



Arizona Residential Commercial Services
ROC # 320553
6050 E. Barney Drive
Flagstaff, AZ 86004
(928) 380-9160

02/24/2021

TO: Historic Preservation Commission

Location: 213 N. Kendrick Street
Property Owner: Leila Garas
Property Owner Address: PO Box 1949
Applicant: Sarah Hall (Arizona Residential Commercial Services, Owner)
Phone Number: (480) 241-0032
Parcel Number: 10011012 Lot #'s: 2&3

Description of proposed work:

Dwelling was built in 1956, making it part of the Historical District due to its age and political significance. The home is politically significant in that it was the first residence of The Dorseys; relatives of the former Mayor, Coral Evans. The Home's aesthetics are like that of the surrounding neighborhood. The home lies on the west side of the Rio and is not visible from the street. A 6-foot wood fence surrounds the property on 3 sides excluding the front of the property which can only be accessed through an alley that dead ends at the home. (see attached photos). It is not possible to know if the windows removed were original to the home due to said windows no longer having any remaining identifiable labeling.

Existing windows were in a nonfunctional condition. Many of the panes were cracked, worn out trim on all, and due to being single paned, were unable to maintain heat regulation.

Construction was completed in October of 2020. Fifteen existing windows were replaced. (See attached pictures and drawing). Replaced windows with hollow vinyl (See material specifications included). Size and appearance of new windows remained unchanged. There are two remaining windows to be replaced without a permit with authorization from HPC Officer Mark Reavis. The trim has not been completed due to impending HPC decision regarding the completed work. Materials for trim to be white 1"x6" smooth pine upon approval. Trim will maintain historical aesthetics based upon surrounding properties.

APPROPRIETNESS:

1. Properties which contribute to the character of the Historic Design Review District shall be retained, with their historic features altered as little as possible.

House is located within the townsite overlay; however, the property is not visible from the street. Front of property only visible and accessible from alley. Back yard, and all surrounding property shielded by large aspen trees and 6ft fence line (See attached).



Arizona Residential Commercial Services
ROC # 320553
6050 E. Barney Drive
Flagstaff, AZ 86004
(928) 380-9160

2. Alterations to individual historic structures or landmarks shall conform to the unique and intrinsic character of the original structure itself, or of historically valid styles which may not reflect the original character of the structure.

Window sizes remain unchanged throughout.

New window specifications:

- American Architectural Manufactures Association
- JELD-WEN Windows and Doors
- Model Number: JEL-A-176-05081-0001
- Material: Vinyl
- Class: R-PG20
- Design Pressure: +20/-20 psf
- Visible Transmittance: .54
- Solar Heat Gain Coefficient (U Factor): .23
- Egress windows in all sleeping areas.

Trim:

- Historically valid style approved by HPC that will reflect the original character of structure.
- 1" x 6" Smooth Pine
- Color:
 - Color primed on both sides.
 - Paint: White Satin Finish (see attached photos for example).

3. New construction within an Historic Design Review District shall not require a specific architectural style, however, the historic design criteria should be followed.

All trim will follow historical design criteria (See attached example of trim).

4. Requests for demolition of historic landmarks shall follow the procedures contained in this ordinance, and all reasonable alternatives shall be considered and eliminated prior to approval.

Not applicable

COMPATIBILITY:

1. The general design, character, and appropriateness to the property of the proposed alteration or new construction.

Structure is in Historical Townsite Division. Structure is not visible from any street with only access being in the alley way, however, trim will be 1" x 6 " smooth pine, primed on both sides, and painted white.

2. The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.



Arizona Residential Commercial Services
ROC # 320553
6050 E. Barney Drive
Flagstaff, AZ 86004
(928) 380-9160

15 windows switched out throughout house (See attached for measurements). Two existing windows remain to be replaced.

3. Texture, materials, and color and their relation to similar features of other properties in the neighborhood.

See answer to APPROPRIETNESS #2.

4. Visual compatibility with the surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including prevailing setbacks. Trim will be comparative to all surrounding properties (See attached photo of neighboring homes).

5. The importance of historic, architectural, or other features to the significance of the property.

Previously owned by the Dorseys (Grandparents of Coral Evens (former mayor of Flagstaff)).

HISTORICAL DESIGN CRITERIA:

CRITERIA FOR DESIGNATION OF LANDMARKS AND HISTORIC DESIGN

REVIEW DISTRICTS:

1. Possesses significant historical, architectural and/or aesthetic interest to the community; and is at least fifty (50) years old.

House built in 1956.

2. Exemplifies the cultural, political, economic or social history of the City of Flagstaff, the Southwest region, the State of Arizona, and/or the United States.

No.

3. Embodies distinguishing characteristics of an architectural type or specimen.

No.

4. Serves as an identification with a person/s who significantly contributed to the culture and development of the City of Flagstaff, surrounding territories, or State of Arizona.

First residence of the Dorseys.

5. Serves as an identification as the work of an artist, architect, craftsman, or master builder whose individual work has influenced the development and culture of the City of Flagstaff, or otherwise stands as a significant or unique contribution to that cultural heritage.

No.

6. Has been rehabilitated to preserve its architectural characteristics and has complied with the standards for rehabilitation, as outlined in the "Secretary of the Interior's Standards for Rehabilitation".

No.



Arizona Residential Commercial Services
ROC # 320553
6050 E. Barney Drive
Flagstaff, AZ 86004
(928) 380-9160

7. Has been rehabilitated in terms of its architectural and historic integrity thereby making it a more compatible building for the benefit of a historic district.

No.

8. Has undergone an addition/s, where the addition harmonizes and is compatible with the character of the original historic building and derives its character from that structure, and is otherwise subordinate in building area, scale, frontage, and height to the original structure.

N/A

9. Has been listed on the National Register of Historic Places.

Yes.