



City of Flagstaff

Dear Property Owner;

RE: NOTICE OF NEIGHBORHOOD MEETING for DESIGNATION OF LOCAL LANDMARK HISTORIC SIGN

The purpose of this letter is to notify adjacent property owners that the Flagstaff Heritage Preservation Commission will hold a Public Hearing on Wednesday, October 21, 2020, at 5:00 p.m. to consider the proposed amendment to the official City of Flagstaff zoning map to designate a historic Route 66 sign as a local landmark with the sign's full historic restoration.

The sign is located at the Whispering Winds Motel on historic Route 66 and is considered a critical component of the Route 66 corridor. A significant portion of the sign remains at its original location. The upper portion of the sign is missing and is to be reestablished as a component of a full restoration. The requirements of the Flagstaff Historic Façade and Sign Grant Program and determinations by the Heritage Preservation Commission mandate that the sign is restored to its original condition and that the restoration is protected by a Landmark designation. Restoration of the sign requires divergence from the sign code as allowed per Heritage Preservation provisions in the Municipal Code.

The location and mapping of the Landmark Overlay is being described by the legal description of the land but the Landmark designation is only applicable to the sign itself. The site currently consists of land owned by WW.66 LLC, 6164 E. Abineau Canyon Dr. Flagstaff AZ. The point location of the sign is located in approximately .82 acres, Coconino County Assessor's Parcel Number 104-05-005, situated at Sixteenth: NW Quarter: NE Section:22 Township:21 Range: 07E PT of NE4 Comm ATN4, located at 922 E Route 66, City of Flagstaff, Coconino County, Arizona.

Interested parties may file comments in writing regarding the proposed amendment by emailing Mark Reavis. In addition to written comments you may join the meeting remotely and speak for up to 3 minutes by getting the link from Mark Reavis, additional contact information below. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

Heritage Preservation Commission meetings are held virtually in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona. For an invitation to join the meeting email Mark Reavis or you can watch online at <http://www.flagstaff.az.gov/streaming>

Sincerely,



Mark Reavis, AICP, NCARB
Heritage Preservation Office/Neighborhood Planner
City of Flagstaff, AZ

FOR FURTHER INFORMATION CONTACT

Mark Reavis, Heritage Preservation Officer, Planning & Development Services, 211 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 213-2633 or email Mark.Reavis@flagstaffaz.gov or

Owner Representative: Jose R. Alvarado | Director of Sales | Ascend Capital
Management Phone: (928) 779-6944 | Fax: (928) 774-3990 | Email: Jose@ACM-JVT.com

APN	OWNERNAME	OWNERADDRESS
104-05-010E	DREAM FORTY LLC	914 E ROUTE 66 FLAGSTAFF, AZ 86001
104-05-013B	FLAGSTAFF CITY OF	211 W ASPEN AVE FLAGSTAFF, AZ 86001
104-05-013A	BNSF RAILWAY COMPANY	PO BOX 961089 FORT WORTH, TX 76161-0089
104-05-005	WW 66 LLC	6164 E ABINEAU CANYON DR FLAGSTAFF, AZ 86004
104-05-012C	FLAGSTAFF CITY OF	211 W ASPEN AVE FLAGSTAFF, AZ 86001
104-05-010G	DREAM FORTY LLC	914 E ROUTE 66 FLAGSTAFF, AZ 86001
104-05-006	DBADGUY LLC	PO BOX 1961 FLAGSTAFF, AZ 86002
104-05-010J	FLAGSTAFF CITY OF	211 W ASPEN AVE FLAGSTAFF, AZ 86001
104-05-012B	BNSF RAILWAY COMPANY	PO BOX 961089 FORT WORTH, TX 76161-0089
104-05-012	BNSF RAILWAY COMPANY	PO BOX 961089 FORT WORTH, TX 76161-0089
104-05-015	JC VETERINARY SERVICES PLLC	1110 E ROUTE 66 NO B FLAGSTAFF, AZ 86001
104-05-016	JC VETERINARY SERVICES PLLC	1110 E ROUTE 66 NO B FLAGSTAFF, AZ 86001
900-99-999		

