business grew, Room 2 was converted to a sales space, with refrigerated flowers visible through the window in the refrigerator (Room 3). Room 1 became the work room. By the 1970s, street parking was eliminated on Apache Boulevard, and confused customers, parking in the lot on the west, looked for entry into the work room instead of going around the building to the "front." So a new entry door was created on the west side into Room 1, which became an additional sales floor, although Rooms 1 and 2 together exceeded the need for display space. A new Work Room addition was constructed to the southwest ("Late Addition").

The new (1953) space on the south and east was the residence. The Kitchen (Room 5) and Laundry (Room 6) were placed along the street side, with an entry from Room 1. Dining (Room 8) and Living (Room 7) were placed at the center of the plan, connecting to a covered porch in the center of the south elevation. Sleeping rooms were divided with two along the east side of the house (Rooms 9 and 10), and one on the west, in a rear extension (Room 13). In the 1960s, two additional bedrooms were constructed in a wood-framed second floor addition above the West Bedroom.

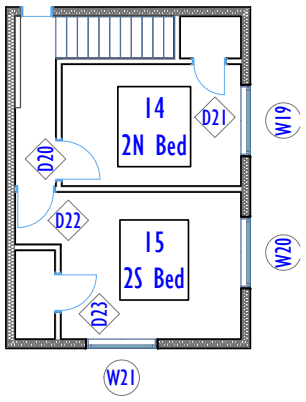
The 1953 work also included a basement below Room 1. This basement was apparently originally accessed only from outside, through a door on the south side. The basement is constructed of concrete retaining walls and floor, with a wood framed floor-ceiling above. The entry to the basement was made interior by the 1980 late work room addition.


*Phase Plan*

# Reference First Floor Plan




# Reference Second Floor Plan




*North building elevation*


*West building elevation*


*Northwest building corner*

*West building addition*

*Sales - Room 01*

*Sales - Room 02*

*Bedroom - Room 10*

*Living - Room 05*

*Late Addition W*

*Late Addition NW*

*Late Addition E*

*Refrigerator - Room 03*

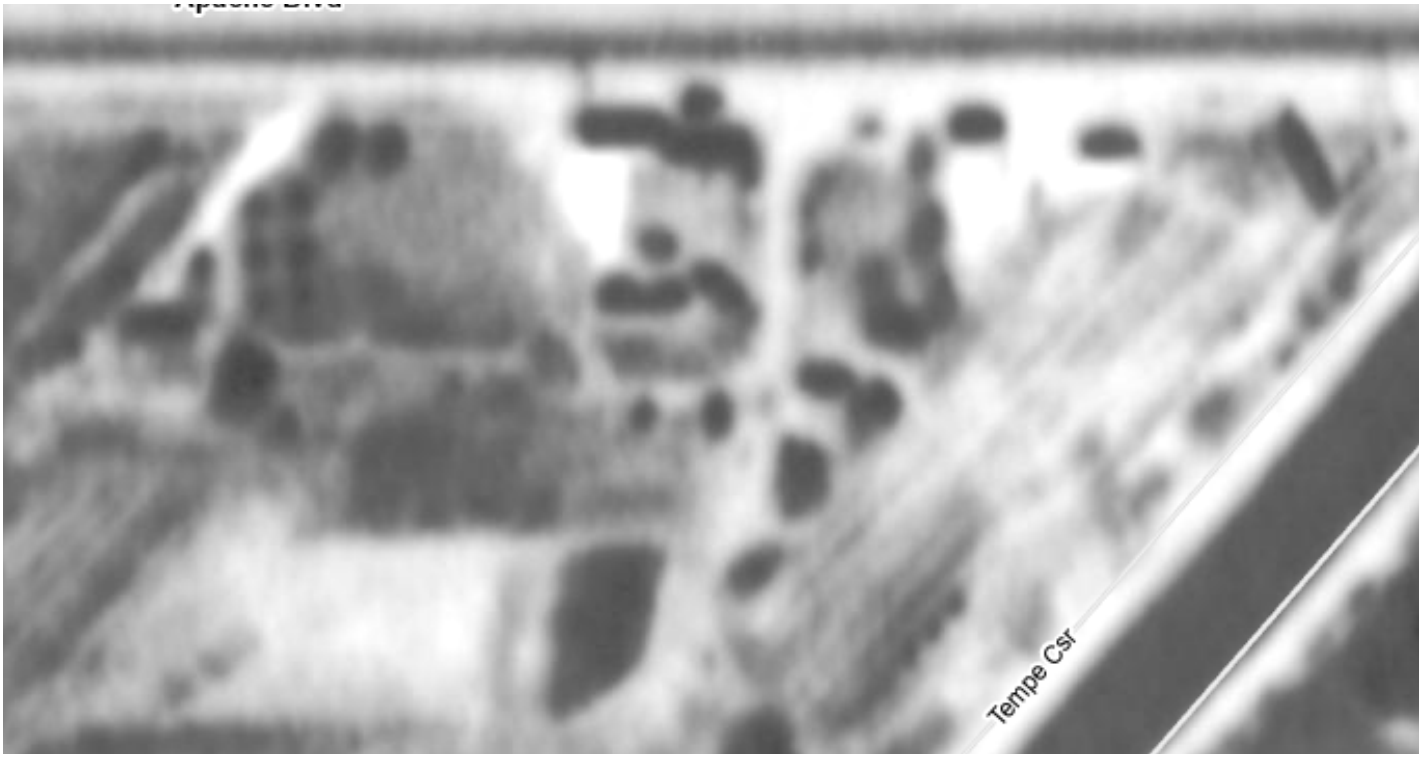
*Bedroom - Room 13*

*Basement NE*

# Aerial Photographs

1930


1949



## 1959


## 1969

2023

# Building Feature Analysis

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

Refer to complete assessment by structural engineer, appended to this report.

## 1 - Description

Foundations are assumed to be of concrete supporting concrete block for most of the building. A small basement was constructed of concrete as part of the 1953 additions. Several interior walls are of pre-1920 adobe, and the foundations of these walls may vary from the more modern walls. Most typical for this period would be a stone rubble foundation.

## 2 - Deficiencies

Only one potential settlement crack was observed, on the north side of the building near the northwest corner. The above-grade crack width is not much more than hairline. This could indicate some very minor settlement of this corner.

## 3 - Recommendations

Unless settlement cracking worsens, the foundations are thought to be stable at this time. Monitor the wall crack seasonally to ensure it is not continuing to move. If no movement is noted in 8 to 12 months, no work is necessary.

Structure: A 02

# Vertical Load Systems (Walls/Columns)

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ● Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ● CDE | |

Refer to complete assessment by structural engineer, appended to this report.

## 1 - Description

Exterior walls of the 1953 addition comprise most of the load bearing exterior walls of the building and are of 8" thick concrete block construction. The standard unit size is 8" x 8" x 16". Based on the typical construction techniques of the era, they are likely to be minimally reinforced, if at all.

There are interior bearing walls as well, which are variously of adobe (12" thick plus plaster), 8" concrete block, and wood stud framing. These are mostly from earlier stages of construction, c. 1920 for the adobe and c. 1934 for the block. The wood stud walls appear to date to the 1953 period.

Basement walls are of rough-board formed concrete of unknown thickness. They do not appear to align with the walls above, except on the south. They support a wood floor placed 8 feet above the basement floor.

Walls at the small second floor are wood framed, bearing on the block walls below on east, west, and south, and probably stacked above a wood frame bearing wall on the north.

## 2 - Deficiencies

Hairline cracking is evident throughout the exterior concrete block walls. Because reinforcing is probably minimal, and the walls were constructed without construction joints to allow for thermal movements, this type of cracking is not unusual and is not considered to be a significant defect. One significant movement crack was noted, three feet east of the northwest building corner, vertically through the height of the wall.

One issue of particular concern is that the grade has been backfilled against the face of the north wall to a depth of about 18 inches. The Owner reports that this was done as part of the light rail improvements of the street, and that there was no consideration given to waterproofing the wall or protecting it from soil pressure.

## 3 - Recommendations

The movement crack near the northwest corner should be monitored for at least one seasonal cycle by installing a crack monitor. If no movement is noted, no work is necessary. If the crack opens up, additional analysis is warranted.

Any lateral retaining load against the north wall should be removed. This can be done by excavating a strip next to the wall, properly waterproofing it, and installing a new retaining wall and independent footing adjacent.

*Crack at north wall*

*Interior bearing wall*

*Pipe columns at W5*

# Floor Systems

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ● Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ☐ CDE | |

Refer to complete assessment by structural engineer, appended to this report.

## 1 - Description

Most floors throughout the first floor are concrete slabs constructed on grade.

There is a small basement area measuring about 16’ x 30’ that has a wood frame floor above it. The floor is framed with 4x8s spaced about 22 inches on centers. It appears this was intended to span the width of the basement, just under 16 feet, although a shelf unit was constructed near the center of the room that has posts providing additional support to two of the joists. The structural deck above the joists is board sheathing. The floor of the basement is concrete. There is a second-floor area of about 16’ x 22’, wood framed, with a floor-to-floor measurement of 8 feet. The thickness of the floor structure is about 10 inches, implying that the framing here probably uses 2x8 joists to span 14 feet between masonry supports.

## 2 - Deficiencies

Concrete slab floors show no visible signs of distress, although most are covered by resilient flooring or carpet.

Some of the decking above the basement is severely deteriorated along the west wall, where refrigerated cases were installed for many years. Moisture collecting under the coolers has caused the floor and subfloor to rot.

The second-floor structure shows no sign of distress.

## 3 - Recommendations

Rotted decking above the basement should be replaced. The condition of the joists should be verified once the damaged decking has been removed.

Existing floor structures are allowed by the International Existing Building Code to remain without reinforcement, as long as the building occupancy is not changed and as long as they do not constitute in imminent hazard. If the area above the basement is changed from retail store to any other use, a structural analysis will be required to demonstrate that it meets current code loading requirements for the new use. This same principle would apply to the second-floor structure. Concrete slab floors can be safely assumed to meet typical loading requirements for uses such as offices or assembly spaces.

*Floor over basement*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

Refer to complete assessment by structural engineer, appended to this report.

## 1 - Description

Roofs of the first-floor level appear to have been conventionally framed with wood joists spanning between various interior and exterior bearing walls. The structure was not visible in any location. Based on the configuration of walls within the building and the roof form and slope, the conjectured configuration of the roof framing is illustrated in the accompanying diagram.

