

NOTICE AND AGENDA

**HERITAGE PRESERVATION COMMISSION
WEDNESDAY
09/16/2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
5:00 P.M.**

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop 928-213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

PUBLIC COMMENT PROTOCOL

To attend and speak on a public hearing item, email sdechter@flagstaffaz.gov and request the link to join the Microsoft Teams Meeting. The public can submit comments that may be read at the dais by a staff member to the Commission liaison, sdechter@flagstaffaz.gov.

The meetings will continue to be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this regular meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID HAYWARD, Chair
JERRY MCLAUGHLIN, Vice Chair
HARRIS ABERNATHY
EMILY DALE

JILL HOUGH
CAITLIN KELLY
CHARLES WEBBER

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. **APPROVAL OF MINUTES**

A. **Consideration and Approval of Minutes:** Heritage Preservation Commission Meeting on August 19, 2020.

Approve the Minutes of the Heritage Preservation Commission meeting of August, 19, 2020

5. **PUBLIC HEARING**

A. PZ-20-00107- Reconsideration of a Certificate of Appropriateness for 608 W Aspen Ave. and Possible Public Hearing

PROPERTY INFORMATION:

Address: 608 W Aspen Ave

Assessor's Parcel Number: 100-16-002

Property Owner: Joel Agena

Applicant: Anne Soper, NCARB , owner representative

City Staff: Mark Reavis, AICP, NCARB

REQUESTED ACTION:

The Heritage Preservation Commission staff liaison, Sara Dechter, has received a request in writing from commissioners to schedule a motion to reconsider a Certificate of Appropriateness approved on August 19, 2020 for an addition and improvements at 608 W Aspen Ave.

RECOMMENDED ACTION:

Commissioners who voted in the majority may make a motion for reconsideration. If the motion seconded, the Commission may discuss the reason for reconsideration. If the reconsideration passes with a majority, the chair will open a new public hearing for the Certificate of Appropriateness.

At the new public hearing the commission may ask questions of staff and the applicant and may hear additional public comment.

6. **REPORTS**

A. **APPROVALS**

1. DKD Town Home

Permit Number(s): BP-18-01616 (-01)

Address: 14 W Dale

Type of Approval: Previously approved demolition

Approval Date: 8/31/2020

2. Shaff Window Replacement
Permit Number(s): PZ-20-00150
Address: 3100 Mount Elden
Type of Approval: Certificate of No Effect for window replacement
Approval Date: 8/31/2020
3. Pizza Hut Demolition
Permit Number(s): BP-20-01747
Address: 4429 N Highway 89
Type of Approval: Demolition permit
Approval Date: 9/4/2020

B. CONSULTATIONS

1. Alley art mounting framework in City Right of Way
Concept was developed by looking at a potential installation at the north end of the Aspen Alley defining a connection with the pedestrian alley at Route 66.
2. Pelota Court/Basque Handball Court Code Compliance
Address: 50 S San Francisco St.
3. 702 West Birch Ave Compliance
Permit Number(s): PZ-19-00156
Address: 702 W Birch Ave
4. New Duplex & Historic Duplex on Ellery
Permit Number(s): PZ-19-00263-01
Address: 214 E. Ellery Ave
Type of Approval: Design review for compatibility within Southside Historic District
5. Bungalow Court fat 120 W Butler Ave.
Address: 120 E Butler Ave.
Type of Action: Consultation with realtor on property for sale
6. Railyard Lofts
Address: 43 S San Francisco
Type of Action: Consultation on HPC Approved Mitigation
7. SCA Tissue Paper Plant
Permit Number(s): PZ-20-00071-02
Address: 1600 E. Butler Ave
Type of Action: IDS Review of Site development & Demolition

- 8. Bump Bridge 108 Phoenix Ave ROW
Permit Number(s): PZ-20-00156
Address: 108 W Phoenix Ave (across from 107, Zani)
Type of Action: Ongoing IDS Review

- 9. Karma Sushi Expansion - into 8 W Route 66
Permit Number(s): BP-20-01082
Address: 8 W Route 66
Type of Action: Monitoring Building Permits

- 10. IDS Continuing Reviews - Monitoring for any HP impacts
 Other Ongoing IDS Reviews:
 - Canyon Del Rio Parcel 1 (PZ-20-00088)
 - Cedar Medical Phase 1 (PZ-20-00151)
 - CIC (PZ-20-00078)
 - DCS Offices (PZ-20-00078)
 - Estates at Pine Canyon (PZ-20-00139)
 - Loven Office (PZ-19-00177-02)
 - Migrant Glass (PZ-20-0019-03)
 - Miramonte At Ponderosa Parkway (PZ-17-00227-09)
 - Oak 24 (PZ-20-00123-01)
 - Rio Homes Unit 4 (PZ-0019-05)
 - Route 66 Auto Plaza (PZ-19-00104-02)

7. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

8. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2020.

 Tammy Bishop, Administrative Specialist

4. A.

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Sara Dechter, AICP, Comprehensive Planning Manager
Date: 09/09/2020
Meeting Date: 09/16/2020



TITLE:

Consideration and Approval of Minutes: Heritage Preservation Commission Meeting on August 19, 2020.

STAFF RECOMMENDED ACTION:

Approve the Minutes of the Heritage Preservation Commission meeting of August, 19, 2020

Executive Summary:

Minutes of the Heritage Preservation Commission are a requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions being taken by the City Council.

Policy Impact:

Attachments: Draft Minutes from August 19, 2020



MINUTES

City of Flagstaff

HERITAGE PRESERVATION COMMISSION

4:00 PM – Wednesday August 19, 2020

The meeting was live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>) and members of the public were able to join through a Microsoft Teams meeting posted on the Agenda.

The public submitted comments that will be read at the dais by a staff member to the Commission liaison, sdechter@flagstaffaz.gov.

Flagstaff City Hall, **Staff Conference Room Remote Meeting**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop 928-213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER

COMMISSION MEMBERS: David Hayward, Chair, - present
Jerry McLaughlin, Vice Chair, -present
Charlie Webber, -present
Emily Dale, - excused, arrived late
Jill Hough, - present
Caitlin Kelly - excused
Harris Abernathy - present

CITY STAFF: Sara Dechter, Commission Liaison
Mark Reavis, Heritage Preservation Officer (HPO)
Becky Cardiff, Recording Secretary

I. PRELIMINARY GENERAL BUSINESS

- **PUBLIC COMMENT** *(per remote meeting compliance requirements)*
 - *(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)*

None

- **ANNOUNCEMENTS**
 - *(Reconsiderations, Changes to the Agenda, and other Preliminary Announcements)* Note procedural changes required for remote meeting that is in compliance with open public meeting laws; which has been reviewed by Flagstaff staff attorneys.

Reminder for the public attending the meeting that public remarks are limited to 3 minutes per the City’s Board and Commissions Handbook.

- **APPROVAL of MINUTES.**
 - Regular Meeting of July 15, 2020.

1st by Hough 2nd by McLaughlin; Approved with change to heading from “Agenda” to “Minutes” 5-0

II. New Business:

1. PZ-20-00107 – Certificate of Appropriateness - 608 West Aspen Ave.

Address:	608 W Aspen Ave.
Assessor’s Parcel Number:	100-16-002
Property Owner:	Joel Agena
Applicant:	Joel Agena - Anne Soper, Architect, owner representative
City Staff:	Mark Reavis, HPO
REQUESTED ACTION:	Approval of Certificate of Appropriateness

The apartment duplex building is located in the Townsite Overlay District and is within the Townsite National Register Historic District. The proposal includes adding a 2-story addition to the existing 2-story structure with the addition of front and back covered porches. The project includes the installation of new windows, painting and includes primary façade modifications for a compatible entry façade.

RECOMMENDATION: Staff finds that the front street façade modification are in compliance with the Townsite Overlay Zone standards guidelines. Staff does not have a recommendation for the rear addition and side yard improvements and would like the Heritage Preservation Commission to consider whether or not these changes to the building are architecturally appropriate and considerate of the impacts to the nearby historic structures.

Introduction by Mark Reavis, HPO

Presentation by Anne Soper, architect and owner representative

Commissioner Dale arrived during Ms. Soper's presentation

Public comment

- One email comment from Gerret van Hylckama
- Spoken Comment from Armando Berlasconi
- Verbal Comment from Duffie Westheimer
- Ms. Westheimer provided an additional written comment to the Commission by email which staff distributed prior to the vote.

1st by McLaughlin, 2nd by Webber, Approved 4-0-2, Dale and Hough abstained.

2. PZ-20-00140 – Historic Façade and Signs Grant, Leapler Home

Address:	407 W Aspen Ave.
Assessor's Parcel Number:	100-22-015
Property Owner:	Leapler Trust
Applicant:	Lisa Leap/Maile Adler
City Staff:	Mark Reavis, HPO
REQUESTED ACTION:	Approval of a Historic Facades and Signs Grant Application

Project maintains and protects the historic aspects of the home. The project proposes rehabilitation techniques to protect the home per SOI Standards that includes painting (same color scheme) historic style storm window to protect the divided light windows and soffit repair at corner damage areas. The project has noted compliance with the US Secretary of the Interior Standards for Rehabilitation. Project to receive Certificate of No Effect from HPO.

RECOMMENDATION: Approval of Historic Facades and Signs Grant application

Introduction by Mark Reavis HPO

Applicant provided additional information

Public comment:

- Email comment from Monika Bentley read aloud
- Spoken comment from Duffie Westheimer

1st by Hough, 2nd by Abernathy, Approved 6-0,

3. PZ-20-00141 – Historic Façade and Signs Grant, Sign Restoration, Whispering Winds Motel

Address:	922 E Route 66.
Assessor's Parcel Number:	104-05-005
Property Owner:	WW 66 LLC
Applicant:	Jose Alvarado, owner representative
City Staff:	Mark Reavis, HPO
REQUESTED ACTION:	Review of a potential Historic Facades and Signs Grant Application – historic Route 66 sign restoration/rehabilitation.

Proposal to provide a grant for the rehabilitation of the Whispering Winds Motel Sign. The property was inventoried by the National Park Service and is eligible for the National Register. Project may be reviewed for non-grant HP compliance from HPO.

RECOMMENDATION: Review potential for Historic Facades and Signs Grant application and Landmark Designation.

1st by McLaughlin, 2nd by Abernathy, Approved full historic sign restoration with condition that the Landmark rezoning required by the Zoning Code is approved. 6-0 in favor.

III. DISCUSSION ITEMS

1. Meeting Time Change

The Commission will determine if they would like the September, October, and November 2020 meetings to begin at 5pm to offset a work conflict for one of the commissioners.

Agreed

IV. REPORTS:

1. Building Permit Reviews and Approvals:
 - i. BP-20-01082 & PZ-20-00129 – 8 E Route 66, Interior redesign with no exterior changes. Approved 6/23/2020. *Karma Sushi & adjacent building w/ additional work with possible impacts to primary façade – resolved.* Review of alley façade modification (linking 6 & 8 buildings. Non-historic tertiary façade but compatible – Certificate of no Effect, 7/16/2020
 - ii. BP-20-00969 – •918 W Summit Drive, Replacement of entire roof structure – HPC application requested 6/2020. *Not currently proceeding, may have provided repair recommendation that will not result in significant impact to intact historic home.*
 - iii. BP-20-01085 – 19 W Aspen, Babb Financial, interior remodel and sign review 7/8/2020. Non-historic building but within Downtown Overlay, Certificate of No Effect.
 - iv. BP-20-01189- 3100 E Mont Elden Dr. 1925 home, Mrs. Shaff. 3 windows to be replaced. *Waiting for Contractor to submit appropriate documentation.*
 - v. PZ-20-00121 – 409 S San Francisco, Carpenter/Hope const. Small bar addition to non-contributing building within Southside Historic District. CR report confirmation. Small airstream Trailer to be removed.
 - vi. PZ-20-00132– 401 N Leroux St, Birchfield Remodel, Certificate of No Effect for window and door replacement project, 7/22/2020
 - vii. PZ-20-00136 – 824 W Cherry Ave, Collier shed/office. Certificate of No Effect with compliance review of Townsite Requirements, 7/29/2020
 - viii. PZ-20-00138 – 3615 E Industrial Dr, Shamrock Foods. Review and approval of “letter report” for demolition of warehouse building with billboard signs, 7/31/2020
 - ix. BP- 20-01328 – Museum building #11, 3100 N Fort Valley Road. Attic interior roof reinforcement. Project within museum overlay. Approved with condition of HPC application.

IV. ANNOUNCEMENTS

(Informal Announcements, Future Agenda Items, and Next Meeting Date)

a. Grants, Inspections and Certification of Payment

- i. 720 W Birch, CLT project home, follow up confirm payment.
- ii. McMillian Bank – no architectural plan submission – grant active.
- iii. D’Aloisio 112 E Elm, grant active, HPO to monitor compliance.
- iv. Christian Fellowship/ Historic Baptist Church. Roofing project complete.

b. Section 106 compliance review

- i. Rio de Flag Programmatic Agreement Amendments Army Corps – HPO review and comment return for 106 consultation. *Confirmation from*

Corps of HPO included provisions for required interpretive mitigation products, full specifications for interpretive plaques including mounting and all cost covered by Army Corps. Can be utilized as a model for future mitigation products for public installations.

c. HPO Consultation

- i. 401 N Leroux – Consulting with architect on compliant window, doors and detailing, meeting SOI Standards for Leroux project and use for other reviews. Waiting for full plan submission and Building Permit.
- ii. 824 Cherry – Small office/shed review of compliance within Townsite Overlay. HPC application submitted- awaiting improvement permit review.
- iii. Window Replacement submissions with interface review between HPO/HPC requirements and Flagstaff Building Permits issuance. Ongoing work with procedures with contractors and suppliers and public education and notification.
- iv. 723 W Birch Ave Cindy Jalet – possible façade grant for modified home within Townsite Overlay, owner working with neighbors on application and compliance with standards.
- v. 11 E Aspen – Taco Restaurant signage - AKA Tex-Mex Bandera bbq cantina, Downtown Overlay review for Guideline compliance, no grant requested.
- vi. Southside Stories – Marie Jones, Dr Guthrie & others. Project implementation possibilities, interface with Heritage Preservation Program and relationship to Southside Plan and Historic Context Document. *Several email exchanges and video conferencing.*
- vii. 320 N Humphreys – 1960s Catholic School and Babbitt home - redevelopment for Senior Housing – HPO discussion of demolition project requirements. HPO has acknowledged larger school will require demolition in order to accommodate Low-income senior housing project with a minimum of a CR letter report. Efforts will continue with exploration of avoidance of Historic Babbitt Home.
- viii. Federal Building, 114 N San Francisco – minor change to railing cap (safety & manufacture) HPO review.
- ix. Basque Handball court – Pelota Court S San Francisco – Resource protection issues with multiple property owners- only initial investigation, requires follow up.

d. Southside Historic Context

- i. Consultant wrapping up contracted work.
- e. IDS (Internal Divisional System) Reviews underway & monitoring - *Project reviews by staff and required changes have potential to impact historic resources.*
 - i. PZ-20-0034 – 42 S Trail of the Woods, Taney Multi-Family housing project. Question regarding 50 year plus home. Site investigation notes home is part of post WWII production housing in development.
 - ii. O’Conner SFD (single family development) PZ-20-00974, 6770 North Rain Valley Road. Waiting for Cultural Resource Report if it exists. Project adjacent to Picture Canyon, concerns regarding archaeological resources and human remains.
 - iii. BP-20-01180 & Oz-19-00024– 23 N Izabel St 7/9/2020. Apt complex no HP concerns.
 - iv. PZ-20-00124 829 E Butler, AZ Credit Union. Project on developed site 7/9/2020.
 - v. PZ-20-00122 – 5000 Cottonwood – required correction of application with Heritage resource fill out. Post WWII production housing.
 - vi. PZ-20-0089 – Canyon Del Rio 3200 E Butler Ave. Developed land with subdivision proceeding.
 - vii. PZ-20-00123 – 24 W Oak Ave “24 Oak” 5unit development – No HP requirements.
 - viii. PZ-20-00131 – 1860 S Milton, In n Out Burger – demo – no HP
 - i. PZ-18-00194-04 Miramonte @ Butler – 207 S Beaver – previous reviewed & approved for HP.
 - ii. BP-20=00451-01 – 525 N Switzer Canyon Dr, Skypoint Orthopedic Center – demo for construction – No HP.
 - iii. BP-20=01419 – 11 E Pine Ave – Uhl interior Demo, Not 50+ No HP.
- f. Previous reviews -ongoing
 - i. DCS offices/Mygrant Glass – 2163 N Vickey St
 - ii. CIC
 - iii. Jet Towing
 - iv. Pine Knole Brannon
 - v. El Pueblo – multiple review of 5 buildings.
 - vi. Lowell Observatory – Continuing - identification of NHLD and its improvements and potential expansion of designated resources
 - vii. Southside Plan – Public Hearing at Our Lady of Guadalupe, parking lot set up.

- g. Concept development of art mounting framework for alley installations. Framework independent of historic buildings to prevent damage. Work with Flagstaff Arts and other staff to initiate prototype installation.
- h. New timeline for HPC Submissions and agenda and packet delivery process starting September 2020
- i. Next Regularly Scheduled Meeting: **September 16, 2020**

VI. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on July 9, 2020 at 9:30 AM in accordance with the statement filed by the Recording Secretary with the City Clerk.

Dated ????? 2020.

Tammy Bishop, Recording Secretary



Heritage Preservation Commission

5. A.

Meeting Date: 09/16/2020

From: Sara Dechter, AICP, Comprehensive Planning Manager

TITLE:

PZ-20-00107- Reconsideration of a Certificate of Appropriateness for 608 W Aspen Ave. and Possible Public Hearing

PROPERTY INFORMATION:

Address: 608 W Aspen Ave

Assessor's Parcel Number: 100-16-002

Property Owner: Joel Agena

Applicant: Anne Soper, NCARB , owner representative

City Staff: Mark Reavis, AICP, NCARB

REQUESTED ACTION:

The Heritage Preservation Commission staff liaison, Sara Dechter, has received a request in writing from commissioners to schedule a motion to reconsider a Certificate of Appropriateness approved on August 19, 2020 for an addition and improvements at 608 W Aspen Ave.

RECOMMENDED ACTION:

Commissioners who voted in the majority may make a motion for reconsideration. If the motion seconded, the Commission may discuss the reason for reconsideration. If the reconsideration passes with a majority, the chair will open a new public hearing for the Certificate of Appropriateness.

At the new public hearing the commission may ask questions of staff and the applicant and may hear additional public comment.

Alternative Actions:

If a motion to reconsider does not pass with a majority, then the public hearing will not be held and the appeal of the decision from August 19, 2020, which was submitted to the City on August 28, 2020 will be forwarded to the City Council.

Has There Been Previous Commission Decision on This:

On August 19, 2020, the Heritage Preservation Commission voted to approve Certificate of Appropriateness for an addition and improvements at 608 W Aspen Ave. 4 members votes to approve and 2 members of the Commission abstained.

Attachments

Staff Report from 8/19/20

608 W Aspen Application

Notices and public comments

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION

STAFF REPORT + Addendum

CERTIFICATE OF APPROPRIATENESS

PZ-20-00107

Address: 608 W Aspen Ave.

DATE: July 9th, 2020 (8/11 addendum)

MEETING DATE: August 19, 2020

REPORT BY: Mark Reavis, AICP, NCARB

Report and Addendum

Some changes have been made to the architectural submission with a window modification and siding modification. The Heritage Preservation Officer's recommendation remains unchanged in requesting Heritage Preservation Commission Review of significant aspects of the project.

BACKGROUND

The existing duplex building is located at 608 W Aspen St. The two front-back apartments were constructed in 1996 and do not meet the 50 year plus criteria. The project is located within the Townsite Overlay Zone and subject to its review requirements. The building is in the Townsite Historic Residential District, National Register District and was not identified as contributing.

PREVIOUS HP DECISIONS

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

REQUEST

This is a request for a Certificate of Appropriateness for an addition to the back apartment adding 1,155 SF to the original duplex of 2,070 SF and for architectural exterior modifications. The exterior improvements of the proposal include the addition of a front and rear covered porch, window replacement, front façade modifications, painting, parking, and site plan improvements. The project is located within the Townsite Overlay Zone as noted, with the review focused on meeting the design criteria of the established Townsite Overlay Zone. The Commission review will need to determine if the addition adversely affects the adjacent historic properties and if it improves the compatibility of the duplex within the context to the Overlay Zone. The Heritage Preservation Commission has the sole authority to approve exemptions to design criteria, standards and guidelines in the Townsite Overlay.

STAFF RECOMMENDATION

Staff finds that the front street façade modification are compliance with the Townsite Overlay Zone standards guidelines. Staff does not have a recommendation for the rear addition and side yard improvements and would like the Heritage Preservation Commission to consider whether or not these changes to the building are architecturally appropriate and considerate of the impacts to the nearby historic structures. **Addendum: Windows - The architect has modified the west bedroom window of the addition from a double-hung and placed a transom height window to address privacy concerns. This is also the case on the East side with the neighboring church. Windows are a mix of double-hung and sliders, with allowance for porches and existing openings, not allowing for vertical orientation.**

INTENT

The purpose of the Townsite Overlay is to address "many concerns of property owners with regard to construction of homes that are significantly larger than surrounding historic homes, designs not in keeping with the neighborhood, and siting that intrudes upon privacy or blocks the light and views of existing

homes.” The Townsite Overlay is a hybrid of a historic and character overlay that “allows preservation, restoration, new construction, remodeling and demolition. The Secretary of the Interior’s Standards are incorporated into this document by reference.”

10-30.30.060 Development of a Landmark Property and Property within a Historic Overlay Zone, Process “C”: “Prior to the granting of any required approvals or permits and prior to the commencement of any work on a landmark property or within a historic overlay zone, the Heritage Preservation Commission or the Historic Preservation Officer shall review all work proposed and approve or conditionally approve the work in the form of a certificate of no effect, certificate of appropriateness, or certificate of economic hardship”.

Scope of Work

The Certificate of Appropriateness is applicable (Flagstaff Zoning Code 10-30.30.060E.) in the case of a structure in a historic district and in an overlay review zone. The impact to the significance and integrity of surrounding historic properties and the compatibility with the approved design guidelines for the zone and nearby adjacent district are the primary considerations for this level of review.

Required Findings for:

E. Certification of Appropriateness.

1. Applicability. This approval is appropriate if the proposed work alters a cultural resource, but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource.
2. Criteria for Approval. When approving a certification of appropriateness, the Heritage Preservation Commission shall find that:
 - a. The proposed work is consistent with the purpose and intent of this division;
 - b. The proposed work is compatible with its context:
 - (1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;
 - 2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;
 - c. The cultural resources associated with the proposed work have been sufficiently sought, identified, and evaluated;
 - d. Major impacts on cultural resources are sufficiently mitigated; and
 - e. The proposed work is consistent with applicable development standards and design guidelines. See also subsection (G) of this section, Development Standards and Guidelines.

Townsite Historic Overlay Design Guidelines

“The Townsite Overlay (TO) zone applies to areas of the City subject to the Townsite Historic Design Review Overlay District Design Standards and Guidelines and design review by the Heritage Preservation Commission for the development of properties located within the boundaries of the zone.” (Flagstaff Zoning Code 10-40.50.030 Overlay Zones).

The Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources states “New construction, additions, or alterations shall follow the design of the district's certain recognizable qualities.”

The following design guidelines apply to this case:

Architecture, Materials, Details, and Colors

Standards

Architectural styles and building materials are not limited to the existing neighborhood examples, but new work shall be compatible with the neighborhood and maintain high quality of design.

1. Materials, details, and colors shall be compatible with historic structures on an individual property and compatible with the surrounding neighborhood.

Guidelines

3. Architectural details that are typical can be seen on existing historic homes and these homes can be used as models for future designs.

6c. Windows at street-side are to scale with neighborhood character in order to maintain visual continuity with respect to size, style and height.

Exceptions

The Historic Preservation Commission may, at its sole discretion, modify the requirements of these standards and guidelines when in the opinion of the Commission, an exception is warranted based for design consistency such as in the case of alterations to existing non-conforming structures, cases where an exception is necessary to accommodate an appropriate architectural style, cases where an exception is warranted based on the development of immediately adjacent properties, and other similar circumstances determined by the Commission.

DISCUSSION

PROPOSED CHANGES

The proposed changes to the apartment building consist of the 2-story addition to the back unit. The front façade as well as the back façade include the addition of a covered porch both with district compatible detailing.

DESIGN CRITERIA According to the Townsite Overlay standards, only the Heritage Preservation Commission may use its discretion to allow for exceptions to the design criteria.

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 Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources.

Evaluation of Effects

Staff (Mark Reavis, Heritage Preservation Officer, AICP, NCARB) finds that the front façade modification in the fenestration (entry door and window) along with the covered porch and low wall add significantly to the compatibility of the building's face and with the context of the neighborhood meeting the design standards of the Townsite Overlay Zone. Other architectural enhancements such as the back covered porch for example are compatible improvements. The new addition to the duplex effectively adds 30-35% to the building footprint. The existing duplex is a 2-story front-back configuration with the addition as a 2-story similar form with a roof of varied gables adding interest. The additions ridge height is in compliance being under 24 feet at 23'-6". The size and scale of the addition may have impacts to the adjacent properties. When viewed in its entirety the project appears to improve its compatibility within the context of the neighborhood when reviewed under the guidelines of the Townsite Overlay Zone.

Consideration of past approvals in the Townsite Overlay

Staff has reviewed the past approvals (consent and commission) in the Townsite Overlay. Reviews of non-historic property improvements have been generally based upon enhancements that improve compatibility within the neighborhood and the overlay zone. Privacy impacts have not been a consideration in past reviews.

Posting Notices

Hearing Notices have been posted on site 15 days prior to the public hearing, while meeting information for review are posted electronically. **Addendum: The previous posting of the site did not meet the alley posting requirement. Project was rescheduled for the July meeting.**

OPTIONS FOR COMMISSION DECISION-MAKING:

The Historic Preservation Commission (HPC) may:

- (1) Approve the proposed design with Conditions that the concept and building plan review comply with all applicable standards of the underlying R1N Zone including outdoor lighting standards and design review applicable to duplexes – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions.

ATTACHMENTS:

Heritage Preservation Commission application for 806 Aspen Ave. and architectural plan set.

ARCHITECT'S PROJECT DISCRIPTION:

PREPARED BY: Anne Soper, RA UPDESIGN studio, PLLC 304 South Elden St. Ste 3 Flagstaff, AZ 86001
PROJECT DESCRIPTION: The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The proposed project includes constructing new entry porches on the front and rear facades to realign the doors off the side setback. The porches will have transitional detailing to provide compatibility with the historic nature of the neighborhood. They will also introduce human scale to the existing two story façade and provide depth and interest from the street and alley. Additional work includes a 1,155 sf two story addition on the rear unit to expand the existing 2 bedroom 1.5 bath unit into a 5 bedroom 4.5 bath unit. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.



Original architectural submission





Addendum to architectural submission

Posting Text: Improvements to 608 W Aspen Ave and a 2-story rear addition to a non-descript duplex, built 1996 - improving compatibility w/ new entry porches front & rear. The addition's design uses a shifted ridgeline and secondary gable. The rear patio is screened from the adjacent west property. New windows will be installed, and the entire structure will be repainted.

PREPARED BY:

Anne Soper, RA

UPDESIGN studio, PLLC

304 South Elden St. Ste 3

Flagstaff, AZ 86001

PROJECT DESCRIPTION:

The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The existing structure lacks any character that is common to the Townsite District. The project aims to provide compatibility with the district by constructing new entry porches on the front and rear facades. The porches are designed using transitional detailing that compliments the historic neighborhood while maintaining the authenticity of the new construction. They will introduce human scale to the existing two-story façade and provide depth and interest from the street and alley. The proposed project also includes a 1,155 sf addition on the rear unit. The addition been designed to carefully deconstruct the massing using a shifted ridgeline and secondary gable. A fenced side yard on the west has been included to provide additional privacy for the adjacent property. All new windows facing West have been evaluated and configured to also maintain privacy. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.

ADDENDUM NARRATIVE

ATTENTION:

Mark A. Reavis, AICP, NCARB

Heritage Preservation Officer/Neighborhood Planner
Planning & Development Services, 211 W. Aspen Av.
Community Development, Flagstaff AZ 86001

PREPARED BY:

Anne Soper, RA

UPDESIGN studio, PLLC
304 South Elden St. Ste 3
Flagstaff, AZ 86001

PROJECT NO:

PZ-20-00107

PRESERVATION CLASSIFICATION:

Certificate of Appropriateness

REGARDING:

Revisions to an Application for Approval by the Heritage Preservation Commission for the renovation of and an addition to the existing duplex located at 608 West Aspen Avenue in the historic Townsite neighborhood of Flagstaff Arizona.

REVISION 01 DESCRIPTION OF CHANGES:

1. WINDOWS

REFERENCE –

Preserve neighbor viewscapes and privacy and minimize impact to neighbors. Respectful orientation to neighbors' views and privacy should be an ongoing concern throughout the design process. Look at your design from the neighbors' lots. a. Orient windows to protect neighbors' privacy. You may not want to see them anymore than they want to see you. Placing windows higher or using translucent glass respects privacy. b. Buildings on the lot could be sited to not block views. There is no City mandate on views – this is strictly between you and the neighbor. Visit neighbors' houses to see the impact your new building may have on views. c. Windows at streetside are to scale with neighborhood character in order to maintain visual continuity with respect to size, style and height.

It was conveyed to us by Staff that the windows facing the side setbacks should be re-evaluated to provide more privacy for the adjacent properties. Thus, the proposed windows that face the side setbacks were changed to transom windows.

2. MATERIALS

REFERENCE –

F. Architecture, Materials, Details, and Colors Architectural styles and building materials are not limited to the existing neighborhood examples, but new work shall be compatible with the neighborhood and maintain high quality of design. Unique local materials already found in the neighborhood (malpais stone, red sandstone, limestone, obsidian, pine, clapboard of varying widths, and shingles) shall continue to be used to preserve the architectural continuity and connection to the local environment. 1. Materials, details, and colors shall be compatible with historic structures on an individual property and compatible with the surrounding neighborhood.

It was conveyed to us by Staff that the corrugated corten metal proposed was a questionable material. After careful consideration, where material was proposed simply as an accent, the corten has been deleted. The two locations where it was removed is under the front window where we are infilling a sliding glass door, and the two-story vertical strip that was previously proposed where the addition meets the existing structure on the west façade. The corten has been retained at the porch roofs and at the existing entry vestibules. At the front porches, it serves to provide a distinctive architectural profile and a durable low maintenance material. At the entry vestibules, it serves to distinguish that portion of the building as subservient to the new primary entry and reduce the visual aspect of the building massing. Below is a sample of a nearby home that exhibits compatible new construction in the downtown neighborhood. It is exemplary of how corten is an attractive material that has both a natural and traditional aesthetic.



304

South Elden Street Suite no. 3, Flagstaff Arizona 86001

www.up-designstudio.com

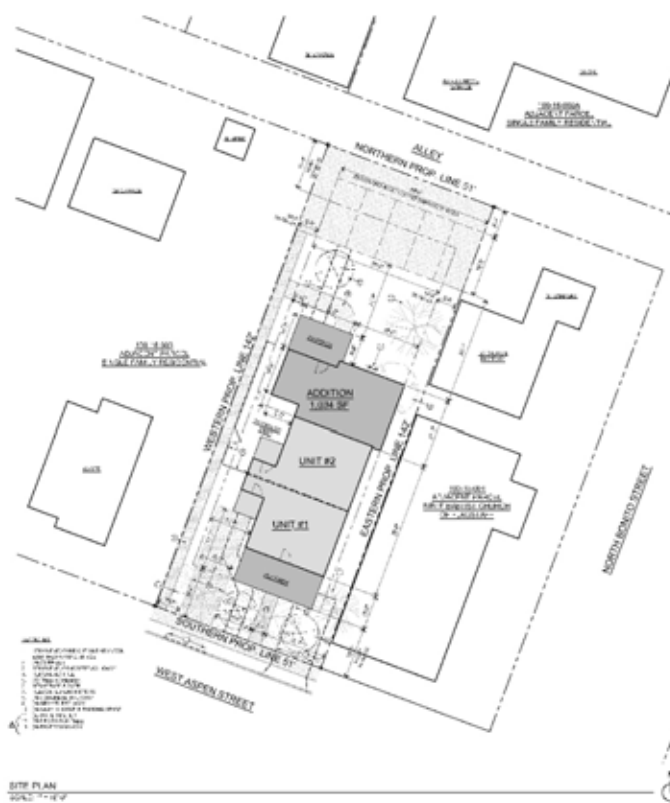


[Rear perspective](#)



608 WEST ASPEN AVE REMODEL & ADDITION

AFTER



DUPLEX ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

PROJECT DIRECTORY

PROJECT NAME: DUPLEX ADDITION
 CLIENT: [REDACTED]
 ARCHITECT: UPDESIGN STUDIO

GOVERNING CODES

UPDESIGN STUDIO
 1000 N. [REDACTED] AVENUE
 FLAGSTAFF, AZ 86001

DRAWING INDEX

1.00 SITE PLAN
 1.01 FLOOR PLAN
 1.02 SECTION

AREA CALCULATIONS

TOTAL AREA: 10,000 SQ FT
 LOT AREA: 10,000 SQ FT
 COVERED AREA: 5,000 SQ FT

PARCEL PROFILE

PARCEL: 100-16-002
 ZONING: R-1
 AREA: 10,000 SQ FT

SITE PLAN
 SCALE: 1/4\"/>



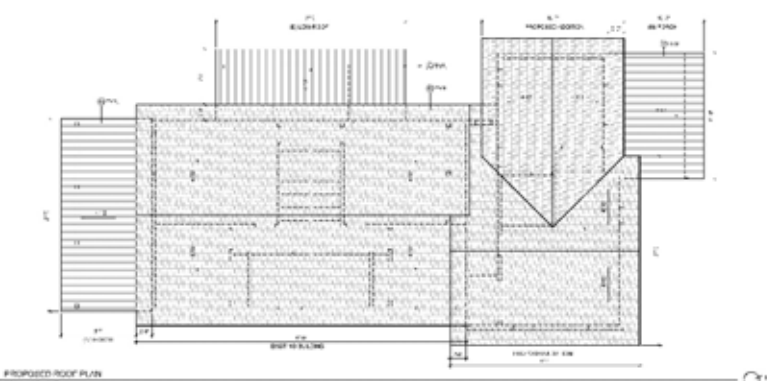
ARCHITECTURE
 1000 N. [REDACTED] AVENUE
 FLAGSTAFF, AZ 86001



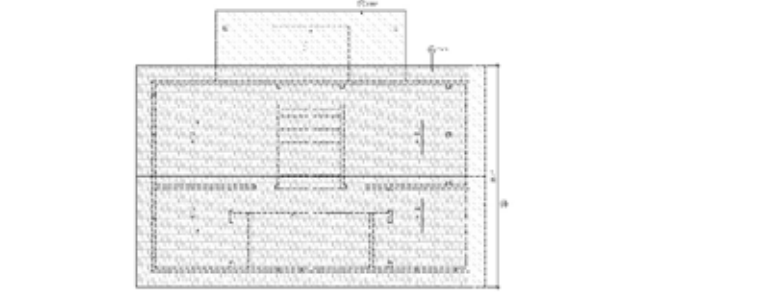
DATE: [REDACTED]
 SCALE: [REDACTED]

DUPLEX ADDITION
 608 WEST ASPEN AVE.
 FLAGSTAFF, AZ

SITE PLAN
 A0.0



PROPOSED ROOF PLAN
 SCALE: 1/4\"/>



EXISTING ROOF PLAN
 SCALE: 1/4\"/>

GENERAL DEMO NOTES

1. REMOVE EXISTING ROOF AND STRUCTURE.
2. EXISTING FOUNDATION TO REMAIN.
3. EXISTING CONCRETE FLOOR TO REMAIN.
4. EXISTING EXTERIOR WALLS TO REMAIN.
5. EXISTING INTERIOR WALLS TO REMAIN.
6. EXISTING CEILING TO REMAIN.
7. EXISTING MECHANICAL SYSTEMS TO REMAIN.
8. EXISTING ELECTRICAL SYSTEMS TO REMAIN.
9. EXISTING PLUMBING SYSTEMS TO REMAIN.
10. EXISTING FINISHES TO REMAIN.

