

**CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT**

Mother Road Brewery Patio Cover

Approval Review

PZ-20-00213

Address: 7 S Mike's Pike, Parcel # 100-39-019

Property Owner: Testan Properties

Applicant: Mittelstaedt Cooper & Associates, Ltd

Dane Brubaker, Architect

DATE: Feb 4th, 2021

MEETING DATE: March 17th, 2021

REPORT BY: Mark Reavis, AICP, NCARB

BACKGROUND

Project is within Southside National Register Historic District

Per applicant's project description: *The Owner of the Mother Road Brewery is proposing a canopy to cover an existing patio. As it's hard to tell if any improvements ever existed on the site, the plan is to keep the design simple and use a steel canopy as might have been utilized to cover a loading dock that might have serviced the building. The Structure will not bear on the existing building and will be designed with two rows of steel columns. The intent is to provide a small metal flashing to keep water and snow off the shed roof. The steel columns and beams will be given a rusted finish to match the guardrails that presently define the patio. The roof itself will be rusted corrugated metal to match.*

The HPO's discussion with the project architect noted that the location of the proposed canopy and the open area to the south presented itself to be designed to reflect the simplicity of a loading dock that would appear to have been a component of the building at one time. The existing rusted railing was utilized as the direction of surface treatments with rusted finishes and rust like finishes that are specified. The HPO requested the additional submission of steel connection details which were provided by the architect to confirm and complete the industrial look of the installation. As noted, the structural aspects of the design is independent of the building structurally, but the abutting placement and flashing does impact the historic aspects of the building directly, as such HPC review input was deemed necessary by the HPO.

HISTORY OF THE BUILDING

The HPO review is for 7 S Mike's Pike, though the historic address for the building is 210 W Phoenix of the historic "flatiron" shaped building commonly known historically the "Flagstaff Steam Laundry". The building was constructed in 1925 and was owned and operated by Henry Albers. The building is of a reinforced concrete frame construction and brick façade. The brick façade is capped with a slightly projecting brick coping (Bull Header-rowlock course) The windows are divided light metal windows with awning operations in central areas. A unique aspect of the building are the 2 projecting rectangular roof forms with 1/3 story walls penetrating the flatiron roof with clerestory windows that are capped with a low-slope gable roof. As of 1992 the project was still operating as a commercial laundry owned by Milum Textile Services Co.

Façade Modifications: The Mikes Pike façade has been modified with the façade being occupied by 3 separate businesses. The northern and southern thirds of the façade have received a parge coating covering the brick surface below. The remainder of the facades including the central Mike's Pike faced retain a brick surface with all painted.

PREVIOUS HP DECISIONS

There are no previous Historic Preservation decisions pertaining to this property.

REQUEST

HPO asks the HPC for their input on the proposed design for the addition to the side of a historic industrial building located at 7 S Mike's Pike within Flagstaff's Southside Historic District as listed in the National Register of historic places. The project proposes adding an open sided protecting patio shed roof structure measuring approximation 20' x 72' as an architectural exterior modification. The exterior improvements of the proposal include 2 rows of independent steel columns with new concrete footings, a steel roof structure with corrugated roofing as a shed roof form as an addition to the southern courtyard side of the building. All new structural steel and roofing to be a "rusted" protective treatment to match the existing railings, with the intent of ageing finishes for historic compatibility. The project is located within the Southside Historic District as noted. The HPO review is focused on meeting the design intent of compatibility with a historic building. The HPO is asking for input in determining if the addition adversely affects the adjacent historic building or if it achieves compatibility with the building and its historic district context. It should be noted that the HUB (name change to JACK) has diminished the historic context of this boundary of the Southside District.

STAFF CONCLUSION

HPO Staff has concluded that the addition to the building meets the US Secretary of the Interior's Standards for "Rehabilitation" and accompanying guidelines. The applicability of the proposed work alters the cultural resource, but does so in such a way that is compatible with the historic character of the resource, and that impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource. That impacts to the historic resources are sufficiently mitigated by a compatible design that meets the US Secretary of the Interior's Standards for Rehabilitation. Please note that the project shall also be consistent with applicable development standards and design guidelines of Flagstaff.

INTENT

The Secretary of the Interior's Standards for Rehabilitation are utilized in the evaluation of the proposed addition. The SOI Standards for Rehabilitation call out treatment of historic properties and when additions are proposed.