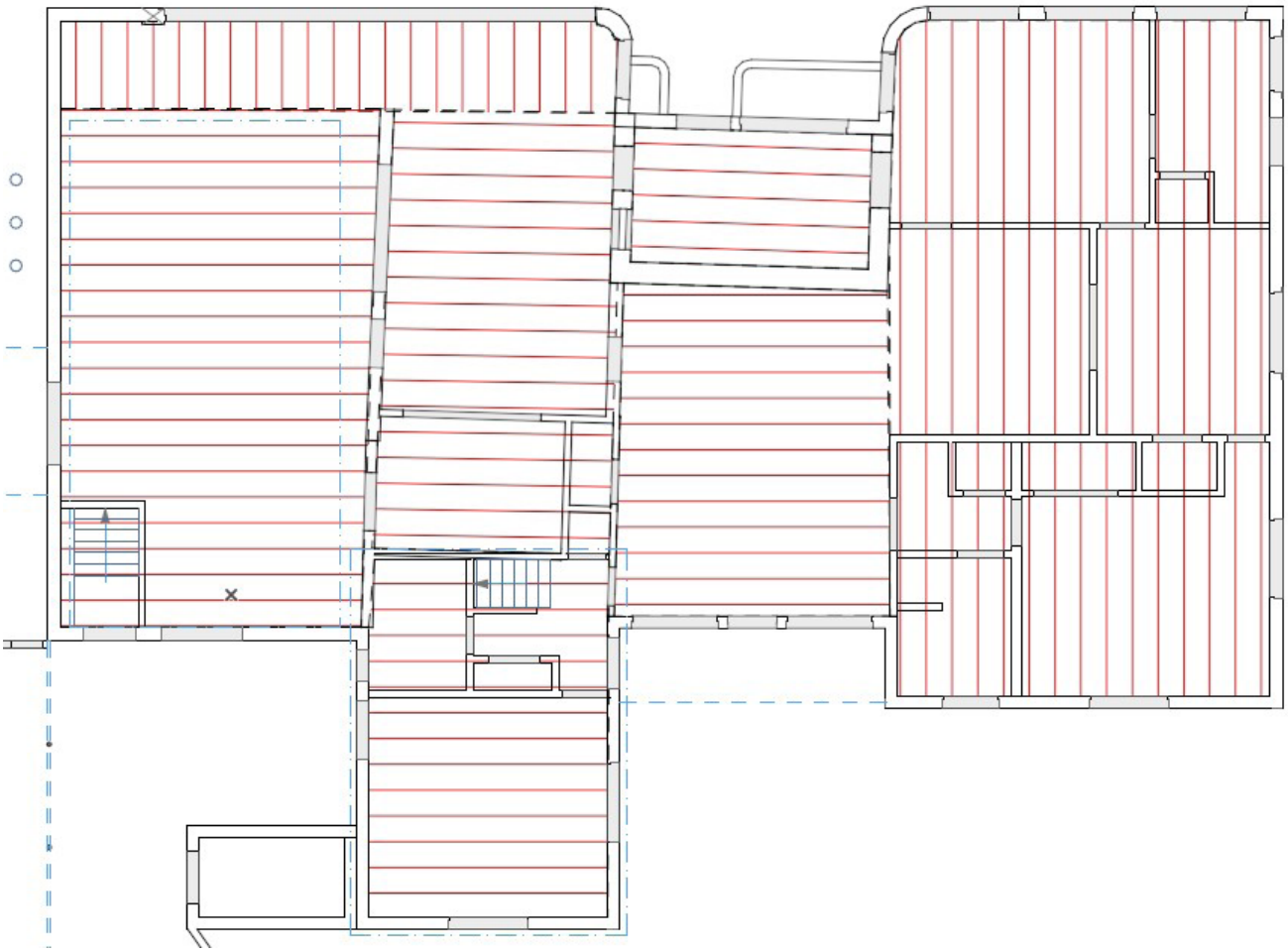
At the second floor, the roof is conventionally framed in a hip configuration supported on frame exterior walls.

## 2 - Deficiencies

The framed roofs do not show any signs of distress.

## 3 - Recommendations

No work is necessary.



# Lateral Systems (Wind/Seismic)

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

Refer to complete assessment by structural engineer, appended to this report.

## 1 - Description

The building relies on a conventional lateral force-resisting system of roof diaphragms spanning to shear walls that carry lateral forces to the foundations. Shear walls include all of the existing masonry walls as well as many of the interior bearing walls, particularly on the west half of the building, since the building grew in multiple phases and roof diaphragms appear to be at different heights and are thus discontinuous.

## 2 - Deficiencies

Under IEBC, lateral force systems are not required to be upgraded unless the building occupancy is changed to a higher hazard or seismic design group. Existing systems would be deemed adequate unless the building were made a critical facility such as a medical center, police/fire station, communications center, etc.

## 3 - Recommendations

No work is necessary if the building continues in its present uses or is changed to uses in the same hazard or seismic design category as a retail store and residence.

If portions of the building are removed or altered as part of a rehabilitation, then the lateral force systems must be analyzed and potentially reinforced. Shear walls that are removed would need to be compensated for, and connections, particularly the roof-wall connections, may need to be reinforced.

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ● CDE | |

## 1 - Description

Concrete block exterior walls of the 1953 additions are finished in two ways.

The north and west facades are stuccoed with a smooth texture. The stucco also wraps the northeast corner and extend about 8 feet onto the east elevation. Smooth stuccoed surfaces appear somewhat less smooth in some areas due to numerous hand-applied patches having been made to cracks over the years. The stucco has been painted (white) many times, and carries a thick build-up.

In other locations, primarily facing east and south, the concrete block was left exposed and painted. The exposed concrete block walls incorporate bullnose corner units.

A section of wall that includes the street entry is thought to date to the 1934 era of the building, and is likely of block or brick. It has been smooth-stuccoed to match 1953 additions. There is a recessed rectangular panel at the parapet level, likely reflecting the original recess in the parapet of the earlier building.

Walls at the second floor are sheathed in prefinished (green speckle) transite asbestos shingle siding.

## 2 - Deficiencies

In a few places, the paint on the façade has begun to flake off, revealing a thickness approaching 1/16". The wall crack at the northwest corner is noticeable and admits moisture.

## 3 - Recommendations

Loose/flaking paint should be scraped and leveled and the exterior should be re-painted. As part of the process, the smoothness of the old plaster patches might be addressed, by grinding/sanding. If spidering of hairline cracks is found to be objectionable, an elastomeric paint may be considered.


*West wall texture*

*Crack at north wall*

*Cracking paint buildup close-up*

*Front parapet panel inset*

*Front wall texture*

*Rounded corner*

*Second floor wall*

# Exterior Doors

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ● Serious |
| ☐ Poor | ● Late | ☐ Minor |
| | ● CDE | |

## 1 - Description

Most, if not all, exterior doors are modern replacements. None are particularly important features. See the schedule below for a description of each.

## 2 - Deficiencies

Condition of the exterior doors on the commercial side is fair to poor. On the residential side they are in good condition. Refer to the accompanying schedule for an evaluation of each.

## 3 - Recommendations

Detailed recommendations by door are provided in the accompanying schedule. Nearly all doors are recommended for replacement.

*D01*


*D02*

*D03*

| DOOR # | DESCRIPTION | DEFICIENCIES | RECOMMENDATIONS |
|---|---|---|---|
| D01 | 2’-10 x 6’-8” Solid core flush wood door in wood frame. Has salvaged ball tip half-surface hinges | Frame severely rotted; door is a modern replacement | Replace door and frame with appropriate style; suggest half-glass wood door, using 1930s photo as a guide. |
| D02 | 3’-0” x 7’-0” narrow stile aluminum storefront door with 2’ sidelight; single-glazed; 1970s-era opening | Fair condition overall, lock broken | The door may be repaired or replaced in-kind, or it may be abandoned and infilled to eliminate it entirely. |
| D03 | Plastered opening 3’-1” x 6’-5”, that once was an exterior door to the basement. | Door and frame have been removed. Height of opening is fairly low for a door. | If the door becomes an exterior opening, a door and frame should be reinstalled to protect the basement. |
| D04 | Wooden door frame 4’-6” x 6’-8”. Frame has a rabbet on each side to potentially receive a door. | Doors originally opened inward but have been removed. Frame in good condition. | If the door becomes an exterior opening, doors should be re-installed in the existing frame. |
| D05 | Wood panel door and frame, 2’-9” x 2’-6”, one glass light over three panels, stained dark both sides. Residential knob hardware, flush bolt added. Steel security door on exterior. | Possibly dates to 1953. | Preserve if practical; low-priority. |
| D06 | Prehung embossed steel door in wood frame, 2’-6” x 6’-8”, residential hardware. Steel security door on exterior. | Functional condition | Restore if practical; low-priority. |
| D07 | Prehung embossed steel door in wood frame, 2’-6” x 6’-8”, residential hardware. Steel security door on exterior. | Exterior inaccessible due to plantings. | Restore if practical; low-priority. |

*D01 Head*

*D04 Frame*

*D04*

*D05*

# Exterior Windows

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ● Serious |
| ☐ Poor | ● Late | ☐ Minor |
| | ● CDE | |

## 1 - Description

Exterior windows are of many different types ranging from fixed wood glazed frames, to glass blocks and steel casements. In the residential side of the building, except for the street-facing glass block, original windows were all steel casements originally. A number of these have been replaced by aluminum sliders. Architecturally, the most important windows are the strip window in the western half of the façade and the glass blocks in the eastern half.

Glass block windows are composed of 8” x 8” x 4” block with a “pond ripple” design. The blocks are set in conventional gray mortar, but the joints have been painted white. This is an unusual pattern block that is no longer manufactured.

See the accompanying schedule for descriptions by window.

## 2 - Deficiencies

Condition varies from excellent to poor. Wood framed windows are in the worst condition, as they were not consistently maintained and now many show signs of rot or weathering. Glass blocks are in good condition. Most steel casements are in good condition, but several are inoperable and one is highly altered.

See the accompanying schedule for evaluation by window.