PLAN KEY NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



ARCHITECTURE
 1000 N. [REDACTED] AVENUE
 FLAGSTAFF, AZ 86001



DATE: [REDACTED]
 SCALE: [REDACTED]

DUPLEX ADDITION
 608 WEST ASPEN AVE.
 FLAGSTAFF, AZ

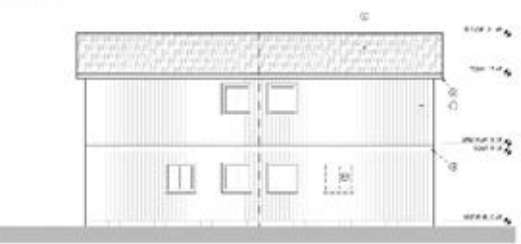
PROPOSED ROOF PLAN
 A1.2



4 PROPOSED SIDE (EAST) ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
SCALE 1/8"=1'-0"



3 EXISTING SIDE (EAST) ELEVATION
SCALE 1/8"=1'-0"



1 EXISTING FRONT (SOUTH) ELEVATION
SCALE 1/8"=1'-0"

KEY NOTES

1. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
2. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
3. EXISTING INTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
4. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
5. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
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10. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
11. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
12. EXISTING INTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
13. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
14. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
15. EXISTING INTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
16. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
17. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
18. EXISTING INTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
19. EXISTING ROOF TO BE DEMOLISHED AND REPLACED WITH 1/2" OSB SHEATHING OVER 1/2" GYP BOARD OVER 2" T&G.
20. EXISTING EXTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
21. EXISTING INTERIOR FINISHES TO REMAIN UNLESS OTHERWISE NOTED.



DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMITS
2	10/15/2023	ISSUED FOR PERMITS
3	10/15/2023	ISSUED FOR PERMITS
4	10/15/2023	ISSUED FOR PERMITS
5	10/15/2023	ISSUED FOR PERMITS
6	10/15/2023	ISSUED FOR PERMITS
7	10/15/2023	ISSUED FOR PERMITS
8	10/15/2023	ISSUED FOR PERMITS
9	10/15/2023	ISSUED FOR PERMITS
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48	10/15/2023	ISSUED FOR PERMITS
49	10/15/2023	ISSUED FOR PERMITS
50	10/15/2023	ISSUED FOR PERMITS



ARCHITECT
A2.0



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2969

Flagstaff, AZ 86001

F: (928) 779-7684

www.flagstaff.az.gov

HPC

Date Received		Application to Heritage Preservation Commission		File Number	
Property Owner(s) Joel Agena		Title	Phone 602-478-6537	Email joel.agenag@gmail.com	
Mailing Address 9786 E Desert Jewel Dr Scottsdale AZ 85255		City, State, Zip			
Applicant UPDESIGN Anne Soper, Architect		Title	Phone 520-780-8746	Email updesign.anne@gmail.com	
Mailing Address 304 S Elden Street Suite 3, Flagstaff AZ 86001		City, State, Zip			
Property Interest of Applicant(s) (Owner, contractual interest, or agent)					
Site Address 608 W Aspen Avenue Flagstaff AZ 86001		City, State, Zip			
Project Name 608 W Aspen Duplex Renvation and Additions					
Parcel Number(s) 100-16-002			Zoning District(s), including Overlays R1N, Townsite		
Type of HPC Application Requested: <ul style="list-style-type: none"> <input type="checkbox"/> Historic Overlay District Designation (If new, Name: _____) <input type="checkbox"/> Landmark Overlay District Designation <input checked="" type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of No Effect <input type="checkbox"/> Certificate of Economic Hardship <input type="checkbox"/> Cultural Resource Study Review - Please check all that apply: <input type="checkbox"/> Letter Report <input type="checkbox"/> Phase I <input type="checkbox"/> Phase II <input type="checkbox"/> Historic Facades and Signs Grant 					
Property Information: <ul style="list-style-type: none"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed on the National Register of Historic Places? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed on the Arizona Register of Historic Places? (Name: _____) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: <u>Townsite</u>) <input type="checkbox"/> Yes <input type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input type="checkbox"/> Developed <input type="checkbox"/> Vacant Land? 					
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.					
Property Owner Signature: 		Date: 7/1/2020	Applicant Signature: 		Date: 7/1/20
For City Use					
Date Filed: _____			HPC Hearing Date: _____		
Fee Receipt #: _____			Amount: _____ Date: _____		
Action by HPC: <ul style="list-style-type: none"> <input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions 			<ul style="list-style-type: none"> <input type="checkbox"/> Denied <input type="checkbox"/> Continued 		
Staff Intial: _____			Date: _____		

Project Description (Insert additional pages if necessary)
The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The proposed project includes constructing new entry porches on the front and rear facades to realign the doors off the side setback. The porches will have transitional detailing to provide compatibility with the historic nature of the neighborhood. They will also introduce human scale to the existing two story façade and provide depth and interest from the street and alley. Additional work includes a 1,155 sf two story addition on the rear unit to expand the existing 2 bedroom 1.5 bath unit into a 5 bedroom 4.5 bath unit. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees.
2. Eight copies of drawings as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

1996

Describe Major Alterations (Include dates and changes of use):

None

Describe the Significance of the Resource (In terms of a. or b., and c., above):

The structure is not significant due to its age (24 years).
Additionally, it lacks any characteristics or materials that would contribute to significance. It has not been associated with any significant event or person in its short history.

Source(s) of Information Used:

N/A

Describe the Level of Integrity of the Resource (Existing and proposed):

The building is not considered a resource either as existing or in the proposed condition.

PREPARED BY:

Anne Soper, RA

UPDESIGN studio, PLLC

304 South Elden St. Ste 3

Flagstaff, AZ 86001

PROJECT DESCRIPTION:

The subject structure is a 2,070 SF front & back style duplex that was built in 1996. The proposed project includes constructing new entry porches on the front and rear facades to realign the doors off the side setback. The porches will have transitional detailing to provide compatibility with the historic nature of the neighborhood. They will also introduce human scale to the existing two story façade and provide depth and interest from the street and alley. Additional work includes a 1,155 sf two story addition on the rear unit to expand the existing 2 bedroom 1.5 bath unit into a 5 bedroom 4.5 bath unit. There are 5 existing parking spaces off the alley and improvements include adding one new space accessed off Aspen Avenue, tucked inside the front setback on the Southwest corner of the property. Windows will be replaced with hybrid vinyl units that have aluminum exterior cladding. The entire structure will be repainted.

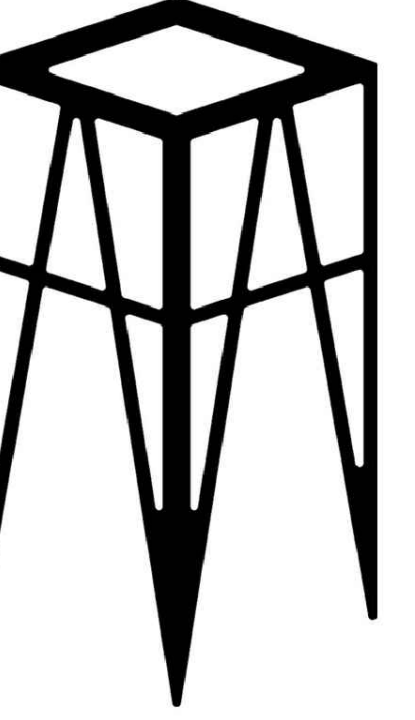
DUPLEX ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 19-024

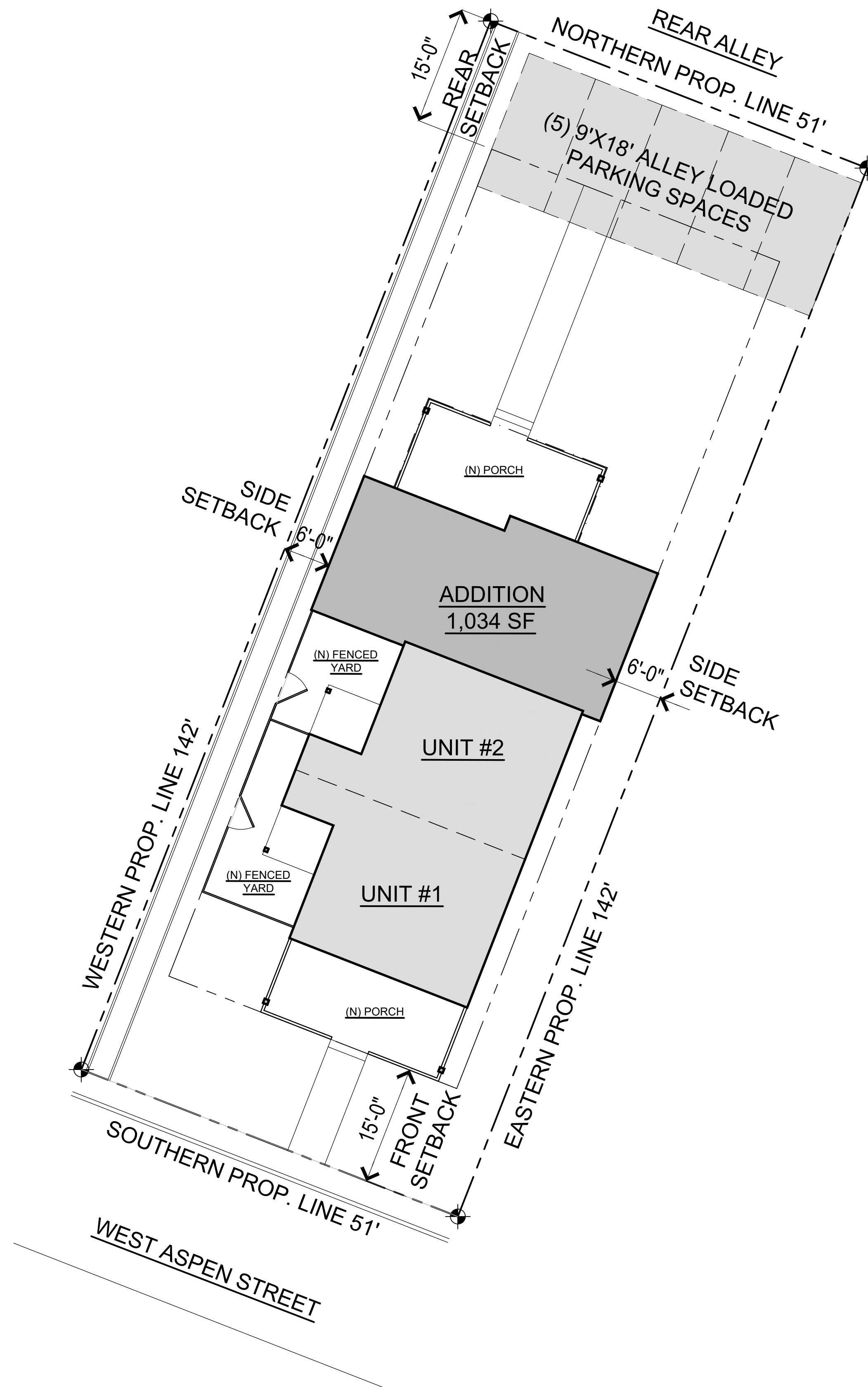
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SD 3.1	02-17-2020
SD 3	01-31-2020
SD 2	11-21-2019
OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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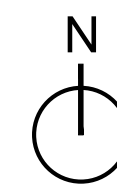
DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

SHEET TITLE:
SITE PLAN

A0.0



SITE PLAN
SCALE: 1" = 10'-0"



PROJECT DIRECTORY

OWNER
JOEL AND ROSEMARY AGENA
9786 E DESERT JEWEL DR
SCOTTSDALE, AZ 85255

ARCHITECT
UPDESIGN STUDIO
ANNE SOPER, RA 54419
520-780-8746

GOVERNING CODES

CITY OF FLAGSTAFF ZONING CODE
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
CITY OF FLAGSTAFF CODE AMENDMENTS

DRAWING INDEX

A0.0 PROJECT DATA, SITE PLAN
A1.0 EXISTING & PROPOSED 1ST LEVEL FLOOR PLANS
A1.1 EXISTING & PROPOSED 2ND LEVEL FLOOR PLANS
A2.0 EXISTING ELEVATIONS
A2.1 PROPOSED ELEVATIONS

AREA CALCULATIONS

PARCEL AREA: 7,242 SF
EXISTING COVERAGE: 1,128 SF (16%)
ADDITIONAL COVERAGE: 1,034 SF
TOTAL PROPOSED COVERAGE: 2,162 SF (30%)

LIVING AREAS

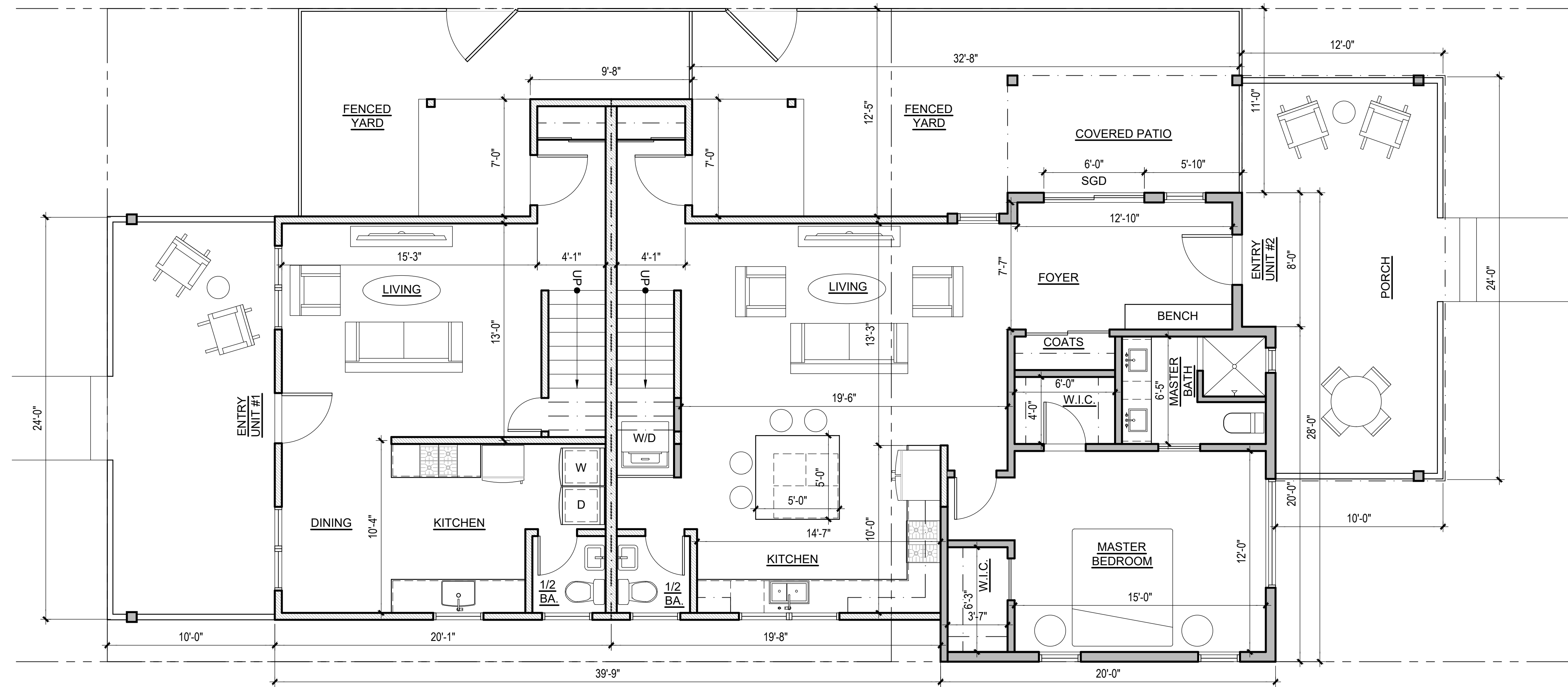
UNIT 1
LOWER LEVEL: 478 SF
UPPER LEVEL: 417 SF
TOTAL AREA: 895 SF

UNIT 2
(E) LOWER LEVEL: 478 SF
(E) UPPER LEVEL: 417 SF
TOTAL AREA: 895 SF

ADDITION
(N) LOWER LEVEL: 456 SF
(N) UPPER LEVEL: 578 SF
TOTAL AREA: 1,034 SF

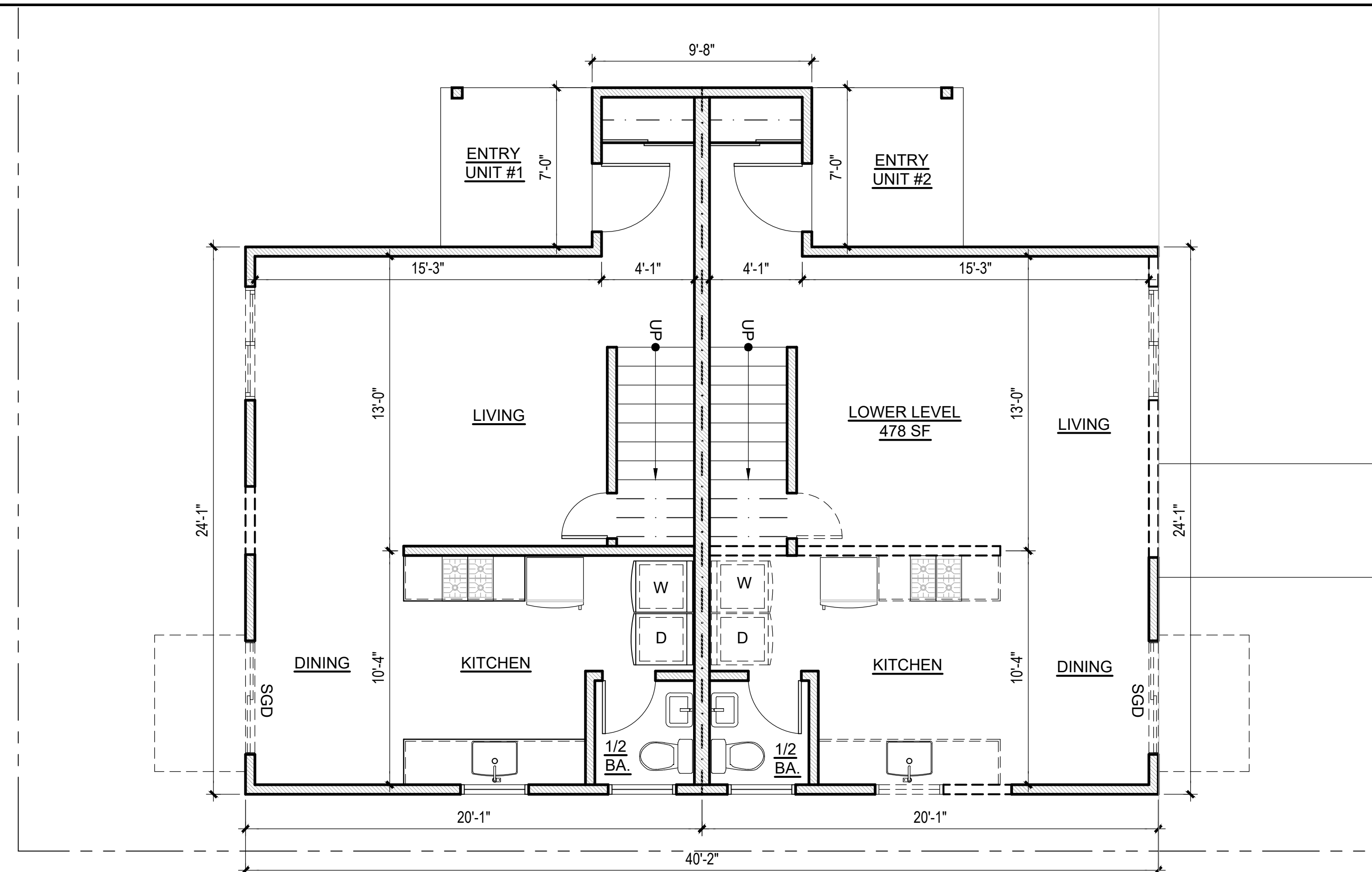
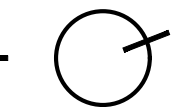
PARCEL PROFILE

APN: 100-16-002
ADDRESS: 608 W. ASPEN AVE
PARCEL AREA: 7,242 SF
CONVENTIONAL ZONING: R1N
TRANSECT ZONING: T3N.1
OVERLAY ZONING: TOWNSITE
SETBACKS: FRONT: 15' SIDE: 6' REAR: 15'
MAX BUILDING HEIGHT: 2 STORIES, 24'
MAX SITE COVERAGE: 35%
EXISTING STRUCTURE: DUPLEX, BUILT 1996



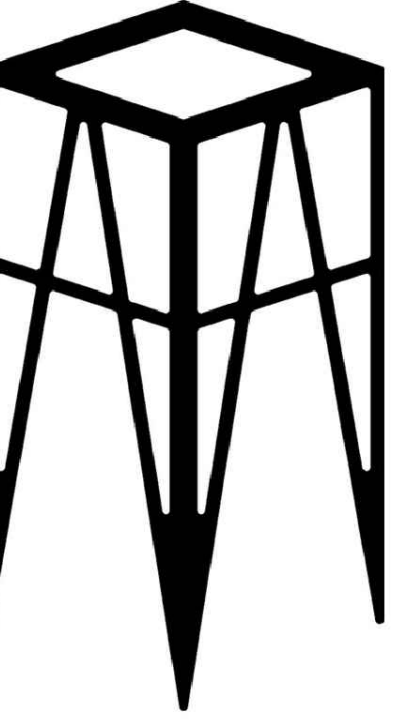
PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



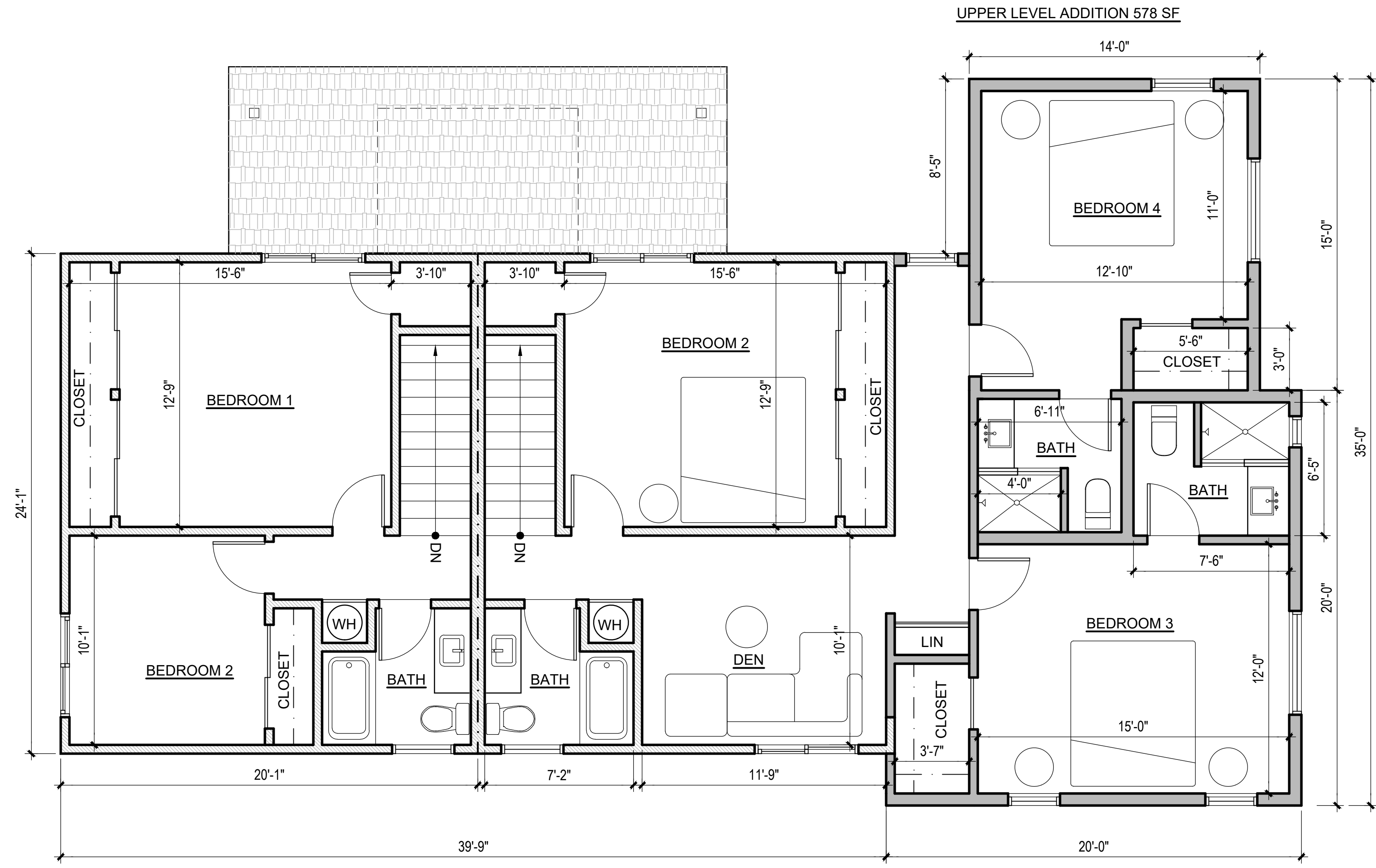
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SD 3.1	02-17-2020
SD 3	01-31-2020
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AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

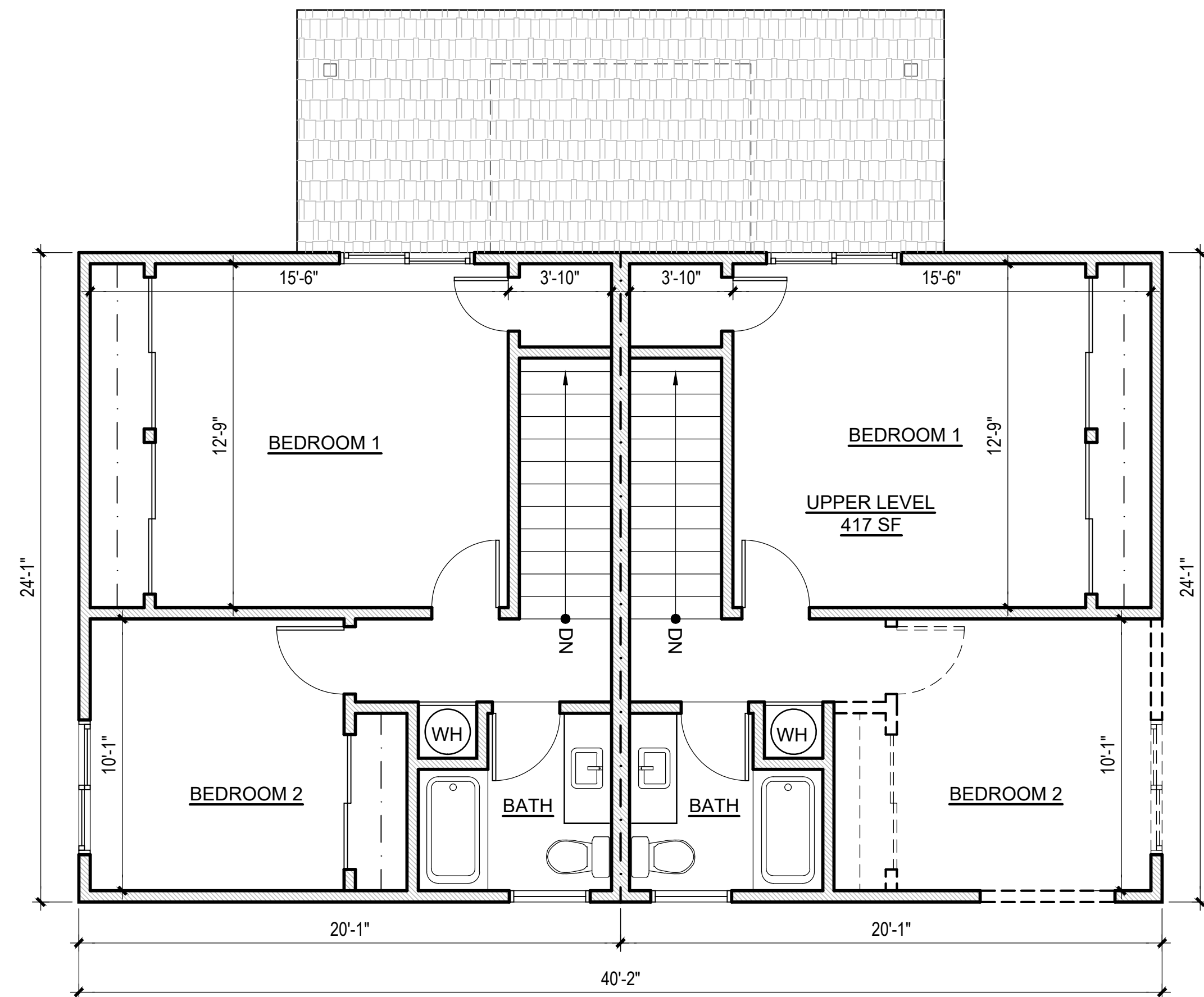
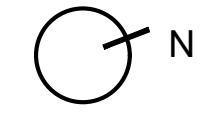
SHEET TITLE:
LOWER LEVEL PLANS

A1.0



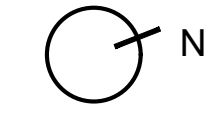
PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



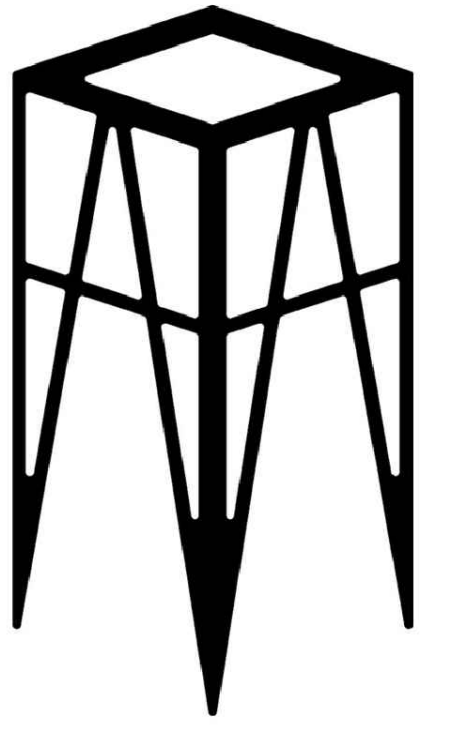
EXISTING UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER LEVEL ADDITION 578 SF

UPDESIGN studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



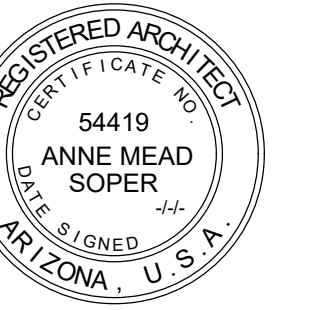
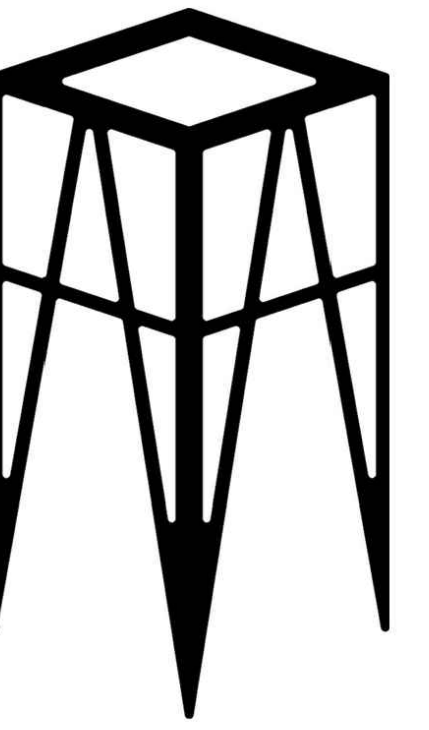
JOB NO. 19-024

DD1.0	03-23-2020
SD 3.1	02-17-2020
SD 3	01-31-2020
SD 2	11-21-2019
OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019
DESCRIPTION	DATE

