PHASE 1 HISTORIC RESOURCE STUDY FOR 1600 E. BUTLER AVENUE

PREPARED BY:

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CORNERSTONE environmental

1600 E. Butler Avenue Property Overview

- **Street Address:** 1600 E. Butler Avenue
- **Period of Significance:** 1954–1970
- **Major Alterations:** 1957, 1958, 1961–1965, 1976, 1991, 1999, 2001, 2003
- **APNs:** 104-07-001C (12.22 acres) and 104-07-005M (0.49 acres)
- **Areas of Significance:**
  - Engineering (NPS 2002)
    - City of Flagstaff Criterion B (NRHP Criterion A)
    - Theme: Paper Product Manufacturing
  - Conservation (NPS 2002)
    - City of Flagstaff Criterion B (NRHP Criterion A
    - Theme: Recycling
  - Architecture
    - City of Flagstaff Criterion D (NRHP Criterion C)
    - Theme: Industrial Architecture
- **Property Type:** Paper Manufacturing Facility

PARCEL AERIAL

CORNERSTONE environmental

1600 E Butler Avenue

Aerial Overview

NAD 1983 UTM Zone 12N

T 21N R 7E Sec.22

USDA NAIP Imagery (2015)

L E G E N D

Project Area

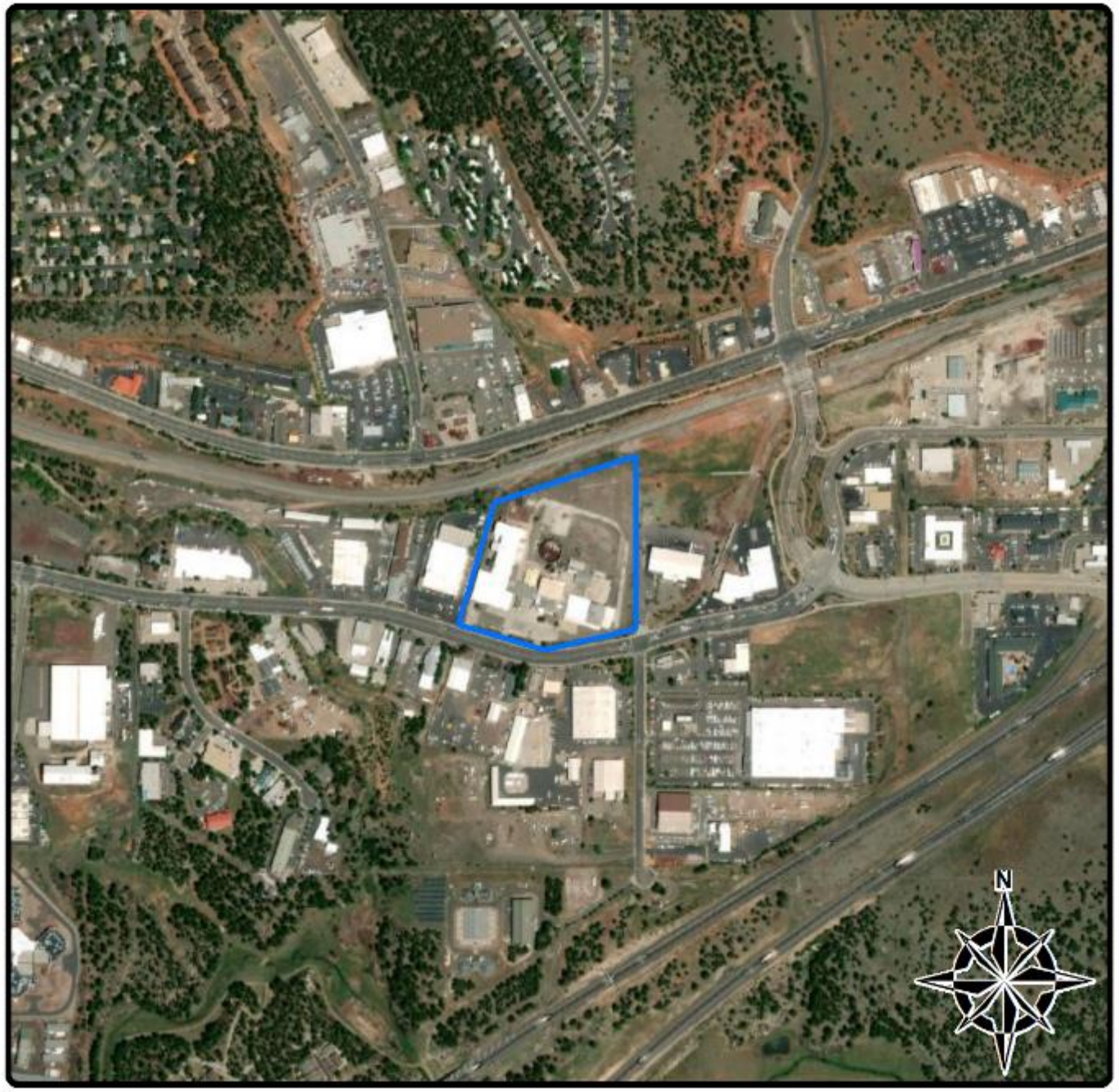
Flagstaff City Limits

1 : 10,000

0.1 0 0.1 mi

0.2 0 0.2 km

Flagstaff City Limits



BUILDING NUMBERS

INITIAL CONSTRUCTION DATES

ANCILLARY STRUCTURES

Bruce Jacks and John Girvin

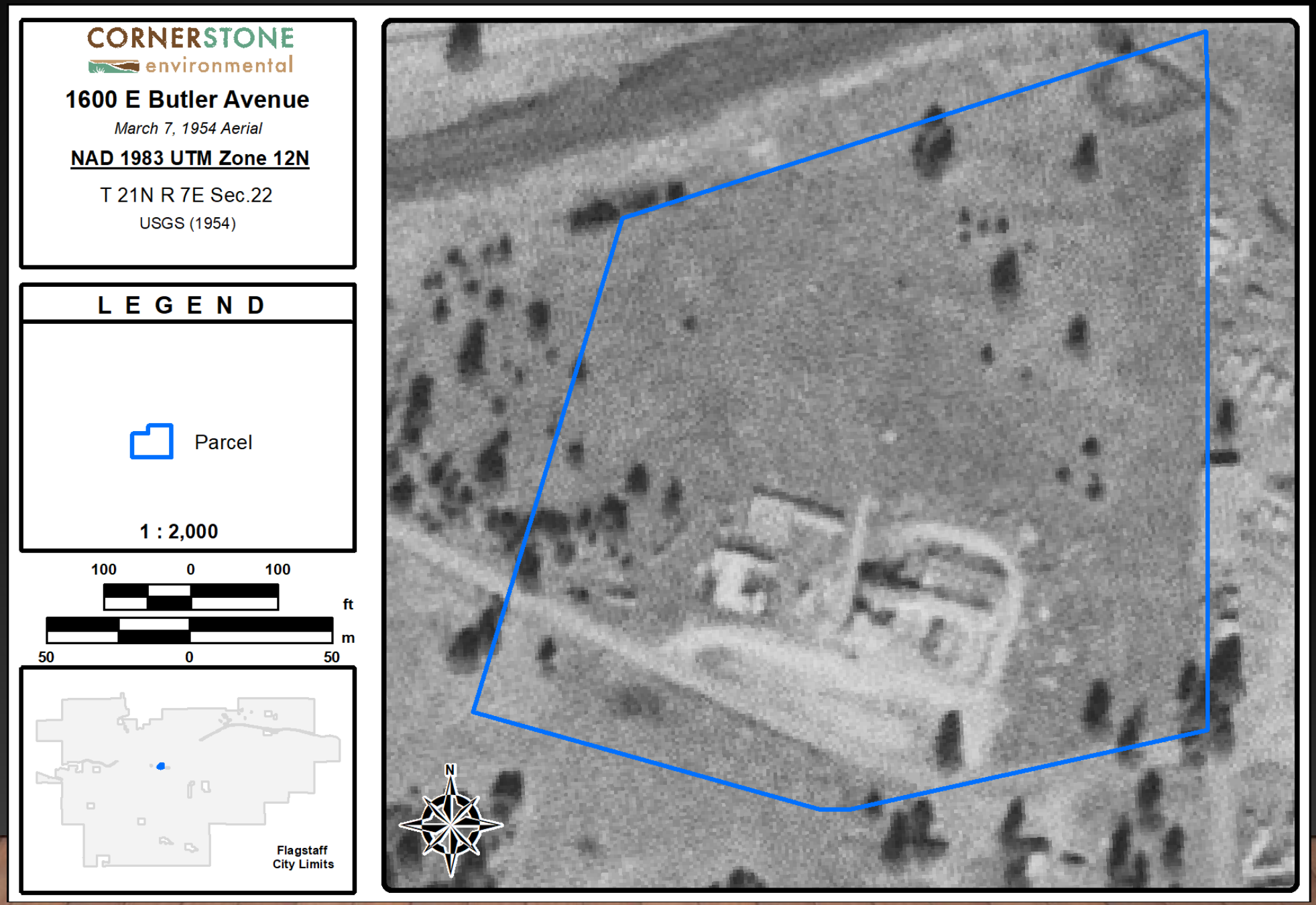
We would also like to thank Chris Remington (SCA Resident Engineer) and Jim Babbitt for their help with this study.