## 3 - Recommendations

See the accompanying schedule.

| WINDOW # | DESCRIPTION | DEFICIENCIES | RECOMMENDATIONS |
|---|---|---|---|
| W01 | Glass block, 8 x 3 units | Paint on grout, irregular finish; blocks marked/soiled | Preserve, clean; consider re-pointing to restore grout joints |
| W02 | Glass block, 8 x 3 units | Paint on grout, irregular finish; blocks marked/soiled | Preserve, clean; consider re-pointing to restore grout joints |
| W03 | Glass block, 8 x 3 units | Paint on grout, irregular finish; blocks marked/soiled | Preserve, clean; consider re-pointing to restore grout joints |
| W04 | Steel casement, 3'-4" x 3'-4" | Glazing deteriorated, one pane broken. Painted inoperable. | Remove excess paint, replace broken glass, re-glaze |
| W05 | Fixed wood, 6'-0" x 5'-2". Bullnose opening head | Significant rot at sill, admitting moisture into the wall | Remove glass, replace rotted frame parts, re-glaze and paint |
| W06 | Fixed wood, 3'-6" x 5'-0" | Frame in poor condition, sill deterioration, failing paint | Remove glass, replace rotted frame parts, re-glaze and paint |
| W07 | Fixed wood ribbon, 25'-0" x 5'-0" glazed with 9 pieces acrylic glazing joined by aluminum clips | Wood frame and casing deteriorating. Glass replaced with plastic glazing in smaller lights (formerly was 6 panes) | While some of the frame might be useable, all of the casings and glazing should be replaced to match historic photos. Insulated glazing may be used as replacement, with appropriate mounting system. |
| W08 | Steel casement, 1'-8" x 2'-4" | Good condition, but blanked off on interior side. | Maintain and preserve (Low priority) |
| W09 | Steel casement, 3'-4" x 2'-4" | Good condition, but blanked off on interior side. | Maintain and preserve (Low priority) |
| W10 | Aluminum sliding, 4'-8" x 4'-4" | Good condition, nearly new replacement | Preserve, or restore to steel casement (Low priority) |
| W11 | Aluminum sliding, 4'-8" x 4'-4" | Good condition, nearly new replacement | Preserve, or restore to steel casement (Low priority) |
| W12 | Fixed wood, 4'-11" x 6'-0" | Good condition | Maintain and preserve (Low priority) |
| W13 | Fixed wood, 4'-11" x 6'-0" | Good condition | Maintain and preserve (Low priority) |
| W14 | Steel casement, 3'-4" x 2'4" | Glazing deteriorating | Maintain and preserve (Low priority) |
| W15 | Steel casement, 4'-8" x 4'-4" | Window modified by removing muntins, installing larger glass light. Glazing deteriorating | Maintain and preserve, or restore missing elements (Low priority) |
| W16 | Steel casement, 4'-8" x 4'-4" | Glazing deteriorating | Maintain and preserve (Low priority) |
| W17 | Aluminum sliding, 4'-8" x 4'-4" | Good condition, nearly new replacement | Restore to steel casement |
| W18 | Steel casement, 3'-4" x 3'-4" | Good condition | Maintain and preserve |
| W19 | Aluminum sliding, appx. 4'-0" x 4'-0" | Good condition, nearly new replacement | Preserve, or restore to steel casement (Low priority) |
| W20 | Aluminum sliding, appx. 4'-0" x 4'-0" | Good condition, nearly new replacement | Preserve, or restore to steel casement (Low priority) |
| W21 | Aluminum sliding, appx. 4'-0" x 4'-0" | Good condition, nearly new replacement | Preserve, or restore to steel casement (Low priority) |


*W07 Casing and joint view*

*W01 to W03*

*W05 Sill*

*W09*

*W08*

*W14*

*W15*

*W12 and W13*

# Roof and Drainage

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ● Critical |
| ● Fair | ● Early | ☐ Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ☐ CDE | |

## 1 - Description

The roof of the building is low-slope (about ½" to 1/4" per ft.), and has many level changes which reflect the incremental growth of the building. It is covered in white-coated built-up membrane roofing. The section of the roof above the refrigerated cooler is lower than all the surrounding roofs and is served by a single roof drain. There are scuppers draining other roof areas on the south (2) and west (1). They are 4" high and 6" wide and of galvanized steel sheet metal, passing through the parapets. The two south scuppers are fed from sheet metal boxes recessed into the roof plane. Numerous pieces of mechanical equipment are roof-mounted, and both gas and electrical utilities are run on the roof.

The small porch roof on the south is roofed with asphalt shingles.

The roof of the second-floor rooms is hipped with Dutch gablets and is covered in asphalt shingles. There are overhangs on each side, about 2 feet deep, with exposed rafters and underside of board sheathing.

## 2 - Deficiencies

The roofing is in fair condition.

Over 400 square feet of roof is drained to a single roof drain. The actual drain for the area appears to be a shower drain, undersized and without a raised strainer. The outflow of the drain is uncertain; directly beneath this drain inside the building, there is a hose coming through the wall inside the refrigerated room that leads to a bucket, which may be for this drain. There is no overflow drain in the event the primary drain becomes clogged, which it appears to do frequently. This could easily lead to overload of the roof and potential collapse in a severe rainfall event.

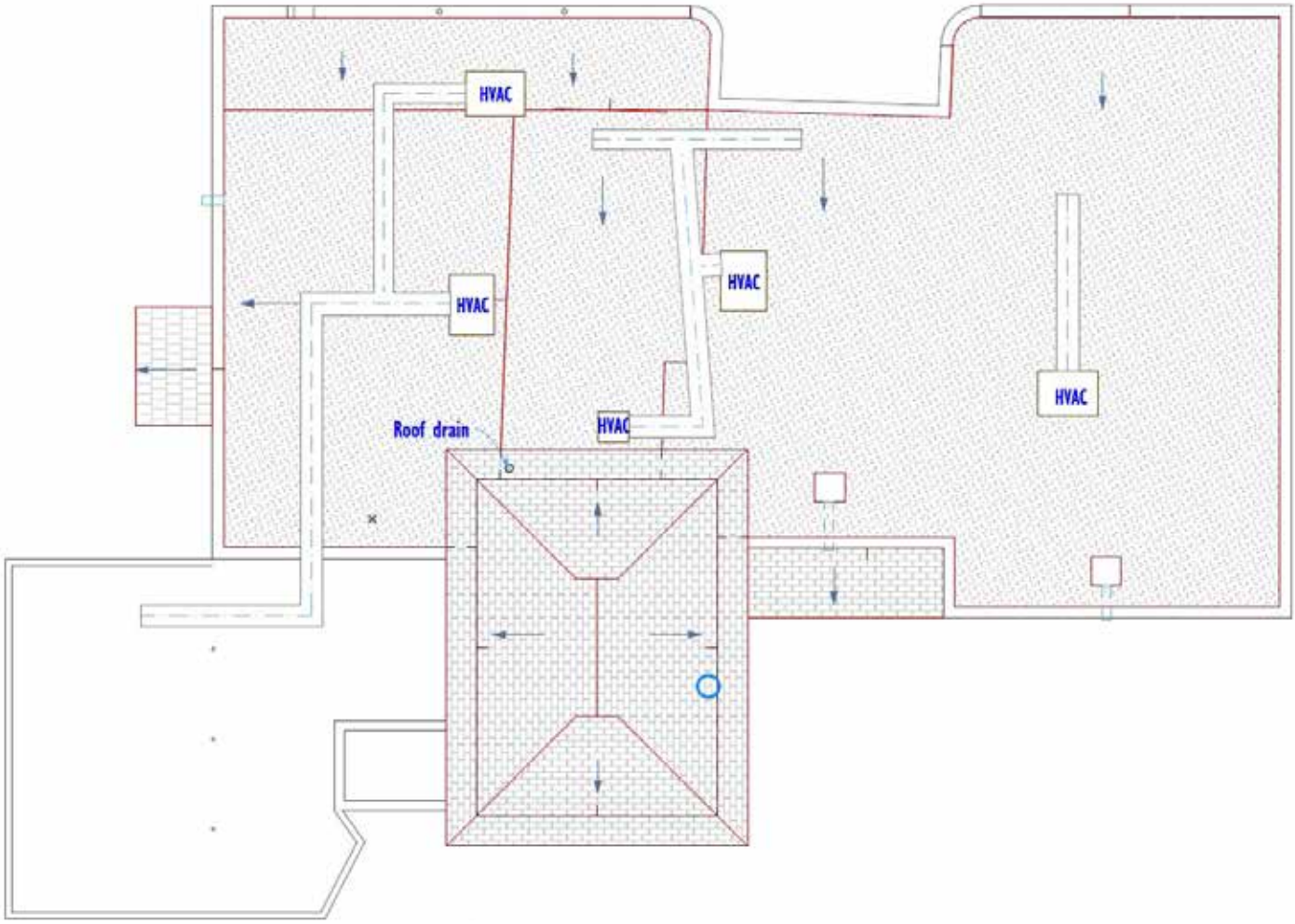
The three scuppers through the parapets also lack secondary overflows.

## 3 - Recommendations

It would be best to eliminate the recessed roof area entirely. It may be possible to frame a new roof at a higher level, so that the area in question drains onto the adjacent roofs to east and/or west. Removal of the second-floor addition could also provide a drainage way. If there is no change to the roof configuration, the roof drain system should be replaced to ensure it is adequate and has proper outfall, and with a secondary overflow drain.

Installing secondary overflow scuppers in other areas should also be considered.

# Reference Roof Plan



| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

The roof joist spaces or attics were not visible to verify the presence of insulation. The joist spaces are not ventilated. The exterior building walls are un-insulated, with plaster applied directly to the structural concrete masonry. Original windows are all single-glazed.

## 2 - Deficiencies

Further investigation should be done to verify what insulation may be present in the roof structure, its condition, and its thermal performance value. The walls would perform to some extent as high thermal-mass assemblies, however without any insulation at all, the building would probably fall short of meeting energy code requirements for new buildings

## 3 - Recommendations

The building is not currently required to meet modern energy code requirements, to the extent it remains unaltered. If the occupancy is changed to a use “that would result in an increase in demand for either fossil fuel or electrical energy” (per the 2018 IECC) then the modern code would apply. For historic buildings, there is some variance from strict compliance allowed where “that provision would threaten, degrade, or destroy the historic form, fabric, or function of the building.”

Assuming that the energy code is triggered by a new use, then re-insulating the roof structure may be necessary, and the exterior walls may need to be insulated as well. Fortunately, the interior wall finishes are not particularly significant, so furring and insulating the exterior envelope should be considered. Typically, walls will require insulation equating to R-19 minimum value and roofs R-38. The use or sprayed polyurethane foam in the roof structure would also eliminate the requirement to ventilate joist spaces; about 6 inches of insulation thickness would achieve R-38. Insulation in wall furring would achieve R-19 using 3 inches of polyurethane foam or rigid polyisocyanurate board. Compliance could also be demonstrated through a trade-off calculation using CommCheck software or through whole-building energy modeling.