**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

SHEET TITLE:
UPPER LEVEL PLANS

A1.1



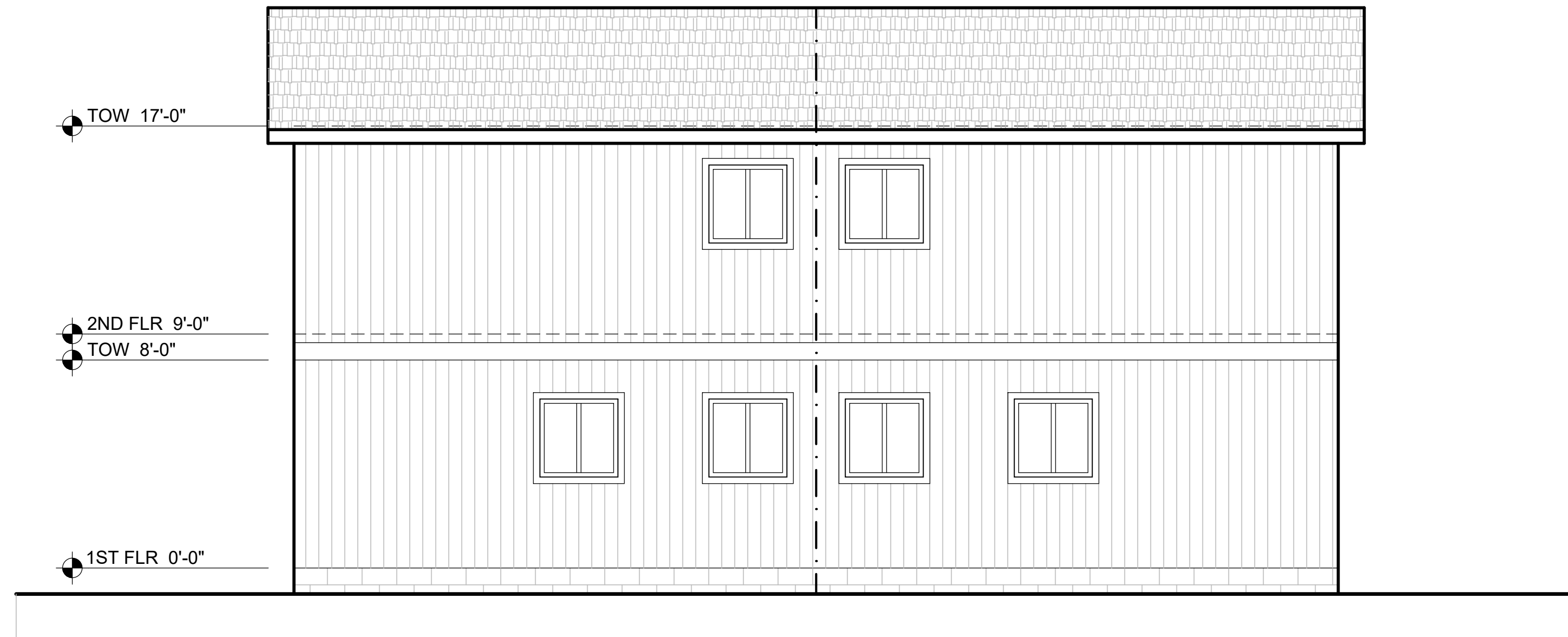
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DESCRIPTION	DATE
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**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

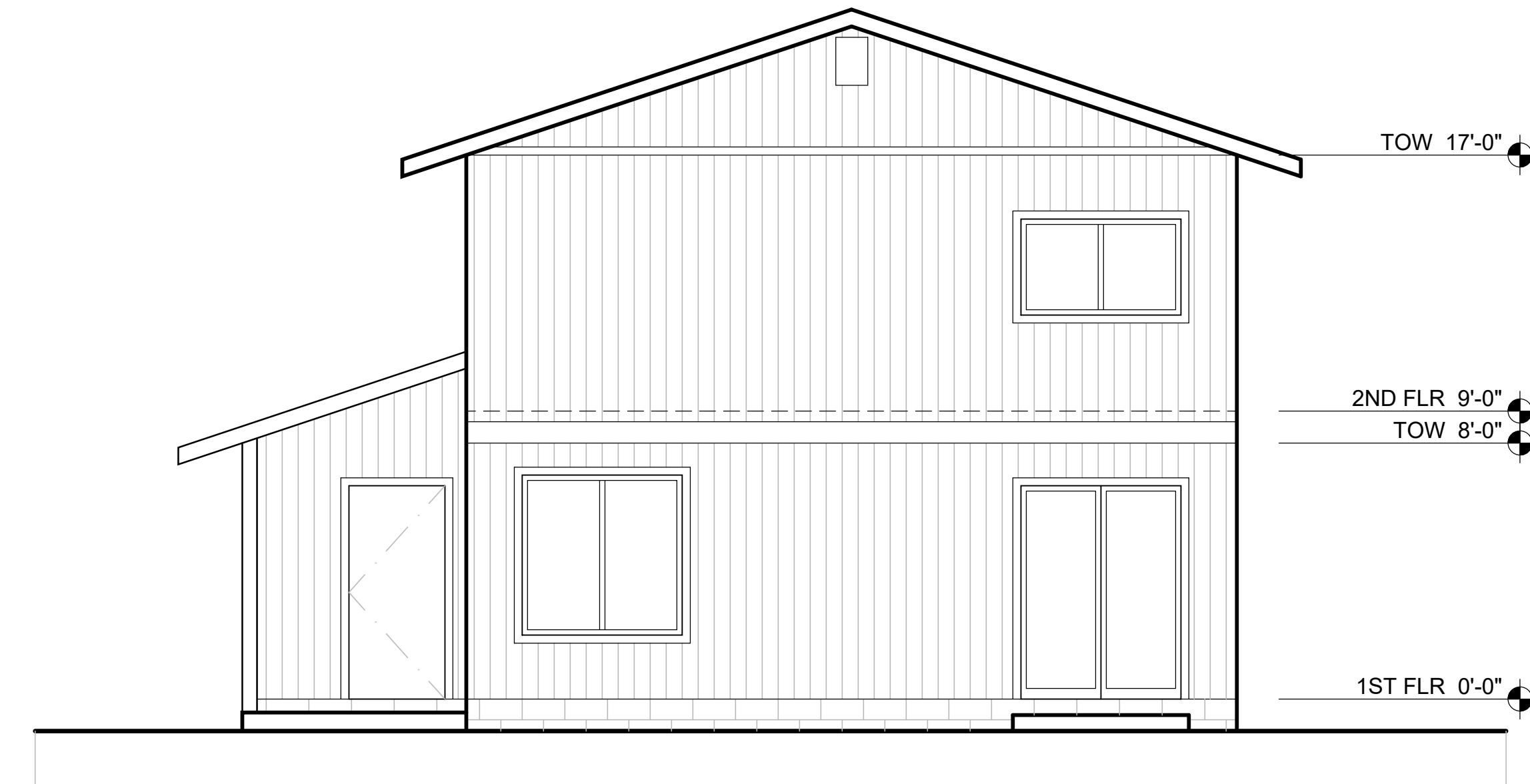
SHEET TITLE:
EXISTING ELEVATIONS

A2.0



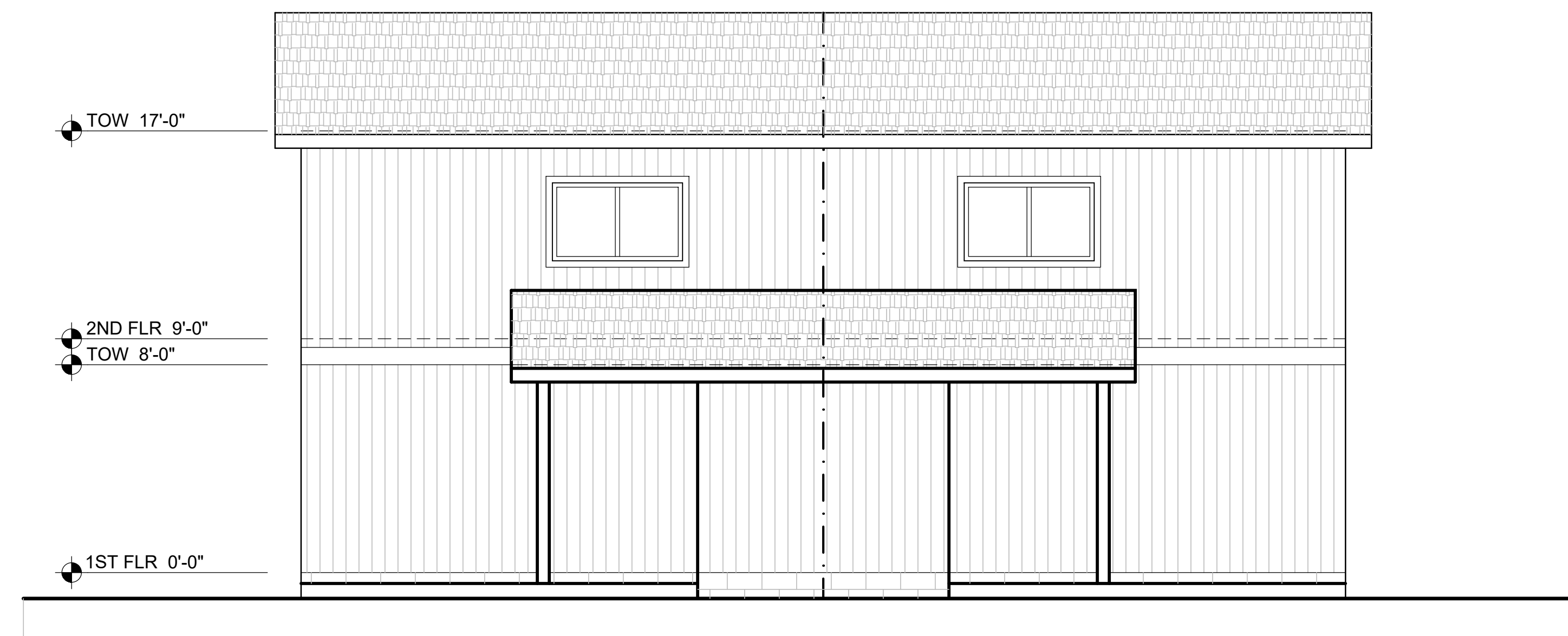
EXISTING SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



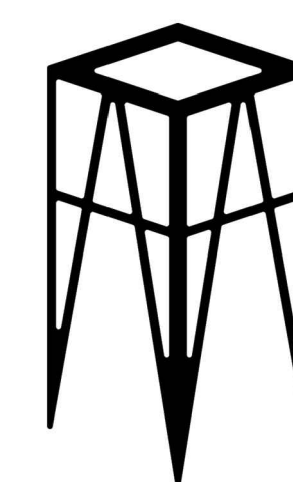
PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

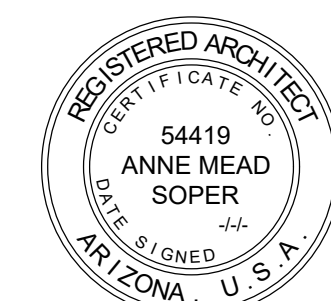


PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



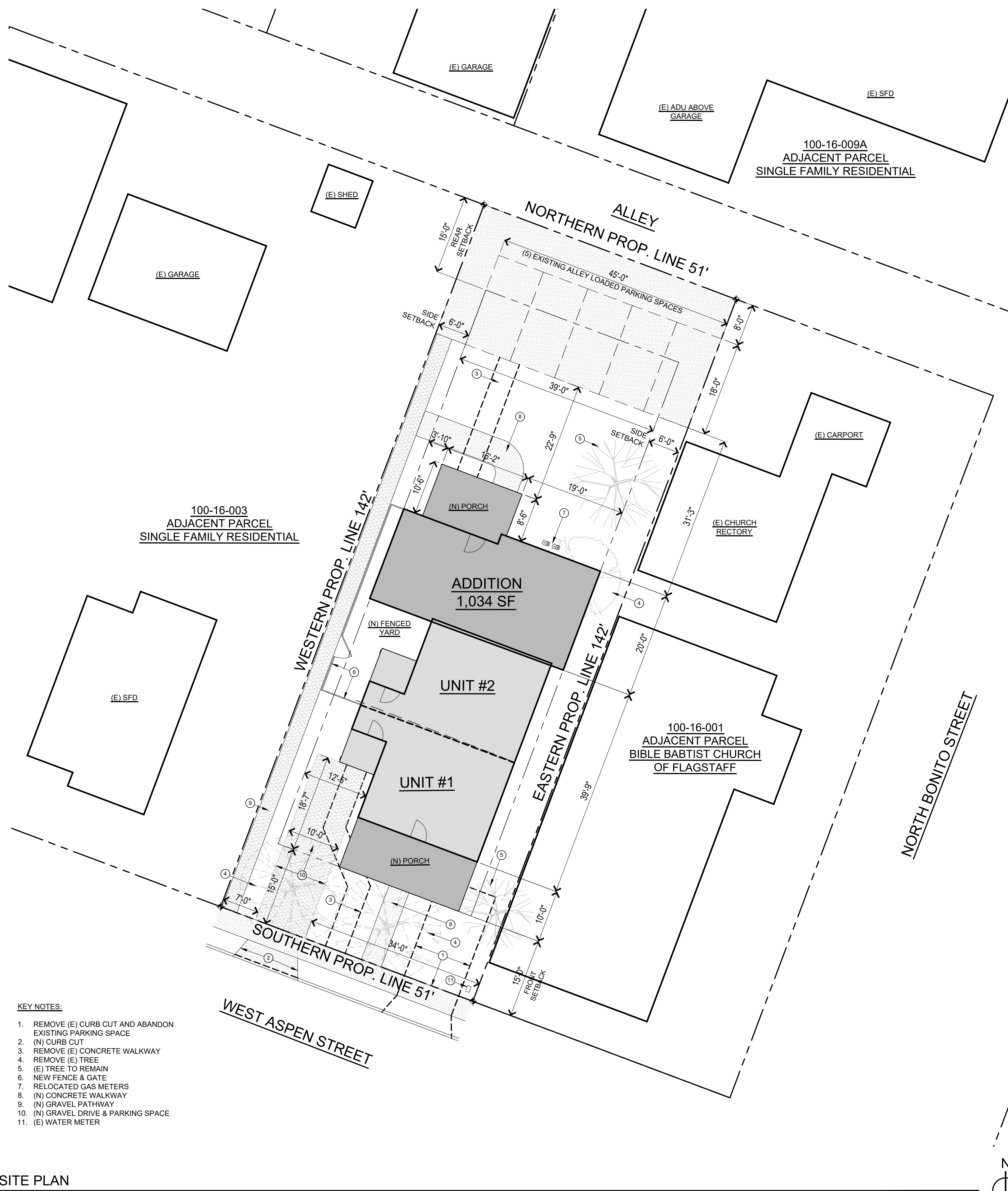
DUPLEX ADDITION 608 WEST ASPEN AVE. FLAGSTAFF, AZ

JOB NO. 19-024	
DESCRIPTION	DATE
DD1.0	03-23-2020
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SD 3	01-31-2020
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OVER UNDER ALTERNATE	10-15-2019
SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019



SHEET TITLE:
PROPOSED
ELEVATIONS

A2.0



- KEY NOTES:**
1. REMOVE (E) CURB CUT AND ABANDON EXISTING PARKING SPACE
 2. (N) CURB CUT
 3. REMOVE (E) CONCRETE WALKWAY
 4. REMOVE (E) TREE
 5. (E) TREE TO REMAIN
 6. NEW FENCE & GATE
 7. RELOCATED GAS METERS
 8. (N) CONCRETE WALKWAY
 9. (N) GRAVEL PATHWAY
 10. (N) GRAVEL DRIVE & PARKING SPACE
 11. (E) WATER METER

SITE PLAN
SCALE: 1" = 10'-0"

DUPLEX ADDITION

608 WEST ASPEN AVENUE

FLAGSTAFF, ARIZONA

APN : 100-16-002

PROJECT DIRECTORY

OWNER
JOEL AND ROSEMARY AGENA
9786 E DESERT JEWEL DR
SCOTTSDALE, AZ 85255

ARCHITECT
UPDESIGN STUDIO
ANNE SOPER, RA 54419
520-780-8746

GOVERNING CODES

CITY OF FLAGSTAFF ZONING CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
CITY OF FLAGSTAFF CODE AMENDMENTS

DRAWING INDEX

- A0.0 PROJECT DATA, SITE PLAN
- A1.0 EXISTING & PROPOSED 1ST LEVEL FLOOR PLANS
- A1.1 EXISTING & PROPOSED 2ND LEVEL FLOOR PLANS
- A1.2 EXISTING & PROPOSED ROOF PLANS
- A2.0 EXISTING ELEVATIONS
- A2.1 PROPOSED ELEVATIONS

AREA CALCULATIONS

PARCEL AREA: 7,242 SF
EXISTING COVERAGE: 1,128 SF (16%)
ADDITIONAL COVERAGE: 1,034 SF
TOTAL PROPOSED COVERAGE: 2,162 SF (30%)

LIVING AREAS

UNIT 1
LOWER LEVEL: 478 SF NET 492 SF GROSS
UPPER LEVEL: 417 SF NET 484 SF GROSS
TOTAL AREA: 895 SF NET 976 SF GROSS

UNIT 2
LOWER LEVEL: 478 SF NET 492 SF GROSS
UPPER LEVEL: 417 SF NET 484 SF GROSS
TOTAL AREA: 895 SF NET 976 SF GROSS

ADDITION
(N) LOWER LEVEL: 456 SF NET 529 SF GROSS
(N) UPPER LEVEL: 578 SF NET 626 SF GROSS
TOTAL AREA: 1,034 SF NET 1,155 SF GROSS

PORCHES
(E) UNIT 1 PORCH 47 SF
(E) UNIT 2 PORCH 47 SF
(N) FRONT PORCH 241 SF
(N) BACK PORCH 168 SF
(N) COVERED PATIO 98 SF
TOTAL 601 SF

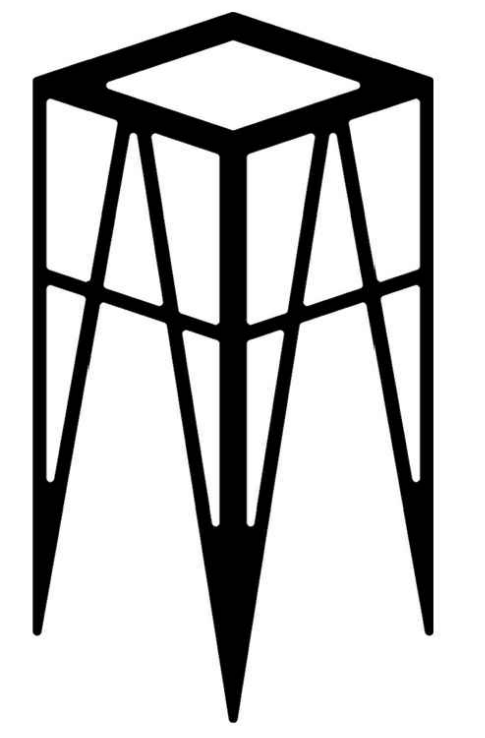
YARDS
FRONT YARD 509 SF
REAR YARD 1,374 SF

PARKING
(N) FRONT DRIVEWAY AND PARKING SPACE 335 SF
(E) REAR PARKING SPACES 1,326 SF

PARCEL PROFILE

APN: 100-16-002
ADDRESS: 608 W. ASPEN AVE
PARCEL AREA: 7,242 SF
CONVENTIONAL ZONING: R1N
TRANSECT ZONING: T3N.1
OVERLAY ZONING: TOWNSITE
SETBACKS: FRONT: 15' SIDE: 6' REAR: 15'
MAX BUILDING HEIGHT: 2 STORIES, 24'
MAX SITE COVERAGE: 35%
EXISTING STRUCTURE: DUPLEX, BUILT 1996

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

520-780-8746
UPDESIGNSOLUTIONS@GMAIL.COM

304 S. ELDEN STREET
FLAGSTAFF, ARIZONA 86001



JOB NO. 19-024

HFC APPLICATION	07-02-2020
DD1.0	03-23-2020
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SCHEMATIC DESIGN 1	9-13-2019
AS-BUILT DRAWINGS	9-04-2019

DESCRIPTION	DATE
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DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ

SHEET TITLE:
SITE PLAN

A0.0



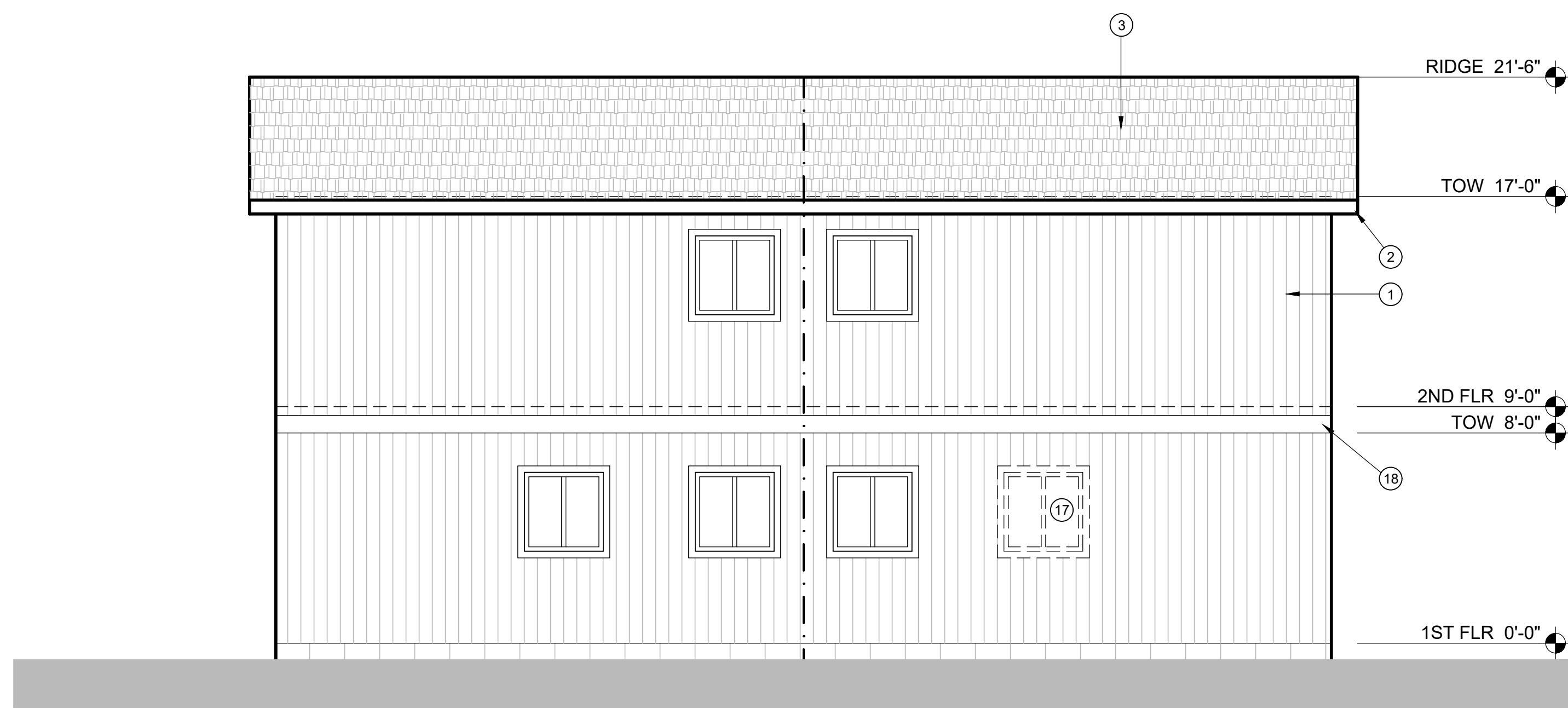
4. PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



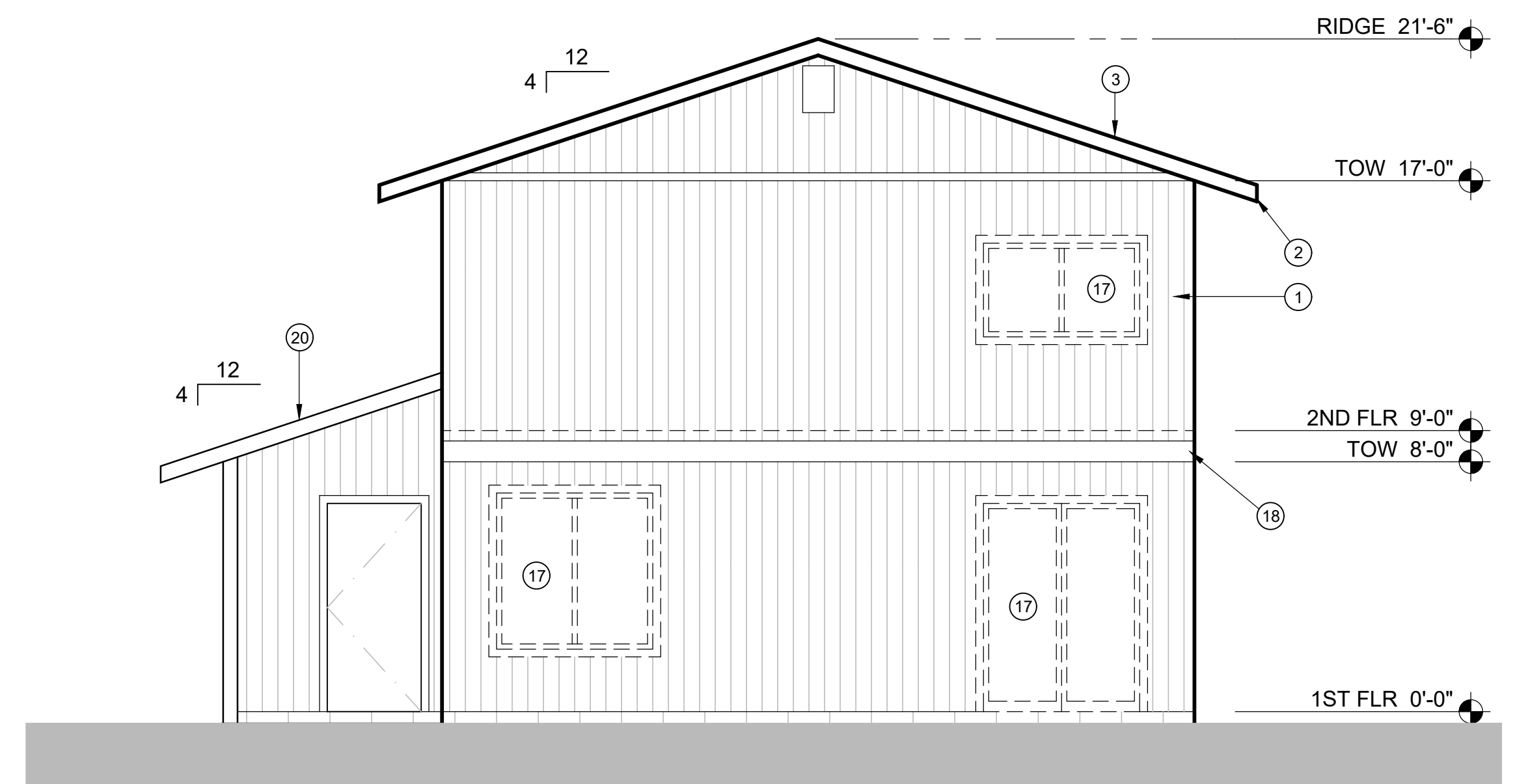
2. PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



3. EXISTING SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



1. EXISTING FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1. EXISTING SIDING TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - TOPSOIL CC-692)
- 2. EXISTING FASCIA TO REMAIN, PRIME AND PAINT (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)
- 3. EXISTING ASPHALT SHINGLE ROOFING TO REMAIN
- 4. (N) VERTICAL PANEL SIDING TO MATCH (E)
- 5. (N) FASCIA TO MATCH (E), PROVIDE 2" METAL DRIPEDGE TYPICAL THROUGHOUT
- 6. (N) ASPHALT SHINGLE ROOFING TO MATCH (E)
- 7. (N) A606 CORRUGATED STEEL ROOFING
- 8. (N) A606 CORRUGATED STEEL SIDING
- 9. (N) DOUG FIR POST, PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)
- 10. (N) DOUG FIR BEAM, PROVIDE 2 COATS SUPERDECK STAIN (COLOR: REDWOOD) (PAINT ALL HARDWARE BENJAMIN MOORE - EBONY SLATE 2118-30)
- 11. (N) CONCRETE SLAB, PROVIDE CONTROL JOINTS AT 48" OC AND NON-SLIP BROOM FINISH
- 12. (N) DOUBLE WYTHE MASONRY PONY WALL LAID IN STANDARD RUNNING BOND PATTERN. PROVIDE SUMMIT STRUCTURAL BRICK IN CHARCOAL IRONSPOT AND PRECAST CONCRETE WALL CAP.
- 13. (N) DF HYBRID WINDOW BY JELD WEN. PROVIDE BLACK ALUMINUM CLADDING ON EXTERIOR
- 14. (N) 5/4 X 4" TRIM, TYPICAL AT ALL OPENINGS, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)
- 15. PRIME AND PAINT ALL EXPOSED ROOF SHEATHING AND RAFTER TAILS AT EAVES AND RAKES. (COLOR: BENJAMIN MOORE - NEON CELERY 2031-60)
- 16. (N) DOOR PER DOOR SCHEDULE. SEE PLANS.
- 17. REMOVE (E) DOOR / WINDOW
- 18. 2X10 BELLY BAND, PRIME AND PAINT. (COLOR: BENJAMIN MOORE - EBONY SLATE 2118-30)
- 19. PORTIONS OF WALL TO BE REMOVED FOR INTEGRATION OF ADDITION. SEE PLANS.
- 20. REMOVE (E) ROOFING
- 21. (N) FENCING WITH HORIZONTAL CEDAR SLATS



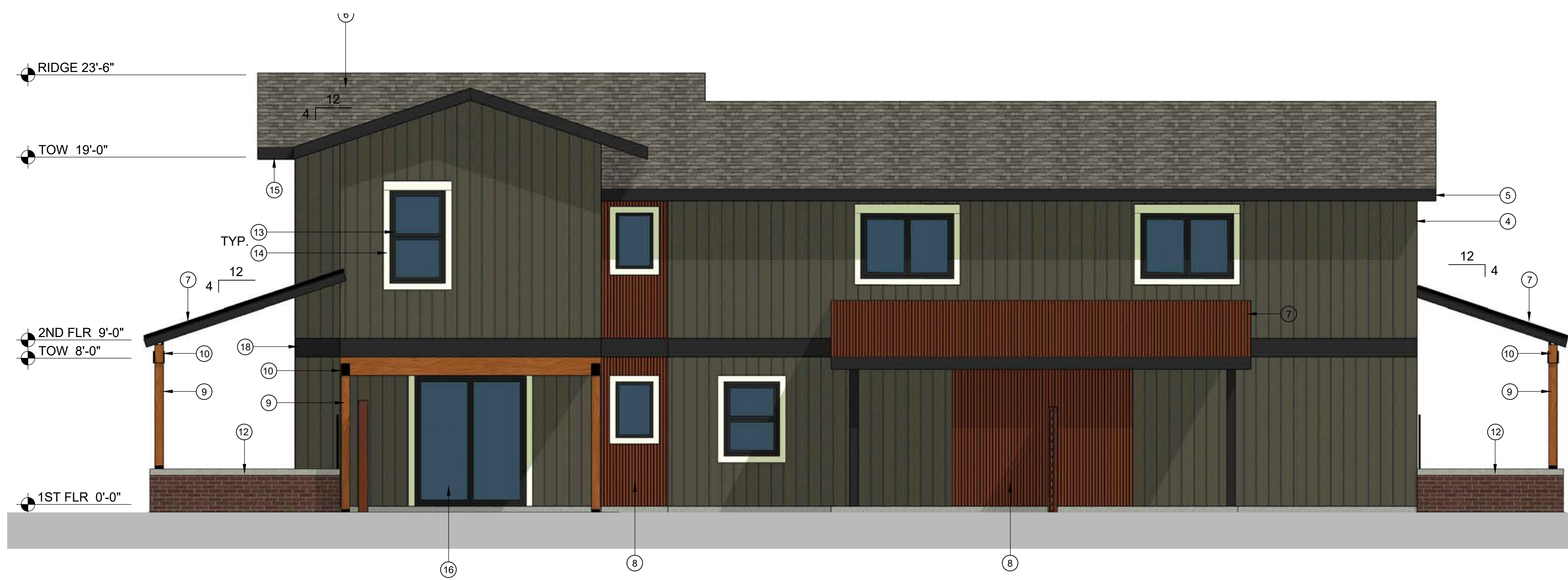
**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

JOB NO. 19-024	
DESCRIPTION	DATE
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AS-BUILT DRAWINGS	9-04-2019



SHEET TITLE:
ELEVATIONS

A2.0



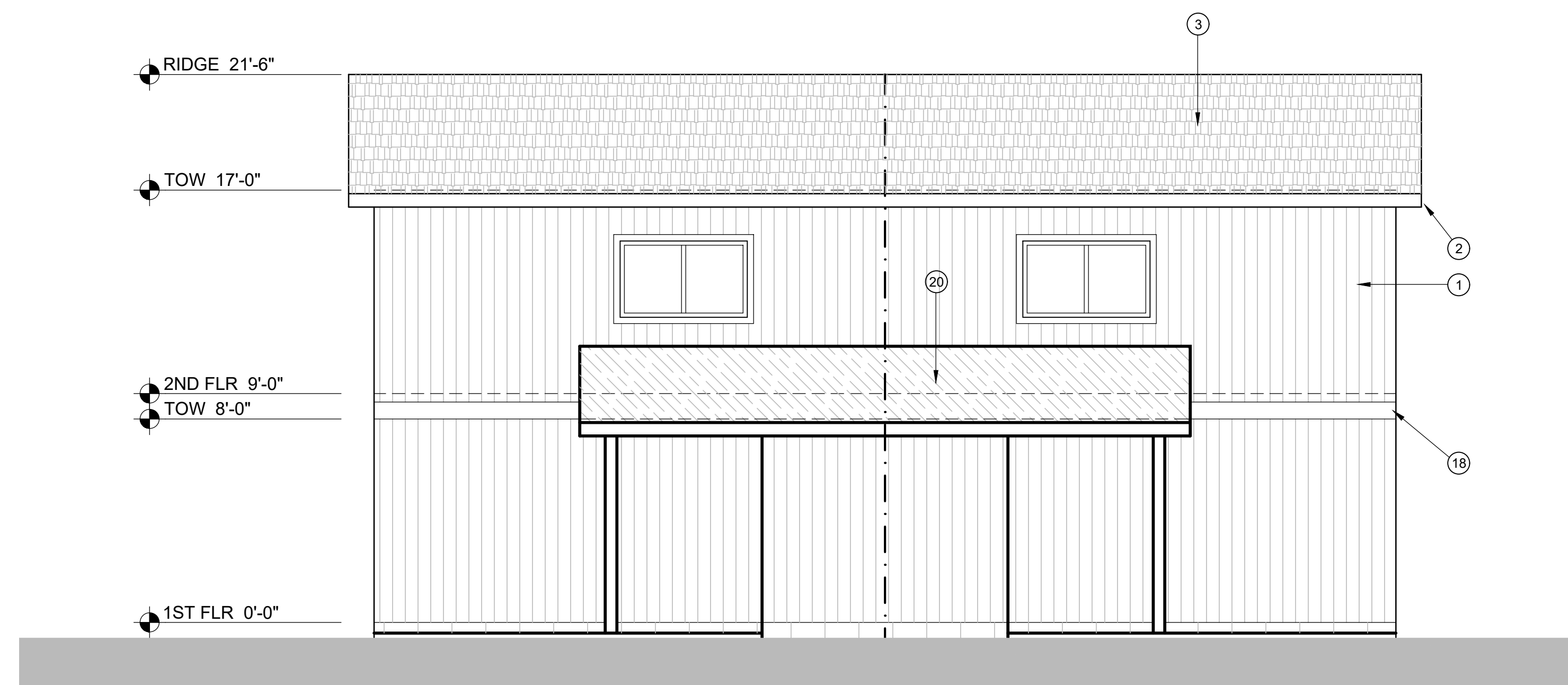
4. PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