PRINCIPAL INFORMANTS

COMPANIES THROUGH TIME

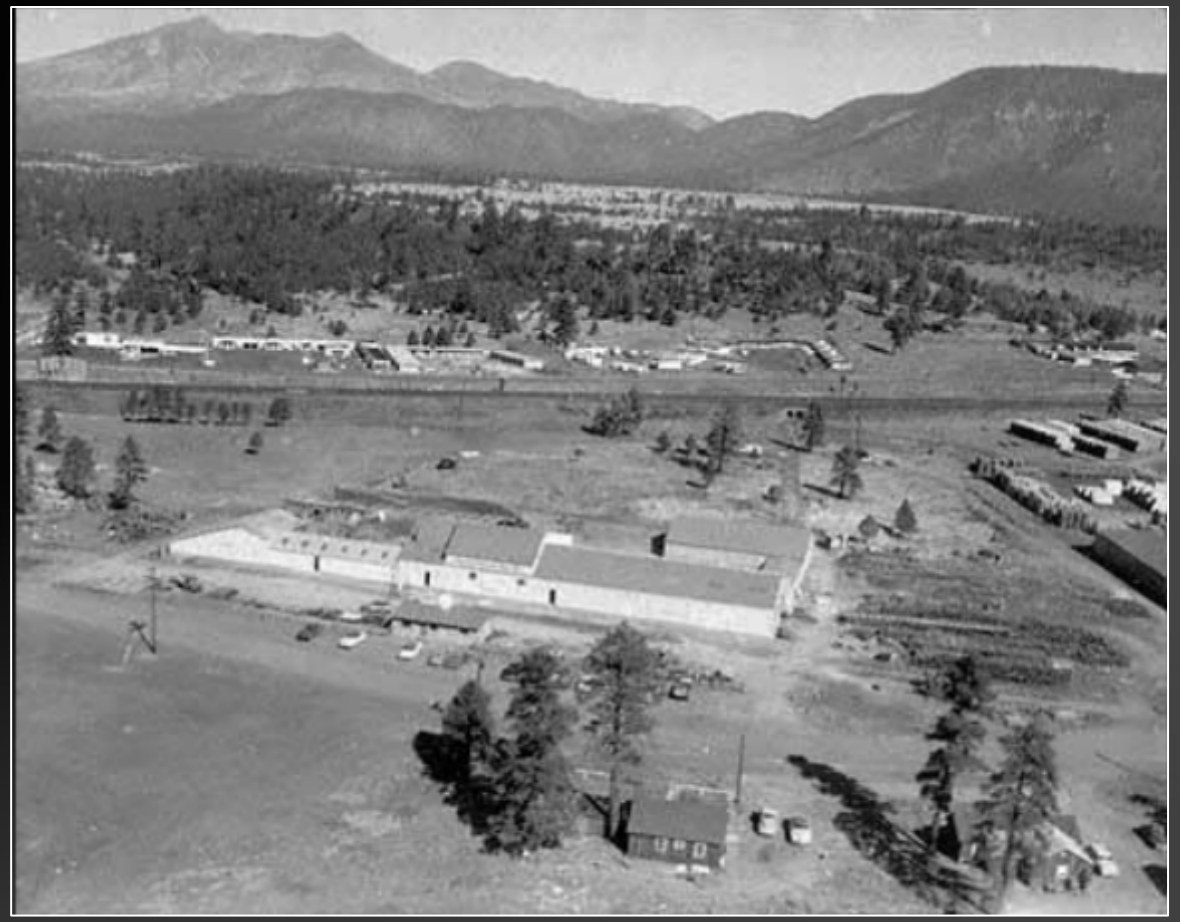
Entity Name	Tenure
Babbitt Brothers Trading Company	1880s–1950s
Coconino Pulp & Paper	1953–1956
Arizona Pulp & Paper	1956–1964
Ponderosa Paper Products	1964–1974
Orchids Paper Products	1974–1995
Wisconsin Tissue	1995–1999
Georgia Pacific	1999–2001
SCA Tissue	2001–2017

1954 AERIAL


CORNERSTONE
environmental
1600 E Butler Avenue
March 7, 1954 Aerial
NAD 1983 UTM Zone 12N
T 21N R 7E Sec.22
USGS (1954)
L E G E N D
Parcel
1 : 2,000
100 0 100
ft
m
50 0 50
Flagstaff
City Limits
N