OWNERADDRESS_ADDRESS1	OWNERADDRESS_ADDRESS2	OWNERADDRESS_CITY
914 E ROUTE 66		FLAGSTAFF
211 W ASPEN AVE		FLAGSTAFF
PO BOX 961089		FORT WORTH
6164 E ABINEAU CANYON DR		FLAGSTAFF
211 W ASPEN AVE		FLAGSTAFF
914 E ROUTE 66		FLAGSTAFF
PO BOX 1961		FLAGSTAFF
211 W ASPEN AVE		FLAGSTAFF
PO BOX 961089		FORT WORTH
PO BOX 961089		FORT WORTH
1110 E ROUTE 66 NO B		FLAGSTAFF
1110 E ROUTE 66 NO B		FLAGSTAFF

OWNERADDRESS_STATE	OWNERADDRESS_ZIP	SITUS	SITUS_CITY	SITUS_ZIP
AZ	86001	914 E ROUTE 66	FLAGSTAFF	86001
AZ	86001		FLAGSTAFF	86001
TX	761610089		FLAGSTAFF	86001
AZ	86004	922 E ROUTE 66	FLAGSTAFF	86001
AZ	86001		FLAGSTAFF	86001
AZ	86001		FLAGSTAFF	86001
AZ	86002	1008 E ROUTE 66	FLAGSTAFF	86001
AZ	86001	850 E ROUTE 66	FLAGSTAFF	86001
TX	761610089		FLAGSTAFF	86001
TX	761610089		FLAGSTAFF	86001
AZ	86001	1110 E ROUTE 66	FLAGSTAFF	86001
AZ	86001	1111	FLAGSTAFF	86001

PROPERTYUSE

MORTUARY OR CREMATORIUM FOR PROFIT DEFAULT
MUNICIPAL VACANT LAND
VACANT INDUSTRIAL URBAN NONSUBDIVIDED
MOTEL DEFAULT CODE
MUNICIPAL VACANT LAND
VACANT RESIDENTIAL URBAN NONSUBDIVIDED
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NOTICE OF NEIGHBORHOOD MEETING

NOTICE IS HEREBY GIVEN that the Flagstaff Heritage Preservation Commission will hold a Public Hearing on Wednesday, October 21, 2020, at 5:00 p.m. to consider the following:

A. Explanation of Matters to be considered:

1. A proposed amendment to the official City of Flagstaff zoning map to designate a historic Route 66 sign as a local landmark with its full restoration.

The site currently consists of land owned by WW.66 LLC, 6164 E. Abineau Canyon Dr. Flagstaff AZ.

B. General Description of the Affected Area:

The point location of the sign is located in approximately .82 acres, Coconino County Assessor's Parcel Number 104-05-005, situated at Sixteenth: NW Quarter: NE Section: 22 Township: 21 Range: 07E PT of NE4 Comm ATN4, located at 922 E Route 66, City of Flagstaff, Coconino County, Arizona.

Interested parties may file comments in writing regarding the proposed amendment by emailing Mark Reavis at mark.reavis@flagstaffaz.gov. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

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PROPOSED ZONING MAP AMENDMENT

For designation of a historic Route 66 sign as a local landmark



ADDRESS: 922 E. Route 66,
APN: 104-05-005
ACRES: Approximately .82 Acres
w/point location of sign

FOR FURTHER INFORMATION CONTACT

Mark Reavis
Heritage Preservation
Officer
Planning & Development
Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2633
Mark.Reavis@flagstaffaz.gov



Owner Representative: Jose R. Alvarado
Director of Sales | Ascend Capital
Management Phone: (928) 779-6944
Fax: (928) 774-3990
Email: Jose@ACM-JVT.com

Publish: 9/29, 2020

Whispering Winds
MOTEL
CLEAN ROOMS
DAILY WEEKLY RATES
TV & PHONE MICRO R

**WEEKLY
RATES**

Handwritten: 1000
LAUNCH

Zoning Code Map Amendment
Whispering Winds Historic Right
Landmark Overlay
LAW 2008-001

**Charlie
egaard**
of FLAGSTAFF
4-4Flagstaff.com





Zoning Code Map Amendment

Whispering Winds Historic Sign

Landmark Overlay

NEIGHBORHOOD MEETING

Monday, October 21, 2013, 7:00 PM

West Valley of the City Council Chamber

www.phoenix.gov/council

The Village Administration Center on the

Engineering Building

City of Phoenix, Planning Department, 1501 N. Central Ave., 2nd Floor, Phoenix, AZ 85004

For more information, please contact the Planning Department at (602) 258-2200

Request: The Planning Department is requesting that the City Council approve the proposed Landmark Overlay for the Whispering Winds Historic Sign.