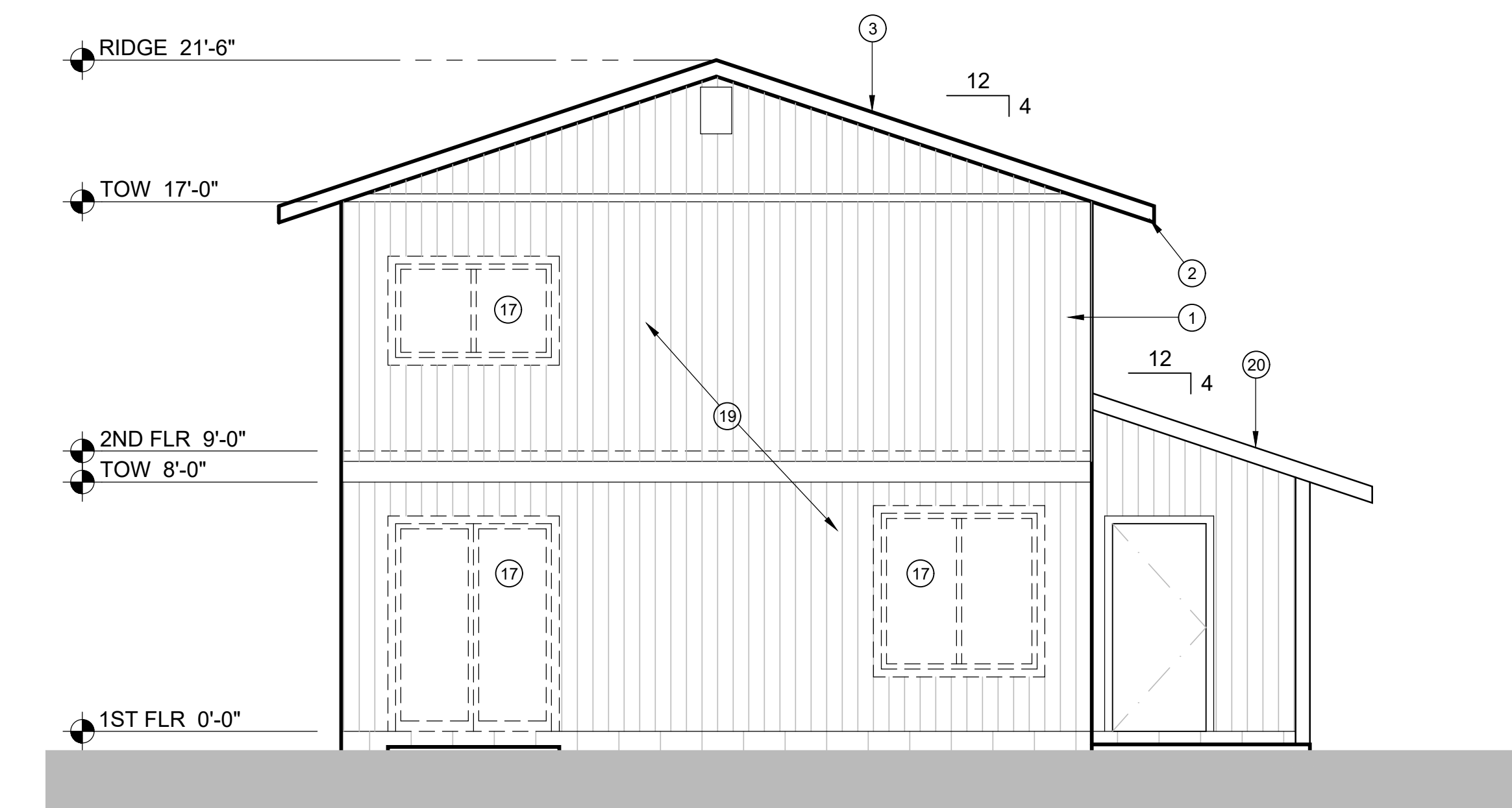
2. PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



3. EXISTING SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



1. EXISTING REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

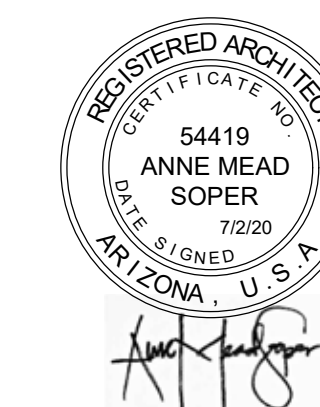
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**DUPLEX ADDITION
608 WEST ASPEN AVE.
FLAGSTAFF, AZ**

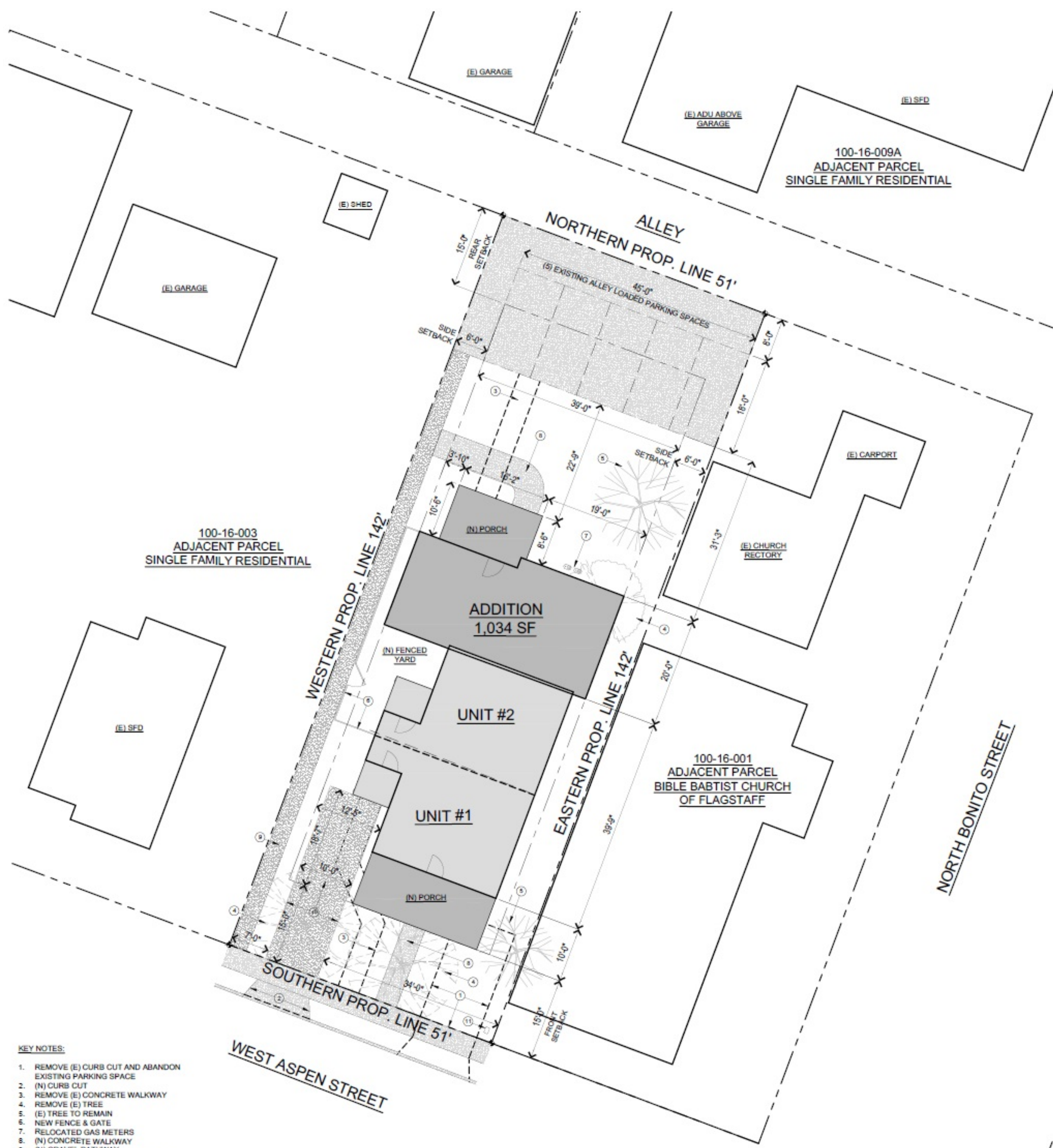
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SHEET TITLE:

ELEVATIONS

A2.1

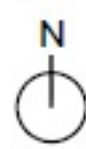


100-16-003
ADJACENT PARCEL
SINGLE FAMILY RESIDENTIAL

100-16-009A
ADJACENT PARCEL
SINGLE FAMILY RESIDENTIAL

100-16-001
ADJACENT PARCEL
BIBLE BAPTIST CHURCH
OF FLAGSTAFF

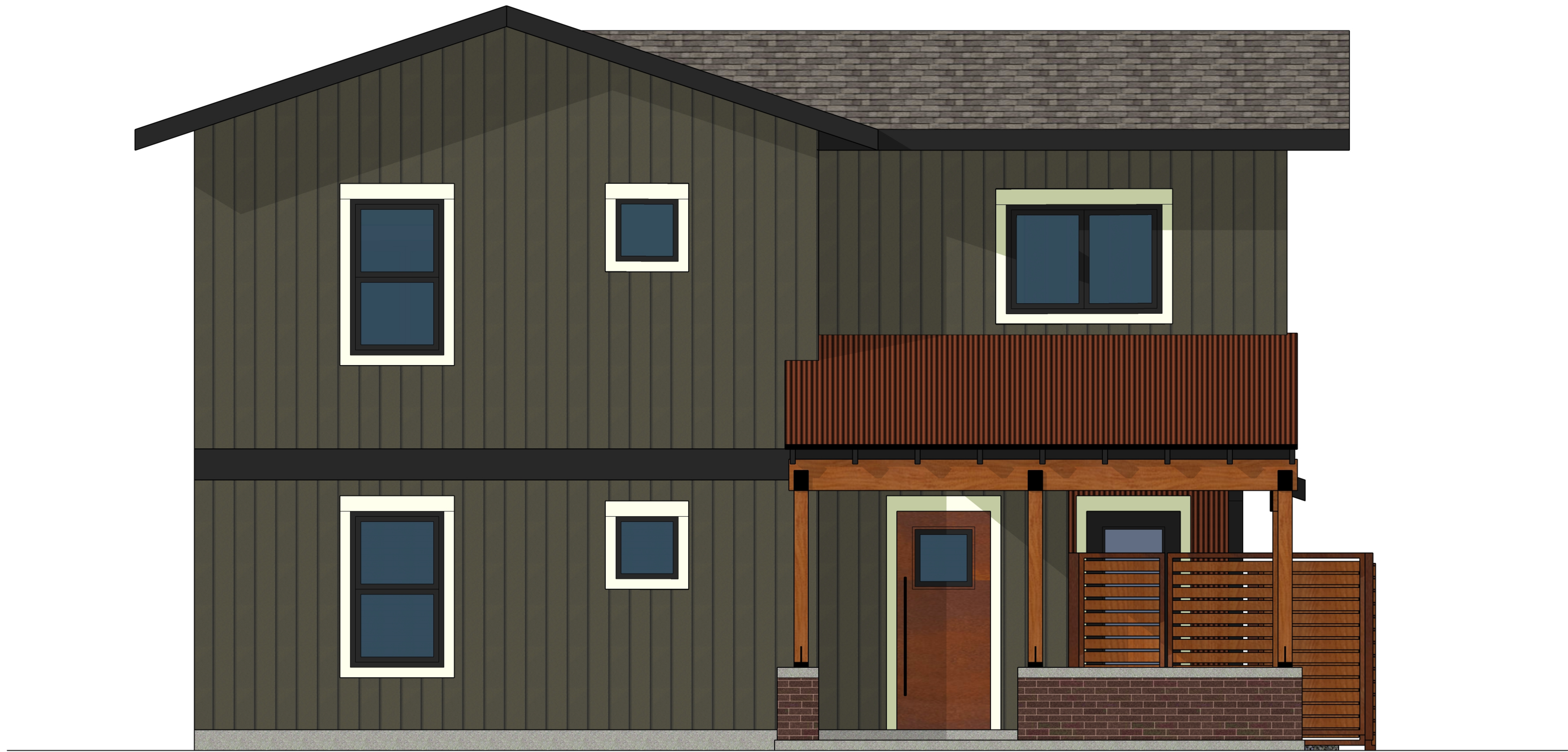
- KEY NOTES:**
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 5. (E) TREE TO REMAIN
 6. NEW FENCE & GATE
 7. RELOCATED GAS METERS
 8. (N) CONCRETE WALKWAY
 9. (N) GRAVEL PATHWAY
 10. (N) GRAVEL DRIVE & PARKING SPACE
 11. (E) WATER METER



**608 WEST ASPEN AVENUE
RENOVATION AND ADDITION**



PERSPECTIVE VIEW FROM SW









608

NOTICE
Heritage Preservation Commission
PUBLIC HEARING
Regarding the property owner's application for a Certificate of Appropriateness.
This is a public hearing on the application for a Certificate of Appropriateness for the property located at 608 W. 1st St., Denver, Colorado. The proposed project is a renovation of the existing structure and the addition of a new structure. The project is located on a historic street and is subject to the provisions of the Denver Historic Landmark Ordinance. The project is subject to the provisions of the Denver Historic Landmark Ordinance. The project is subject to the provisions of the Denver Historic Landmark Ordinance.
The public hearing will be held on the date and at the location specified below.
Date: September 20, 2022 at 6:00 p.m.
Location: Virtual Hearing, contact Mark Reardon
For Sign Information
Mark Reardon, City Planner
City of Denver, Heritage Preservation Office
1500 17th Street, Suite 1000
Denver, Colorado 80202
September 20, 2022

NOTICE
Notice to Property Owner of a City of Flagstaff
**Heritage Preservation Commission
PUBLIC HEARING**
Regarding this property considering the following:
Certificate of Appropriateness
This is a proposed for addition to a duplex located at 608 W Aspen Ave. Flagstaff AZ 86001. The proposal includes an addition and modifications to a duplex built in 1996. Work includes three entry porches with traditional design, compatible with neighborhood, a 5,115 sq ft two story addition to the rear and to expand the existing 2 bedroom, 2.5 bath unit into a 3 bedroom 4.5 bath unit. It existing parking, garage off the side of building, two windows replaced and structure repaired. The property is located in the Townsite Overlay District.
Interested persons may appear at the hearing and be heard, or may file a written statement to the commission by the Commission.
Date: 7/15/2020 at 4:00 p.m.
Location: Virtual Hearing, contact Mark Reavis for login information
Mark Reavis, AICP, NCARB
City of Flagstaff - Heritage Preservation Officer
(928) 213-2633 Mark.Reavis@flagstaffaz.gov
Townsite Overlay District (TOD) Ordinance
Application Form 100 8/10/19 Rev.

608



NOTICE

Notice is hereby given of a City of Flagstaff

Heritage Preservation Commission

POSSIBLE RECONSIDERATION AND PUBLIC HEARING

Regarding this property considering the following:

Reconsideration of Certificate of Appropriateness

The Heritage Preservation Commission will decide whether or not to reconsider the Certificate of Appropriateness for additions and improvements to 608 W Aspen Ave approved on Wednesday, August 19, 2020. If a majority of the Commission votes in favor of reconsideration, then a new public hearing may be held on the application at the same meeting.

Interested persons may appear & speak at the meeting virtually via Microsoft Teams and be heard, or, may file a written statement to be considered by the Commission by emailing sdechter@flagstaffaz.gov. Please submit your comments by 3:45pm on September 16, 2020 and include the address 608 W Aspen Avenue in your subject line.

Date: September 16, 2020 at 5:00 p.m.
Location: City Hall – Online, request link

Mark Reavis, AICP, NCARB

City of Flagstaff • Heritage Preservation Officer

Mark.Reavis@flagstaffaz.gov (928) 213-2633

Townsite Historic Design Review Overlay District

Application for: 608 W. Aspen Avenue

From: [Mark Reavis](#)
To: [Ellen Ryan](#)
Cc: [Sara Dechter](#)
Subject: RE: 608 W. Aspen Ave
Date: Friday, August 21, 2020 8:57:25 AM

I acknowledge receiving and reading this email.

Mark A. Reavis, AICP, NCARB

Heritage Preservation Officer/Neighborhood Planner
Planning & Development Services, 211 W. Aspen Av.
Community Development, Flagstaff AZ 86001

Phone/message: (928) 213-2633

Mark.Reavis@flagstaffaz.gov www.flagstaff.az.gov

From: Ellen Ryan <rrrellen@yahoo.com>
Sent: Thursday, August 20, 2020 9:41 AM
To: Mark Reavis <mark.reavis@flagstaffaz.gov>
Cc: Sara Dechter <SDechter@flagstaffaz.gov>
Subject: 608 W. Aspen Ave

Mark and Sara,

I heard that the project at 608 W. Aspen Ave was approved yesterday at the HPC meeting. I sent my comments below to Sara earlier on August 17 and received an automated response that Sara would be returning to work on the 19th. I did not "attend" the meeting yesterday, but heard that my comments were neither read nor acknowledged.

I am wondering if you realize how much effort went into creating the Townsite Historic Design Review Overlay District in 2007. How can a project be approved if it varies from the code in the overlay? This opens up the possibility to other properties to begin building large bulky buildings in the historic district - affecting smaller homes nearby and changing the character of the district.

Please respect the Townsite Overlay Design Review District document.

Thank you,
Ellen

The following is included in the Overlay document which also addresses mass, bulk and scale and fitting into the character of the neighborhood:

E. Roof Pitch

Very shallow main roof pitches are not consistent with the historic development within the

district.

1. Pitches for main roofs in new construction shall be over 6:12. Porches, dormers, and similar lesser roofed areas may have shallower pitches.

My Comments submitted in the Aug 17 email:

Sara - below are my comments about the 608 W Aspen Ave property addressing scale, massing and form in the Townsite neighborhood. They are based on drawings submitted with the July agenda for HPC. Please include my comments at the August 19 HPC meeting.

1. The entire east side is one long two story bulky building which is not appropriate for the neighborhood.

2. The north side is too bulky, other than the entry area, providing little interest to the alley view.

3. The roof pitch should be in compliance with the Townsite Overlay and be a 6:12 pitch, not as drawn with such a massive look. To match the same roof pitch as the original is not a good enough reason to make it so large and bulky.

4. I am uncertain if the sf numbers are correct - seems a bit confusing to me.

5. I only see an addition of 4 bedrooms, 3.5 baths - one downstairs and 3 upstairs - so I don't know why it is being called a 5 bedroom, 4.5 bath addition. Still the number of bedrooms could turn into a "rent by the bedroom" situation.

6. The homes on all four sides are smaller and more in scale with the neighborhood. This building would loom over the neighbors even more than it does now. It did not fit the character of the neighborhood when it was first built, and it certainly won't be any better with the addition.

For these reasons, I suggest going back to the drawing board. The building would become too massive and inappropriate for the character of the Townsite neighborhood.

Respectfully,

Ellen Ryan
807 W. Aspen Ave

Heritage Preservation Commission meeting 19 August 2020

Duffie Westheimer
720 W. Aspen Ave. Flagstaff

Comments on two agenda items.

Item II 1.: PZ-20-00107 608 W. Aspen Ave. Requesting a Certificate of Appropriateness

I do not support the Commission granting this project a Certificate of Appropriateness.

- An addition almost doubling the square footage with a larger second story in the back unit of the duplex is not in keeping with historic development patterns. Also, a larger portion of the structure on top hanging over the ground floor is not in character with the historic neighborhood.
- No historic structure in the area has 30% lot coverage. This proposed addition almost doubles the existing size and is much larger than the adjacent small, single story structures.
 - To the east is a single-story church—which, according to the County sits 2' on the lot to the west and the house for the church sits on the W property line. Looking north along the church buildings they are in line so are they both 2' over the W property line?
 - To the west is a 700 sq. ft. single story house, with a matching house to the west (this 1996 duplex replaced the original third house in this set.
 - The proposed addition will loom over both the E & W properties and invade their privacy. Installing transom windows for privacy is the acknowledgement of this fact.
- The elevations and plans show only one conifer on the east side of the W. Aspen St. frontage. I have to believe the plan is to remove trees—could be as many as two in the front yard and two in the back. The neighborhood is known and valued for mature trees. The two trees on W. Aspen have hidden the two-story boxy so losing these trees will have a huge impact on the streetscape.
- This addition is so large that the City Architectural Design Standards 10-50.20.020 would need to be followed for the entire building.

The Applicability section says,

- 1.b. “Include [duplex] expansions greater than 25% of gross floor area, building additions...” “Applications involving façade changes to building and structure elevations that are visible from a public way, ... and alleys;” This proposed addition will be visible from two streets and an alley.
- 4. “Applications for new development in historic districts which shall comply with these standards as well as any design standards established for the district.” The Overlay states,
“In the case of any conflict between Flagstaff Townsite Historic Overlay District Design Standards and Guidelines and any other City regulatory documents, the

Flagstaff Townsite Historic Overlay District Design Standards and Guidelines, or the most restrictive, shall prevail.”

- The 1996 structure roof pitch is 4:12. Townsite Overlay document says in E. 1. “roof pitches shall be over 6:12.” New construction of any type needs to be compatible with the Overlay and historic structures in order to not dilute the neighborhood’s historic character.
- Under the Architectural Design Standards Building Massing and Scale it says:
 1. “It is important that a building be scaled to its context.” It does not say the context should be scaled to the building. That would dilute the neighborhood’s historic character.
- Also, under the City Architectural Design standards it says in 1. d. 2. “Avoid large panelized products of extensive featureless surfaces.” T1-11 siding, and in particular with a vertical orientation matching the 1996 part of structure, is not historic in character. Historic residential structures clad with wood had and have horizontal lap siding.
- The Design standard 4. b. addresses windows “Recess window frames, ... from the typical wall plane surface to provide a shadow line ...” Based on the elevations there is no shadow line and windows appear to be at the façade, not recessed. In addition, neighborhood historic windows are wooden double hung, and metal casement, not side by side sliders as shown in most of this structure and addition. Based on the Architectural Standards, with the addition, all the windows need to match the historic character of the context.
- Plans say the alley setback is 15’ but the Overlay requires 20’. Also, with the proposed parking space off W. Aspen the yard will be significantly smaller. Can the Overlay standard of a 1,000 sq. ft minimum contiguous yard be met when this is recalculated with the correct setback and additional parking space excluded?

If the owners want a large family house—and in this neighborhood adding so many bedrooms would make it a very large home—an alternative would be to remodel the existing structure into a single-family house without adding much if any square footage.

The current owners may have a large family but subsequent owners may turn the duplex with so many bedrooms and bathrooms into what we call a, “mini-dorm.” That addition would turn the property into high density and this zone is R1N—single family/duplex. Every historic duplex in this neighborhood, and there are many, are within the historic scale. They don’t dominate adjacent properties or change the neighborhood’s historic character. The City does not monitor what owners do with their property. Our City relies on complaint-driven code enforcement. To get along, neighbors will have to bear the burden of insufficient code requirements, and non-existent enforcement.

The Overlay addresses and allows exceptions. The text reads,
Finally, it is impossible to create regulations that cover every situation. And, since the standards and guidelines were based on the general character of the district, and knowing that non-

conforming yet historic structures do exist, the standards and guidelines accommodates exceptions.

The Historic Preservation Commission may, at its sole discretion, modify the requirements of these standards and guidelines when in the opinion of the Commission, an exception is warranted based for design consistency such as in the case of alterations to existing non-conforming structures, cases where an exception is necessary to accommodate an appropriate architectural style, cases where an exception is warranted based on the development of immediately adjacent properties, and other similar circumstances determined by the Commission.

This project does not meet these requirements. 608 W. Aspen is not a non-conforming historic structure, is not an appropriate architectural style, and it is too different from the immediately adjacent historic properties.

This project is requesting a Certificate of Appropriateness. I cannot see how that can be granted. The addition is too large, and too visible. There are proposed character improvements to humanize the scale but over all it does not work in *this* neighborhood with a historic Overlay. The existing structure does not carry forward the Townsite Overlay specifics or intent. The building will hopefully one day be “historic” and if ever modified it should be made to fit into the area as a contributing property.

Please deny this proposed project the ability to move forward. Thank you.

Comments on agenda item II 2. PZ-20-00140 Lepler home.

I fully support granting funds to assist in the preservation of the historic Brown home. According to the application, it “was constructed in 1909 by architect/builders J.C. Milligan/D.L. Hogan.” For some context to how integrated these people were into Flagstaff past and present, the historic Milligan family house is two doors to the east. Dan Hogan’s family still lives in the 700 block of W. Cherry. Mr. Brown sold his jewelry business to his brother Willis Brown who in the 1920s built a house in the 700 block of W. Aspen. That house is still in the family and the next generation is going to continue the family’s neighborhood presence. Flagstaff was a small tight community of people who worked together.

I want to acknowledge the owner’s attention to the home’s unique details and their willingness to follow the Secretary of the Interior’s Standards for Rehabilitation. Thank you for being proactive toward preserving the property. By providing this City grant you, Commission members, are continuing this historic Flagstaff tradition of helping each other in the present.

From: [Melissa Bernasconi](#)
To: [Sara Dechter](#)
Subject: Participation for Agenda item PZ-20-00107
Date: Wednesday, August 19, 2020 3:55:23 PM

Melissa Bernasconi

928-225-3176

Agenda Item: PZ-20-00107–Certificate of Appropriateness-608 West AspenAve.

As long time residents and supporters of Flagstaff's historic townsite, we are incredibly fortunate to live in such a diverse and beautiful neighborhood. The architectural character and charm of any historic home/building/site should be valued and important for all to respect, recognize, and preserve.

We had the opportunity to be a part of the historic townsite overlay many years back. We spent the time to meet with our neighbors and discuss the importance of keeping the standards for preserving the homes in our townsite. The proposed plans for 608 W Aspen Ave does not conform to downtown and should be re-evaluated.

Thank you for the opportunity to provide our input today.



Information contained in this e-mail message and in any attachments thereto is confidential. If you are not the intended recipient, please destroy this message, delete any copies held on your systems, notify the sender immediately, and refrain from using or disclosing all or any part of its content to any other person.

From: [JONATHAN SCHULMAN](#)
To: [Sara Dechter](#)
Date: Wednesday, August 19, 2020 3:57:18 PM

AZ 20-00107

As a resident on west Aspen Street I feel this type of structure is not appropriate for this neighborhood. We established a townsite several years ago to maintain the flavor of this historic area.

Jon Schulman
819 W. Aspen St.
928-890-8453



Heritage Preservation Commission

6. A. 1.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

DKD Town Home

PROPERTY INFO

Permit Number(s): BP-18-01616 (-01)

Address: 14 W Dale

Type of Approval: Previously approved demolition

Approval Date: 8/31/2020

Findings:

Project was previously approved for demolition with input from previous HPO. Property owner did concerted attempt to have home moved by others, fell through.

Information:

The small alley Bungalow was never inventoried, current HPO would have considered it contributing to North End Residential District. This stressed importance of updating all National Register Districts.



Heritage Preservation Commission

6. A. 2.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Shaff Window Replacement

PROPERTY INFO

Permit Number(s): PZ-20-00150

Address: 3100 Mount Elden

Type of Approval: Certificate of No Effect for window replacement

Approval Date: 8/31/2020

Findings:

3 attic window replaced (one front, 2 back), improved appearance with change out. NOTE: Extended period of review required for Window Company (renewal by Anderson) to submit appropriate and complete information.

Attachments

front attic window



Front of Home

Window Being Replaced



Heritage Preservation Commission

6. A. 3.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Pizza Hut Demolition

PROPERTY INFO

Permit Number(s): BP-20-01747

Address: 4429 N Highway 89

Type of Approval: Demolition permit

Approval Date: 9/4/2020

Findings:

Review and approval of demolition of building less than 50 years old.



Heritage Preservation Commission

6. B. 1.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Alley art mounting framework in City Right of Way

PROPERTY INFO

Concept was developed by looking at a potential installation at the north end of the Aspen Alley defining a connection with the pedestrian alley at Route 66.

Information:

Three concept drawings and text explanation of concept was produced to convey the concept for staff review and others. Preliminary presentation to staff regarding the potential to construct a modular system for mounting art work away from historic building fabric so as to enhance pedestrian alleys and in use traffic alleys.

Attachments

Art frame

Alley Art Frame

Prototype Test Project – Aspen to Route 66 Pedestrian Alley

Concept Prepared by: Mark Reavis, Heritage Preservation Officer – AICP, NCARB

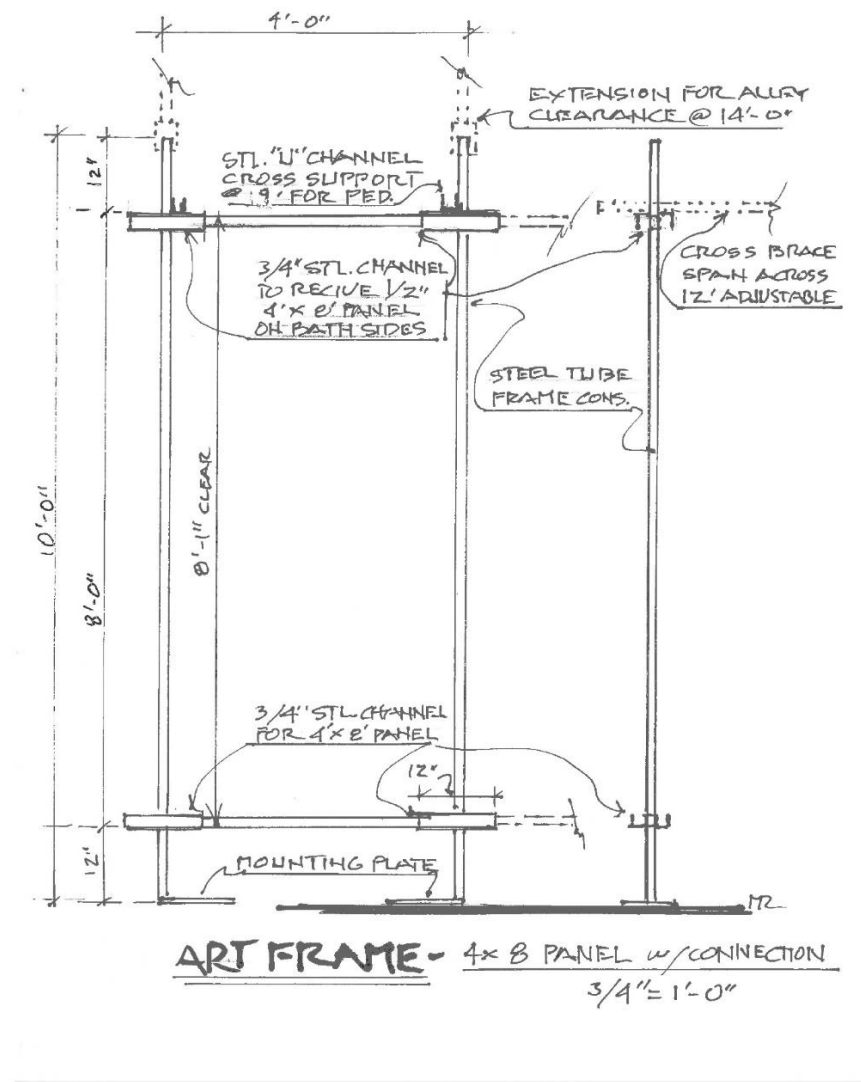
Background: The question was asked; *how should you attach art panels (mural art) to historic buildings?* The best approach to adding art to 1900s era historic brick buildings is to not attach it! Any penetration, even in the mortar joint is an invitation to water penetration and damage. The concept that came about was not attaching art to the building but developing an independent framework. The concept was motivated further because the historic buildings are not the city's, but the alleys are. A concept was developed by looking specifically on how an independent art framework would work with a potential alley selected. Selected was the north end of the alley now temporarily modified for pedestrians use that is connecting to the existing pedestrian mall – pedestrian walk from Route 66 to Aspen and Heritage Square. The artwork installation concept aligns with the building faces on the south side of Aspen Avenue at the farthest north end and is intended to further define the pedestrian route when entering from Aspen.



Alley looking North to Heritage Plaza

Basic Adaptable Frame Concept: Developed is a basic frame that is intended to span an alley when connected with a 9-foot clearance (a similar clearance is at the city hall parking lot solar panels at 9'-4"). The 9-foot clearance is intended for pedestrian designated alleys while still allowing for access for most vehicles when required. Extensions for 14-foot drive under can be added to the frame for the largest truck clearances. The sketch shows a basic frame of 4' Wide x 10' High. The basic frame is intended to be linked to others to create a unified stable structure for mounting of artwork and defining space.