1954 PHOTO OF COCONINO PULP & PAPER

1956 AERIAL PHOTOS OF ARIZONA PULP & PAPER

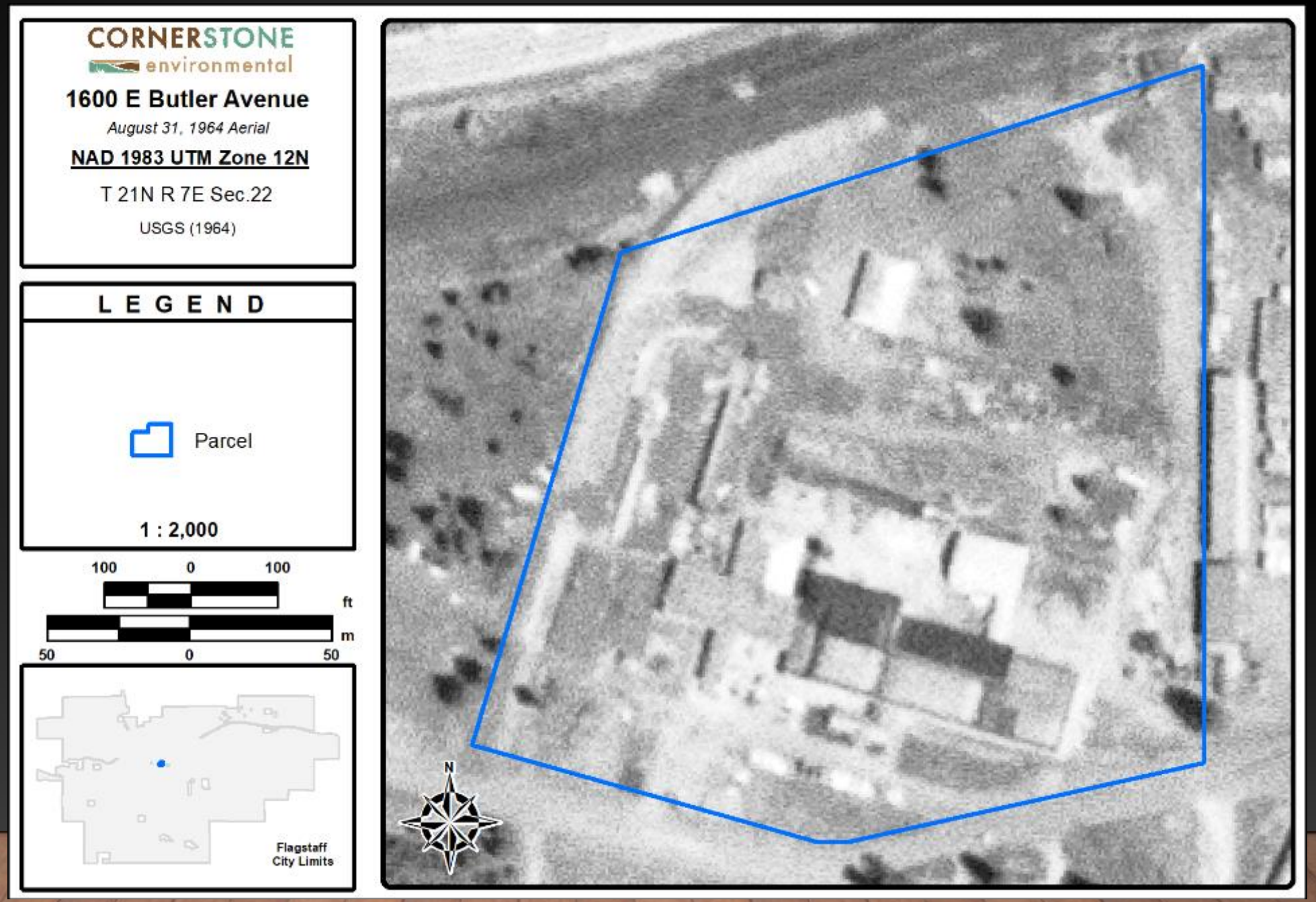


1959 AERIAL

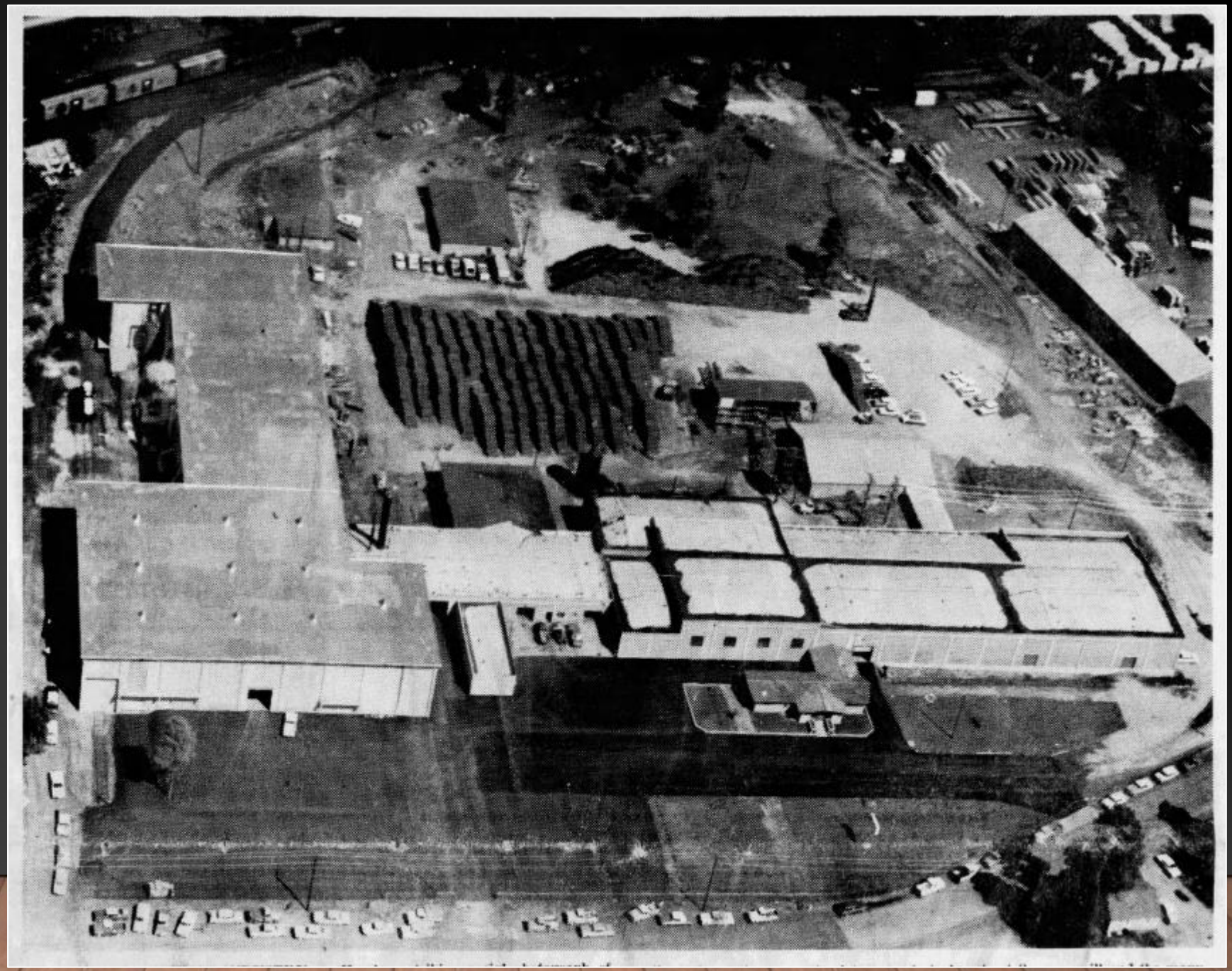
CORNERSTONE
environmental
1600 E Butler Avenue
1959 Aerial
NAD 1983 UTM Zone 12N
T 21N R 7E Sec.22
USGS (1959)
L E G E N D
Parcel
1 : 2,000
100 0 100
ft
m
50 0 50
Flagstaff
City Limits
N