# Porches & Awnings

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

A small porch roof was added to the west side to protect the storefront entry there. It is of 2x4 rafters with a wood shake roof, supported on wood posts at the corners. The posts rest directly on the entry slab. The slab is about 6 inches higher than surrounding asphalt parking surfaces, and has a short ramp on one side.

There is also a porch roof above the back door, over a concrete slab. The roof is framed with 2x4 joists at 22" o.c. and is decked with V-groove T&G boards, some of which has been replaced with plywood. The outer edge of the roof is supported on a paired 2x10 with 1x4 trim on the bottom, spanning from exterior wall to exterior wall.

The Late Addition at the southwest building corner includes a fairly large wood framed porch shelter on the side.

*Late Addition on west side*

## 2 - Deficiencies

The west porch is a fairly modern feature, dating post-1970s. It is in fair condition, but does not contribute to the building architecturally; in fact, it is out of character with the streamline design. The ramp does not meet accessibility standards.

The back porch roof is in good condition.

The Late Addition and its porch are intrusive to the historic character of the building.

## 3 - Recommendations

The west porch should be eliminated or redesigned and rebuilt. The doorway it protects is not original and could be restored to a wall.

The Late Addition and its porch may be removed.


*West Porch*

*South Porch*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ☐ Original | ☐ Critical |
| ● Fair | ● Early | ● Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ● CDE | |

## 1 - Description

The north building wall features a neon sign with a background painted on the wall surface, reading "Watson's Flowers". Power to the lights is fed from over the parapet through surface mounted conduits.

There originally was a 3-post, freestanding neon box sign adjacent to the building on the west side. This sign was acquired by the Mesa Preservation Foundation several years ago, as it was seen to be significant and endangered. The three posts were cut off at the ground, and that foundation is all that remains.

## 2 - Deficiencies

The neon wall sign appears to have been a retrofit, not an original feature, although it appears in photos from 1973, so is at least 50 years old. It reportedly has not worked for several years, due to breaks in the tubes.

The freestanding sign was an important element contributing to the property's history in commercial development along the Apache Trail. Its removal likewise damaged this integrity.

## 3 - Recommendations

The neon sign has acquired its own significance despite not being an original feature, and it should be preserved and repaired. Re-feeding the electrical connection to eliminate the surface conduits would be acceptable.

The freestanding sign should be re-acquired and re-installed if possible, although since Watson's Flowers is still an ongoing business in two other locations, this could be confusing. An alternative would be a placeholder sign of similar character and design but with modern words that relate to the identity of the redevelopment.


*West historic sign (Tempe history museum)*


*West painted sign*


*Neon sign 02*

# Misc. Exterior Features

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ● Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ● CDE | |

## 1 - Description

Low, raised stone planter walls flank the street-side entry door D01. They are about 20” tall, made of ashlar sandstone about 6 inches wide. The planters extend about 3’-4” from the façade.

## 2 - Deficiencies

The front planters are in poor condition; grade has been backfilled against the planters with a covering of asphalt when the street curb was rebuilt. The backfill could be damaging to the stonework. Several of the top stones have been dislodged and several are missing. It is also not known if the planters are waterproofed, and if they were not (or if waterproofing is deteriorated) then the front wall of the building could be damaged by the moisture intrusion.

## 3 - Recommendations

The planters appear to be original and should be preserved. See also the section on Grading and Drainage. The change in level from the sidewalk to the entry door needs to have a better transition, and the backfill should be removed from the planters. Repair of the planters will likely only require re-setting a few stones and fitting a few replacements where the originals have been lost. The soil within the planters should be removed and the interior should be waterproofed before re-filling and re-planting with suitable plants that will not overgrow the space, such as small shrubs and/or flowers.

*East planter*

*West planter*

# Interior Walls & Partitions

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ● CDE | |

## 1 - Description

Walls are plastered throughout, whether on masonry or wood frame. Masonry walls are not furred; the plaster was applied directly to block. Masonite paneling was added over the walls in the back of the western sales room. Similar paneling was attached over the south and east adobe walls in the center-front room. Plaster in the residential part of the building has a higher level of finish, with varying textures from sand to hand-troweled. Plaster corners are bullnosed back to door frames or window openings.

A number of interior frame partitions are thought to be structural, supporting the roofs, as are the masonry partitions, which started as exterior walls constructed prior to the 1953 additions.

*Sales from 01*

## 2 - Deficiencies

Plaster work condition varies, but most is in sound condition. Some interior finishes are non-original, but are not objectionable.

## 3 - Recommendations

Patch, repair, and paint plaster surfaces as necessary.

*Interior remnant wall 01*

*Interior remnant wall 02*

*Interior remnant wall 02*

# Interior Doors

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ● CDE | |

## 1 - Description

Almost all interior doors have been replaced at some point, although frames remain original. Four doors thought to be originals exist in the residential part of the building: (1) The door from the kitchen to the front bedroom; (2) the door between front and back bedrooms; (3) the center bathroom door; and (4) the west bathroom door. These are generally 1-panel wood doors, with paint finish, and with ball-tipped hinge hardware and modern latch sets. Several doors at the second floor are also older, although the second floor itself was a late addition. Doors there may have been salvaged from other buildings, as they are not typical of 1960s construction. Second floor doors are only 6'-4" in height, to allow for the lower ceilings.

*Left: Historic hinge*
*Right: Remnant hardware*

## 2 - Deficiencies

All doors are in good to fair condition. No doors are of widths required for accessibility or for commercial egress, so may be found to be obsolete in a rehabilitation due to being too narrow. Existing knob operated hardware will also not meet accessibility requirements.

## 3 - Recommendations

Preserve or relocate original doors and frames to the extent practical. Identification of an accessible route may dictate replacement of certain doors and frames with doors providing 32" clear opening width. Replacement or new doors should be selected for architectural compatibility; 1-panel doors or doors of a similar character are preferred. Replace knob-operated hardware with lever sets where accessibility is required.

*D12*

*D12*

*D12*

*D23*

*D24*

# Interior Windows

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ☐ Original | ☐ Critical |
| ☐ Fair | ● Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

A panel of glass block was placed between Rooms 8 and 9 (Dining and North Bedroom). This appears to have been installed to allow a bit of borrowed light into the Dining Room while affording some acoustical and visual privacy for the bedroom. The panel is of 8” x 8” x 4” block, 4 units high by 6 units wide. The block has a linear pattern, which is different from the blocks in the north façade.

## 2 - Deficiencies

The glass block window is on good condition. It is probably not an original feature.

## 3 - Recommendations

No work is necessary.

*Glass block window - side 01*

*Glass block window - side 02*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ☐ Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ● CDE | |

## 1 - Description

The whole building presently has various types of vinyl tile applied throughout the first floor, except for a few carpeted areas in the southeast corner. Flooring is applied to concrete slabs-on-grade except for above the small basement, which has a wood structure. The western sales areas have 9" square red vinyl-asbestos tile as the earliest layer on the floor decking or slab. Over this was laid sheet vinyl, and then the latest vinyl plank floor was laid over that. Flooring adhered to slabs though the rest of the building was securely attached and the original/early finishes are not known.

The wood floor above the basement is 4" T&G fir boards on a rough wood subfloor. So it is possible that the vinyl asbestos tile was second-generation, and that the original was wood. The floor of the basement is concrete, stained red. This may indicate stained concrete was used elsewhere as well, but this is subject to further investigation.

## 2 - Deficiencies

None of the existing top floor finishes are original or significant. They are in good condition overall. They are not particularly compatible with the architecture and have more of a residential quality overall.

## 3 - Recommendations

While not a high priority, the existing floor finishes should be removed and a proper commercial appearance should be restored. Some additional destructive investigation will be required to determine the original floor finishes. Exposed, stained concrete would be a frequent choice for Moderne style commercial architecture. Vinyl tile may also have been the original finish. The vinyl-asbestos tile, and probably the mastic, will require abatement.

*Basement floor*

*Sheet vinyl floor in sales*

*Tile floor in sales*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

Ceilings are smooth-plastered throughout.

## 2 - Deficiencies

Ceilings in the western sales room have some uneven patched areas, either from changes in HVAC systems or perhaps just from roof leaks and subsequent repairs.

## 3 - Recommendations

Patch, repair, and paint damaged plaster. It may be necessary to remove some or all of the plaster ceilings in order to access the structure and/or insulate the roofs. Since the plaster work is not decorative, removal and replacement with drywall would not significantly erode the architectural integrity.

*Sales room 01 ceiling*

*Living room 07 ceiling*

# Finish Carpentry & Casework

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

Standing and running trim is minimal. Most original walls have 4-inch wood base at the bottom. Some of this wood base has been replaced by vinyl cove base. There are no door or window casings, except where modern prehung doors have been installed, as the plaster was designed to bullnose back to the frames.

Most casework remaining in the building occurs only in the kitchen and bathrooms and is modern. There are a few built-in service and display counters in the sales area, but these are also all late and do not contribute to architectural character.

## 2 - Deficiencies

The wood base is in fair condition; the finishes are a bit uneven in some places. The vinyl base is modern and detracts from the interior historic character. None of the cabinetry or other casework is significant or contributing.

## 3 - Recommendations

Preserve wood base where it remains. New interior rehabilitation work should incorporate wood base and should continue the minimalist character of trim work. Existing casework, kitchen cabinets, and bathroom vanities may be removed as needed.

*Kitchen cabinets*

*4-inch wood base*

*4-inch wood base*

# Interior Stairs and Railings

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ☐ Critical |
| ☐ Fair | ● Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

The stairs to the second floor are of wood frame, 2'-9" wide with 8-1/2" treads and 7-3/8" risers. There are 13 risers to travel 8 vertical feet to the second floor. A wooden dowel handrail is mounted on one side. They are believed to date to the 1960s with the second-floor addition and relate only to the residential use of the back of the building.

Basement stairs are wooden, unfinished, with open risers. There are 11 steps in 8 feet of rise, giving a riser height of 8.7 inches, and treads are 2x12's. There is a railing on one side, a 2x4 nailed to the adjacent post or wall.

## 2 - Deficiencies

The second floor stairs are in good condition; however, they do not meet modern code requirements for width, rise/run, and railings, particularly for a commercial use. They are not considered to be a character-defining element of the building.

Basement stairs are in fair condition but do not meet current code for rise/run limitations, open risers, and handrails.

## 3 - Recommendations

Some allowance for preservation and reuse of the stairs may be allowed by application of the Existing Building Code, as approved by the building official. However, their removal and/or alteration would also be allowable. As a minimum, the stairs should be made to meet NFPA Life Safety Code for existing buildings.