Basic frame drawing

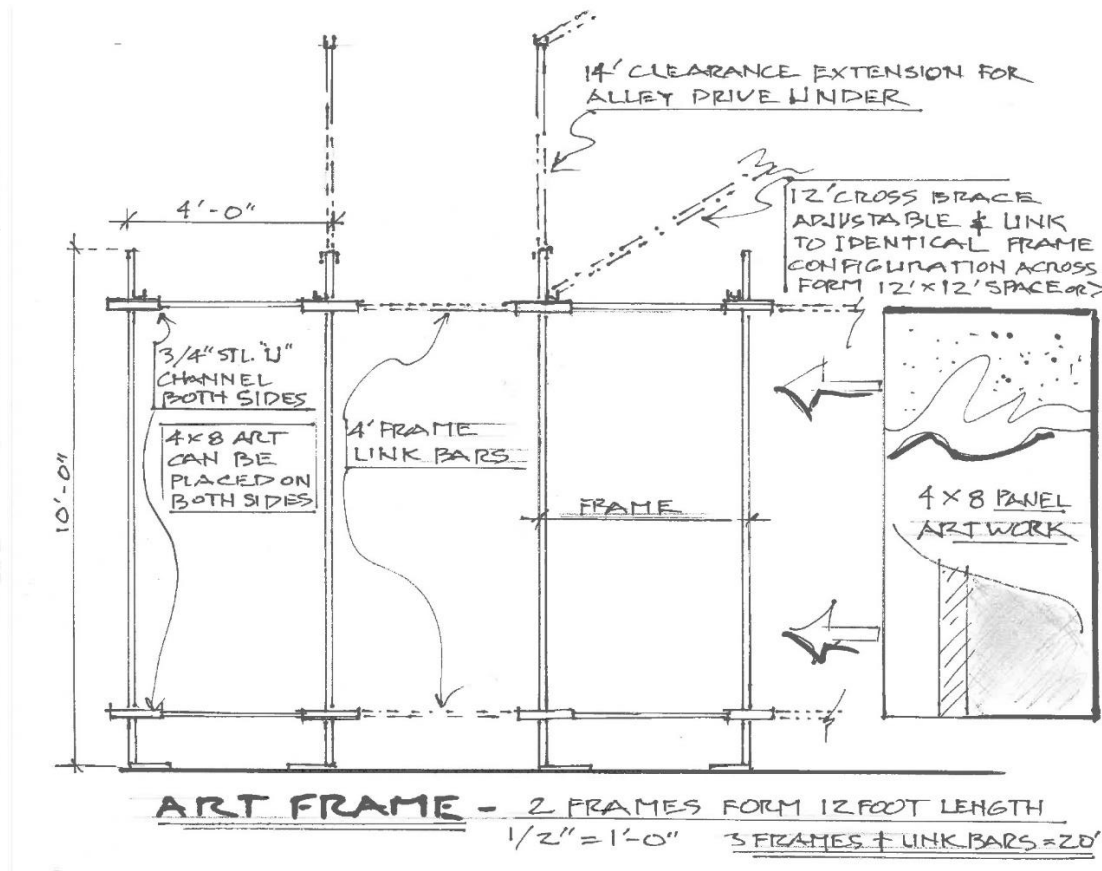


Art Panel Accommodations: On both sides of the frame are 1-foot long steel channels $\frac{3}{4}$ " "U"s --- they allow for the slide in and securing of art panels – I picked typical 4x8 size (plywood, melamine, faced sign board, etc.) for the application of art on a typical panel as most available and at the least cost. The "U" channels allow art on either side when visible or can be used to stagger planes or provide dimensional and visual effects.

Frame & Component Material: The basic frame and other connecting component are constructed with light-weight square steel tubing. All cuts are 90-degree with a simple layout that can be set up with a jig, welding joints will result in a stable frame.

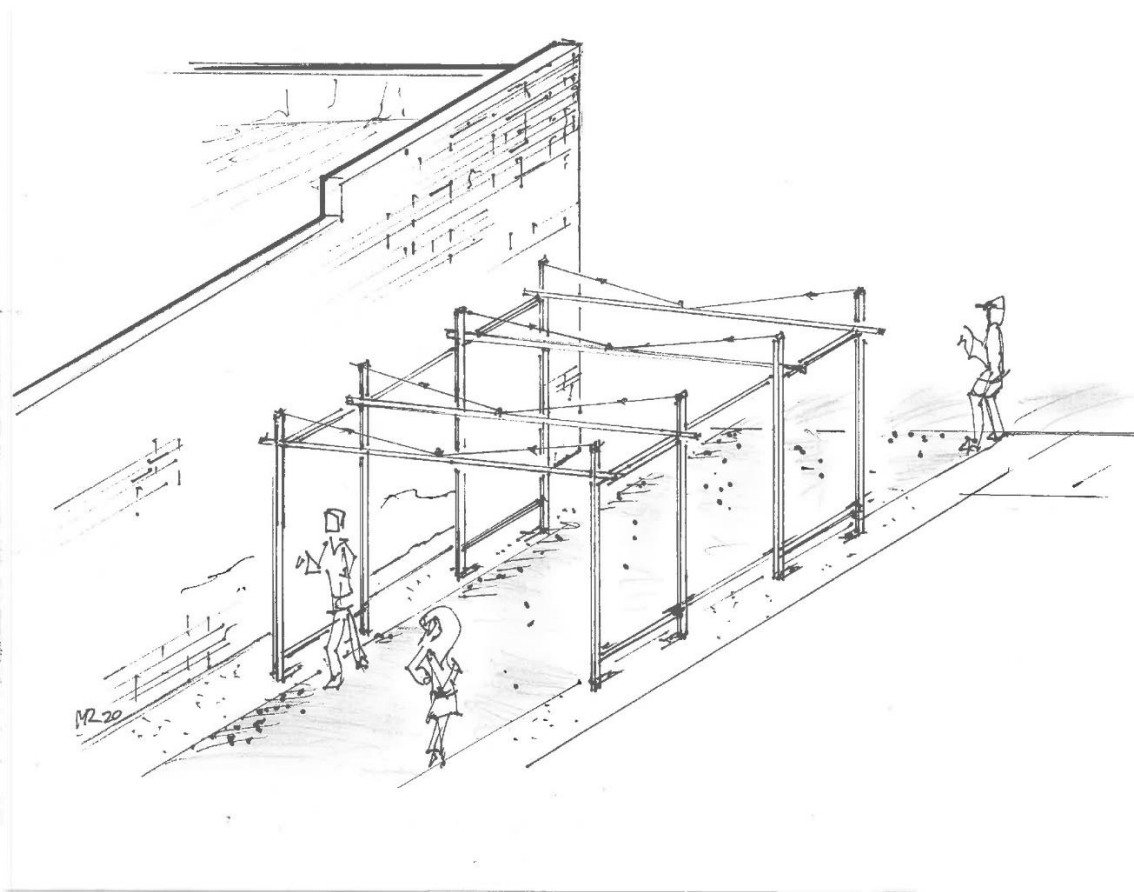
Basic Frame Expansion System: Two frames can be linked together with two 4-foot horizontal connecting bars for a 12-foot horizontal length accommodating three 4' x 8" art panels. This configuration is 2 frames and a set of connector horizontal bars with no need for a central frame. As previously noted, the frames and connectors are light steel tube construction. This configuration would accommodate a mural size of 12' long x 8' high.

Expansion drawing



Flat-Arch Connectors. So, for an installation in the proposed test alley (example photo) a set of frames on the west (12 feet horizontal length) and the same configuration on the east side of the alley are proposed. The typical width of a historic Flagstaff alley is 16 feet from building to building. The 16-foot alley width has on each side 3-foot wide cement areas for utility locate (meters, poles, bollards, etc.). The asphalt pavement width is a 10-foot clear drive with meters and bollards never encroaching into this clearance. The clearance between the east and west composite frames may be in the range of 11 feet + for example; matching the typical clearances with meter and poles at 11 feet clear typically.

Alley drawing



Structural Stability: Each frame has 2 inward facing bottom mounting plates that can be mounted into the concrete with expansion bolts. The 2 sides are connected across the alley with 12 foot + cross flat-arch members at the top (9' clearance) that are adjustable and secured. Each frame has two 1-foot extension (@ 10') where a tension wire and turnbuckle run to the center of the cross-connectors to provide lateral stability in both east-west directions (for this installation location).

Frame Versatility: The frame system can also work for placements at alley ends with only 2 frames at each side making an entry archway. This example you would have a 4x8 panel of art on each side of the entry, with one per each frame. The basic frame can also accommodate 4-foot vertical extensions placed on the ends of the 10' frame that would allow 14-foot drive under clearance for large delivery trucks.

Space Defined: If you have two 12-foot assemblies and cross connect at the top with the 12 foot connecting overhead braces you can end up with a 12 foot by 12-foot defined space for an exterior room. This could define the spaces that are proposed for Aspen Ave for closing one of the traffic lanes while providing art. The frame has U channels on both sides so art can be installed on both sides and placed with no panel breaks or the installation could be staggered for interest. Diagonal bracing at the top with tension wires may require additional cross-braces or end returns may be required for the free-standing outdoor rooms. Alley installation should not experience the wind loading of free-standing frames. The point of this concept is that these frames are not permanent and can be used in various

ways and in various configurations; simple low cost easy to manufacture - connect and disconnect and reconfigure.

Ghost Sign Preservation: The eastern building at the north end of the alley has a good example of a historic ghost sign. These signs were hand painted examples of early century advertisements. It is now generally accepted as a preservation practice that the ghost signs should remain faded and layered showing multiple signs showing through. Efforts should only be taken to stabilize and not to restore them to their original condition; though this is still debated by some. The Art-Frame installation has the potential to do both with preservation and restoration. Restored appearance could be painted on Plexiglas panels restoring the look of the sign in some areas while allowing other faded areas to be viewed behind the clear panel. Many possibilities exist in antistatic and historic interpretation.

Historic Preservation Practices: Also, please note that adding a mortar coat, such as at the west wall of the subject alley wall is contrary to known preservation practices. Nothing good comes from it except more brick damage – called rising damp. Though you see this done many times the application is causing extensive structural damage to the brick behind. The coating traps moisture and simply raises it higher and comes out and spalls brick with the freeze thaw cycle. Ultimately this coating should be removed, and weep holes reestablished and the contact with the ground minimized. Visual improvements can be made with panels that allow for vented areas between the brick and the panel. Temporary visual improvements can be made to the mortar coating by repainting with breathable latex paint for a better appearance though removal of the inappropriate repair should be accomplished.



Heritage Preservation Commission

6. B. 2.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Pelota Court/Basque Handball Court Code Compliance

PROPERTY INFO

Address: 50 S San Francisco St.

Findings:

Received complaint regarding neighbor planting behind the wall between the piers and watering plants. This has been confirmed and appears to be encroachment and threatens the stability of the resource. Working with Code Compliance to rectify issues, planting needs to be removed prior to next spring.

Information:

HPO has reviewed the report by Ryden Architects - Annex Tourist Home Patio, regarding preservation of court wall and significance of water penetration and structural stability threat.



Heritage Preservation Commission

6. B. 3.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

702 West Birch Ave Compliance

PROPERTY INFO

Permit Number(s): PZ-19-00156

Address: 702 W Birch Ave

Findings:

The project has yet to comply with the conditions of approval of screening the the new sliding glass door per HPC Certificate of Appropriateness issued on August 21 2019.

Information:

The installation of a screening pergola of suitable material and construction will comply with requirements. An alternative of changing out of the sliding glass door with a suitable compatible installation has been proposed to applicant. HPO has contacted applicant and requested a firm commitment to providing documentation and installation deadline getting back to the HPO by 9/11/2020. With no response compliance will be turned over to Code Compliance.

Attachments

720



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 03/7/2019

To: Heritage Preservation Commission

From: Sara Dechter, Acting Heritage Preservation Officer

**Cc: Tiffany Antol, Interim Planning Director and Acting Heritage
Preservation Officer
Alexandra Puccarelli, Current Planning Manager**

Subject: Certificate of No Effect for 720 W Birch in Townsite District

The Heritage Preservation Officer received an application for the review of minor remodel and repair of the residents, and the structural reinforcement and restoration of the rear garage on the property at 720 W Birch. The building is a contributing structure in the Townsite National Register Historic District and was constructed in the 1920s.

The work proposed included:

- a. Minor interior remodeling
- b. Replacements of the front stoop due to damage caused by the nearby historic tree
- c. Stabilizing the foundation and replacing doors and windows for the malpais garage at the back of the property. See attached photos.

The Heritage Preservation Officer evaluated the potential impacts of the proposal to the property's integrity as follows:

Location. The buildings on the property are in their historic locations.

Design. The replacement of the front stoop will not alter the design of the entrance and will ensure its future integrity by addressing issues caused by the historic spruce that is

causing it to subside. The malpais garage will have new doors and windows installed, restoring the architectural integrity of the building.

Setting. The buildings will retain the consistency with other historic buildings along the block as they will not expand the footprint of the buildings and will retain historic elements that are repeated in similar structures in the area.

Materials. The malpais will be retained on the garage which is a significant material for this property and other buildings in the district. The new stoop will be consistent with the materials of the main house.

Findings

The Heritage Preservation Officer finds that the proposal meets the findings and intent of Flagstaff City Code 10-30.30.060.D. and approves these repairs for the purposes of maintaining and improving the integrity of the historic property.

Attachment A. Site photos provided by applicant.

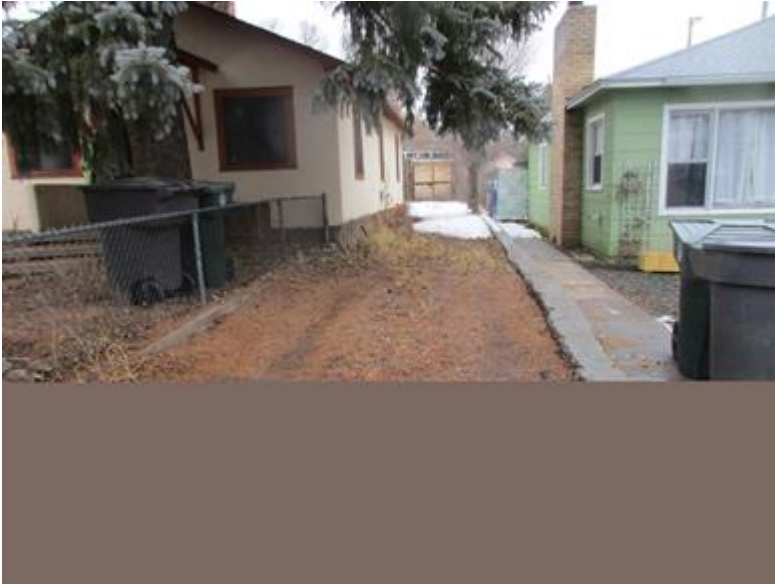
Attachment A. Site photos provided by applicant



Note Porch and Stair Damage by Tree



Relationship to Garage



2x4 Knee Braces



Garage - current conditions





Heritage Preservation Commission

6. B. 4.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

New Duplex & Historic Duplex on Ellery

PROPERTY INFO

Permit Number(s): PZ-19-00263-01

Address: 214 E. Ellery Ave

Type of Approval: Design review for compatibility within Southside Historic District

Findings:

Previous reviews had been site plan only with historic duplex remaining as is unchanged with the exception of site work. Review of application noted that the form must acknowledge project location within a Historic District and age of 50+ for existing structure. Submitted elevations had poor use and placement of materials not compatible with the District or the historic duplex. HPO provided extensive comments regarding recommended changes and pointing toward City of Flagstaff compatibility requirements. Project is awaiting review from other Flagstaff Staff and additional review and response from applicant.

Information:

HPO does support the project if compatibility of the design is achieved. The positive aspect of the project is that demolition of the historic duplex is not proposed. The site has a suitable area to accommodate the new structure in this higher density neighborhood.

Attachments

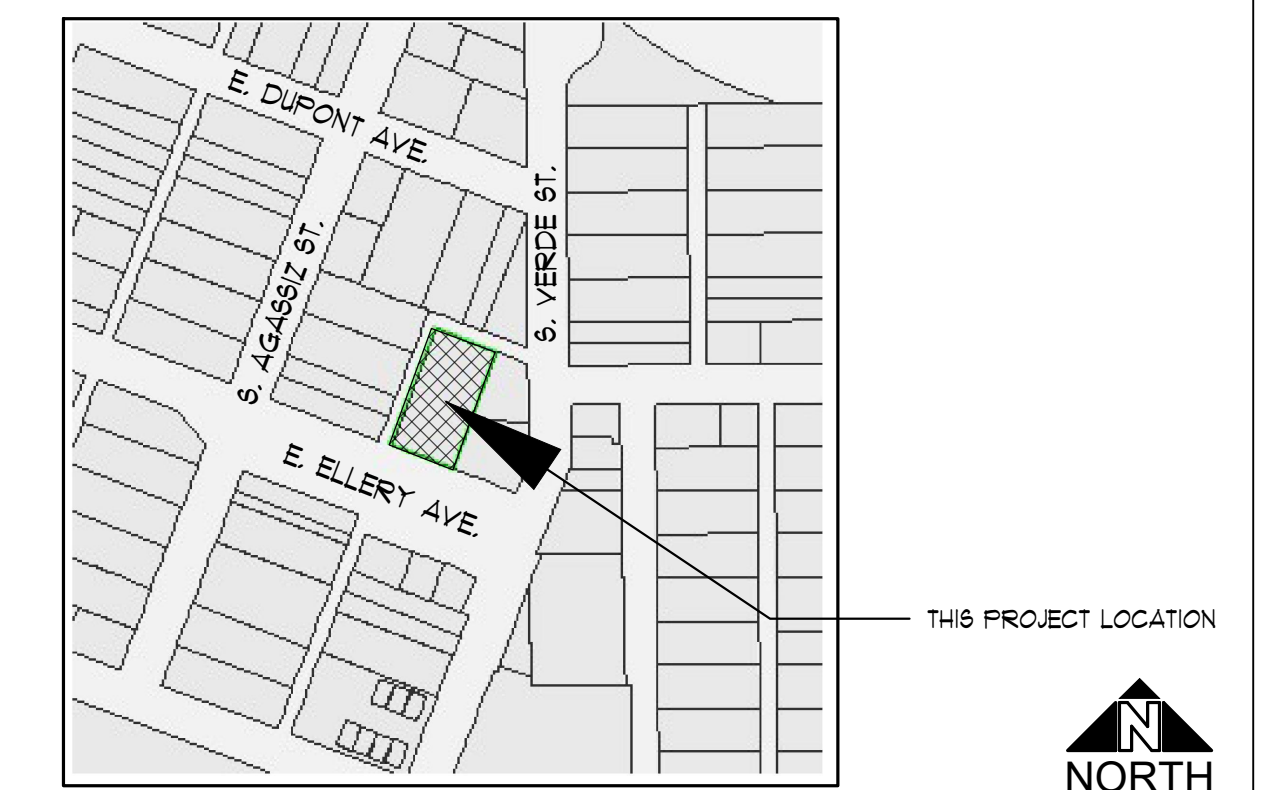
Ellery

Site Plan for 214 East Ellery Foundations Building & Development Flagstaff, Arizona

PROJECT INFORMATION :

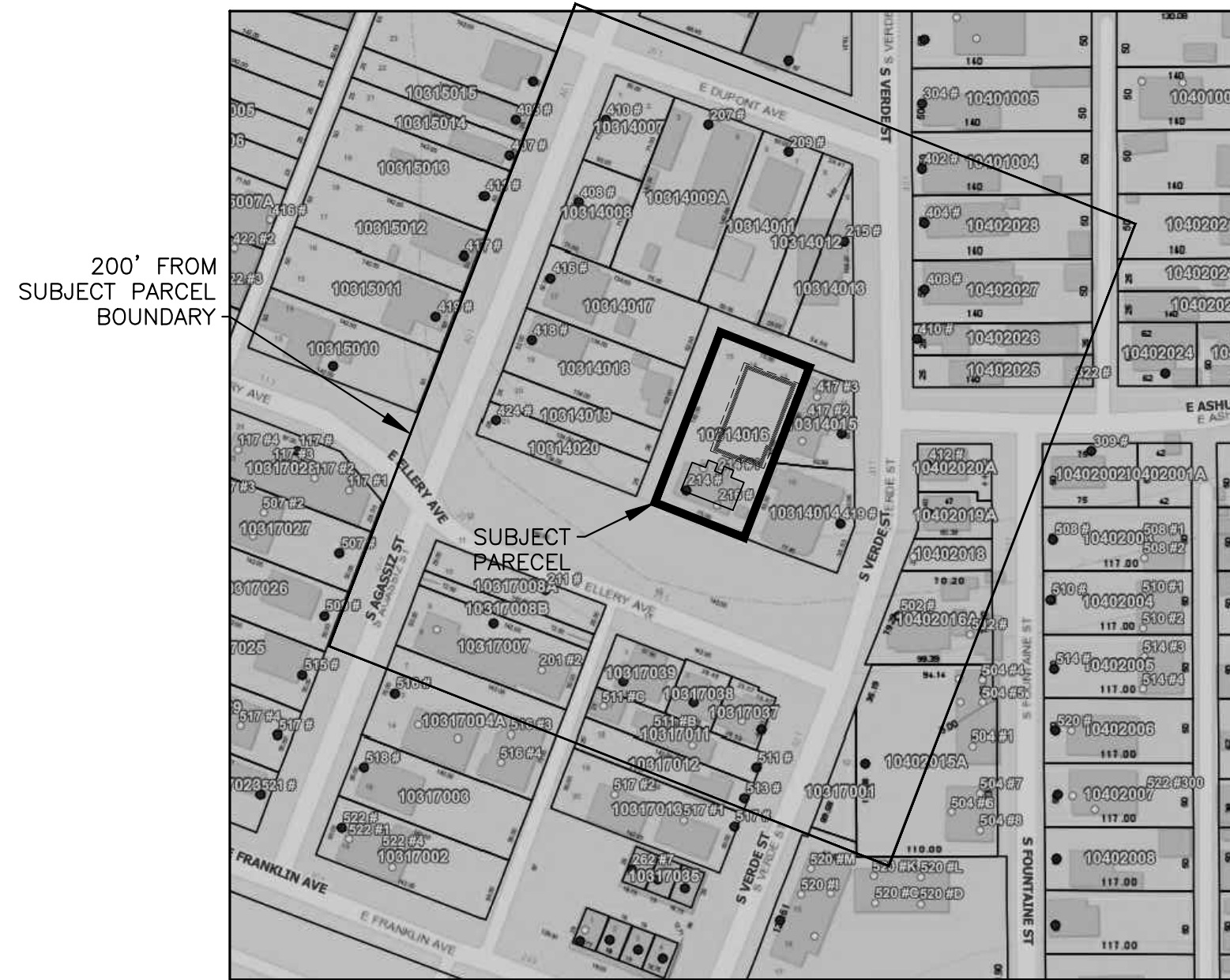
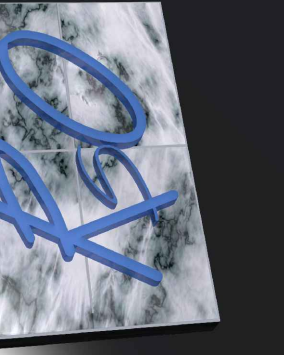
DEVELOPMENT NAME:	214 EAST ELLERY
SITE ADDRESS:	214 EAST ELLERY AVE., FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN):	103-14-016
PARCEL SIZE:	0.24 ACRES (10,646 SF)
ZONE DISTRICT:	HIGH DENSITY RESIDENTIAL (HR), (TAN.1)
DEVELOPER'S NAME, ADDRESS & PHONE NUMBER:	FOUNDATION BUILDING & DEVELOPMENT, LLC P.O. BOX 23721 FLAGSTAFF, AZ 86002 NICK BARRERAS 928-527-8100
PREPARER'S NAME, ADDRESS, & PHONE NUMBER:	R&O DESIGNS, LLC 1441 W. RANCHO FELIZ PL. TUCSON, AZ 85704 BOB O'BRIEN 928-978-1011
RESIDENTIAL: PROPOSED DWELLING UNITS PER ACRE/PERMITTED DWELLING UNITS PER ACRE BY ZONE DISTRICT:	1 DWELLING UNIT PER 2500SF ALLOWED 4 DWELLING UNITS MAX FOR 10,650 SF LOT 2 EXISTING DWELLING UNITS 2 PROPOSED DWELLING UNITS 4 TOTAL DWELLING UNITS IN TWO DUPLEX BUILDINGS
BUILDING INFORMATION:	
EXISTING BUILDING:	EXISTING DUPLEX BUILDING (2 STUDIO UNITS) 1002 SF (EXISTING BUILDING TO BE UNDISTURBED)
PROPOSED BUILDING:	
GROSS FLOOR AREA:	5946.88 SF
NUMBER OF FLOORS:	3
BUILDING HEIGHT:	MAX BUILDING HEIGHT 38'4" (HR ZONING MAX HEIGHT 60'4")
NUMBER OF UNITS:	2
BUILDING SQUARE FOOTAGE:	GROUND LEVEL: 1020.44 SF FIRST FLOOR UNIT: 2463.22 SF (UNIT #3) SECOND FLOOR UNIT: 2463.22 SF (UNIT #4)
PROPOSED INTERNATIONAL BUILDING CODE OCCUPANCY CLASS AND CONSTRUCTION TYPE:	CLASS R3 TYPE V-N
FIRE SPRINKLERS:	AUTOMATIC FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13R
PARKING CALCULATIONS:	PARKING SPACES REQUIRED: 9.5 TOTAL PARKING SPACES PROVIDED: 10 TOTAL
BICYCLE PARKING SPACES:	REQUIRED: 2 TOTAL PROVIDED: 2 TOTAL

VICINITY MAP:



INDEX OF DRAWINGS:

C6	COVER SHEET / PROJECT DATA
SP1	SITE PLAN - GENERAL INFORMATION
SP2	SITE PLAN - HORIZONTAL CONTROL
SP3	SITE PLAN - SUBJECT SITE
A1.1	GROUND LEVEL FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	EXISTING DUPLEX FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A4.2	BUILDING SECTIONS
L1.1	LANDSCAPE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	DRAINAGE DOCUMENTATION



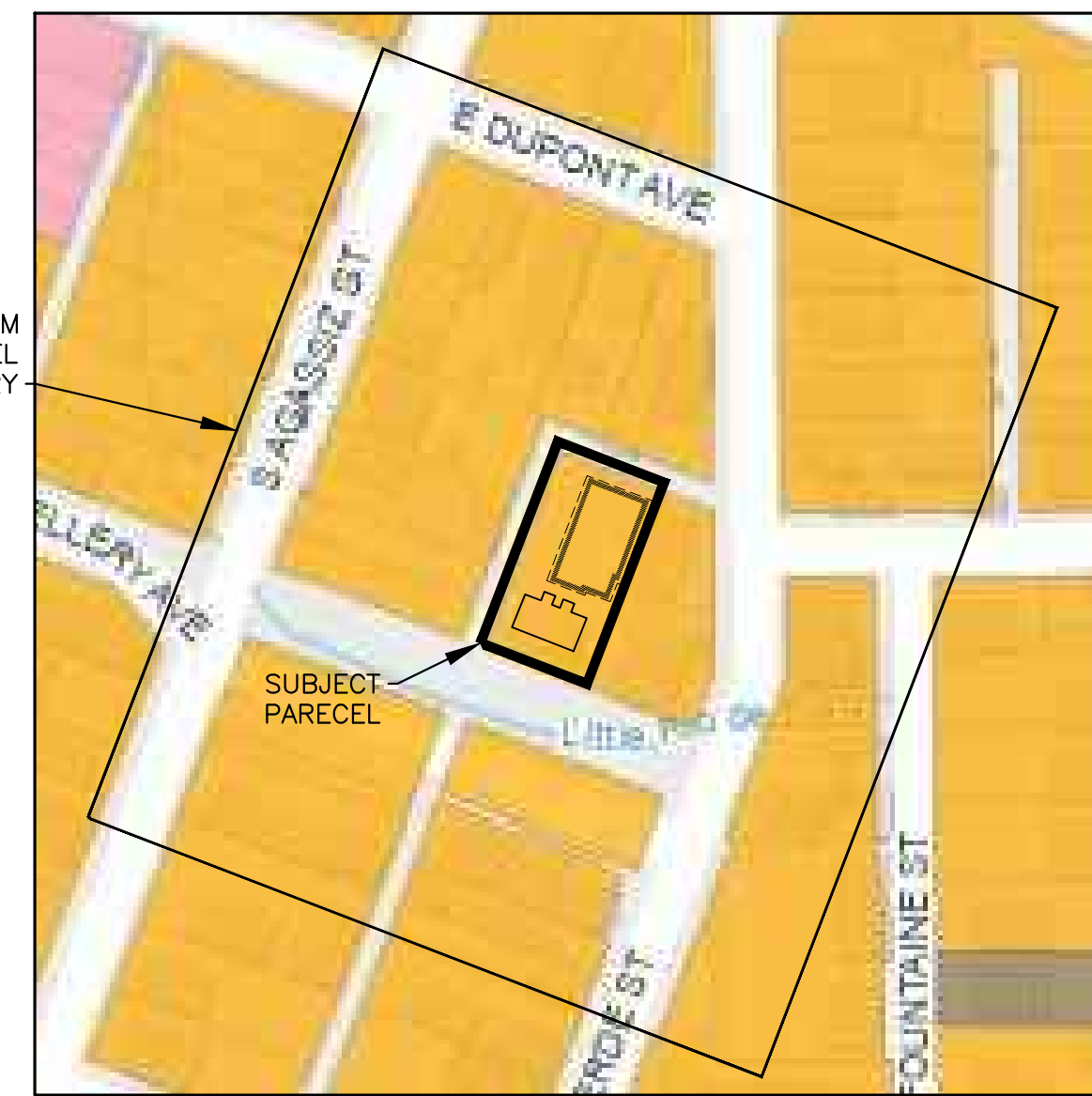
CONTEXT PLAN

103-14-016
214 E. Ellery
Foundation Building & Dev.

NTS



NORTH



PARCELS WITHIN 200' OF SUBJECT PARCEL ARE ALL ZONED HR (HIGH DENSITY RESIDENTIAL)

ZONING HR

NTS



NORTH



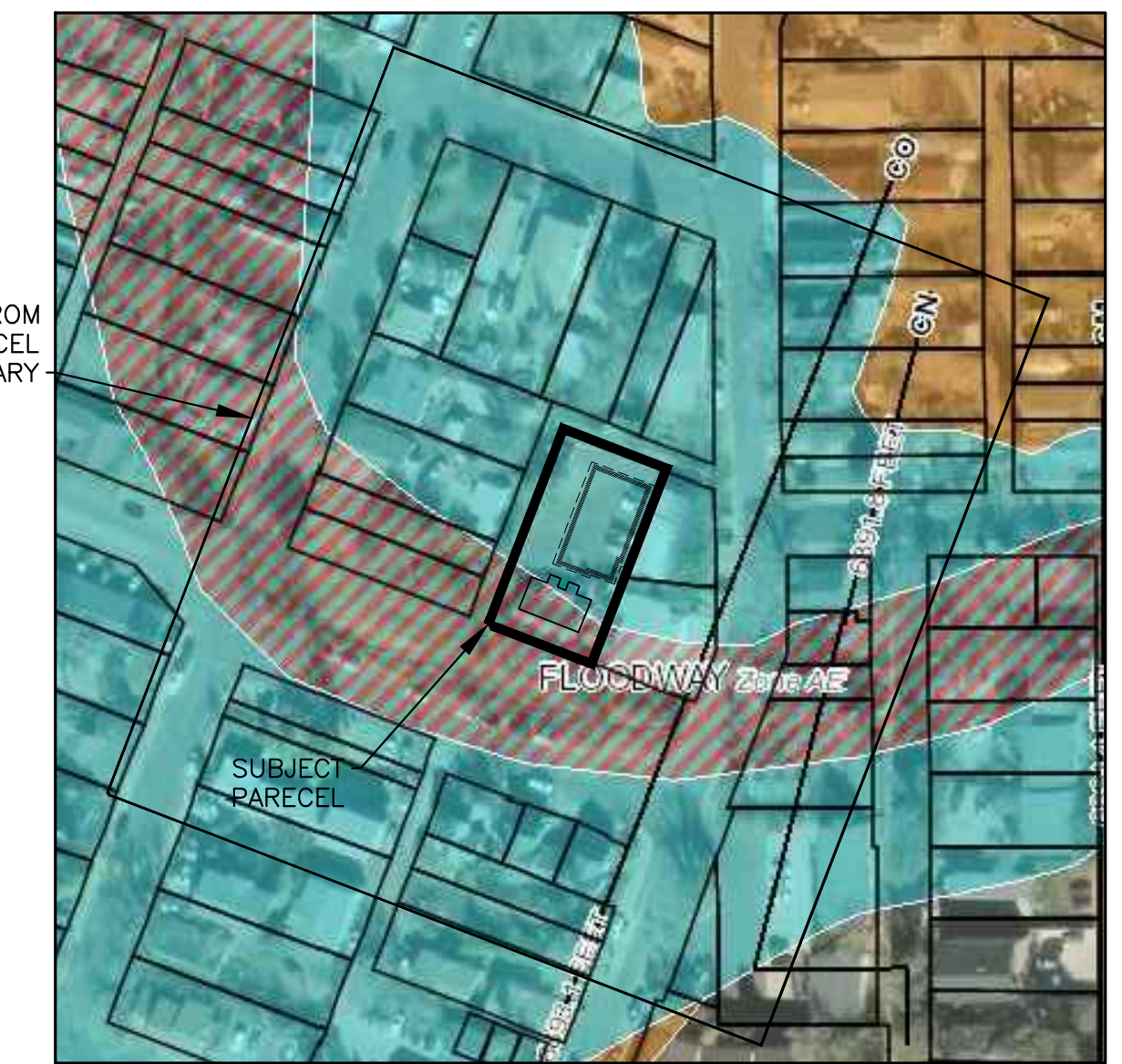
PARCELS WITHIN 200' OF SUBJECT PARCEL ARE ALL WITHIN THE T4 NEIGHBORHOOD 1 (T4N.1)

ZONING T4N.1

NTS



NORTH



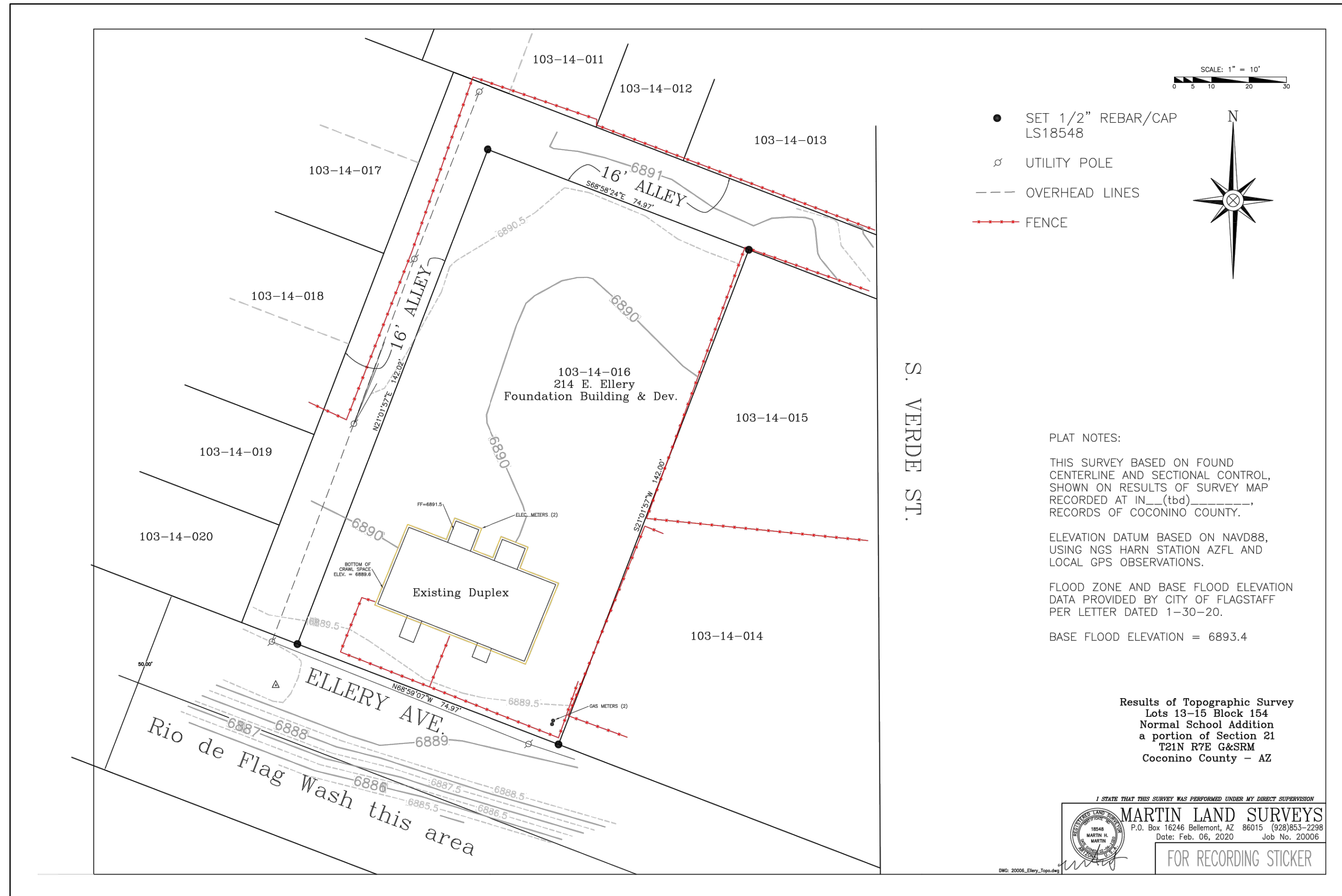
FLOODWAY ZONE AE
FLOODPLAIN ZONE AE
BFE: 6893.4