1959 AERIAL WITH OVERLAY

1964 AERIAL


CORNERSTONE
environmental
1600 E Butler Avenue
August 31, 1964 Aerial
NAD 1983 UTM Zone 12N
T 21N R 7E Sec.22
USGS (1964)
LEGEND
Parcel
1 : 2,000
100 0 100
ft
m
50 0 50
Flagstaff
City Limits
N

1965 AERIAL



1974 AERIAL

CORNERSTONE environmental

1600 E Butler Avenue

August 23, 1974 Aerial

NAD 1983 UTM Zone 12N

T 21N R 7E Sec.22

USGS (1974)

L E G E N D

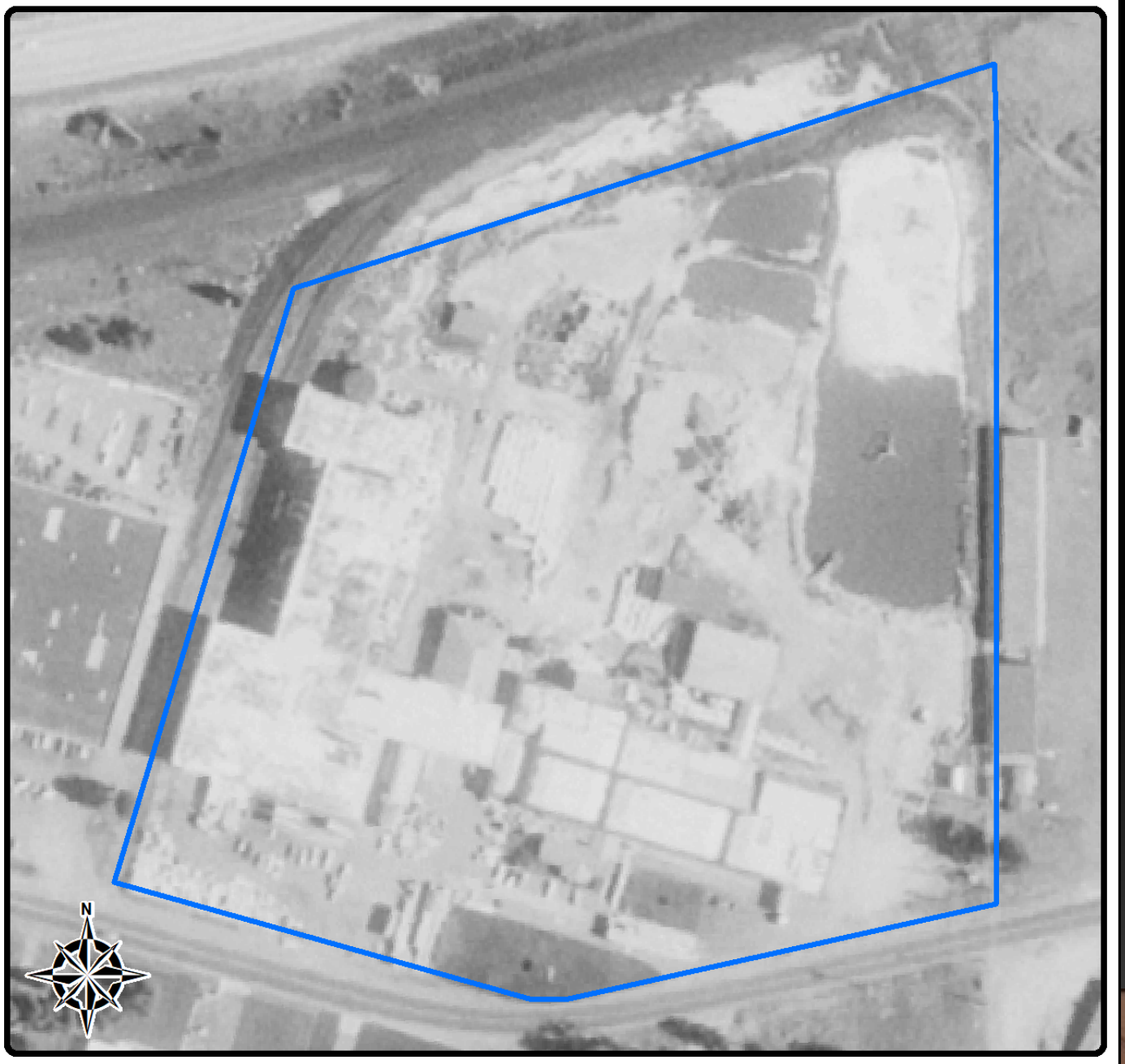
Parcel

1 : 2,000

100 0 100 ft

50 0 50 m

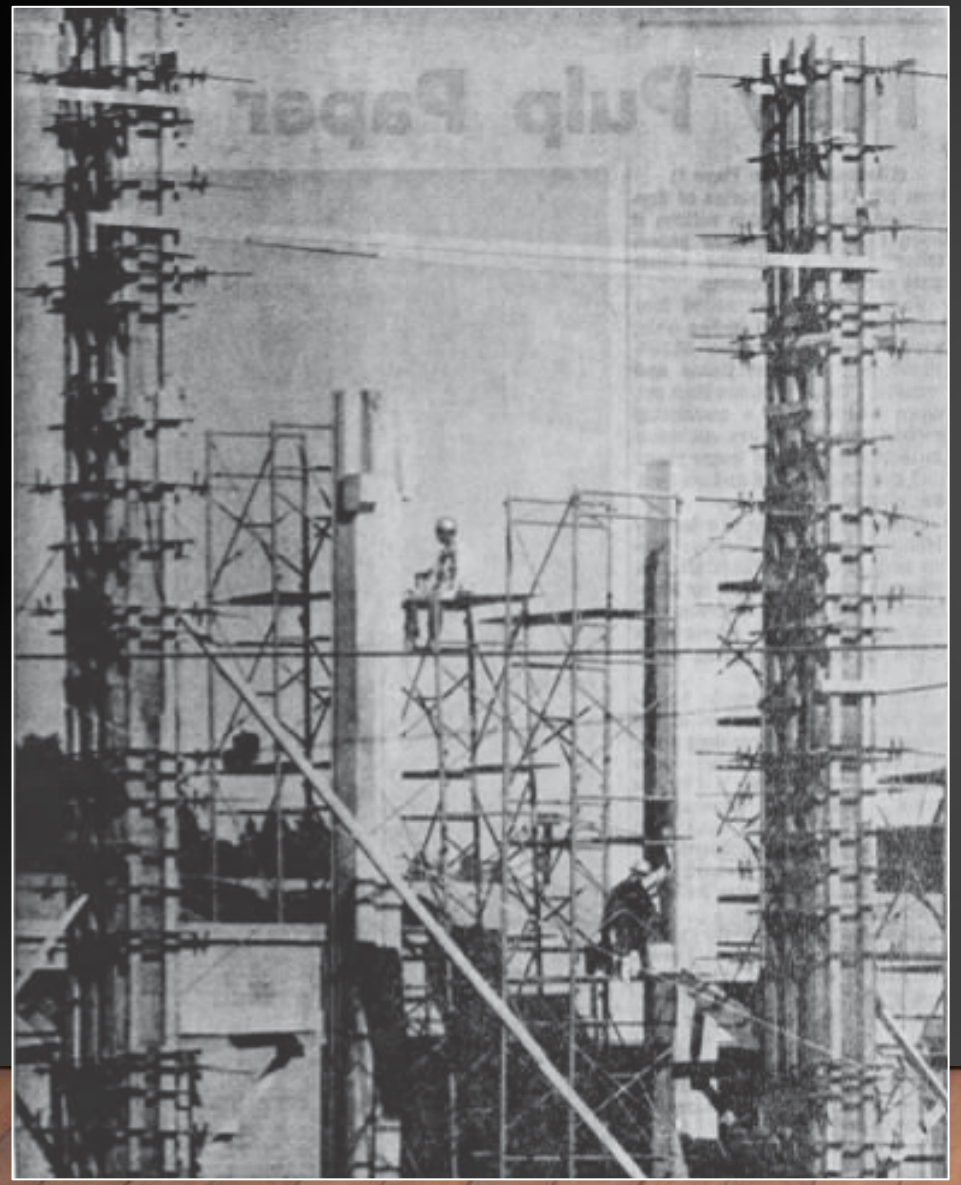
Flagstaff City Limits

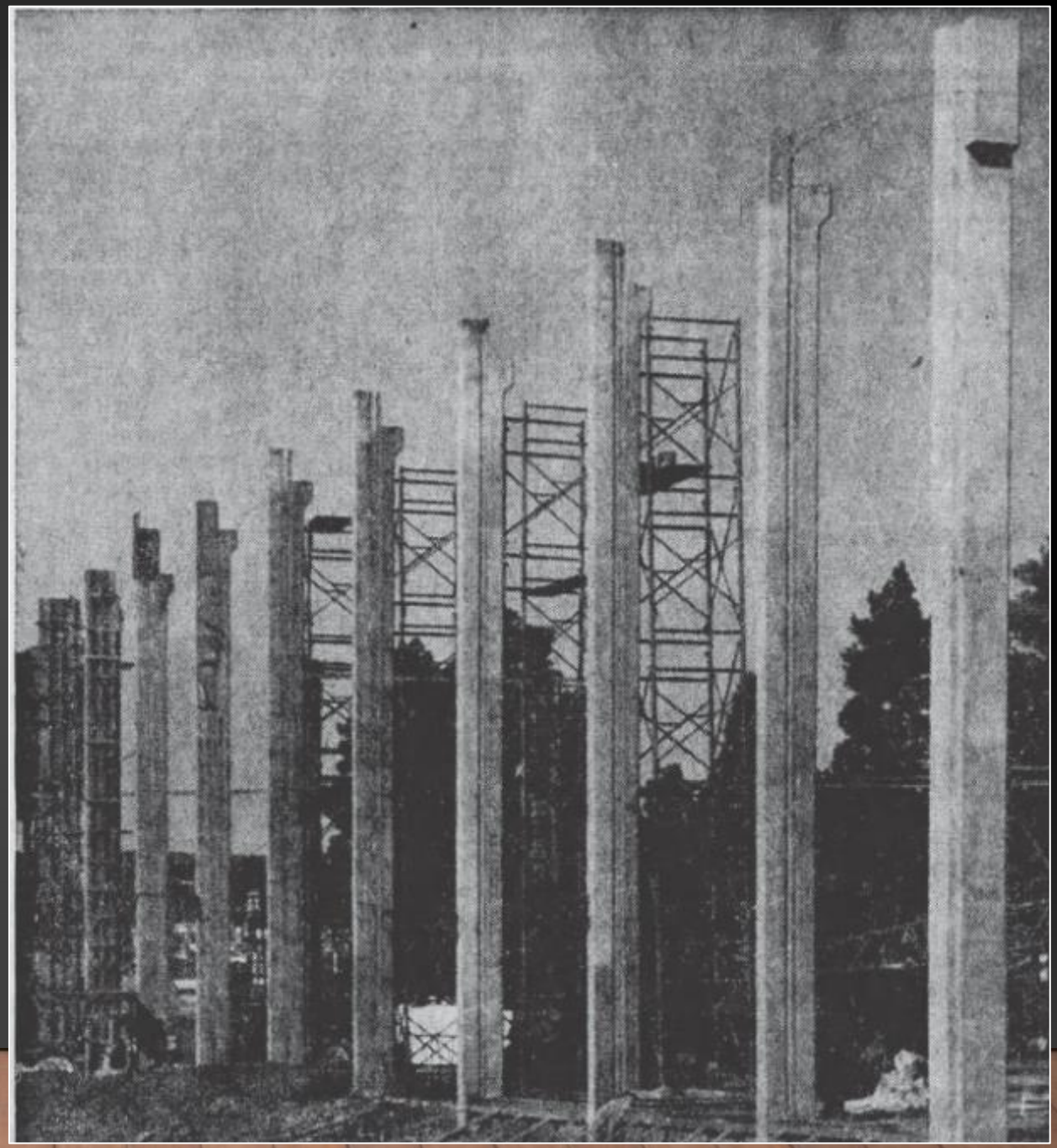


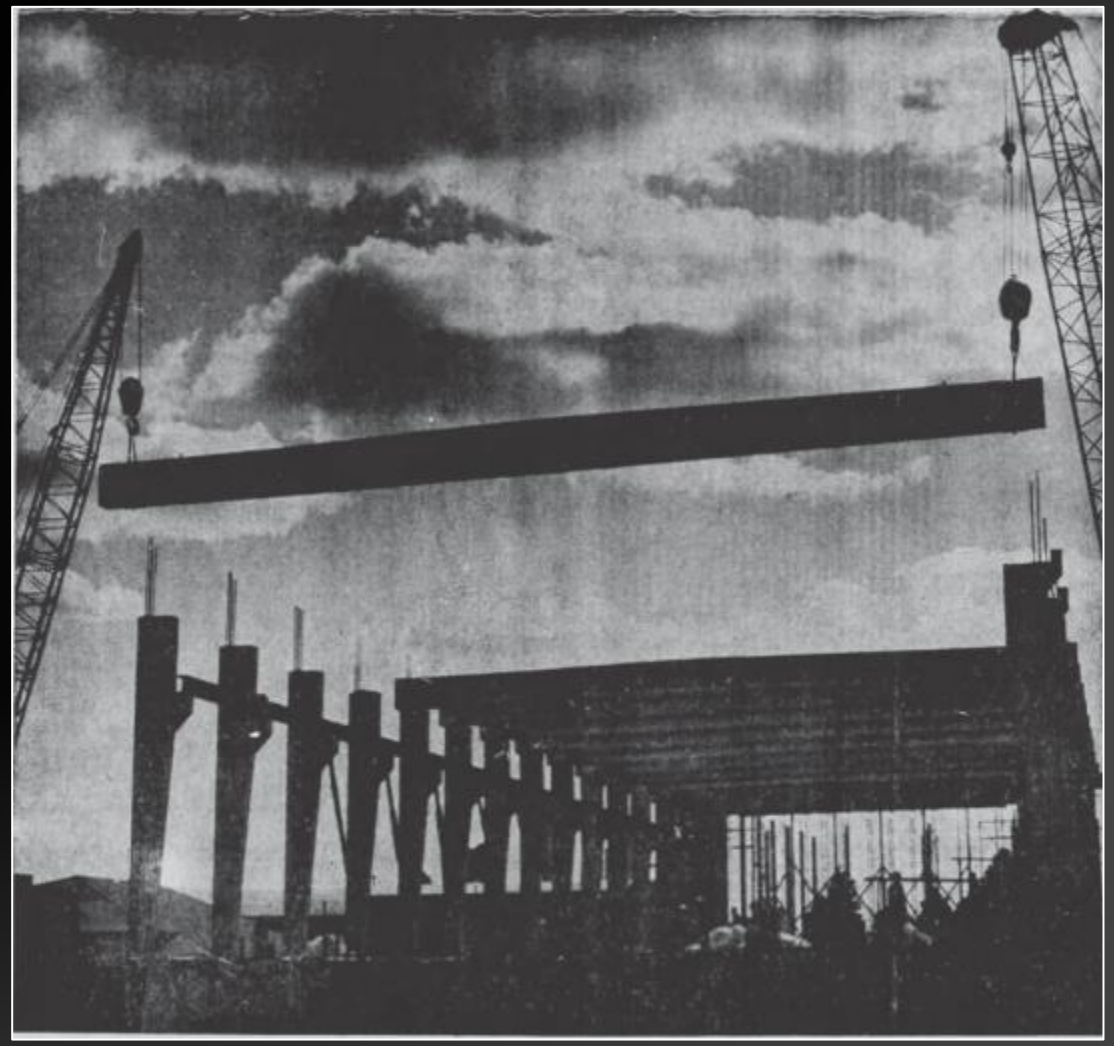
2017 AERIAL

PAPER MILL

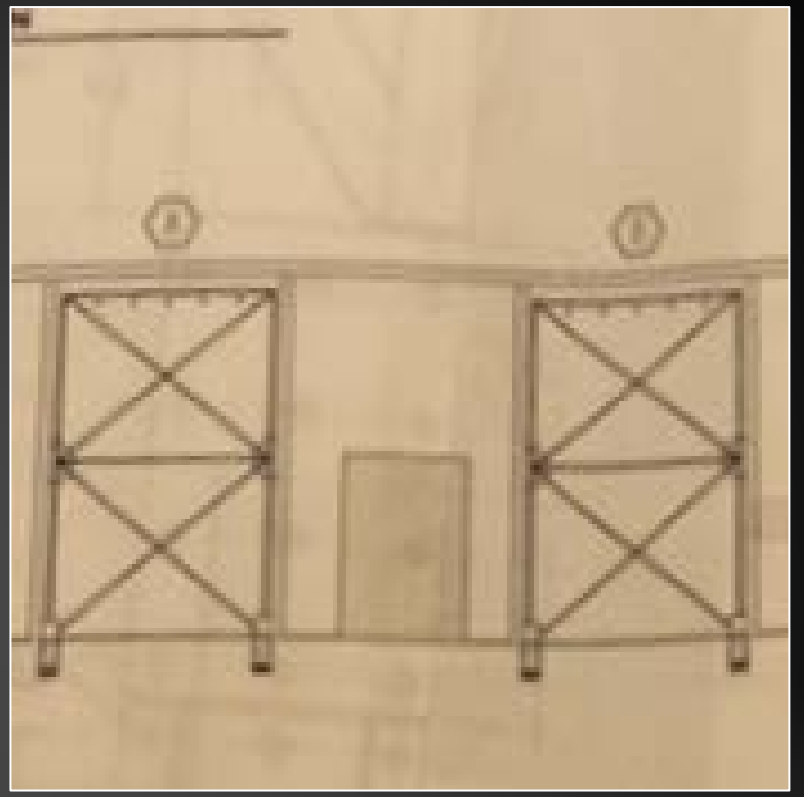
PAPER MILL UNDER CONSTRUCTION 1964







PAPER MILL 1964 AND NOW



PAPER MILL 1995
BRACED FRAMES

PAPER MILL CA. 2017 AND NOW

PAPER MILL

SIGNIFICANCE AND INTEGRITY