*Stairs*

*Basement stair landing*

*Basement stair down*

*Basement stair up*

# Misc. Interior Features

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ● Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ● CDE | |

## 1 - Description

A flower refrigerator is found near the center of the plan. It is entered through a 3’-0” x 6’-8” double glazed aluminum door. The door to the cooler appears to be a late replacement. The interior of the cooler is finished with T&G boards on the walls and ceiling, presumably to conceal insulation. The floor is also raised 4” for this purpose, covered on sheet vinyl on plywood. In the north wall is a fixed wood window 8’ long by 5’ high (undivided sheet of glass) and appears to be double glazed. There is a refrigeration unit hung from the ceiling. Lighting is exposed fluorescent tubes. Wooden shelving runs around the perimeter of the room. Including in front of the window. The shelving is not original (at least, not all of it) but relates to the ongoing use of the cooler.

*Refrigerator bucket*

*Refrigerator door 01*

## 2 - Deficiencies

The door is in functional condition. The floor of the cooler is damaged, and it appears there may be some rot in the floor decking. Interior wall and ceiling finishes are acceptable. The functional condition of the refrigeration unit is not known, but it does appear to be an older unit. The display window appears to be in good condition, but it is covered on the outside. It appears that the roof above the refrigerator may drain or overflow into a bucket placed on the shelf in the southwest corner (marked “DO NOT REMOVE THIS BUCKET!!!”).

## 3 - Recommendations

This built-in-place refrigerated room is one of the few things that distinguish the retail use of the building specifically as a flower shop; it should be preserved if at all possible. The floor of the unit will likely require replacement. Despite the warning, the bucket should be removed and the roof drain properly routed.

*Refrigerator window*

*Refrigerator door 01*

*Refrigerator Interior 01*

*Refrigerator Interior 02*

# Mechanical Systems

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ☐ Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

Climate control for the building is achieved through three rooftop package units feeding ductwork that is run exposed above the roof. These units were not evaluated in detail to determine heating function but since the building has gas service running on the roof, they probably incorporate gas furnaces. Additional duct runs appear to have connected to evaporative coolers in a piggyback type system. Some rooftop equipment has apparently been removed.

## 2 - Deficiencies

The building was not in operation at the time of the assessment. However, it was in use until quite frequently and the systems are probably in operating condition. None of the mechanical units were particularly new. Rooftop mounted ductwork is far from ideal, especially as energy costs rise and climate impacts of inefficient systems are taken into account.

## 3 - Recommendations

The building could probably be returned to use as-is, but all systems should be replaced in any substantial rehabilitation project. Consideration should be given to alternative mechanical system types that reduce or eliminate the rooftop ductwork and increase efficiency. Conventional package units could still be used, but the possibility of re-routing ductwork to be hidden within carefully considered furr-downs or even run as exposed ducts might be explored. Use of Variable Refrigerant Flow (VRF) systems could also be evaluated, which would run only refrigerant piping around within the structure to small cassettes that could be mounted on walls or ceilings. VRF systems have the potential to be the most flexible and efficient, but typically are more costly than more conventional systems.

# Plumbing Systems

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ☐ Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

The water meter is in a ground box at the northeast building corner. Interior piping is generally not visible. The domestic water supply feeds a kitchen sink, laundry, a bathroom, and a powder room. There was an extension, presumably for a utility sink, into the 1980s addition at the southwest building corner, but the sink is gone. All the plumbing fixtures appear to be modern except for, perhaps, the pedestal lavatory in the powder room.

The building is served by gas utility. The meter is located on the east side, south of the door on the east façade. The gas main line rises to the roof on the wall surface, and then is distributed to appliances along the rooftop. Gas appliances include furnaces, water heater, dryer, and range.

The sewer line appears to be run under the front sidewalk, where there is a sewer manhole in line with the north entry door.

*Kitchen sink*

*Gas service*

## 2 - Deficiencies

With the exception of a water closet that is marked out of commission, all plumbing features are believed to be in working order as they were when the building was vacated. Piping was not visible for evaluation. None of the fixtures have any historical significance. Piping run exposed on walls or on roofs is not ideal.

## 3 - Recommendations

Piping systems should be more closely evaluated by an engineer or contractor to determine their age and condition, if they are to be reused. Plumbing fixtures may be reused or replaced, as needed, for a future rehabilitation.


*Powder room fixture*

*Water heater*

*Water meter*

*Sewer manhole*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ☐ Original | ☐ Critical |
| ☐ Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ● Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

The building electrical service is on the east side of the building, fed from overhead from a pole near the northeast property corner. The SES includes a meter and panelboard and has a 200A capacity. All visible wiring is in conduit. The power distribution coming out of the SES is routed on the roof or on the exterior surface of walls.

Interior lighting is, for the most part, surface mounted fluorescent fixtures with exposed tubes or wrap-arounds. There are some ceiling-mounted incandescent fixtures in the residential part of the building. Power receptacles are scattered through the building.

## 2 - Deficiencies

It appears likely that the building was been re-wired at some point, or at least some portions of it. The electrical service itself is fairly new, and it is apparent that many areas have been re-run in conduit. Several electrical receptacles were noted to be 2-prong, un-grounded type. It is possible that other outlets are also not grounded, although they were replaced with 3-prong receptacles. Conduits run exposed on interior and exterior detract from historic character.

None of the lighting fixtures encountered have any historical significance.

## 3 - Recommendations

The system should be evaluated by an electrical engineer if any portion of it is planned for re-use. The existing SES might be re-used, or if the building is part of a larger development or attached to another building, it may be best to re-feed from a new common SES. Any remaining old wiring concealed in walls should be abandoned and re-run with verified active ground conductors. Existing Building Code provisions may allow the continued use of residential wiring ("Romex"); however all new wiring for a commercial use should be run in conduit or armored cable. It may be most effective to re-wire the building as needed to accommodate any adaptive use, and in conformance with all current electrical codes.

Lighting fixtures should generally be replaced with architecturally compatible modern fixtures.

*Powder room fixture*

*Existing light fixtures*

*Water meter*

*Existing light fixtures*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ● Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ☐ Minor |
| | ☐ CDE | |

## 1 - Description

Due to changes within the right-of-way made during construction of the light rail line, the north entry door is now in a low spot with no outward drainage. Site area to the west of the building is paved in asphalt, except for a small planting area adjacent to the foundation. Areas to the east are landscaped in turf and are more or less flat.

*North entry*

## 2 - Deficiencies

The north entry area retains water and even channels it into the entry door in this location. The grade transition down to this door is not achieved in a safe way to be traversed by the public. The building is essentially built to the right-of-way line on the north and it would not be possible to achieve a proper drainage condition using surface drainage only, without affecting grading within the Apache Blvd. right-of-way.

## 3 - Recommendations

Provide a catch basin and piped drainage out of the north entry area. Depending on the availability and depth of a storm drain nearby, it may be possible to connect to it. Otherwise, drain piping will need to run west in the R.O.W. to daylight or to future retention or drywell, if planned as part of a new development. Remove sloped backfill from the sidewalk and replace with steps. Ensure that the outfall at the catch basin is significantly lower than the door threshold.

*North Entry*


*West elevation*

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ☐ Good | ● Original | ☐ Critical |
| ● Fair | ☐ Early | ☐ Serious |
| ☐ Poor | ☐ Late | ● Minor |
| | ☐ CDE | |

## 1 - Description

Existing egress uses the west entrance, primarily, for the public. Interior public egress is really just within the sales room. The west entrance connects to a slab and a fairly steep ramp. Secondary egress from the commercial side is through the added work area, through the wide opening in the original wall, but then down a steep ramp before reaching one of the two exit doors from that work area. The north entry door is not currently operable.

## 2 - Deficiencies

The west entry may or may not remain in a possible rehabilitation. If the occupant load for the building is kept under 50, one compliant exit may be adequate, otherwise two exits will be required. The second-floor area is served by a non-compliant stairway.

## 3 - Recommendations

Any rehabilitation work will require the creation of at least one code-compliant path of egress from all occupied spaces. The Existing Building Code may be used to allow existing egress doors and stairways to be less than 3’ in width as long as accessibility requirements are also respected. If the west entrance is maintained, the porch landing will need to be re-worked to provide an accessible pathway away from the building. The north entrance will likely not be feasible to use as the only required exit due to its limited access to the sidewalk for wheelchair users. Other egress pathways might be made to the south, particularly if the building is integrated into a larger development.

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | Critical |
| Fair | Early | Serious |
| Poor | Late | ● Minor |
| | CDE | |

## 1 - Description

If the entire 1953 footprint is preserved, the building has a footprint of 2,890 s.f. of floor area, 2,962 s.f. total gross area with the covered porch in the back included. (The actual area may be smaller, depending on the rehabilitation plans for the building.) The building could be considered Type III-B construction (noncombustible exterior walls, with combustible roof, non-rated). The most likely adaptive use occupancy classifications for the building are B (Business), A-3 Assembly (meeting rooms, restaurant over 50 occupants) or continued M occupancy (Mercantile). There is ample space around the building to the north, east, and west. Openings in both the east and west walls total less than 15% of the wall surfaces. It is expected that buildings to the south will be demolished in the future. The building will probably be required to have fire sprinklers added in a significant rehabilitation under the Tempe fire code.

## 2 - Deficiencies

The building is well within height and area limits for all anticipated occupancies. At the east and west walls, the minimum fire separation distance to be maintained (from an imaginary property line) is only 3 feet, since openings are less than 15% of the wall and the building would be sprinklered.

## 3 - Recommendations

No upgrades would be required to building construction if the building remains a detached structure with proper fire separation distances to other structures. If adjacent construction is anticipated that is closer than otherwise allowed, then there may need to be a fire separation created between the buildings. Non-separated additions of Type V, IV, or III construction should be possible as long as overall floor area limits are respected. Additions required to be of Type I or II construction will probably require the buildings to be separated by a fire partition such that they are treated as separate buildings for fire purposes.

# Handicap Accessibility

| INTEGRITY: | SIGNIFICANCE: | PRIORITY: |
|---|---|---|
| ● Good | ● Original | ○ Critical |
| ○ Fair | ○ Early | ● Serious |
| ○ Poor | ○ Late | ○ Minor |
| | ○ CDE | |

## 1 - Description

The current main entry to the commercial side of the building is on the west. The west entry is reached from a concrete stoop that is accessed by a concrete ramp on one side. This ramp is fairly short and steep. An employee entrance exists in the southwest Late Addition; however, to reach the main commercial space from the addition requires traversing another short, steep ramp. Other exterior doors are generally 30 inches in width. On the interior, there are no public restrooms. The only toilet facilities are in the residential area of the building, and are designed as such. Typical interior doors are 2'-4 to 2'-6" wide. Only one 3'-0 door was noted (door 10).