FEMA MAP

NTS



NORTH



EXISTING PARCEL INFORMATION

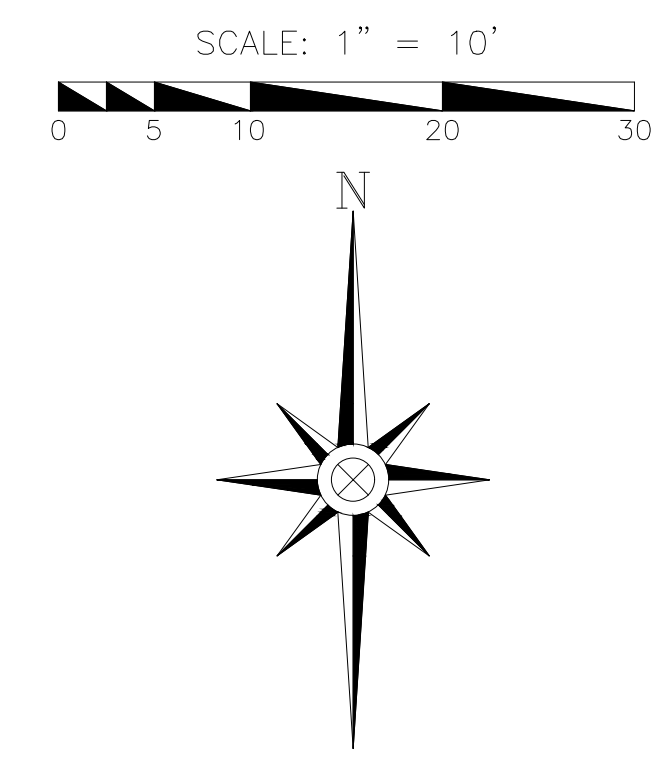
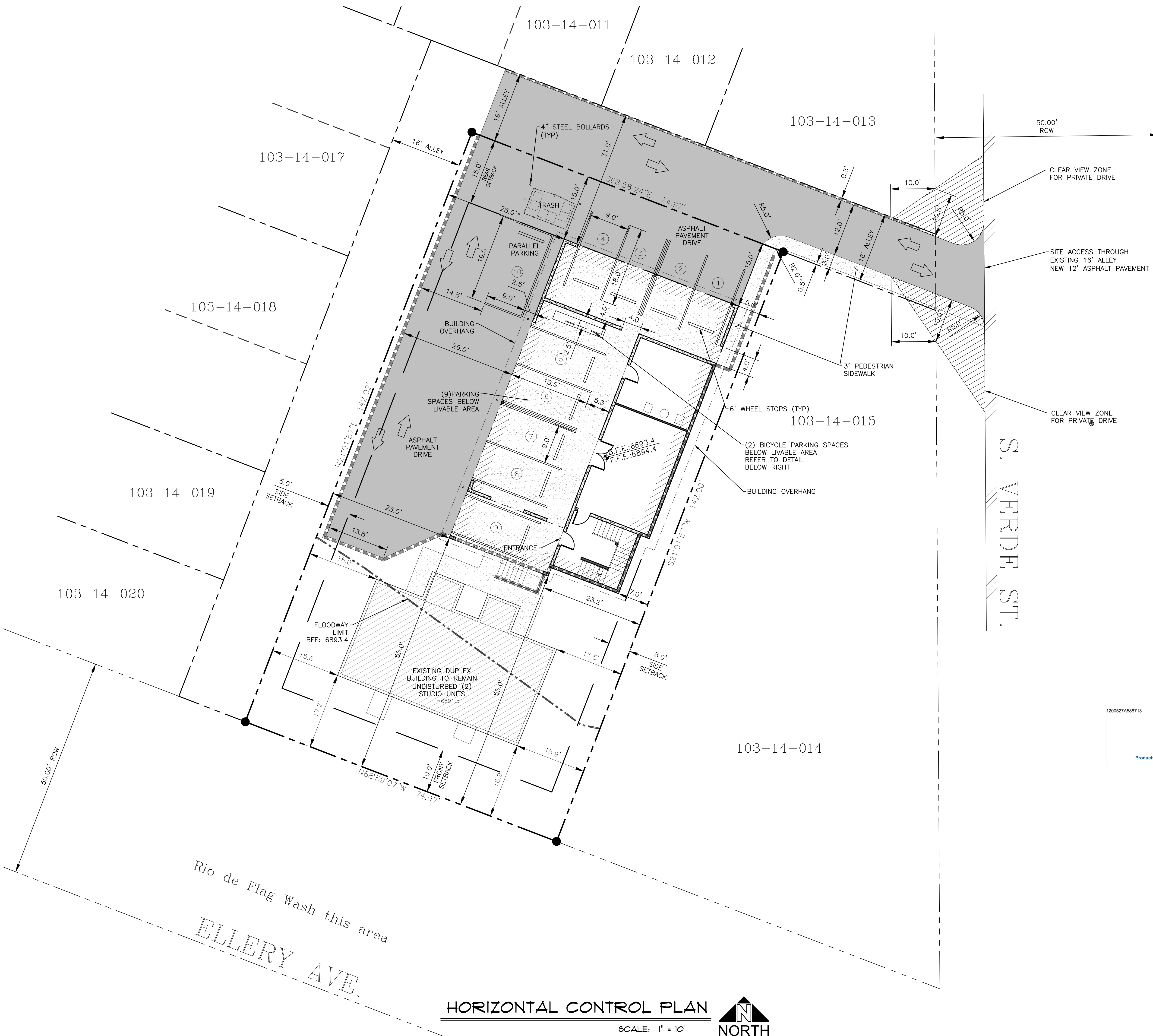
NTS

SHEET	SUBJECT SITE INFORMATION
SP1, SP2, SP3	• Scale, north arrow, date prepared, and legend
SP1, SP2	• Parcel boundaries and dimensions
SP1, SP3	• Contour lines at one-foot intervals (existing)
SP1	• Zone districts
SP1, SP2, SP3	• Building footprints (include limits of overhangs)
SP1, SP3	• Street improvements (e.g. curb, gutter, lane striping, sidewalks, fire hydrants, street lights, etc.)
SP1, SP2, SP3	• Dedicated rights-of-way and street names
SP2	• Points of access and driveways
SP2	• Clear view zones for points of access and driveways per AASHTO requirements
SP2	• Parking lots including circulation patterns and dimensions
SP2	• Bike racks/bike parking including manufacturer's specification sheets for bike racks/bike parking
SP1, SP3	• Location, size, and type of existing and proposed utilities (water, sewer, reclaim water mains, water services and meters)
SP1, SP3	• Location of Fire Department Connection, fire hydrants and fire lines
SP2	• Pedestrian facilities
SP3	• Open space and parks
SP3	• Solid waste dumpster enclosures including height, building material, and dumpster access turning movements per ASHTO SU-30 (see material management strategies http://flagstaff.az.gov/DocumentCenter/View/52570)
N/A	• Easements, public and private, existing and proposed including description and dimensions
SP1, SP3	• Walls, fences, and retaining walls including height and building material, proposed monument sign location
SP2	• Minimum required setbacks indicated from subject site's boundaries (per zone district)
SP2	• Existing and proposed structure's measured setbacks from property line to closest points of building(s) for front, sides, and rear elevations
SP3	• Natural features including forest, mature trees (greater than 8" diameter at breast height (DBH)), slopes, and drainage courses
SP1, SP2, SP3	• FEMA 100-year floodplain elevations, flood zone (FEMA) and type (urban or rural), floodplain limits, floodway limits (if applicable) and rock outcroppings (see Section II.9 below)
SP3	• Total existing and total proposed onsite impervious surface area calculations (roof area, pavement, sidewalk, etc.)
SP3	• Total Runoff Capture Volume (ROCV) required (the volume of water from all new impervious surfaces from a 1" rain)
SP3	• Location of existing (if any) and proposed Detention Facilities and Low Impact Development (LID) Integrated Management Practices (IMPs) identify those IMP's to be utilized as ROCV facilities.
SP3	• Approximate area and volume of each of the IMP's to be utilized as ROCV facilities (total volume should equal or exceed the ROCV)
SP2, SP3	• Estimated finished floor elevations for all buildings

Account: R0046363		
Location	Owner Information	Assessment History
Situs Address 214 E ELLERY AVE CITY FLAGSTAFF	Owner Name FOUNDATIONS BUILDING & DEVELOPMENT LLC Owner Address PO BOX 23727 FLAGSTAFF, AZ 86002	Full Cash Value (FCV) \$143,724 Limited Property Value (LPV) \$123,969 Primary Assessed \$12,397 Secondary Assessed \$14,372
Tax Area 0150 - SD#1 CITY OF FLAGSTAFF SCHOOL ADD Block: 154 Lot: 13 THRU-: Lot: 15 Sixteenth: SE Quarter: NE Section: 21 Township: 21N Range: 07E Neighborhood 01.33 - SOUTH FLAGSTAFF TOWNSHIP		Tax Area: 0150 Primary Rate: 6.1315 Secondary Rate: 2.9565 Legal FCV LPV Primary Secondary Class Assessed Assessed 04.2 \$143,724 \$123,969 \$12,397 \$14,372

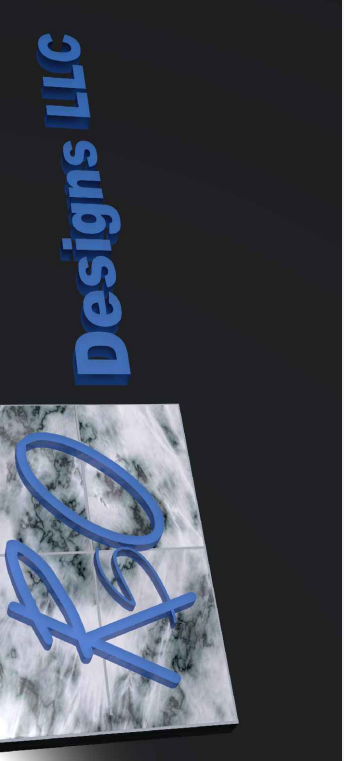
ACCESSOR'S INFORMATION

NTS



06-01-20
REVISIONS

1441 W RANCHO FELIZ PL
TUCSON, ARIZONA 85704
520-490-8432
928-978-1017
rsdesigns2000@gmail.com



NOTE:
THERE DOES NOT APPEAR TO BE PUBLIC SIDEWALKS OR PATHWAYS OF ANY TYPE ADJACENT TO THIS PARCEL

PARKING CALCULATIONS:
TOTAL EXISTING STUDIO UNITS: 2
TOTAL NEW UNITS: 7.5
SPACES REQUIRED: 9.5
SPACES PROVIDED: 10
BICYCLE PARKING: 2

200527A588713

Need help? Call us. 1-800-260-2776 / Live Chat / Email Us (M-F: 9-7 Eastern)
School Outfitters is open and available to help you. We have inventory in stock and ready to ship.

Products Room Designs Brands Cooperative Purchasing Our Services Our Work Articles & Information

Home Outdoor Furniture & Park Equipment Bike Racks U Bike Rack Inground Mount

Ultra Play Systems
U Bike Rack - Inground Mount
★★★★★ Write a review Post a question Start a Live Chat

\$88.99
SKU: LTP-60505
Mount Type: Inground Mount

Select Options:
Mount Type: Inground Mount

Choose a color: Yellow

Quantity: 1

Add to Cart

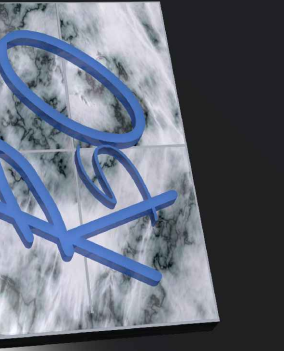
Specifications	Description
Material:	13-gauge galvanized steel
Diameter:	1 7/8"
Capacity:	2 bikes
Other Info:	Inground mount
Warranty:	1 year limited
Width:	23 7/8"
Height:	36"
Assembly:	Ships Assembled
Product Weight (Lbs):	18
Shipping Method:	UPS / FedEx

HORIZONTAL CONTROL PLAN
SCALE: 1" = 10'
NORTH

BICYCLE RACK SPECIFICATION

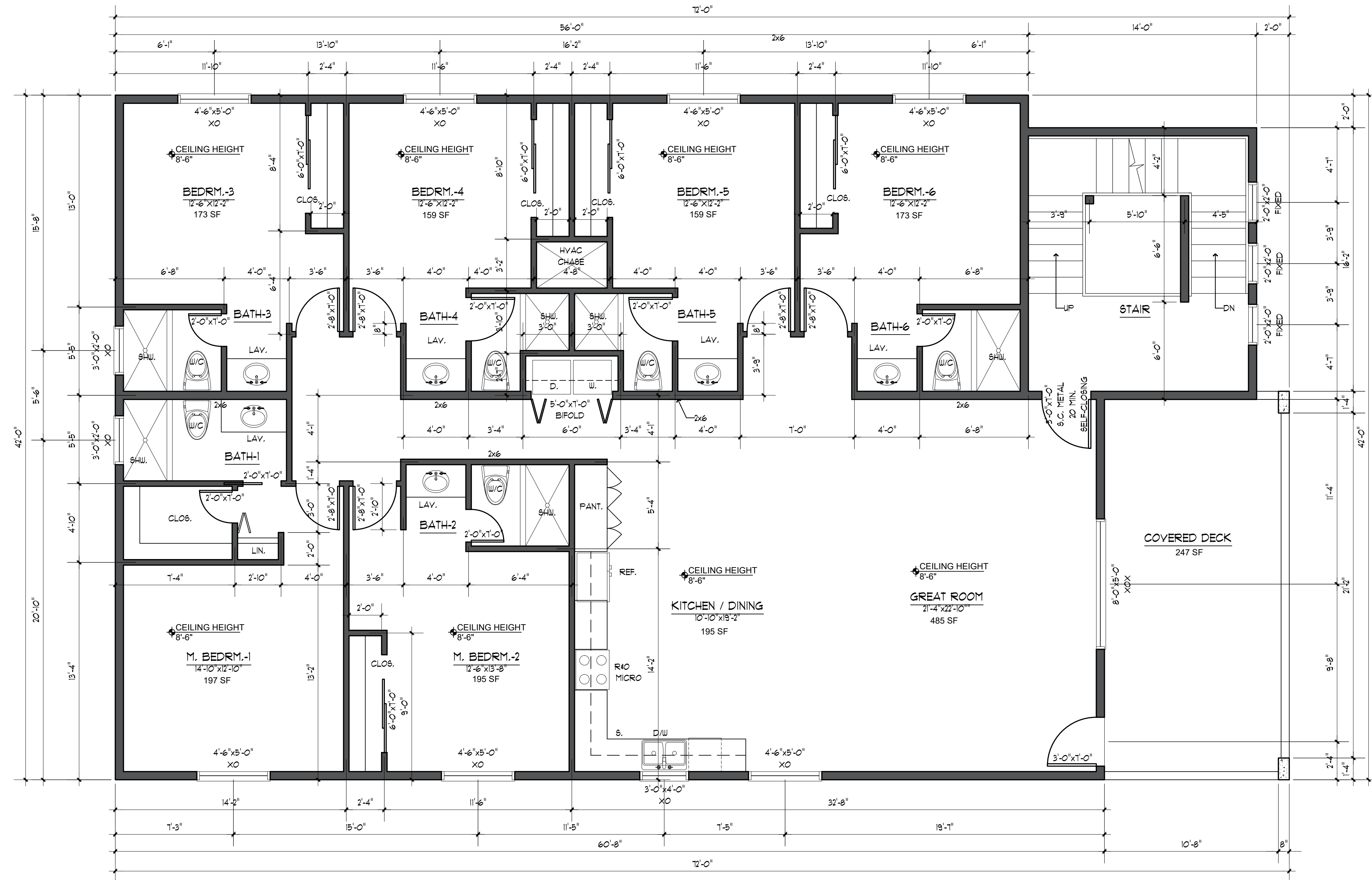
214 EAST ELLERY
FOUNDATIONS BUILDING & DEVELOPMENT
FLAGSTAFF, ARIZONA
SITE PLAN - HORIZONTAL CONTROL

SP2



214 EAST ELLERY
FLAGSTAFF, ARIZONA
FIRST FLOOR PLAN

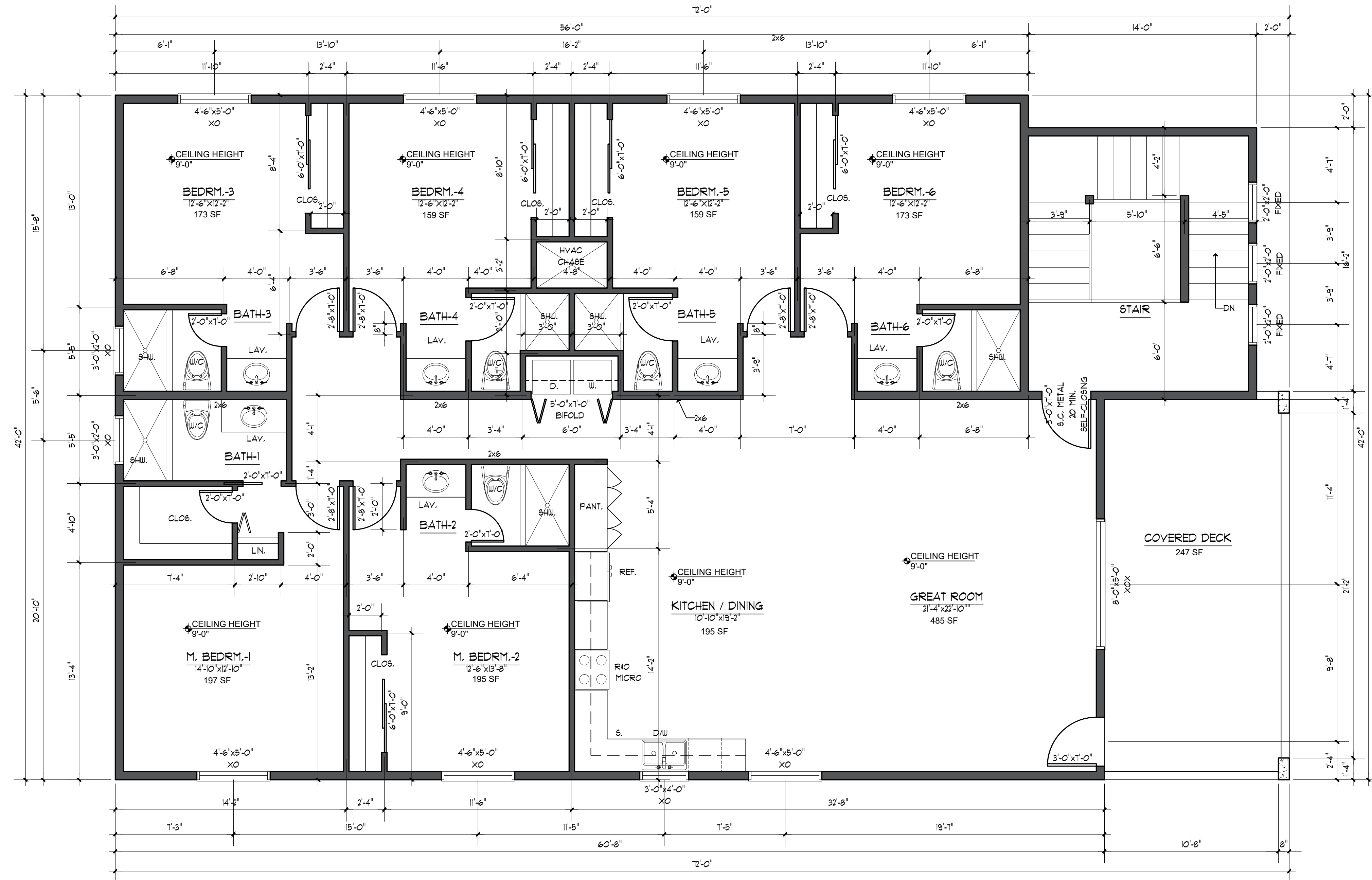
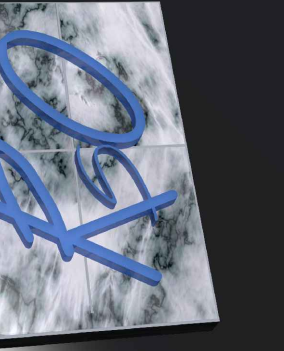
A1.2



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

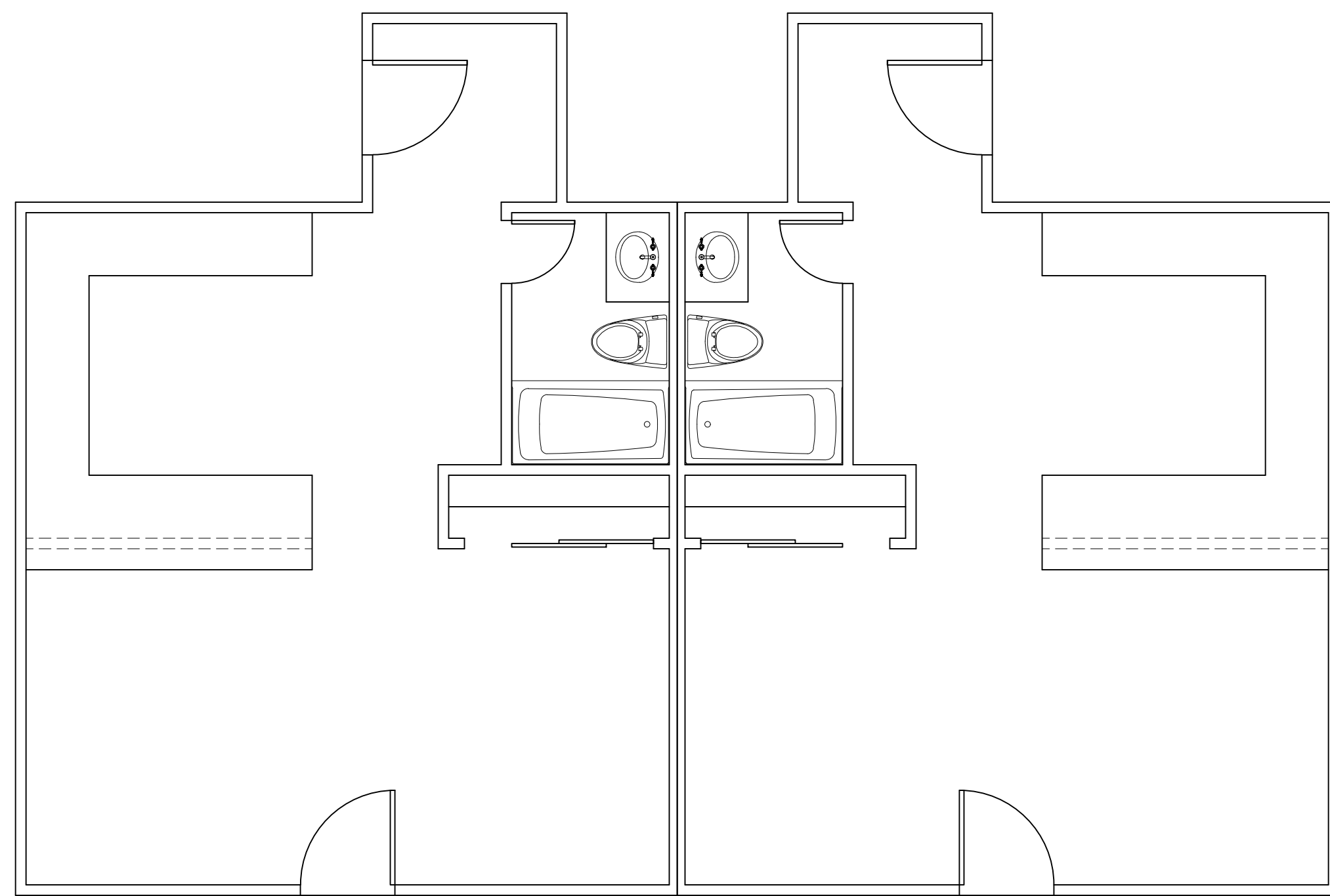




SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"





EXISTING DUPLEX FLOOR PLAN

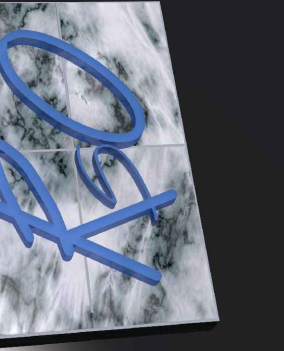
SCALE: 1/4"=1'-0"



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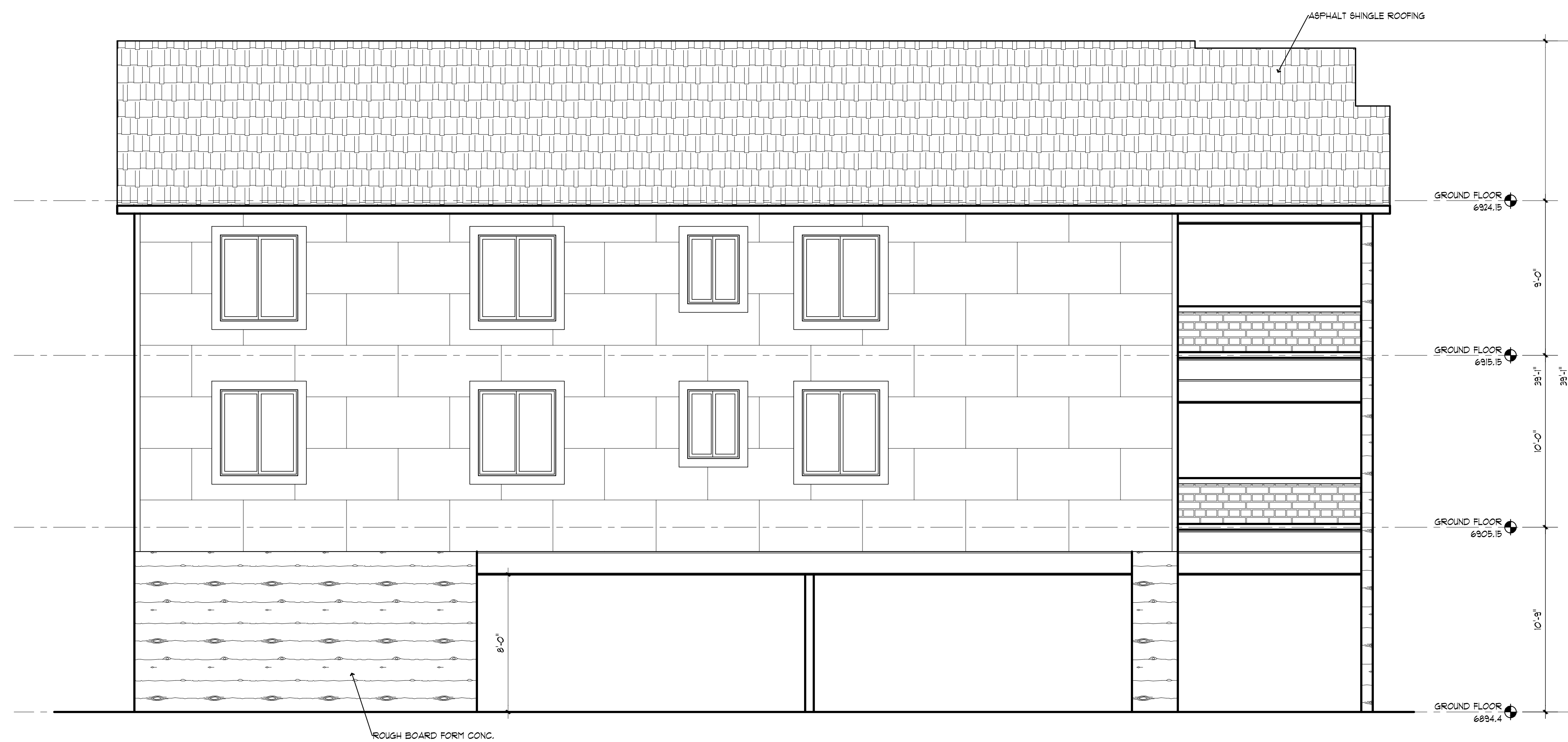


214 EAST ELLERY

FLAGSTAFF, ARIZONA

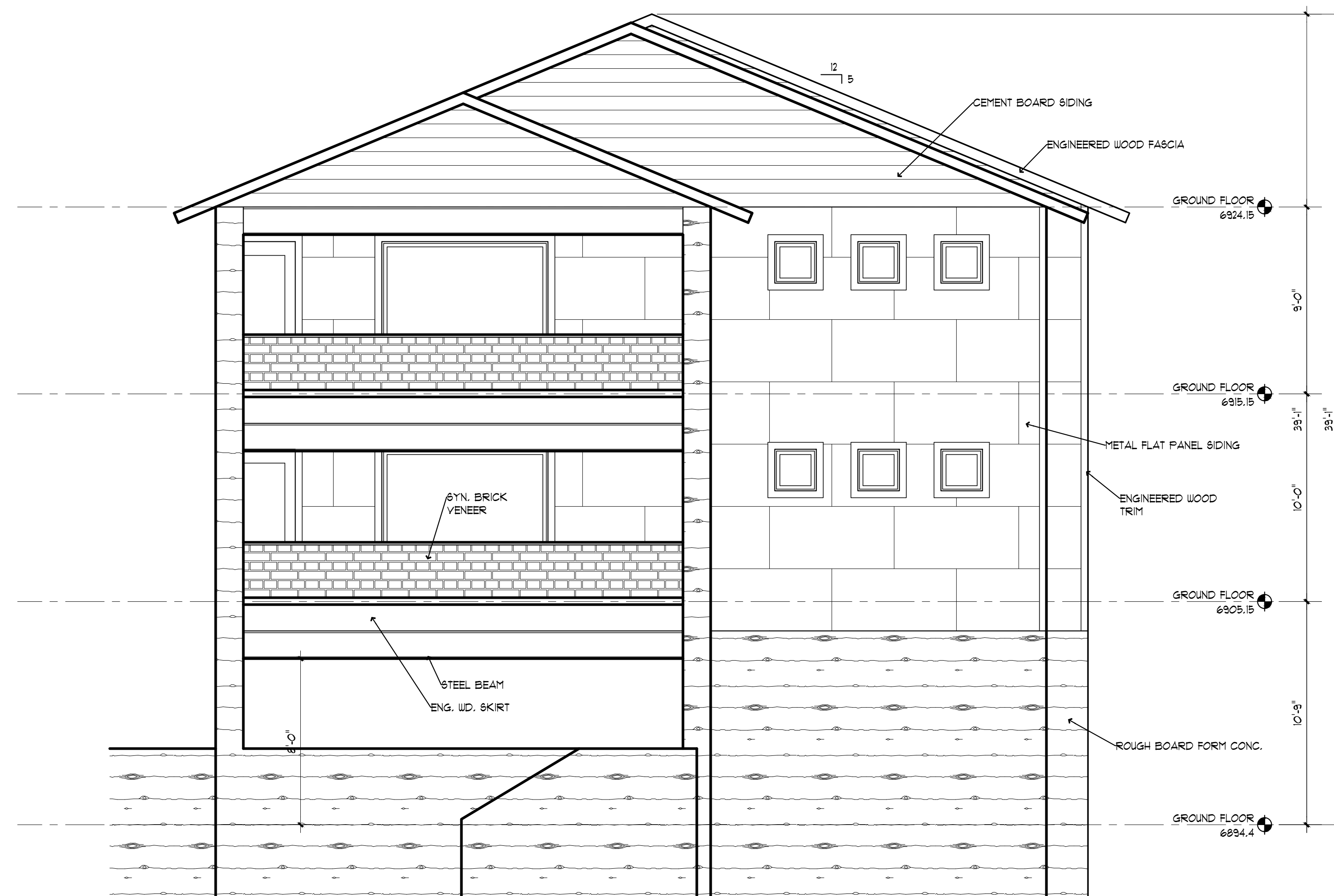
EXISTING DUPLEX FLOOR PLAN

A1.4



WEST ELEVATION

SCALE: 1/4"=1'-0"



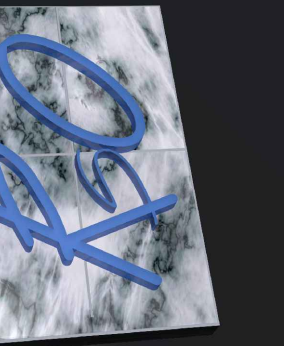
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

P.O. BOX 8270
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528-978-1017
rsdesigns2000@gmail.com