- **Areas of Significance**
  - **Engineering-** City of Flagstaff Criterion B (NRHP Criterion A)
  - **Conservation-** City of Flagstaff Criterion B (NRHP Criterion A)
  - **Architecture-** City of Flagstaff Criterion D (NRHP Criterion C)
- **Period of Significance:** 1954–1970
- **Property Type:** Paper Manufacturing Facility

Aspect of Integrity	Level of Retention
Location	Strong
Design	Weak
Setting	Lost
Materials	Lost
Workmanship	Lost
Feeling	Weak
Association	Lost

SUMMARY

- The property no longer retains sufficient integrity to express its significance with its historic context due to major renovations and alterations completed outside of the period of significance.
- This includes:
  - Addition of prefabricated metal siding to Buildings 1 and 3
  - Addition of a large loading bay to the east end of Building 1
  - Addition of a large addition to the north side of Building 6
  - Addition of a covered area to the south side of Building 6
  - Addition of new roofing materials on nearly all buildings
  - Addition and subsequent removal of settling ponds in the center of the property and behind Paper Mill
  - Addition of tanks behind Building 4
  - Demolition of covered work/loading areas to Building 1
  - Demolition of covered work/loading areas to Building 6
  - Multiple exterior additions to Building 3
  - Addition of exterior structural elements to Building 3, and
  - Removal of machinery from all buildings

ADAPTIVE REUSE ISSUES

- Property has been shown over 25 times
- Owner marketed the property for over a year with little formal interest from purchasers, users, developers, or investors
- The existing buildings' lack of structural integrity and current configurations make them incompatible with proposed adaptive reuse
- Deterioration from high humidity and use of chemicals has caused significant deterioration of structural elements
- Floor caved into the basement when the rollers were being removed
- Issues include:
  - Multiple floor penetrations
  - Unstable and cracking concrete
    - Floor and roof fissures
    - Floor, wall, and concrete delamination (separating of concrete layers)
    - Overall failure of existing concrete structures
  - Unstable concrete roof panels
  - Exposed and rusted rebar reinforcement
  - Insufficient structural integrity of existing concrete columns
  - Failing exterior walls
    - Insufficient reinforcement from brace frames

SIGNS

- Contractor plans to use concrete from demo to fill basement spaces
- Proponent will donate any materials from the property in coordination with City planning staff