## 2 - Deficiencies

The building was not designed to be accessible to the disabled. The western entry is the only door that was made 3' wide on the exterior, and there are no accessible facilities inside and no accessible route through the building from the sales area.

## 3 - Recommendations

Alterations will be required to the existing conditions to meet the minimum accessibility requirements in the event of a Change of Occupancy. Provide:

- An accessible route from at least one accessible entry to accessible parking and the public way.
- At least one accessible entry. For historic buildings, it need not be the "main entry," although that is preferable if there are no significant exterior architectural features of the entry such as a monumental stair.
- An accessible route to all primary use spaces within the building.
- Access to accessible public restroom facilities somewhere on site.

# Preservation Recommendations

The question of how to approach repairs, replacements, alterations, and new construction at historic sites is guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. These standards provide for a consistent, logical rationale for decision-making in a way that results in long-term preservation of the most significant and important elements of a given property. Selection and communication of the proper treatment at the beginning of a development process will help all stakeholders to understand and support the work being proposed.

The *Standards* recognize four possible treatments, which can be applied to any property or to different parts within a property: *Preservation, Rehabilitation, Restoration,* and *Reconstruction*.

*Preservation* is "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction." A Preservation treatment is generally employed when a property is intended to **stay just as it is** for an indefinite period of time.

*Rehabilitation* is "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." A treatment of Rehabilitation would thus **allow more adaptive use alterations** to an historic property than Restoration would.

*Restoration* is "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period." A Restoration treatment supports "**turning back the clock**" to a previous appearance of the property.

*Reconstruction* is "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location." A Reconstruction treatment **recreates something that is missing**.

## Preservation Treatment and CDE Analysis

The recommended treatment for Watson's Flowers is Rehabilitation.

Retaining the historical integrity of a property depends on the preservation of its character-defining elements, or CDEs. The specific elements that are "character-defining" may differ depending on the significance of the property. As described by the National Park Service (NR Bulletin 15):

> All properties change over time. It is not necessary for a property to retain all of its physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define why a property is significant … and when it was significant …

Previous studies have indicated that the property is individually eligible for the National Register of Historic Places under NR Criterion A for its role in the historic contexts "Commerce on the Bankhead Highway/ US 80 (ca. 1921–1975)" and/or "Postwar Urban and Commercial Development in Tempe (1945–1975)." For properties significant under Criterion A, the property must retain "the essential physical features that made up its character or appearance during the period of its association with the important event [or] pattern."

It was further suggested that the property is locally significant (i.e. eligible to the Tempe historic register) under Criterion C for its architecture, as it is a good local example of the International Style with

Streamline Moderne influences. "A property important for illustrating a particular style or construction technique must retain most of the physical features that constitute that style or technique."

For this analysis, it is important to define the building's "period of its association with the important event [or] pattern." The property has had multiple phases of development since the first section was constructed sometime after 1914. However, that first stage of development, ending in 1934, as well as the second stage (1935-53), are not well represented in any part of the building. The pre-1934 adobe has been essentially obliterated except for the rear nine feet of that original structure, comprising the back wall and short segments of the sides. A little more fabric remains from 1935-53, however, this, too, has been altered beyond recognition. The 1953 additions present the bulk of visible historic fabric, and this has remained little changed through the present day. Therefore, character-defining elements should be evaluated for their relationship to the building's appearance during this period.

NPS *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, contains a checklist that is a useful aid to identifying the "essential features" that should be retained in a specific instance. The following evaluation of CDEs follows this approach.

1. **Shape:** The building presents as a single-story freestanding mass with a horizontal emphasis broken into three simple parts, the center being recessed for the entry. Curvilinear corners transitioning the wings to the entry, and the "cloud" motif at the parapet are Streamline Moderne elements and contribute to architectural significance.

2. **Roof:** The roof is low-sloped behind parapets, helping to convey the International Style, and connoting (for the period) a commercial use. (Note that the second story in the back is not prominently visible from the street, and conveys neither the commercial context nor the architectural style of the building.)

3. **Openings:** Visible fenestration primarily addresses the street front using generous show windows, reflecting the commercial use. The front windows are arranged in horizontal bands and incorporate glass block infills flush with wall face (or nearly so), conveying the International Style/ Streamline Moderne design. Windows on east and south, unimportant architecturally, are treated as punched openings and reflect the residential uses relegated to these sides of the building.

4. **Trim and Secondary Features:** The paint-and-neon sign affixed to the street façade is notable and strongly connotes the commercial use related to highway traffic. The painted wall sign on the western elevation is interesting but less significant; its design was changed in about 2012, so it no longer appears as it did in 1973 (which included an FTD logo). It was probably a late addition in any case, as it was redundant to the large 3-post sign that was removed in 2014 (itself a highly significant character-defining element, if it had remained).

5. **Materials:** Primary and secondary wall surfaces are finished in smooth-finished stucco, painted white, and combined with glass, convey a machine aesthetic, an element of International Style architecture. These finishes also highlight the commercial facades as having a refined appearance. East and south elevations are of painted, exposed concrete block, and were clearly meant to be a tertiary feature, not presented to the public and not contributing architecturally.

6. **Setting:** The building is a freestanding structure close to street right-of way, with its secondary façade to the west highly visible to oncoming traffic, and with parking adjacent. The eastern side is bordered by a residential yard and this area is not important to conveying the commercial use. The remainder of the lot to the south has been crowded with buildings for many years, certainly since soon after the 1953 additions went onto place, and therefore, space (or the lack of it) to the rear is not important to character. Originally, the sign on the west side, rising from a planting bed, was a very important part of the setting and strongly conveyed the property's commercial significance.

7. **Individual Spaces:** The sales room in the northwest corner of the building is the most important to convey the commercial use of the building. The refrigerated display case near the center of the plan originally had windows facing north to the sales floor (still present, but covered); and more (newer) refrigerated cases once lined the west wall. These features not only conveyed commercial use, but also the specific use as a flower shop. Residential spaces may be interesting as evidence that it has always been a live-work building, but these are not thought to be essential elements of the historic contexts that the property supports.

8. **Interior Features:** Pipe columns at the storefront convey International Style detailing. The "remnant wall" in the center of the sales room conveys something of the history of the building, specifically the fact that it grew in phases over a long period; reflecting the long commercial growth of the highway corridor.

9. **Interior Surfaces and Materials:** The commercial interior was obviously treated as a simple, blank canvas within which to display flowers and related items for sale. The walls and ceilings are flat plastered surfaces, painted white, and the floor surfaces were and are smooth and durable (originally likely vinyl tile and/or linoleum). These surfaces also support the International Style aesthetic.

## Relocation Analysis

One possible pathway for preservation of the building is to relocate it.

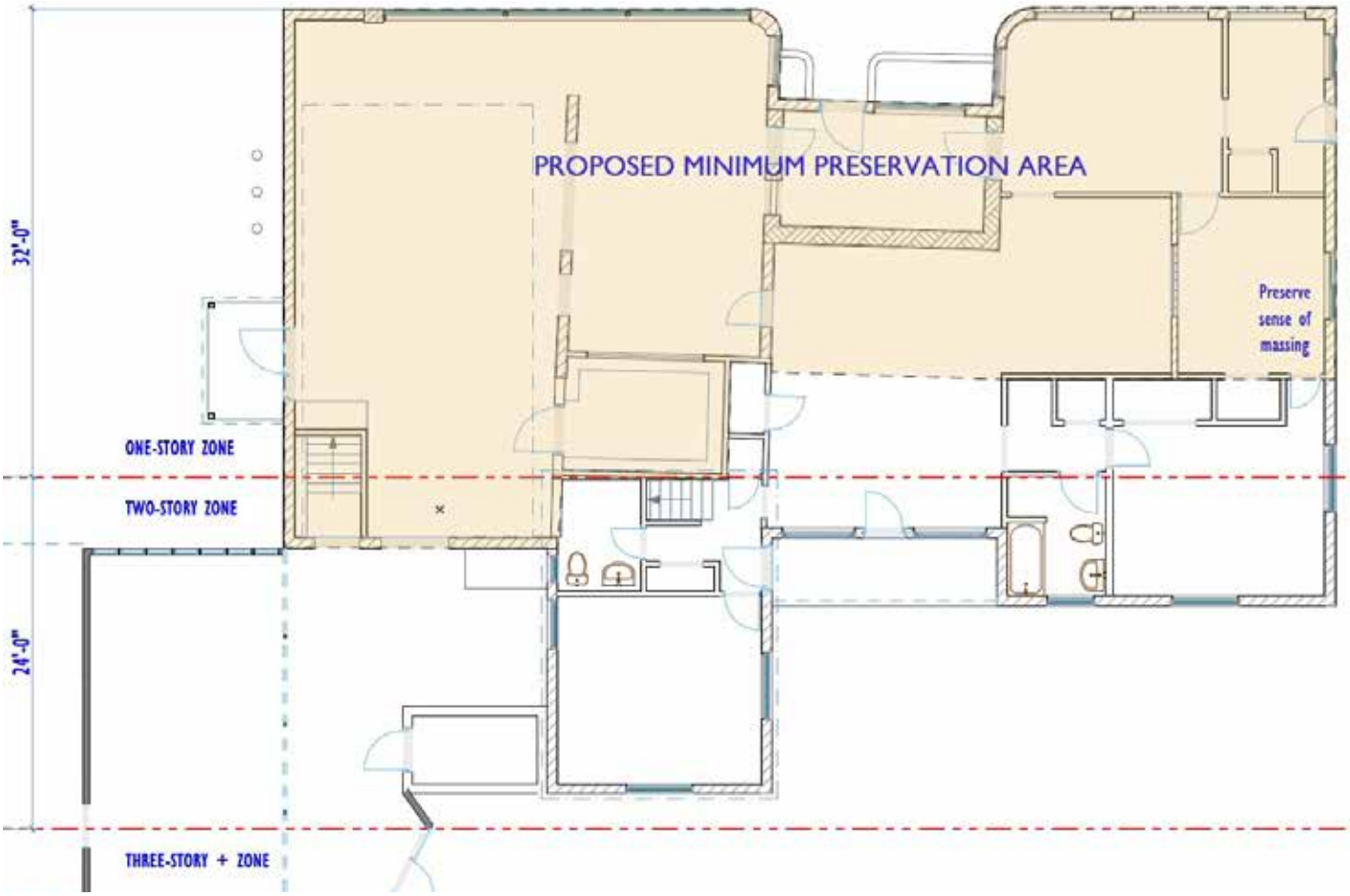
Relocation, if attempted, would need to respect the historic contexts under which the building is considered significant. In order to convey significance in the area of Commerce under the historic contexts "Commerce on the Bankhead Highway/US 80 (ca. 1921–1975)" and/or "Postwar Urban and Commercial Development in Tempe (1945–1975)," the building must retain its associations with the site and the highway (Apache Boulevard). The relationship of the building to the street is of paramount importance. If moved, it should retain its northerly orientation and remain close to the street. Its location in the east-west direction is less important, but it should not be moved so far that its perceived position halfway between Tempe and Mesa is changed.