Designs LLC

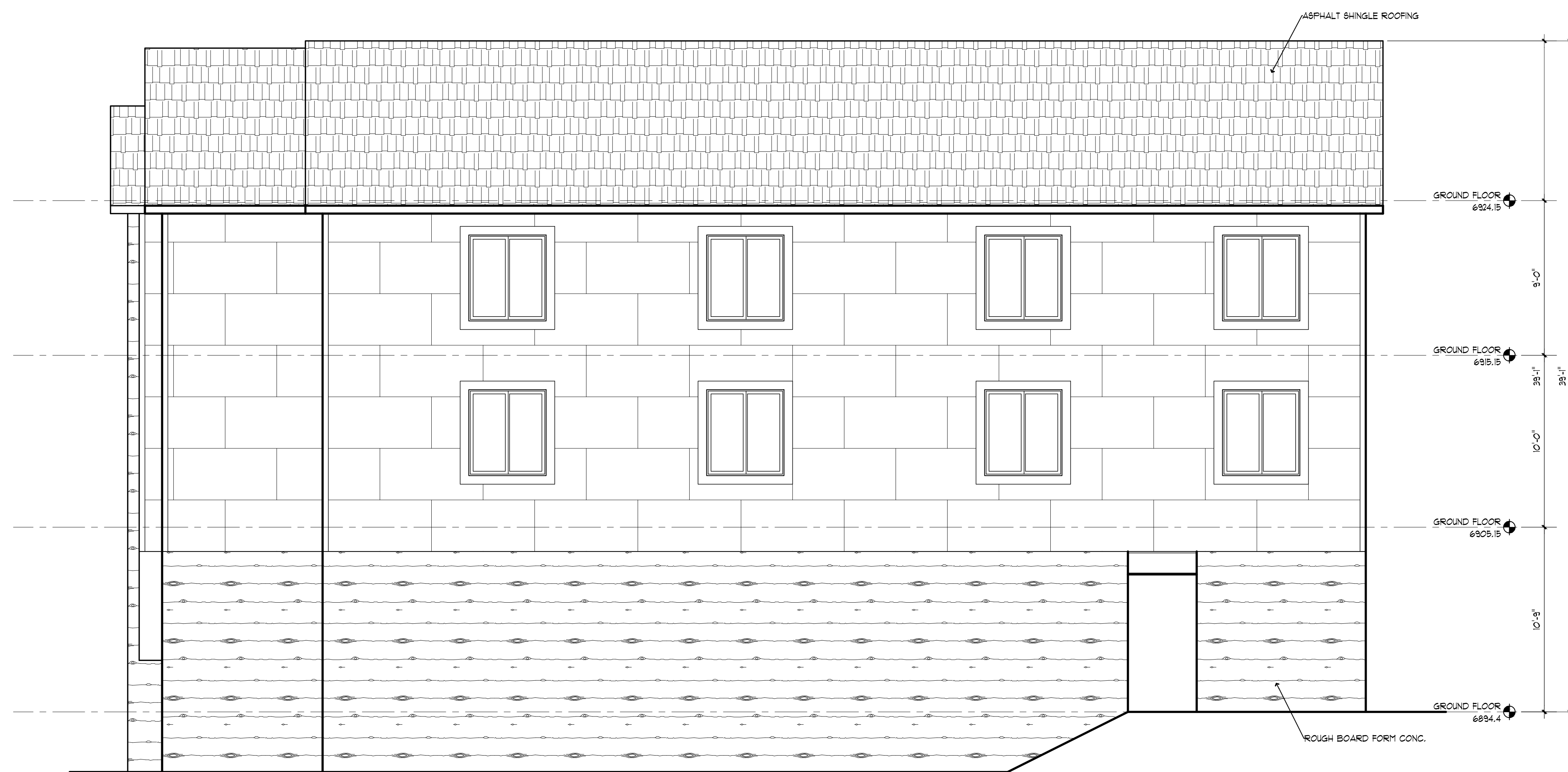


214 EAST ELLERY

FLAGSTAFF, ARIZONA

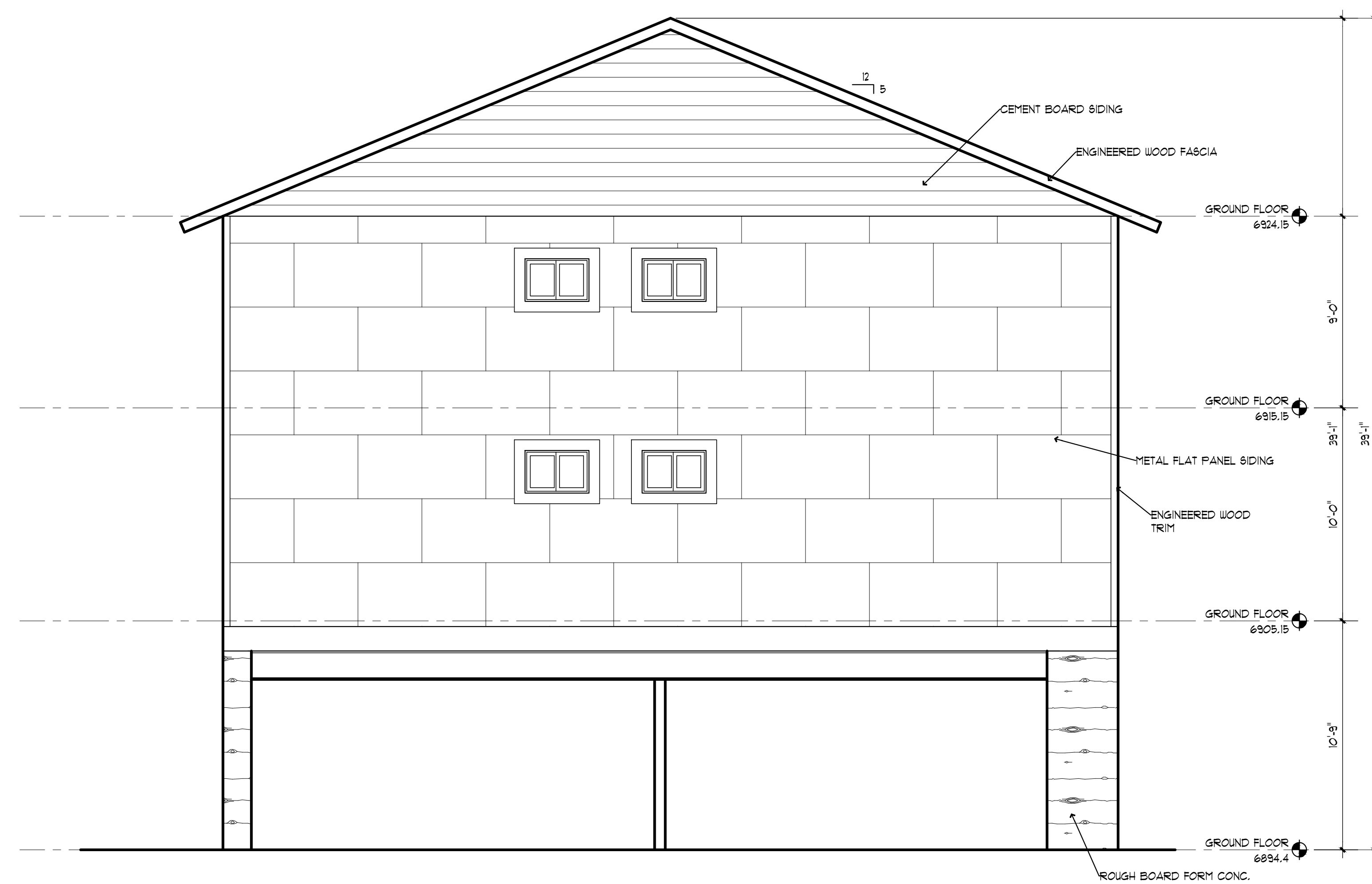
ELEVATIONS

A2.1



EAST ELEVATION

SCALE: 1/4"=1'-0"



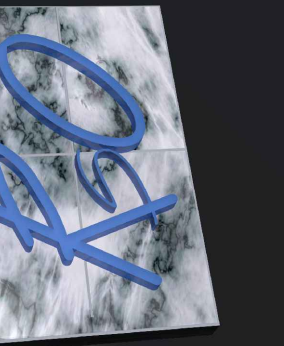
NORTH ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

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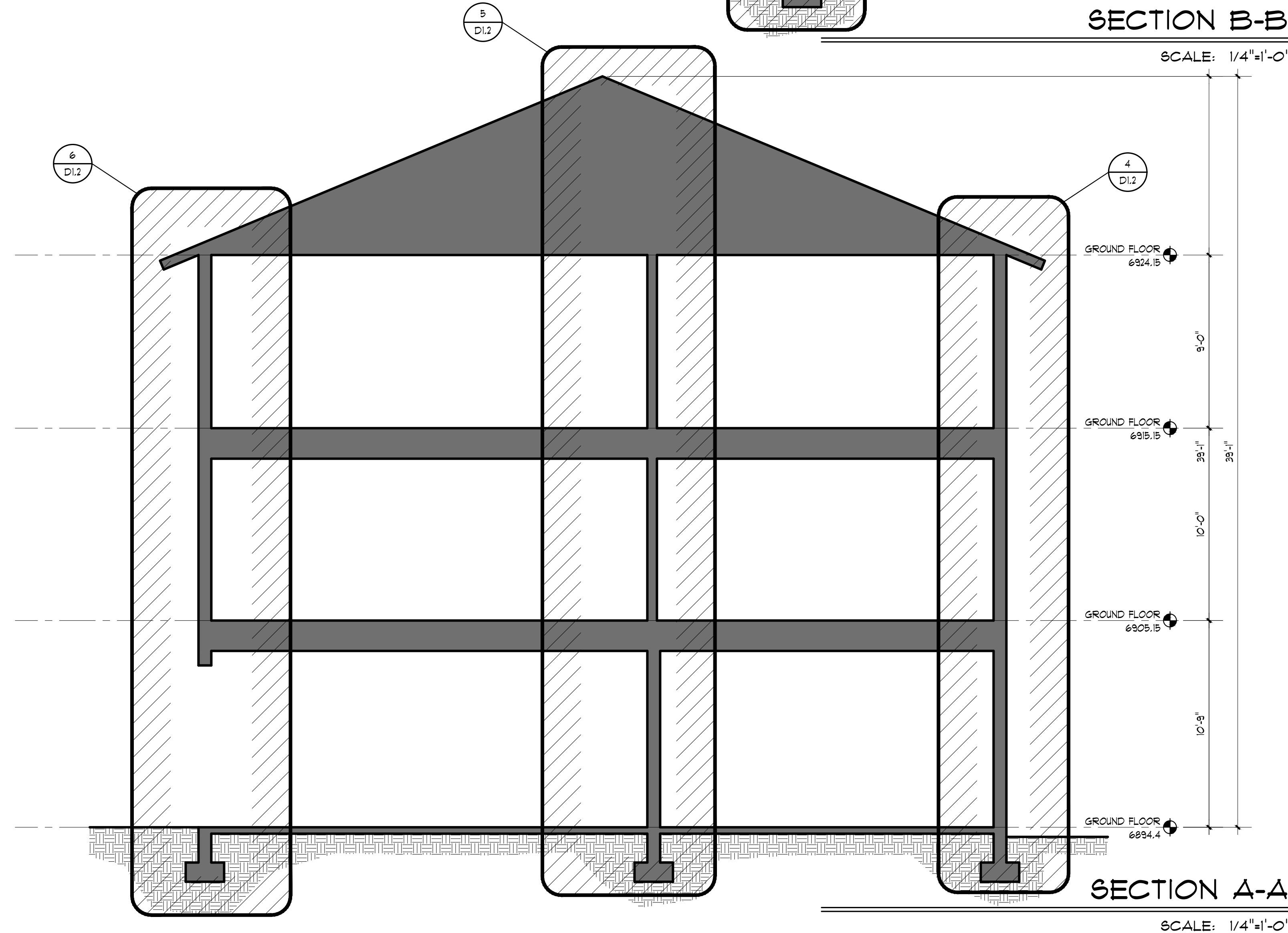
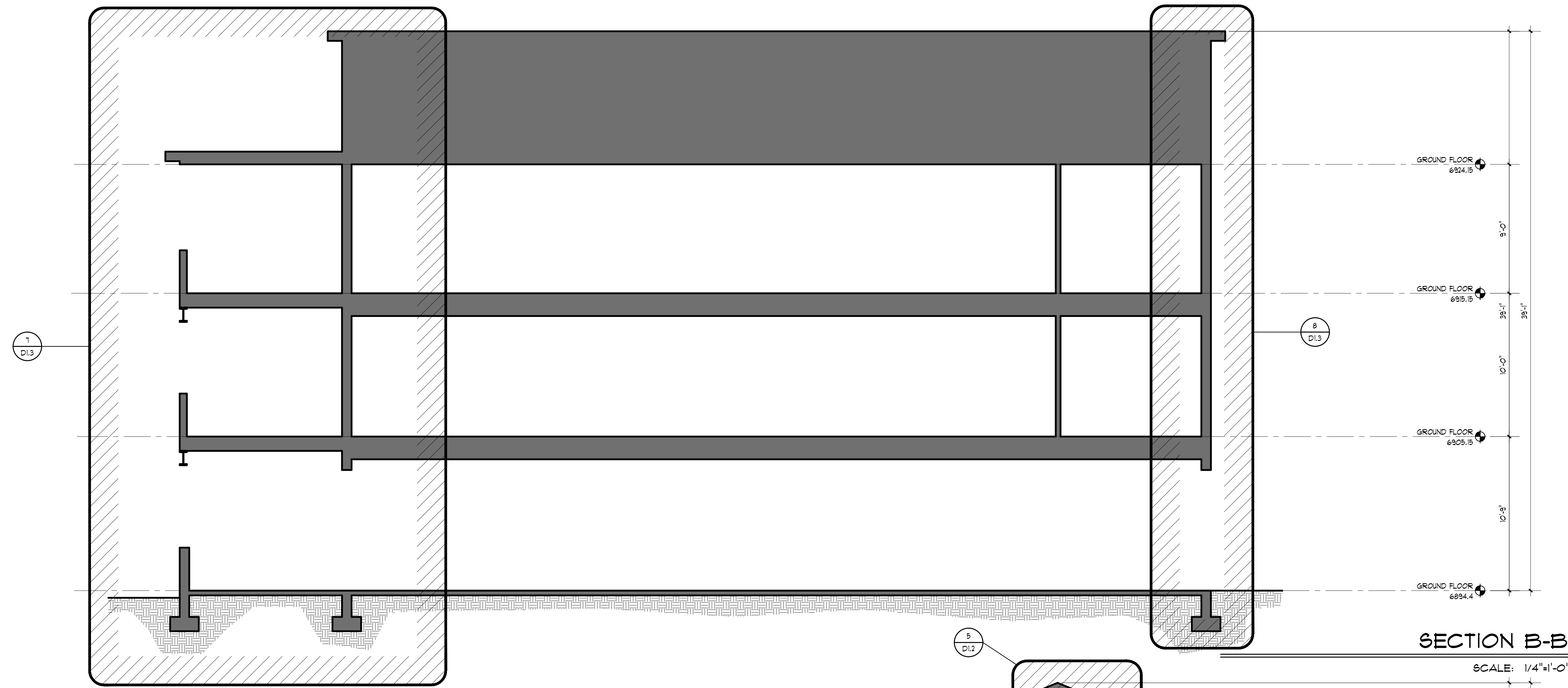


214 EAST ELLERY

FLAGSTAFF, ARIZONA

ELEVATIONS

A2.2



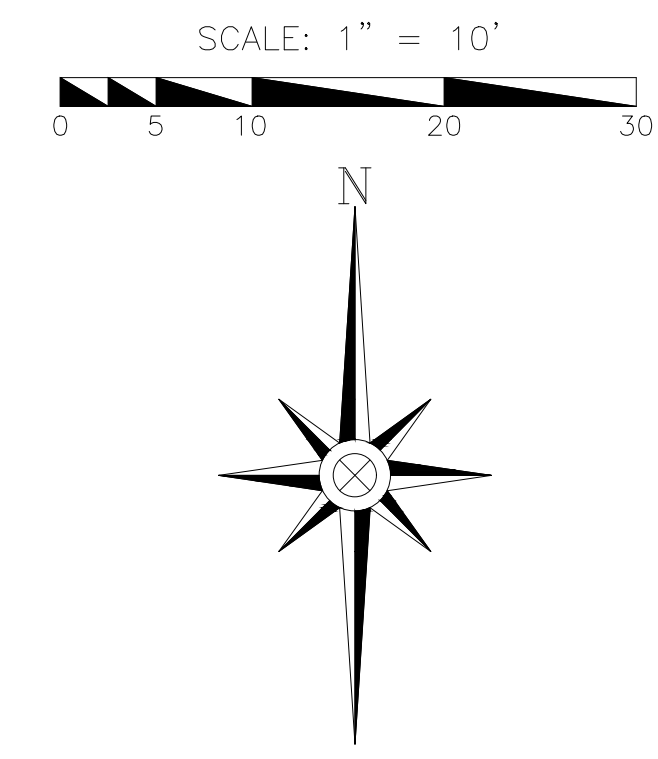
REVISIONS

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214 EAST ELLERY
 FLAGSTAFF, ARIZONA
 BUILDING SECTIONS

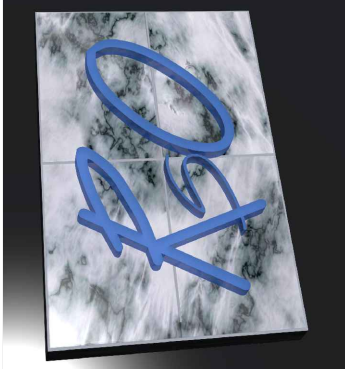
A4.1



06-01-20
REVISIONS

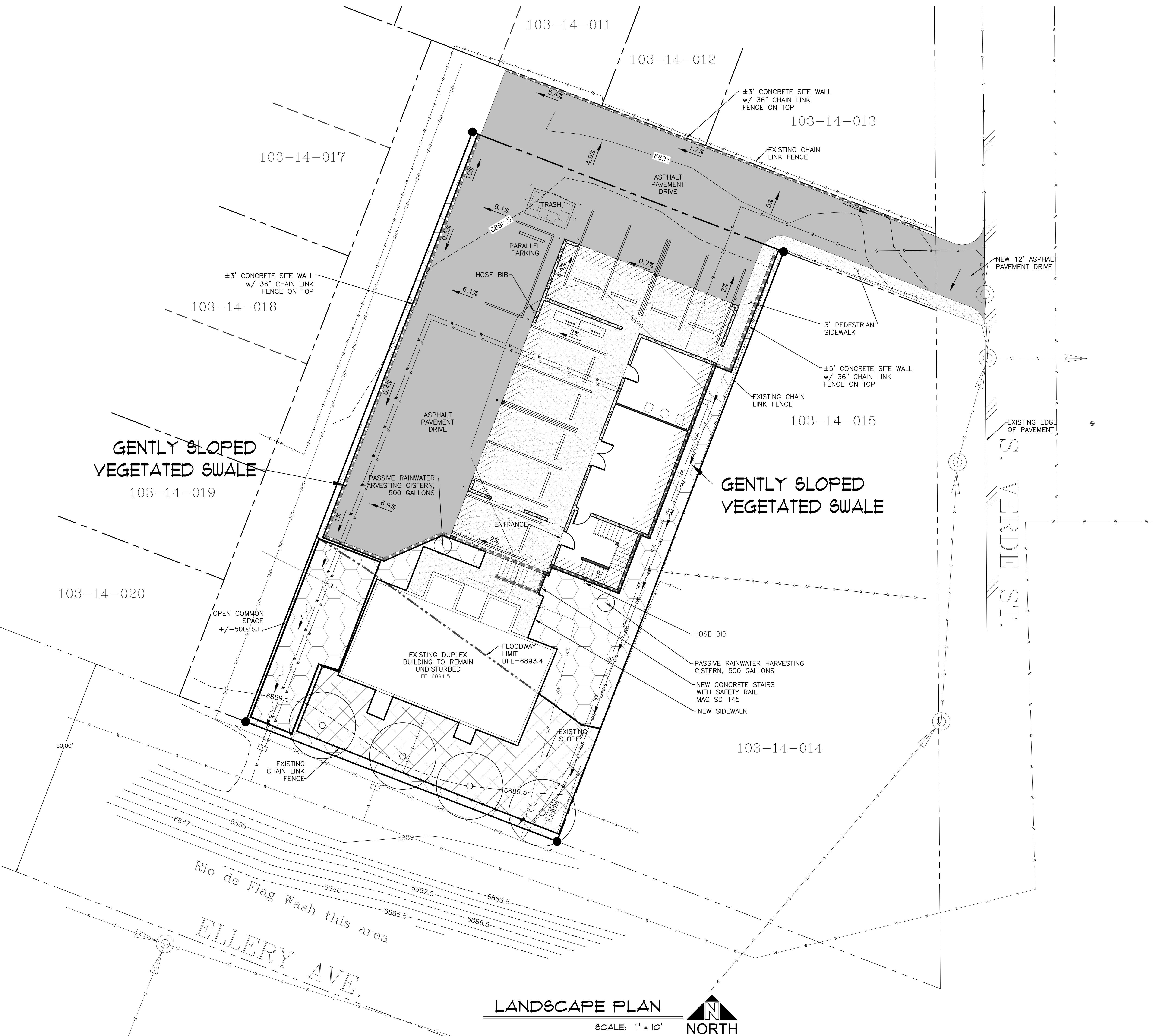
1441 W RANCHO FELIZ PL
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520-490-9432
928-978-1017
rsodesigns2000@gmail.com

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214 EAST ELLERY
FOUNDATIONS BUILDING & DEVELOPMENT
FLAGSTAFF, ARIZONA
LANDSCAPE PLAN

L1.1



IMPERVIOUS SURFACE CALCULATIONS:
EXISTING IMPERVIOUS SURFACE: 8800 S.F.
(INCLUDES EXISTING UNPAVED AREAS CURRENTLY USED
NEIGHBORHOOD PARKING)
LOT AREA: 10,646 S.F.
EXISTING LOT COVERAGE: 82.6%
POST DEVELOPMENT IMPERVIOUS SURFACE: 1,640 S.F.
LOT AREA: 10,646 S.F.
COVERAGE: 15.4%

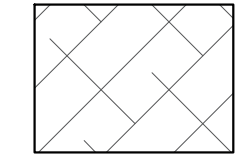
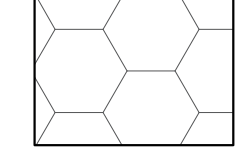
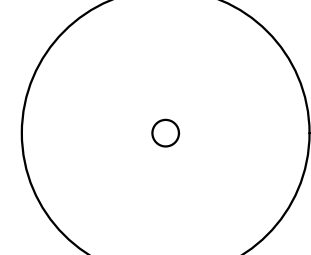
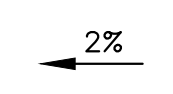
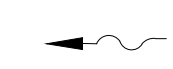
LID PROPOSAL:
WE ARE PROPOSING SEVERAL APPROACHES
FROM THE LOW IMPACT DEVELOPMENT MANUAL

1. SURFACE SHEET FLOW WILL BE DIRECTED TO GENTLY SLOPED VEGETATED SWALES TO MIMIC THE NATURAL.
2. ROOF RAINWATER ON THE NEW BUILDING WILL BE CAPTURED VIA GUTTERS TO CISTERNS THAT WILL BE USED FOR PLANT IRRIGATION OR DISCHARGED TO VEGETATED DETENTION AREAS AND VEGETATED SWALES.

LANDSCAPING REQUIRED:
TREES: (1 PER DWELLING UNIT): 4 REQUIRED
SHRUBS: (2 PER TREE): 8 REQUIRED
GROUND COVER: (2 PER TREE): 8 REQUIRED

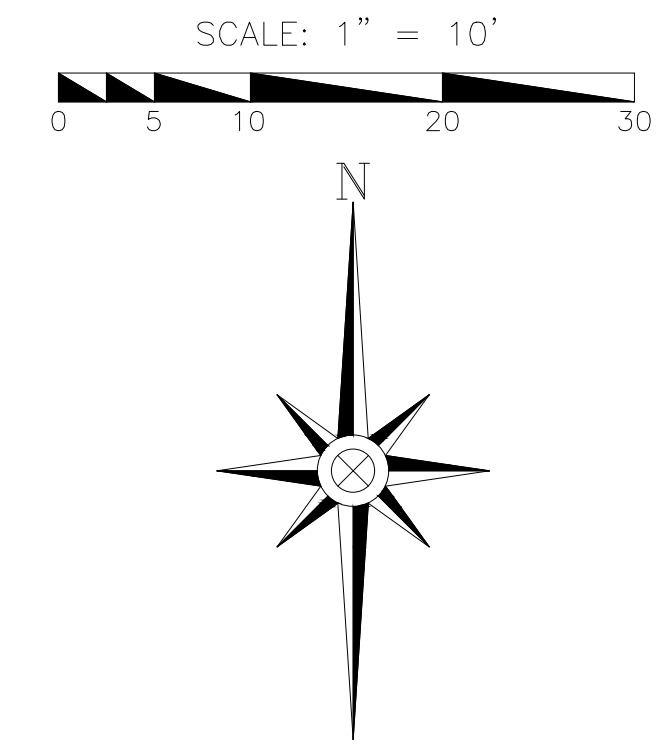
LANDSCAPING PROVIDED:
TREES: PER 10-50.60,050.4 (4 EXISTING TREES CREDITED)
• SHRUBS AND GROUND COVERS ARE ALSO WAIVED

LEGEND

-  AREA AROUND EXISTING BUILDING WITH NATIVE GRASSES - NOT TO BE DISTURBED : 1090 S.F.
-  AREA OF EXISTING VEHICLE ACCESS AND PARKING TO BE SEEDED + VEGETATED SWALES : 1909 S.F.
-  EXISTING 6'-10" MIN. TREES TO REMAIN
-  2% SLOPE GRADE
-  DRAINAGE SLOPE ARROW

LANDSCAPE PLAN
SCALE: 1" = 10'
NORTH

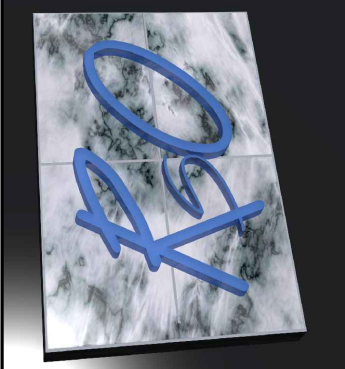
Rio de Flag Wash this area
ELLERY AVE.



06-01-20
REVISIONS

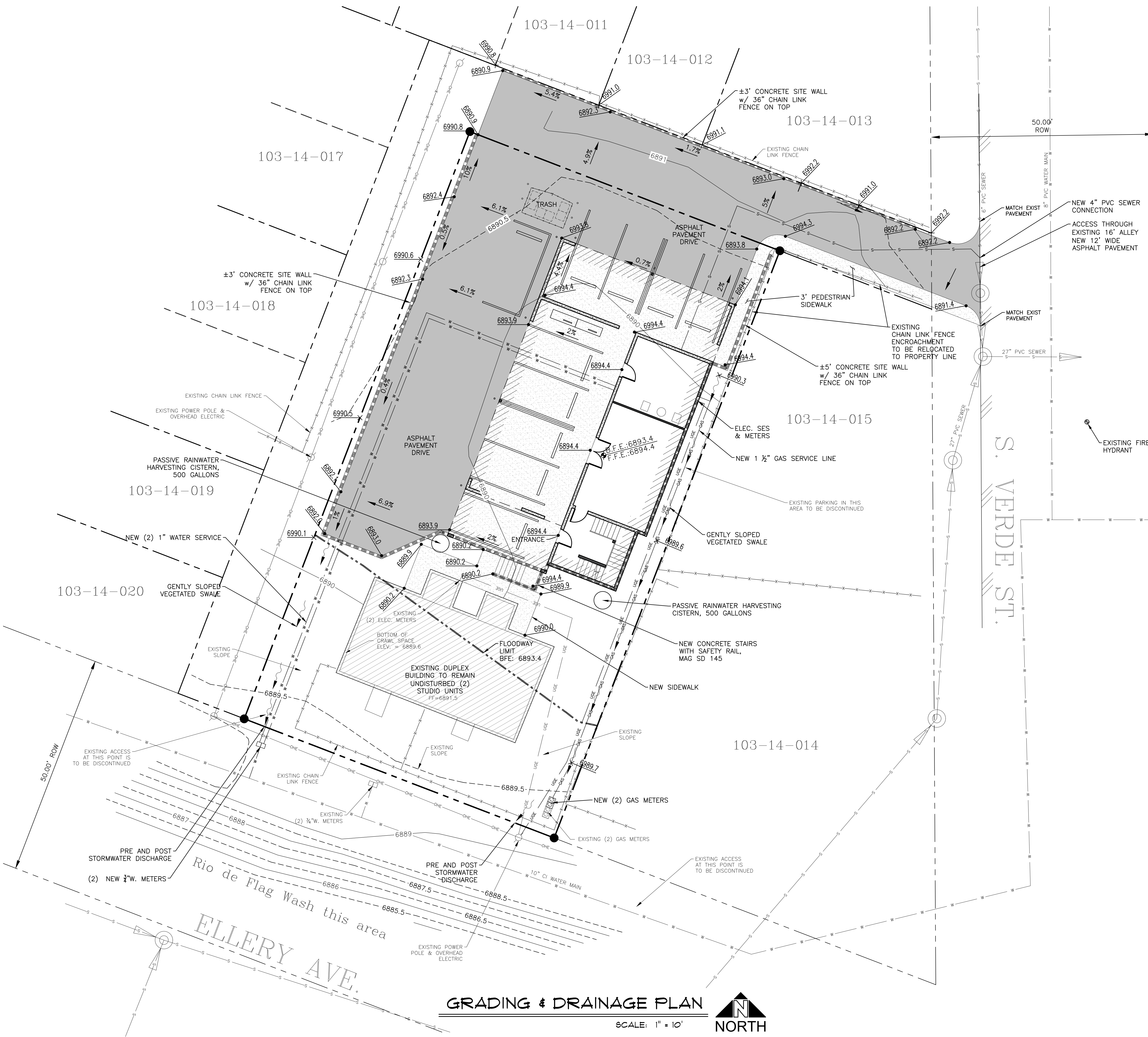
1441 W RANCHO FELIZ PL
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520-490-8432
928-978-1017
rsodesigns2000@gmail.com

Designs LLC



214 EAST ELLERY
FOUNDATIONS BUILDING & DEVELOPMENT
FLAGSTAFF, ARIZONA
GRADING AND DRAINAGE PLAN

C1.1



LEGEND

- EXISTING 1' CONTOUR LINE
- EXISTING 1/2' CONTOUR LINE
- EXISTING GRADE
- FINISH GRADE
- CONCRETE SITE WALL WITH SAFETY RAIL
- CONCRETE SITE WALL WITH 36" CHAIN LINK FENCE MOUNTED ON TOP
- SLOPE GRADE
- DRAINAGE SLOPE ARROW
- ASPHALT PAVEMENT 2" OVER ABC 6"
- CONCRETE SIDEWALKS / PARKING UNDER BUILDING 4" CONCRETE OVER ABC 6"

GRADING & DRAINAGE PLAN

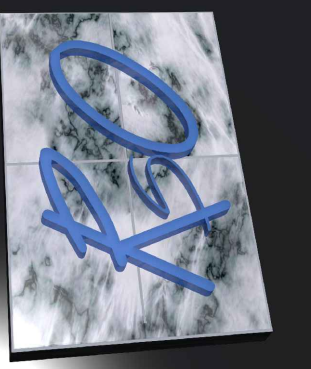
SCALE: 1" = 10'



NOTE:
THERE DOES NOT APPEAR TO BE PUBLIC SIDEWALKS OR PATHWAYS OF ANY TYPE ADJACENT TO THIS PARCEL


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214 EAST ELLERY
FOUNDATIONS BUILDING & DEVELOPMENT
FLAGSTAFF, ARIZONA
DRAINAGE DOCUMENTATION

C1.2



City of Flagstaff Water Services Division
Stormwater Management Section
2323 N. Walgreens St., Flagstaff, AZ 86004

FLOOD ZONE DETERMINATION

Prepared By:	Jim Janeczek, PE, CFM, Stormwater Section Project Manager	Date:	1-30-20
For:	Bob O'Brien	With:	RsODesigns, LLC
Recipient Address:	16700 N Forecastle Ave, Tucson, AZ 85739		
Phone:	928-978-1017	E-mail:	rsodesigns2000@gmail.com

Flood Insurance Rate Map (FIRM) Information
Parcel Investigated: 103-14-016 **Address:** 214 E. Ellery St., Flagstaff, AZ 86001
NFIP Community Number for Flagstaff # 040020 **The parcel is located on FIRM Map #** 0400SC6809G
The parcel is located on FIRM Panel # 6809G **Date of FIRM Panel:** 9/3/10 **Date of FIRM Index:** 9/3/10
The parcel is located in flood hazard zone(s): AE, AE (Floodway)

Additional Flood Hazard Information and Development Guidance for this Property

- The parcel is shown in the FEMA-regulated 100-year Floodplain Zone AE and is therefore subject to development restrictions. Additionally portions of the floodplain impacting the structure are also the floodway subzone and therefore even more stringent development requirements apply. Based on my interpretation of the FEMA Flood Insurance Study (FIS) profiles, the 100-year floodplain elevation (a.k.a base flood elevation, or BFE) is an elevation of **689.4** feet above mean sea level (NAVD 1988). General development guidance is given below.
- The regulatory floodway is that portion of the floodplain usually containing the main watercourse that is reserved for flood conveyance. If the floodway has not been determined separately from the floodplain, then the floodplain and floodway are the same. No new fill, structures, horizontal building additions or any other encroachment in the floodway is allowed per City of Flagstaff floodplain regulations, hereinafter referred to as "FP Regs". The owner or prospective buyers are highly encouraged to meet with the Stormwater Section to discuss details of development restrictions (including, but not limited to, raised finished floors, parking, floodproofing commercial buildings and manufactured home tie downs) prior to purchase or other commitments (e.g. architectural plans).
- New construction must comply with all FP Regs. New below-grade parking, below-grade crawl spaces and basements for residential construction are prohibited in the floodplain. Utilities, mechanical and electrical equipment will need to be raised to at least 1 ft above the BFE. The lowest habitable floor and attached electrical and mechanical equipment may be elevated above the BFE per FP Regs and above a garage where the garage finished floor is below the elevation requirements of the FP Regs provided that the garage-enclosed space is wet-floodproofed per FP Regs, including flood vents, and used solely for parking, access and storage, however, conversions of garages to a residential use are prohibited. New critical facilities are not allowed in the 500-year floodplain.
- Building improvements to existing structures with finished floor elevations (FFE) not conforming to the FP Regs are subject to the FEMA Substantial Improvement Rule (a.k.a. the 50% Rule). This rule limits building improvements to 50% of the market value of the building which can be determined by the listed building value (not total property value) at the Coconino County Assessor's office or by an appraisal performed in accordance with the FP Regs. Improvements that exceed 50% of the building's market value (market value determined before improvements are made) will not be allowed unless the building's FFE and attached electrical and mechanical equipment and utilities are raised above the BFE (or floodproofed if commercial) in accordance with the FP Regs. An elevation certificate prepared by an AZ Licensed Land Surveyor will be required for determining if FFE's are compliant with the FP Regs.
- A building may be exempt from the 50% Rule if the building is listed on the historic register, although additions must be constructed in accordance with the FP Regs. Historic building improvements defined as exempt from the 50% Rule must not change the building's historic status. Buildings may also be exempt from the 50% Rule if the improvements are to correct safety issues related to a building code violation as approved by the City of Flagstaff building official. Building additions must have the FFE raised above the BFE per FP Regs or optionally the addition and entire building can be floodproofed per FP Regs if commercial. If the floodplain appears to be mis-mapped, the structure, parcel or portion of the parcel can potentially be removed from the floodzone by a Letter of Map Amendment (LOMA) prepared by an AZ Licensed Land Surveyor. Other options may also be available.
- For questions please contact Jim Janeczek, PE, CFM, by phone at (928) 213-2472 or e-mail at jjaneczek@flagstaffaz.gov.
- The City of Flagstaff has additional flood hazard information and guidance, including the City of Flagstaff floodplain regulations, available at the City of Flagstaff Stormwater Management web page at: <https://www.flagstaffaz.gov/2701/Floodplains>. Some elevation certificates, Letters of Map Amendments (LOMA's), Letters of Map Revision (LOMR's), and all of the Flood Insurance Rate Maps and the FEMA Map Service Center at the following links: <https://maps.cocoino.ar.gov/parcelviewer/>, <https://msc.fema.gov/portal/search/searchresults/number>
- Detailed interactive flood maps are available by using the Coconino County flood maps and the FEMA Map Service Center at the following links: <https://maps.cocoino.ar.gov/parcelviewer/>, <https://msc.fema.gov/portal/search/searchresults/number>

Notifications:
City staff attempt to provide accurate information based on the most current data available. However, errors in determinations may occur. This determination is not backed by insurance or other guarantees.
Floods that are larger than those shown on the FIRM panels can and do occur and parcels shown to be in flood hazard zone X may be subject to these floods and/or to smaller, more localized floods. The City cannot advise on local flooding danger, however civil engineering and/or surveying consultants can provide local flood risk inspections and assessments if needed. Flood insurance, through the National Flood Insurance Program (NFIP), is available for properties within Flagstaff. Please consult your insurance professional about the advisability of flood insurance, regardless of the flood zone. Federal law requires that a flood zone determination be done as a condition of a federally backed mortgage to determine if the structure is within a Special Flood Hazard Area and, if so, to require flood insurance (Zones A, AE, AH and AO). It is up to the lender to determine whether flood insurance is required for a mortgage.
The 1% chance annual flood (or 100-year flood) is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 100-year flood. While the 500-year flood limits may be shown as Zone X (shaded), flood elevations shown on flood maps are the 100-year Base Flood Elevation (BFE).
FEMA Flood Hazard Zone Designations:
A: Areas inundated by the 100-year flood. Flood water elevations have not been determined in this zone.
AE: Areas inundated by the 100-year flood. Flood water elevations have been determined in this zone.
AO: Areas inundated by 100-year shallow flooding with flood water depths of 1 to 3 feet. The average depth of flood waters has been determined.
AH: Areas inundated by 100-year shallow flooding (usually ponded areas) with flood water depths of 1 to 3 feet. Flood water elevations have been determined.
X: Areas determined to be outside the 0.2% annual chance flood (500-year flood) limits.
X (shaded): Areas inundated during the 500-year flood OR areas inundated during the 100-year flood with average flood water depths less than 1 foot OR flooding sources with drainage areas less than 1 square mile OR areas protected by levee from the 100-year flood.