Response: A vote will be taken on the proposed Landmark Overlay at the City Council meeting on October 21, 2013.

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.

No public comments

4. APPROVAL OF MINUTES

Approve the Minutes of the Heritage Preservation Commission meeting of September 17, 2020

Moved by Harris Abernathy, seconded by Jill Hough

Vote: 6 - 0



5. PUBLIC HEARING

A. Whispering Winds/ Route 66 - Land Mark Overlay Zoning Map Amendment

Address: 922 E. Route 66

Assessor's Parcel Number: 104-05-005

Property Owner: WW66. LLC, 6164, Abineau Canyon Dr, Flagstaff AZ

Applicant: Jose R. Alvarado, Director of Sales, Ascend Capital Management

City Staff: Mark Reavis, HPO

Conduct Public Hearing to meet the Neighborhood Meeting requirement for a Landmark Overlay Zoning Map Amendment for the purpose of restoring the historic Route 66 sign at 922 E Route 66 (Whispering Winds Motel).

Receive public comment and review the updated sign application.

None recommended

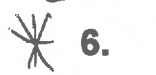
The HPC has reviewed and approved the application for a historic sign & facade grant as a \$10,000 matching grant for the full restoration of the Whispering Winds Motel Sign. The HPO has reviewed a submission by a sign company that accurately reestablishes the missing upper components of the historic sign that remains. The applicant will confirm that the project will comply with that HPO review with the sign contractor that is selected.

Public Hearing was paused between 5:08pm and 5:34pm because audio was not streaming. Meeting continued with detailed minutes at 5:34pm.

No public comment on this item.

Mark Reavis, HPO, provided a summary that this Landmark Overlay proposal is for the historic sign only. The Zoning Code requires that restoration of a historic sign that is larger than what would currently be permitted be done under a Landmark Overlay.

David Hayward expressed that it is good to see more historic hotels restored instead of torn down.



6. GENERAL BUSINESS

A. Southside Historic Context Document - Consultant Report Review & Discussion.

Heritage Preservation Commission (HPC) is to listen to the Consultant Presentation (Lynn Neil) and ask initial questions regarding the document. At this time the HPC is not asked to accept the document, but to become familiar with the Context Document. Please provide any relevant input and questions you may have and forward those to the Heritage Preservation Officer. The HPC will be asked to accept the document at the next regularly scheduled meeting after the Commission has a change to review the submitted document. Any corrections or additions will be included in a Staff Report at the next HPC meeting.

Lynn Neal presents findings of draft report.

What started out as an Update of an outdated historic context morphed into a full-blown

[Print Minutes](#) [Return](#)

NOTICE AND AGENDA

**HERITAGE PRESERVATION COMMISSION
WEDNESDAY
DATE**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 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).

[Call to order at 5:01pm](#)

2. Roll Call

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

DAVID HAYWARD, Chairperson
JERRY MCLAUGHLIN, Vice-Chairperson
HARRIS ABERNATHY
EMILY DALE

JILL HOUGH
CAITLIN KELLY
CHARLES WEBBER

CITY STAFF PRESENT:

Sara Dechter, Comprehensive and Neighborhood Planning Manager
Mark Reavis, Heritage Preservation Office/Neighborhood Planne

3. Public Comment

update of the Southside properties inventory, including scrutinizing all the “back of lot” buildings on the parcels. These property types originated as rental houses, garages, sheds, etc., and most often function today as rental properties. Lynn is still triple checking the numbers of the variously categorized properties, but as of today, here are the figures.

Total Properties Inventoried = ~358 (This is compared to 200 properties included in the 2010 Registration Form. About 300 Southside properties were evaluated during the 1992/1993 study, and several of these properties excluded from what was identified as the Southside Historic District in 2010 have been re-evaluated and included in the current Registration Form.)

Total Contributing = ~315, Total Non-contributing = 17 (1 outside the District on NAU property), Previously Listed to the NRHP elsewhere = 9, Demolished = 17

The added 158 properties is a 44% increase over those included in the 2010 Registration Form. Eighty-eight percent (n = ~315) of the total properties are Contributing, 2.5% are Previously Listed, leaving only 9.5% as Non-contributing and Demolished. This means that an estimates 88 % of the evaluated properties are likely contributing.