The feasibility of such a move is another matter. The portion of the building recommended for preservation is irregular, but measures about 40 feet by 70 feet at its extents. As described in the structural sections of this report, the exterior walls are load-bearing, but also are numerous interior walls, which are of frame, block, or adobe construction. All of these walls bear on subgrade footings or directly on concrete floor slabs. Each load-bearing wall would need to be lifted simultaneously to move the building in one piece. A slab foundation would need to be constructed in the destination location and the building would be rolled over it and lowered into position. Often, bulky buildings can be moved by subdividing them into smaller pieces for transport. The piecemeal construction of the building over many years would make this approach very difficult, and would likely result in the destruction of an unreasonable amount of building fabric at the points of separation. Either relocation scenario would be likely to result in significant structural damage to block and adobe walls and to friable interior plaster walls and ceilings, constituting a significant loss of historical integrity.

Therefore, we conclude that while relocation of the building is technically possible, the costs would likely be great, as would the erosion of historic fabric. Moving the building is not a recommended option.

## Preservation Recommendations

The CDE analysis defines the building fabric needed to convey both the historical and architectural significance of the building. These features are, for the most part, related to the northern street façade and the western façade, which together comprise the architectural statement and relate to the commercial use as a flower shop. A portion of the eastern façade, nearest the front of the building, is also important to define its three-dimensional massing; literal preservation of this wall is not critical, but if removed, the sense of the original massing should be retained for a reasonable depth of about 24 feet, or two rooms back from the street front. Interior elements of the flower shop use itself are also significant and merit preservation. The following floor plan diagram



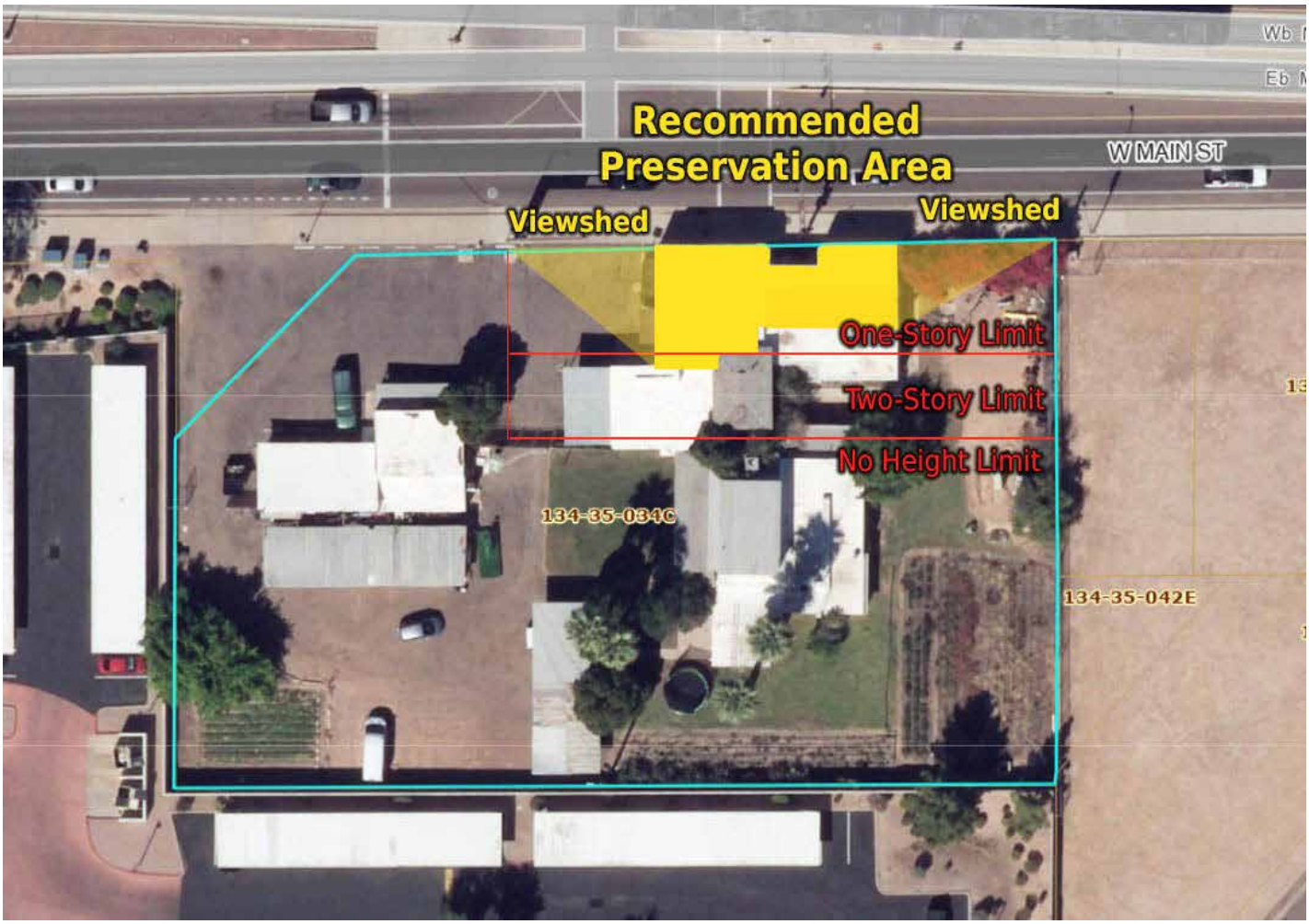

illustrates the building area containing the Character-Defining Elements, and this area is recommended for preservation.

In our opinion, with preservation of the indicated area, the building would retain adequate integrity to continue to qualify for historic listing. This implies that if the non-shaded areas are lost or altered, integrity would not be compromised past the point of eligibility. However, additional considerations must be taken into account regarding the impact made by new development on the building's setting and its visibility. First of all, the location of any new buildings or additions should not obstruct the view of the remaining west, north and eastern historic building facades from the street. Maintaining reasonable open view corridors as indicated in the following graphic should accomplish this goal. Secondly, new construction should be respectful of the historic building's scale. It has been shown that the 2-story section of the 1953 addition, while visible from the street, does not appreciably impact the appearance of the 1-story parts of the building. Therefore, two-story construction at this same distance back from the primary façade (about 32 feet) should be acceptable. Taller construction, if necessary, could step up from this height at a 2:1 setback, resulting in 3-story heights a distance of an additional 24 feet south. In our opinion, this setback distance should be adequate to create enough visual separation that construction even taller than three stories should also be allowable without adverse impact to the building's setting.

It is noted that there is also significant site area to the west of the historic building, and a little to the east, that might be part of a redevelopment footprint. As long at the viewshed areas are respected, taller structures outside of the viewsheds should be allowable as well.

## Rehabilitation Work Elements

The Building Feature Analysis identifies the condition of each building element and recommends preservation treatments to incorporate in an overall rehabilitation project in ways that comply with the Secretary of the Interior's Standards for Rehabilitation.




This recommended work is categorized by priority. In the case of a phased redevelopment, highest priiority items should be addressed before others.

## *Critical Priority*

Critical priority work items include systems which have failed, or which will lead to accelerated deterioration.

A-02 Vertical Load Systems – Remove lateral earth pressure from north wall base

B-08 Roof and Drainage – Correct roof drainage problems

B-14 Mis. Ext. Features – Remove backfill, repair & waterproof planters

G-01 Grading & Drainage – Correct drainage of north entryway

## *Serious Priority*

Items which carry medium-term consequences if left untreated include:

A-03 Floor Systems – Replace deteriorated floor decking

B-03 Exterior Doors – Replace deteriorated and inappropriate doors & frames

B-04 Exterior Windows – Repair deteriorated windows

B-11 Signs – Preserve & repair north neon sign

C-10 Misc. Interior Features – Preserve & repair flower cooler

Z-03 Handicap Accessibility – Provide accessible routes and facilities

## *Minor Priority*

Most features of the building and site fall into the Minor category, and either have little or no work associated with that item or have only long term issues.

A-01 Foundations – No work

A-04 Roof Systems – No work

A-05 Lateral Systems – Rehabilitation-related work only

B-02 Exterior Skin – Repair finishes

B-09 Insulation – Improve thermal performance

B-10 Porches & Awnings – Eliminate or redesign west porch

C-01 Int. Walls & Partitions – Patch and paint

C-02 Interior Doors – Preserve & reuse original

C-03 Interior Windows – no work

C-04 Flooring – Restore earlier flooring finish

C-05 Ceilings – Patch and paint, or replace

C-07 Finish Carpentry – Preserve and restore wood base

C-08 Interior Stairs – Upgrade as required for rehabilitation

D-01 Mechanical Systems – Re-commission or replace

D-02 Plumbing Systems – Re-commission or replace

D-03 Electrical Systems – Replace as necessary for rehabilitation

Z-01 Egress – Maintain code conforming egress in rehabilitation

Z-02 Fire Resistance – Fire sprinkle, and maintain fire separations as required by rehab & new construction

# Appendix A:

## The Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site or environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Appendix B:

## Structural Engineering Assessment

SLAYSMAN ENGINEERING pllc
Melvin J. Slaysman Jr., P.E.
Structural - Historic Preservation - Civil

November 18, 2023

Robert Graham AIA
Motley Design Group
1114 Grand Avenue
Phoenix Arizona 855007

Subject: Watson's Flower Shop Structural Assessment

Dear Mr. Graham

The following report is my structural assessment of the above building. I visited the site and examined conditions as were observable. No destructive testing or observations were performed.

**A – 01 -- Foundations**

Description

The original pre-1920 building was constructed of 12 inch adobe blocks. The building was approximately 400 square feet in size, but the front portion was later removed, leaving a remnant of about 10' x 16'.. The foundation for this era building is not known. Because of the era the building was constructed, the foundations are most likely rubble. There is a 1935 addition to the west and south of the original building. The foundations for this part of the building were most likely concrete. There is a 1953 addition to the west, east and south sides of the two earlier buildings. This addition has concrete masonry walls and it is assumed that the foundations in this 1953 addition were concrete.