Heritage Preservation Commission

6. B. 5.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Bungalow Court fat 120 W Butler Ave.

PROPERTY INFO

Address: 120 E Butler Ave.

Type of Action: Consultation with realtor on property for sale

Findings:

The impressive collection of small and large bungalows located on Butler Ave are listed for sale. These stuccoed building are representative of the Hispanic heritage of the Southside District. The project was noted for sale with a pre-application meeting with various staff. The applicant was looking at the property for demolition and clearing the site for new construction. The applicant decided to not pursue purchase for several reasons. It must be noted that this site will continue to be threatened with demolition as has been the result of other property development along Butler.

Information:

In an effort to inform the listing agent a one page document was prepared to highlight the federal tax incentive available to this property within the Southside National register District. The incentive is a 20% tax credit for certified rehabilitation in compliance with the US Secretary of the Interior Standards for Rehabilitation. Education of Realtors and the public regarding alternative to demolition is a top Heritage Preservation Program priority (document attached).

Attachments

20% incentive

Tax Incentives for Preserving Historic Properties

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged over \$102.64 billion in private investment to preserve 45,383 historic properties since 1976. The National Park Service and the [Internal Revenue Service](#) administer the program in partnership with [State Historic Preservation Offices](#).

20% Tax Credit *this is not a deduction but a credit to your Fed Tax Obligations*

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the [Secretary's Standards for Rehabilitation](#). The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this credit [before you apply](#).

Each year, Technical Preservation Services approves approximately 1200 projects, leveraging nearly \$6 billion annually in private investment in the rehabilitation of historic buildings across the country. Learn more about this credit in [Historic Preservation Tax Incentives](#).

Federal historic rehabilitation tax credits are available for any qualified project that the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure. To qualify for any of these [tax incentives](#), property owners must complete the appropriate part or parts of the Historic Preservation Certification Application.

Submission of Applications

Completed applications are submitted to the [State Historic Preservation Office](#) (SHPO). Two copies of the application are required, one to be retained by the SHPO and the other by the NPS. The SHPO will forward applications to the NPS, generally with a recommendation. State recommendations are generally followed, but by law all certification decisions are made by the NPS on behalf of the Secretary of the Interior. The NPS decision may differ from the recommendation of the SHPO.

Secretary's Standards for Rehabilitation

The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

Flagstaff Heritage Preservation Officer & CLG Program

The local Preservation Officer (HPO) is available to assist applicants in applying for the credit. This is particularly important with the "Evaluation of Significance" for Part-1 of the application. Many older properties in Flagstaff are contributing elements of Nationally listed districts which meet the Part-1 requirement for significance. **Contact Mark Reavis, HPO @ (928) 213-2633**
Mark.Reavis@flagstaffaz.gov



Heritage Preservation Commission

6. B. 6.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Railyard Lofts

PROPERTY INFO

Address: 43 S San Francisco

Type of Action: Consultation on HPC Approved Mitigation

Findings:

Reviews continue within IDS process noting requirement for mitigation installation.

Information:

Applicant continues to acknowledge requirement and intends to provide creative interpretive mitigation. Attached is the HPC addendum noting possible mitigation aspects.

Attachments

RR Lofts Mitigation

**ADDENDUM to PHASE 1 HISTORIC RESOURCE STUDY for PARCELS at 43
SOUTH SAN FRANCISCO STREET and 14 SOUTH LEROUX STREET,
FLAGSTAFF, COCONINO COUNTY, ARIZONA —
PROPOSED MITIGATION MEASURES
March 6, 2020 by Lynn A Neal**

This addendum is intended to highlight and detail proposed mitigation measures for preserving information associated with the two properties slated for demolition at 43 South San Francisco and 14 South Leroux streets, but focused on the San Francisco St property. Initial preservation-minded interpretive ideas were conveyed in the Phase 1 report, and in late February 2020 discussed further with the property owner's representative, David Hayward, and the City's Heritage Preservation Officer Mark Reavis. These conversations more fully defined the mitigation measures. The addendum was requested by Mr. Reavis to solidify what is to be done to tell the stories of the properties and to make interpretive mitigation a requirement necessary to obtain heritage preservation approval from the City.

The primary mitigative measure will consist of an interpretive display to be positioned in one of the two new buildings, preferably in the most accessible area fully available to the public with the purpose of returning lost value of the demolished properties to the public. The display panels will include the following elements. (**Photos at the end of this document can be interspersed with the text once the display content is laid out as it will appear in the new building.*)

(1) **The story of the Nackard family**, who developed both properties, will figure prominently. The focal point will be that of the family's beverage distribution history in Arizona and its start and heart in Flagstaff.

The Nackard family settled in Flagstaff in 1912, and it was the eldest of seven children to settlers K. J. and Marie Nackard, Fred, who started the Nackard business. With the ratification of the 21st Amendment repealing the 18th Amendment, national Prohibition was ended December 5, 1933. Deciding to take advantage of this new development, Fred entered the distilled spirits distribution business. On October 2, 1934, Fred and his cousin Elias Nackard received a liquor license for their company, Northern Arizona Wholesale Liquor. This liquor license is still valid today (2020) and remains the oldest wholesale liquor license in continuous operation in Arizona!

Soon after receiving the license the company becomes Fred Nackard Wholesale Liquor Company operating out of the building built at 43 S San Francisco Street (*see photos below*). In 1936 Fred added the sale and distribution of soft drinks to the company's repertoire. When Fred was drafted into the US Army during the height of WW II in 1943, his wife Monica Heaney Nackard (*see photo below*) and sister-in-law Bessie were to take over the company's operations. Dr. Pepper Company refused, however, insisting that they would send a man to run the business in Fred's absence. Fred did not agree, and in 1943 he parted ways with Dr. Pepper and signed with Pepsi from boot camp in Fort Lewis, Washington. When Fred was honorably discharged and returned to Flagstaff in 1945, he added bottling lines for soft drinks and signed an agreement with the Schlitz Brewing Company—bringing Fred Nackard into the beer business. By 1950, Fred had signed with Gallo wine and was distributing wine as well.

By this time (circa 1948), Fred Nackard had built truck garage and warehouse spaces at 14 S Leroux Street (then 8 Cottage Avenue). These buildings were expanded in 1951 and into the 2000s.

In 1951 Patrick Nackard was born to Fred and Monica Nackard. Patrick started working for the family business at age 10, sorting bottles in the summer. At 25 years of age in 1976, he began working for Nackard Bottling Company (which it had become in the late 1950s) in management, where he has remained, today managing now Nackard Companies with his wife Julie Ralston Nackard and son Palmer (*see photos below*).

(2) Highlighting the uniquely interesting architectural features of the historic buildings at 43 S San Francisco and 14 S Leroux streets.

For 43 S San Francisco this was the concrete plaster sheathing exterior treatment that was installed to simulate random ashlar stone construction (*see photos below*). This method was only used on a handful of buildings in Flagstaff, all of them built in the 1930s to early 1940s. It can still be seen on another Nackard building constructed in 1944 across Cottage Avenue from their S San Francisco Street warehouse (*see photos below*). The same treatment was used on the Hutchinson & Sauer building built in the early 1930s and modified in 1938 at the southwest corner of Beaver Street and Phoenix Avenue (**plan to add photo*). It is an intriguing observation that this sheathing method was ever done here when various construction-compatible stone types were readily available in and around Flagstaff, as well as having access to skilled masons plus the popularity of decorative concrete block at the time. Food for thought—This patterned concrete veneer application may have been a method adopted and used by a local mason or concrete worker for a specific period of time. In addition to masons, Flagstaff also had persons skilled in cement stucco application in the 1930s and 1940s.

In ashlar masonry all the stones are cut and dressed, or worked, so they have the same shape, size, and surface texture. The stones are then laid together in cement or lime mortar of equal size joints at right angles to each other. The masonry built using ashlar stones is rectangular where cuboid blocks are laid in horizontal courses or layers. The joints between the stones are very thin, regular, and of uniform thickness. In random ashlar masonry, however, the stone block arrangement does not have any specific rule of placement. It has a general course of alignment, but the vertical joints need not be one over the other. Even though it looks very random, it has an in-built harmony. The variations in height and length have to be in proportion to the overall structure for strong bonding, and therefore, the positioning has to be mindfully crafted, requiring skilled and knowledgeable workers. It is often done as a facing, a veneer backed by rubble, uncut stone or brick walls.



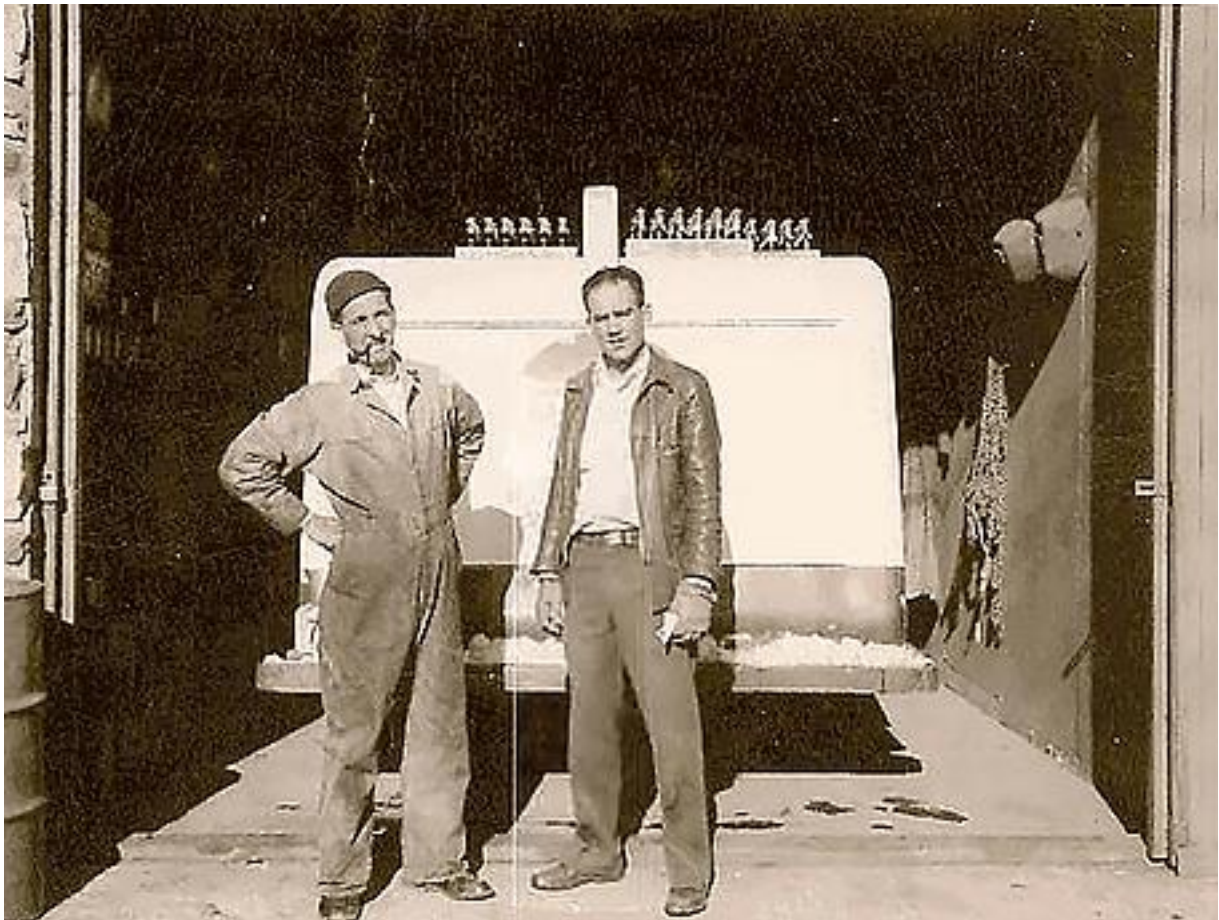
As might be assumed, using a concrete plastering technique to mimic this style of masonry construction is equally crafty but ultimately somewhat easier to install. It involves stamping a concrete stucco that has been applied to a wall surface, likely over concrete blocks and/or wood in the case of the 43 S San Francisco Street building. The stucco might be more thickly applied than a non-stamped stucco finish to allow for the depth of the stamp to properly mimic rock coursing. The stucco, likely a mix of Portland cement, was applied directly to the backing wall surface. (**This can be updated after we get a closer*

look at the actual layering and sheathing wall backing prior to full demolition.) The stucco was probably powder tinted with natural pigments to obtain more natural variability in color, again mimicking real stones, as well as painted/color-washed in imitation of marbling. The stucco would be applied in sections, and while wet, stamped with a mold or interlocking molds perhaps made of plaster or metal. (These stamp molds are today made of flexible urethane rubber and foam.) The joints may have also been touched up and further pronounced by retooling. The finished product is strong and looks like stone. The solid-painted color of the plaster sheathing on the 43 S San Francisco Street building, applied sometime after 1992, appeared less like stone than it did originally (*see comparative photos below, and *perhaps pieces of the sheathing, recovered from the demolished building, to be installed in the display*).

The most interesting characteristics of the building at 14 S Leroux Street were the remnant porthole windows, cut and set in stone and representing all that remained of the original pre-1948 malpais garage structure (*see photos below*), and the domed roof of a circa 1951 addition/remodel with its intricate curved wood planking and steel trusses that were interiorly visible (*see photo below*). The porthole windows were in the north façade of the garage, the only lighting to the one-time separate building. The domed roof could be seen from the exterior, but the detail of the ceiling was only evident on the interior. Why so much detailing was done to the roofing of this warehouse structure is a mystery.



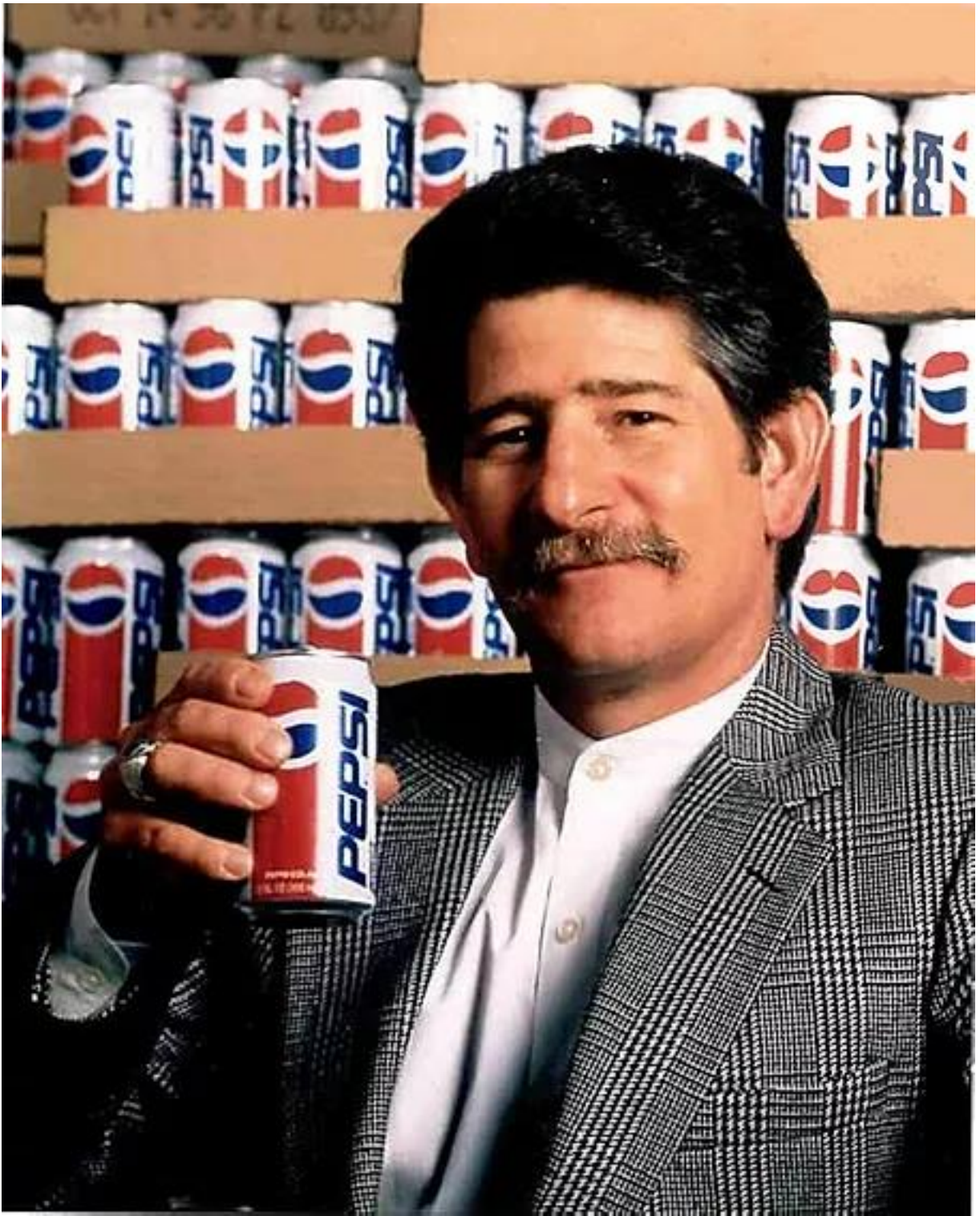
Fred Nackard Wholesale Liquor Company distribution fleet at 43 S San Francisco St property, circa 1940.



Fred Nackard (left) & brother Phillip Nackard in loading bay at 43 S San Francisco St, circa 1930s–1940s.



Fred Nackard's wife Monica in front of 43 S San Francisco St property, though not visible, ca. 1930s–40s.



Patrick Nackard, son of Fred and Monica and current President of Nackard Companies, circa 1970s.



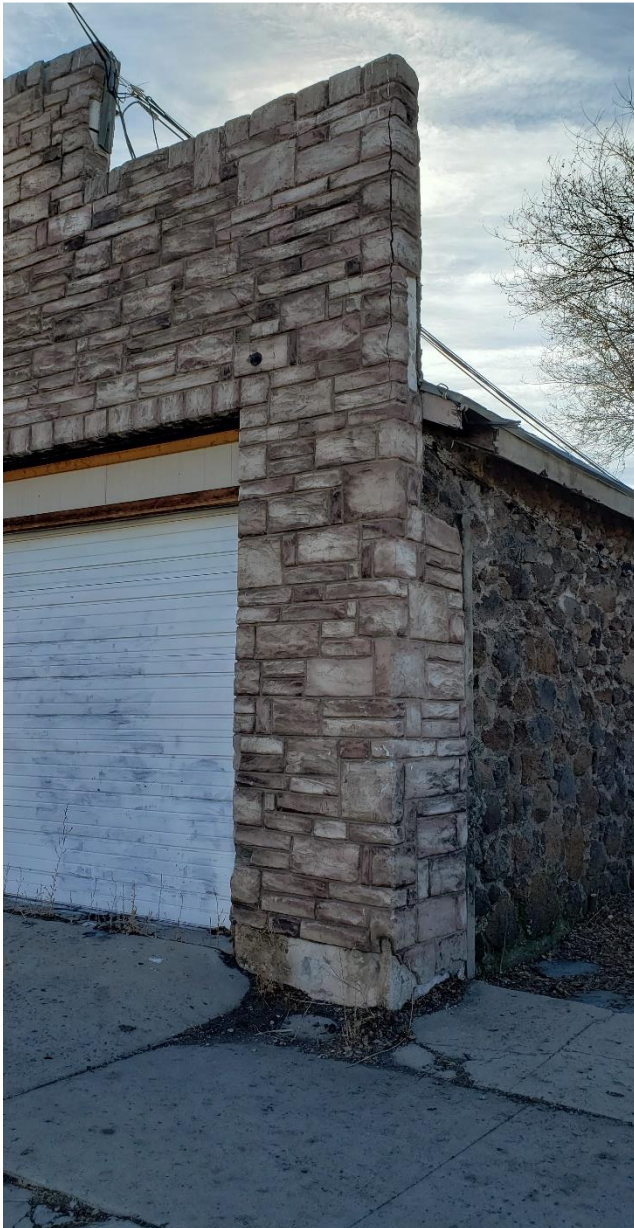
Nackard Companies ownership family: Monzie, Palmer, Julie, and Patrick Nackard (clockwise from top left), circa 2000s.



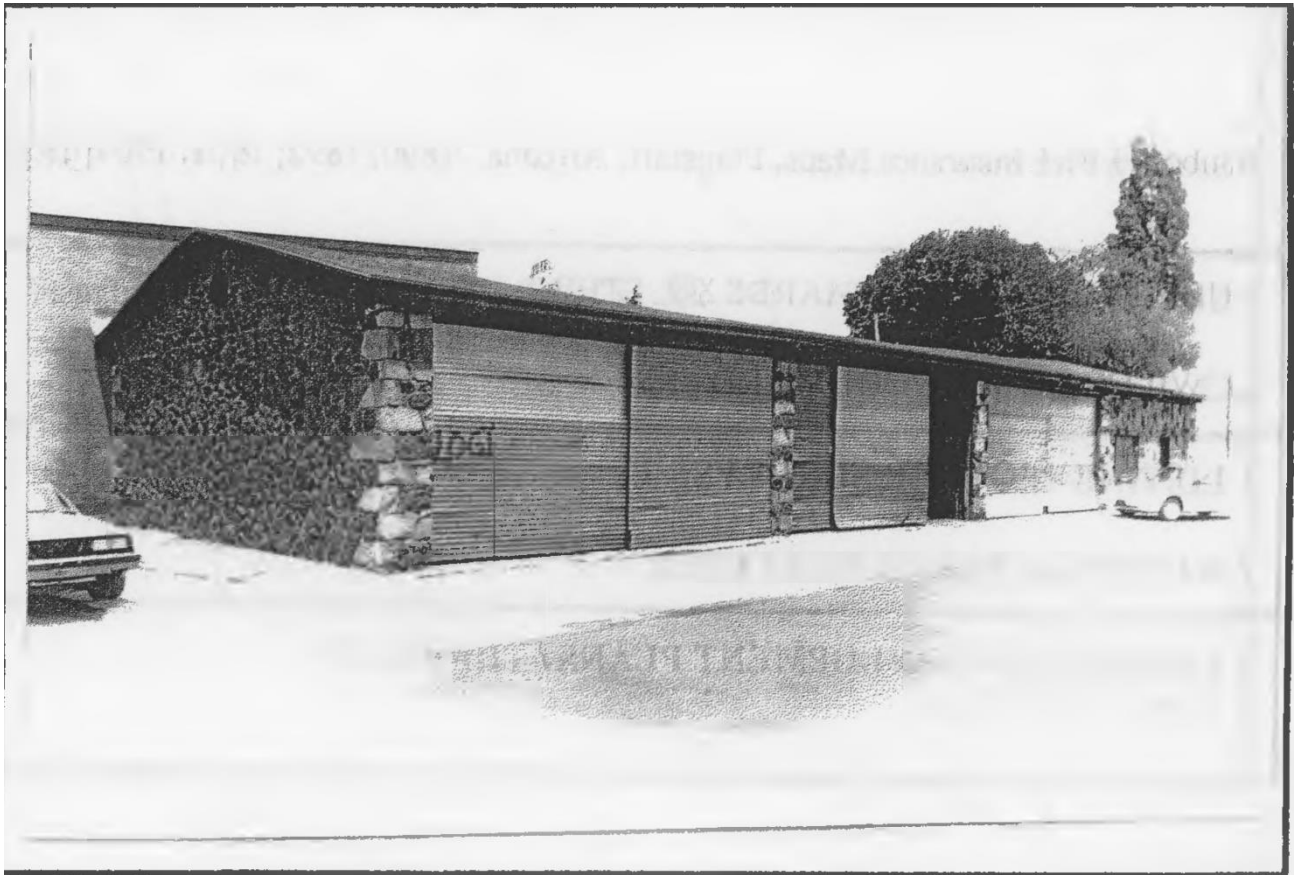
43 S San Francisco Street at junction with Cottage Avenue, view to NW in May 2019.



Example of concrete plaster sheathing on 43 S San Francisco's front/E façade (left) & at NE corner (right), December & May 2019.



Example of concrete plaster sheathing on adjacent circa 1944 Nackard storage warehouse at 9 E Cottage Avenue, May & December 2019.



14 S Leroux St / 8 Cottage Ave when documented as part of Southside Historic Building Survey, 1992.



14 S Leroux St south façade overview from Cottage Avenue, May 2019.



14 S Leroux St interior S façade porthole window, remnant of original garage structure, December 2019.



14 S Leroux St interior middle room doomed ceiling/roof, constructed circa 1951, December 2019.



Heritage Preservation Commission

6. B. 7.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

SCA Tissue Paper Plant

PROPERTY INFO

Permit Number(s): PZ-20-00071-02

Address: 1600 E. Butler Ave

Type of Action: IDS Review of Site development & Demolition

Findings:

HPOs initial comments to property owner were that a "Letter Report" was required with indication that some structures were of 50+ years of age. HPO visited the site for a 5 hour extensive tour with the Cultural Resource Consultants and two men that were integral to the operation of the facility. Upon the site inspection and review of available documents, it has been determined that all primary buildings are 50+ years of age. Several of the buildings appear to be from an earlier utilization of the site associated with slaughterhouse operations and adapted to paper production. The paper production processes has an extensive history of water conservation and reuse and the utilization of recycling of pulp materials that is applicable to today. The extensive acreage, buildings of historic integrity and both document as well as interview history dictates the preparation of a Phase 1 Cultural Resource Study (CRS) report to be submitted to HPC review and comment and determinations.

Information:

The IDS reviews of concept and site plan note a phased development of the site. Phase 1 CRS calls out developing a new large building in the southeast corner of the site with the size and location of a Kohl's store clearly developed. It is likely that the cultural resource report can document the historic aspects of the collection of buildings on the eastern portion of the site and allow for demolition with an evaluation of integrity. The Phase-2 descriptions are not as solid in their determination of retail and industrial utilization proposed. The western portion of the site contains the large paper production building (tissue/paper towel) which is an impressive industrial structure with a high level of historic integrity. Because of the less than firm plans for the development of this area the HPO has noted its potential for listing in the National Register of Historic Places and availing itself to 20% Federal Tax Incentive with an adaptive reuse.



Heritage Preservation Commission

6. B. 8.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Bump Bridge 108 Phoenix Ave ROW

PROPERTY INFO

Permit Number(s): PZ-20-00156

Address: 108 W Phoenix Ave (across from 107, Zani)

Type of Action: Ongoing IDS Review

Findings:

The project proposed is to rehabilitate and replace a set of failing bridges. The on system bridge with ADOT had its status confirmed with SHPO, though it does have some historic integrity it does not have sufficient integrity rating to require SHPO to mandate mitigation requirements. The concrete railing portion of the project does contribute to the historic appearance of the original path of Historic Route 66. The railing has detailed recessed fenestration. The project is being addressed internally by Flagstaff Engineering Department for replacement with a box culvert configuration. The project staff has indicated that a new railing will replicate the old removed. Some comments reflect the potential for further interpretation and the potential for artistic aspects in its reconstruction. HPO will continue to comment and track the project.



Heritage Preservation Commission

6. B. 9.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Karma Sushi Expansion - into 8 W Route 66

PROPERTY INFO

Permit Number(s): BP-20-01082

Address: 8 W Route 66

Type of Action: Monitoring Building Permits

Findings:

Front door was removed for large equipment access. HPO inspected site to confirm door and side lights were cut out for access and has been salvage for reinstallation. Project could avail itself for a historic Facade & Sign Grant if desired for improvements and compatible signage with a review for a certificate of no effect. The HPO will continue tracking work for HP compliance per building permit and HPC application review for reinstallation requirement.

Attachments

Karma front door



City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2969
F: (928) 779-7684

HPC

Date Received		Application to Heritage Preservation Commission		File Number
Property Owner(s) <i>Aspen Consolidated Investments</i>	Title	Phone <i>928-853-5424</i>	Email <i>Buckeye8357@msn.com</i>	
Mailing Address <i>923 W Beal</i>			City, State, Zip <i>Flag AZ 86001</i>	
Applicant <i>Red T Coast</i>	Title	Phone <i>607-6431</i>	Email <i>Rob@uranusgc.com</i>	
Mailing Address <i>PO Box 1332</i>			City, State, Zip <i>Flag 86002</i>	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) <i>Contractor</i>				
Site Address <i>8 E RTE 66</i>			City, State, Zip <i>Flag 86001</i>	
Project Name <i>KARMA 2</i>				
Parcel Number(s) <i>100-20-008</i>		Zoning District(s), including Overlays		
Type of HPC Application Requested:	<input type="checkbox"/> Historic Overlay District Designation (If new, Name: _____) <input type="checkbox"/> Landmark Overlay District Designation <input checked="" type="checkbox"/> Certificate of Appropriateness <input checked="" type="checkbox"/> Certificate of No Effect <input type="checkbox"/> Certificate of Economic Hardship <input type="checkbox"/> Cultural Resource Study Review - Please check all that apply: <input type="checkbox"/> Letter Report <input type="checkbox"/> Phase I <input type="checkbox"/> Phase II <input type="checkbox"/> Historic Facades and Signs Grant			
Property Information:	<input type="checkbox"/> Yes <input type="checkbox"/> No Listed on the National Register of Historic Places? (Name: _____) <input type="checkbox"/> Yes <input type="checkbox"/> No Listed on the Arizona Register of Historic Places? (Name: _____) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input type="checkbox"/> Yes <input type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Vacant Land?			
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.				
Property Owner Signature: 		Date:	Applicant Signature: 	
			Date: <i>8/23/08</i>	
For City Use				
Date Filed: _____		HPC Hearing Date: _____		
Fee Receipt #: _____		Amount: _____		Date: _____
Action by HPC:		<input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Continued		
		Staff Initial: _____		Date: _____

Project Description (Insert additional pages if necessary)

Reinstall Front door.

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees.
2. Eight copies of drawings as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

Unknown

Describe Major Alterations (Include dates and changes of use):

~~_____~~
~~_____~~
~~_____~~

Describe the Significance of the Resource (In terms of a. or b., and c., above):

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

Source(s) of Information Used:

Describe the Level of Integrity of the Resource (Existing and proposed):



Heritage Preservation Commission

6. B. 10.

Meeting Date: 09/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

IDS Continuing Reviews - Monitoring for any HP impacts

PROPERTY INFO

Other Ongoing IDS Reviews:

- Canyon Del Rio Parcel 1 (PZ-20-00088)
- Cedar Medical Phase 1 (PZ-20-00151)
- CIC (PZ-20-00078)
- DCS Offices (PZ-20-00078)
- Estates at Pine Canyon (PZ-20-00139)
- Loven Office (PZ-19-00177-02)
- Migrant Glass (PZ-20-0019-03)
- Miramonte At Ponderosa Parkway (PZ-17-00227-09)
- Oak 24 (PZ-20-00123-01)
- Rio Homes Unit 4 (PZ-0019-05)
- Route 66 Auto Plaza (PZ-19-00104-02)

Findings:

The following are ongoing reviews that have been determined to have no Heritage Preservation impacts of adverse effects. HPO reviews all IDS submissions and tracks ongoing projects for any changes that may be adverse to Heritage resources.