The increase in properties was achieved through an expansion of the District boundaries (largely to the SSE, E, and a bit to the NW), a re-evaluation of properties originally evaluated in 1992 and/or in 2009/2010, and including new properties not previously evaluated. The expansion of the period of significance date range end date from 1947 to 1968 brought in more 1950s-60s housing, commercial properties, churches, and the Murdoch Center.

Proposed boundaries are expanded to the south and take into account the area east of the Souths Beaver School and some expansion to the east as well. Properties that were evaluated previously are being re-evaluated because the context is recommending expansion of the period of significance to 1968 to include the Civil Rights era. Now all the churches in the Southside and the Murdoch Center can now be included.

Questions & Comments:

Emily Dale—She has data on 518 S Agassiz that she will provide to Lynn Neal

Sara Dechter—indicated that the City has a grant from SHPO to research the additional properties. Mark will take the new Registration Form, create the individual Building Inventory Forms for submittal to SHPO to get the Registration Form reviewed and approved.

Jill Hough—The only thing she found to be missing was the properties Map. (Lynn responded that it is forthcoming, along with a further updated Registration Form with the completed properties listing.)

David Hayward—will provide his comments via email.

Jill Hough and Emily Dale will both volunteer time to work on the evaluation and offer assistance.

Sara Dechter—indicated that the Southside Context will be re-agendized with maps and updates next month so that comments can be reviewed and discussed.

B. Discussion: Downtown, Southside, Route 66 & Neon

No HPC action at this time. Discussion only.

Mark Reavis is requesting this discussion to get feedback on the use of neon on businesses South of the current Route 66.

David Hayward noted that he believes we end up with attractive signs whether neon or not in the central sign district

Jill Hough suggested we should look for historic photographs to see if there was neon south of route 66 historically

Sara Dechter adds that the area discussed is in the Flagstaff Central Sign District but not in the Downtown Overlay. The Overlay is the source of the language related to neon and Route 66.

Sara Dechter points out that neon is allowed but it is not something that was seen historically on South San Francisco based on photographs she has seen. they may have been introduced in the late 1950s south of Route 66.

Mark Reavis would like to continue direction of bringing all neon in the Downtown Overlay to the Commission and bring all neon in the Central Sign District to the Commission.

C. Heritage Preservation Commission Education and Work Session Needs

The purpose of this discussion is for the Heritage Preservation Commission to outline specific educational opportunities to be presented by the Heritage Preservation Officer or the City Clerk at future meetings. Please provide at least educational subject for the HPO to prepare.

Mark Reavis suggested documenting the historic use of neon in the community, the next month could be Secretary of the Interior Guidelines as examples of educational topics.

David Hayward – it would be much appreciated because much of the commission is self taught. He would like a presentation on each of the historic districts and their requirements. TO, DO, Central Sign Districts

Jill Hough – they would all like to be able to understand what you can and cannot do in different zones and what a property might find helpful.

Charlie Webber – would like more in depth discussions on how the Zoning Code and the HP guidelines work together and how we can use them together. Include Dan Symer in that presentation to offer context It's been difficult

Jill – Charlie Weber and Emily Dale and Jill Hough are all versed in historic preservation and can also have presentations from commissions.

Mark could use more understanding of archeology. He has joined the AZSITE Committee for the State.

Charlie Weber could provide a presentation on archeology – David Hayward would like to understand more about what the Commission should know when we are reviewing a case for development what we need to know about archeological resources. Give the Commission a better idea of how resources are identified and what are the methods used so the Commission can evaluate if a CRS is adequate.

Sara Dechter asked if there are any items that the Commission would like the clerk's office to present. David would like a clarifying memo from the clerk with guidance about what should a commissioner do if they are contacted by someone about a project that is under HPC review.

7. REPORTS

A. Pre-Application Meetings (PAMs)

Permit Number(s): PZ-20-00169

Address: 306 E. Franklin Ave.

Type of Approval: PAM - Inquiry about appropriate addition to 1952 structure from single-family to duplex.

Permit Number(s): PZ-20-000172

Address: 302 W Oak,

Type of Approval: PAM- :Inquiry about demolition of historic 71 year old mortuary (retains significance) for construction of a condo project. At minimum CR letter report.