Deficiencies

One potential settling crack was observed on the north side of the building at the northwest corner. The crack was observed in the wall above grade. The crack was a hairline crack. This would indicate very minor settlements, if any, at this corner. No other elements were observed to be suffering from any kind of settlement.

Recommendations

Foundations are stable at this time. The observed crack should be monitored seasonally, for eight to twelve months to ensure that it is not moving. If no movement is noted no work will be necessary.



2226 Wm San Miguel Ave - Phoenix, Arizona 85015 - Phone 602-280-7777 – Email- Mel@Slaysman.org

## A – 02 -- Vertical Load System

Description

The front of the original interior adobe walls have been removed over time during various revisions and remodeling. About 35 feet of wall remains.

Exterior walls of the 1953 addition comprise most of the load-bearing exterior walls. Walls are eight inches thick concrete block construction. Standard unit size is 8 x 8 x 16 inches. Based on the typical construction techniques of the era, the walls are most likely to be minimally reinforced if at all.

The interior bearing walls, are variously of adobe, 12 inches thick plus plaster, eight inch concrete block and wood stud framing. The periods of stages of construction are, pre 1929 adobe walls, some block for the 1934 addition and wood framing for the 1953 renovations. Basement walls are rough formed concrete of unknown thickness. They do not align with the walls above except on the south side. The walls support a wood floor. The basement is approximately eight feet deep and the walls most likely bear on concrete foundations or are cast integrally with the concrete floor and an turndown type foundation. Walls at a small second floor are wood framed bearing on the block walls below, on the east, west and south and probably rest above a wood frame bearing wall on the north.

Deficiencies

Hairline cracking can be seen throughout the exterior concrete block walls. As previously stated, reinforcing for these walls is at best minimal or more likely nonexistent. Walls were constructed without any type of construction joints to allow for thermal movements and shrinkage. The type of minor cracking observed is not unusual and is not considered to be a significant defect. One significant movement crack was noted three feet east of the northwest corner vertically through the height of the wall.

One issue of particular concern is that the exterior grade had been modified and backfilled against the face the wall to a depth of about 18 inches. This was evidently done as part of the light rail improvements of the street. No consideration for waterproofing of the wall or protecting it from lateral soil pressure is evident. The site grading currently directs surface water into the building. Sand bags were present outside at the original front door in an attempt to keep water out of the building.

Recommendations

The movement crack near the northwest corner should be monitored for at least one seasonal cycle by an by the installation of a crack monitor. If the crack appears

to be opening up, additional analysis is warranted. If there is no movement noted, no remedial work would will be necessary. Lateral retaining loads against the north wall should be removed by excavating a strip next to the wall, properly waterproofing, and installing new retaining wall and independent of the adjacent building wall. Site drainage should be modified to keep water from entering the building.

**C – 03 – Floor Systems**

Description

Floors throughout the building on the first floor level are concrete slabs on grade of unknown thickness. The basement at the northwest corner of the building has a wood frame floor at the first floor level. It is framed with 4 x 8 joist at approximately 22 inches on centers. It appears that the original design was to span the 4 x 8 joist the 16 feet across the width of the basement. A small shelf unit was constructed near the center of the room that has posts providing additional support to two of the joist. It is not known whether this was a repair or a reinforcement at the first floor. The structural floor deck board decking. As noted before the floor of the basement is concrete.

There is a second floor area of about 16' x 22' wood framed. Measurement of the of the thickness of the floor structure is about 10 inches implying that the framing here uses 2x8 joist to span the 16 feet between the masonry supports.

Deficiencies

Concrete slab floors show no visible significant signs of distress although most are covered by resilient floor tile or carpeting and not visible. Some of the wood decking above the basement is severely deteriorated along the west wall where the refrigeration cases were installed. Many years of moisture collecting under the coolers has caused the floor and sub-floor to rot. Second floor structure shows no significant signs of distress.

Recommendations

Rotted or otherwise defective decking above the basement should be replaced. The condition of the joist should be verified once the damage decking has been removed and reinforced or replaced as necessary.

The existing floor structures are allowed by the International Existing Building Code to remain without additional reinforcement as long as the building occupancy is not changed and the floor and its prospective loading is not an imminent hazard.

Several possible uses at the first floor may require a floor with a load capacity 100 pounds per square foot. The floor also must support a 1000 pound concentrated load distributed over a 2.5 x 2.5 foot area (6.25 square foot area). Load is placed for maximum effect. These load cases are independent and are not combined. The floor over the basement should be checked for compliance with the code required loads for these uses.

The concrete slab floors can be assumed to meet this typical loading requirement. The second floor joist, 2 X 8 are marginal at best and may need reinforcement depending upon if this space will be also be retail or be office space or possibly residential.

**A – 04 – Roof Systems**

Description

The first floor level roofs appear to have been conventionally framed with joists or trusses that span between various interior and exterior bearing walls. The structure of the roof was not visible at any location. Attached is a presumed roof framing layout by Motley Design Group and reviewed by Slaysman Engineering based on roof slope observations.

The second floor roof appears conventionally framed in a hip configuration supported by frame exterior walls.

Deficiencies

The frame roofs do not show any visible signs of distress such as excessive deflection (sagging).

Recommendations

No work is necessary.

**A – 05 – Lateral Systems**

Description

The building relies on a conventional lateral force resisting system which relies on a diaphragm or diaphragms to transmit the lateral forces from the structure due to wind or seismic to existing walls. These diaphragms are of different heights and configurations due to the building growing in multiple phases.

Deficiencies

The International Existing Building Code does not require existing occupancies' lateral force systems to be upgraded unless the building occupancy is changed to a higher hazard or seismic design group.

Recommendations

No work is necessary if the building remains in this present use or is changed to a use in the same hazard and seismic design category as a retail store.

**Commentary**

The International Existing Building Code (IEBC) provides that current code requirements and considerations may be modified, relaxed or use alternate procedures to address Code issues. Existing buildings, especially older and historic buildings, may be difficult to make fully comply with current standards. Some reinforcements required for new construction by the International Building Code (IBC) may be relaxed for existing buildings as long as the existing modifications do not present an imminent hazard or result in a dangerous condition

Changing the risk category or seismic design category by use or new configuration may require additional analysis and structural modifications to the building.

Extent of remodeling changes and additions are classified by the IEBC as Levels 1, 2 or 3. Major renovations that are large in scope as compared to the size and value of the existing building increase requirements of necessary modifications. This applies to structural modifications as well as other elements of the building such as electrical, plumbing, mechanical (HVAC) and fire safety, including exiting.

If there are any questions or comments lease direct them to Slaysman Engineering pllc.

Respectfully Submitted

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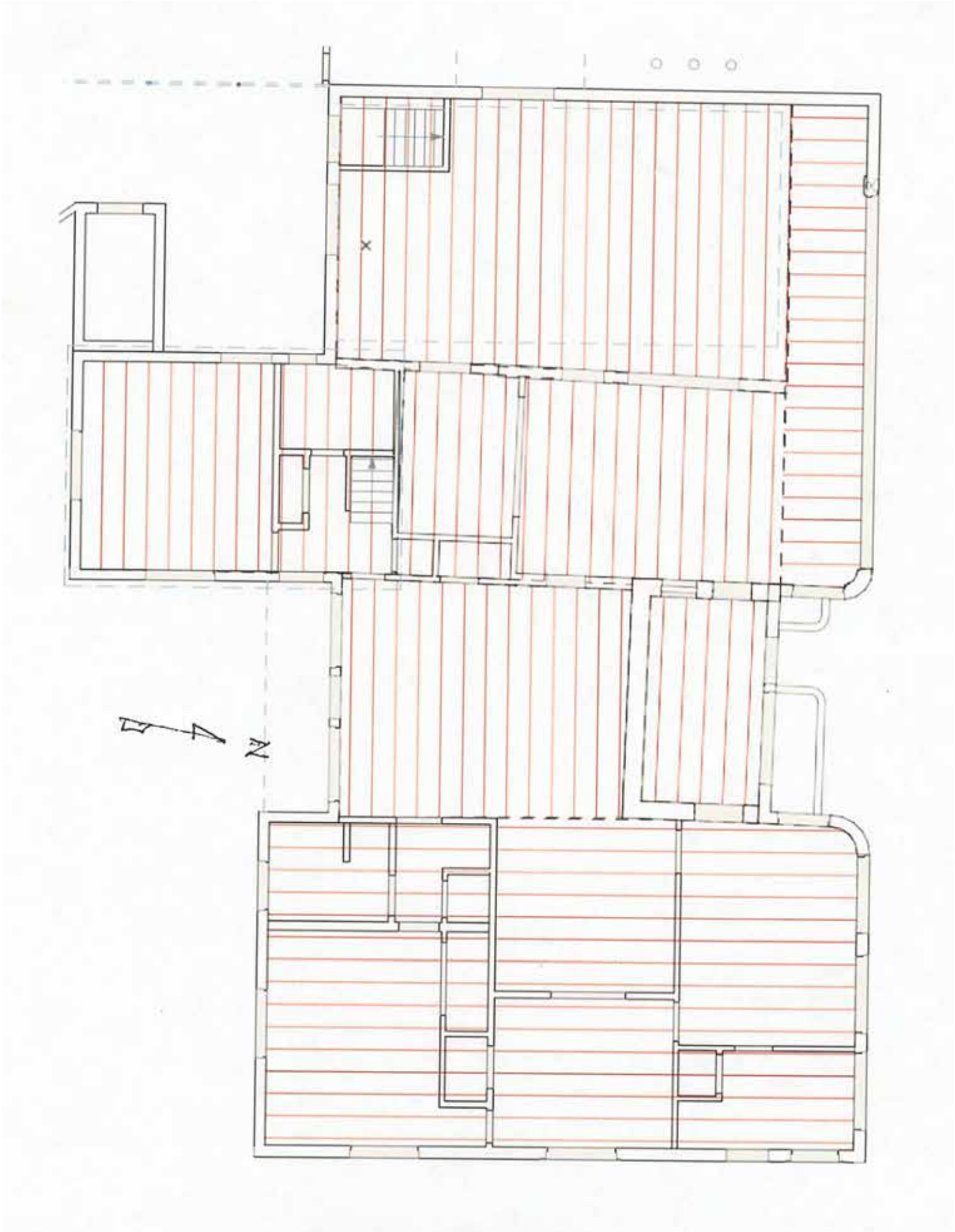
Slaysman Engineering pllc

Attachment: Conceptual Roof Framing Layout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