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.*

DISCUSSION

PROPOSED CHANGES

The proposed changes to the building consist of a proposed side addition of an open sided roof to be added to a significant Southside historic building. The fronting façades on Mike's Pike and Phoenix Streets remain as is with the south courtyard (currently in use for outdoor seating) is proposed for the

patio cover. The construction is a significant addition of approximately 1,440 SF (20' x 72') that will be visible from Mike's Pike. The fenestration on the 2 primary fronts of the building retain their original historic detailing as well as the south courtyard's façade with minor modification. Multiple businesses now occupy the industrial building originally design for one use. The proposed patio cover with open sides and a substantial existing railing of industrial steel construction detailing presents itself in keeping with historic district's architectural detailing for industrial design along the original route of Route 66. Basic architectural forms are presented in this conceptual design including industrial steel connection detailing with representations of proposed materials and finishes.

DESIGN CRITERA

The level of refined details of the new construction is a balance between the era of the building and new structural members and construction techniques sympathetic to older construction detailing. Materials used are aged so as to be consistent with the older appearance of the building.

Basis of Report:

The information in this summary discussion was derived from the application to the Heritage Preservation Commission, the Flagstaff Zoning Code, and the Southside National Register District and the US Secretary of the Interiors Standards and Guidelines for Rehabilitation and Historic Preservation Resources.

OPTIONS FOR COMMISSION INPUT:

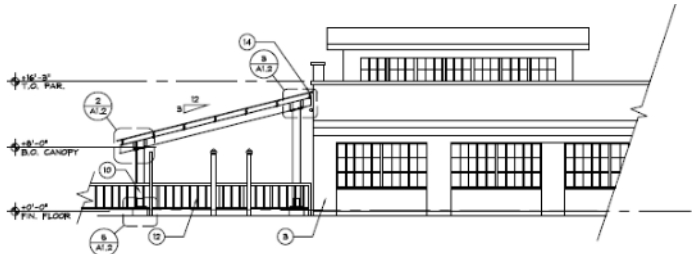
The Historic Preservation Commission (HPC) may:

- (1) Agree with the HPOs determination.
- (2) Or add additional recommendations to amend the design.

ARCHITECT'S Concept: South Elevation

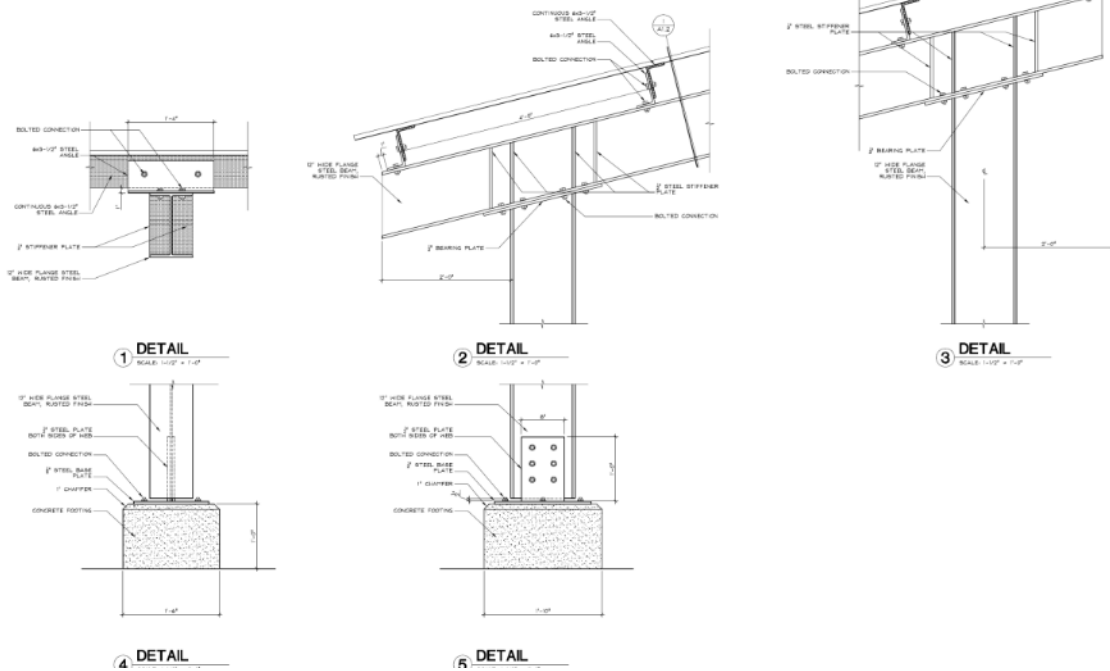


Mike's Pike Street View – East Elevation



View from Mike's Pike of existing seating area to receive patio cover.





Industrial Steel Connections