Permit Number(s): PZ-20-000171

Address: 4619 S Lake Mary Rd

Type of Approval: PAM- :Lake Mary RV Park inquiry would combine several parcels to provide a commercial campground with RV's and Park models to rent. Requested a Cultural Resource study by an archeologist be submitted with Concept Plan submittal.

Starting to work into more Pre-application meetings to get HPC mentioned more often.

David Hayward – from his experience pre-apps are pre-contract in a development project and being able to give people a heads up as early as possible is helpful. It can make a big difference to people at that point.

Jill Hough – 306 E Franklin Belonged to John J Johnson – 1st pastor of Springhill Baptist church – significance is high. Jill may have more information on the property. The date on the structure may actually be 1950 or even before.

B. Building Permit Review: returned for correction.

Permit Number(s): BP-20-01831-01

Address: 537 S O'Leary St

STAFF RECOMMENDED ACTION:- (gas explosion window damage) - Return for Corrections/HPC application required.

Permit Number(s): BP-20-01922

Address: 918 W Summit Ave

STAFF RECOMMENDED ACTION:- Lumpkin Basement ADU (new from roof truss replacement review) - 1915 home with historic integrity - Return for Corrections/HPC application required.

Permit Number(s): BP-20-01945

Address: 314 N Beaver St.

STAFF RECOMMENDED ACTION:-, Demo of non-historic Unit # 4 ADU and rebuild - Approved with Conditions of documentation of previous determination of non-contributing with documentation submitted.

Permit Number(s): BP-20-01859

Address: 303 N Verde St

STAFF RECOMMENDED ACTION:-, 1918 historic residence proposed deck expansion, submission incomplete - HPC application required.

C. Building Permits - Not requiring HPO review approval for Post WWII production housing.

Permit Number(s) & Address: Fierros BP-20-01877 3350 N Pine Dr. (1 door replaced); Marshal Windows BP-20-01898 3350 N Pine Dr. (9 windows replaced).

Approval Date: 9/11/2020

D. ADOT & Fresquez property demolitions

Permit Number(s): BP-20-02048

Address: 1801 S Milton and adjacent

Type of Approval: Demolition

Approval Date: 09/29/2020

ADOT demolition – there are some historians who are working on their own research into the property before it is demolished

E. Inter-Divison Staff (IDS) - with Heritage Review Requirements.

Review Dates of IDS - New Conceptual/Updates and Revisions/Admin Completeness/Substantive Review: 9/10/2020 - 1/24/2020

Project:SCA Paper Plant

Permit Number(s): PZ-20-00071-01 & 02

Address: 1600 Butler Ave

Type of Review(s): Concept Plan - HPO site visit & consult with HR consultant mandated a Phase 1 Cultural Resource report to be submitted with Site Plan (first review w/concept plan) former SEA Paper - CR reporting undertaken by Cornerstone Consulting.

Project:Toaster Owl Shade Structure

Permit Number(s): PZ-20-00160

Address: 12 S Mike's Pike, - Southside NR District

Type of Review(s):Toasted Owl Sun Shade Structure PZ-20-00160 12 S Mike's Pike (In Southside District, (adjacent to 56 year old structure on site) HPO determination of no adverse effect, complete process with Building Permit review.

Project: Lofts on the Mesa

Permit Number(s): PZ-20-00168

Address:1571 N Pine Cliff,

Type of Review(s)- Cultural Resource (archeological concerns) applicant notified of requireme

Project: Sky Cottages

Permit Number(s): PZ-20-00153

Address: 2701 S Woody Mountain Rd,

Type of Review(s) Cultural Resources likely associated with McAllister Ranch and potential archeological concerns - requires site survey and Cultural Resource Report - completion of repc within project reviews.

Project: Ellery Duplex

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

Address: 214 E Ellery

Type of Review(s) A proposed duplex is being added to a site with an existing historic duplex in Southside National Register District, proposed new duplex does not meet Flagstaff design requirements as well as historic compatibility (requires District compatible primary elevation submission).

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Re-application of returning and recruitment of new Commissioners
Brief discussion of terms and recruitment for the Commission

The Downtown Vision should have a first draft out soon and staff will circulate it to the commission members when it is available.

9. ADJOURNMENT

Adjourn at 6:22pm

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.

Sara Dechter, Comprehensive Planning Manager

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