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Phase 1 Historic Resource Study for the Former St. Mary's Catholic School at 320 North Humphreys Street in Flagstaff, Coconino County, Arizona

NOVEMBER 2020

PREPARED FOR

FSL Real Estate Services, LLC

PREPARED BY

SWCA Environmental Consultants

**PHASE 1 HISTORIC RESOURCE STUDY FOR THE
FORMER ST. MARY'S CATHOLIC SCHOOL AT
320 NORTH HUMPHREYS STREET IN FLAGSTAFF,
COCONINO COUNTY, ARIZONA**

Prepared for

FSL Real Estate Services, LLC

1201 East Thomas Road
Phoenix, Arizona 85014
Attn: Stephen L. Hastings

Prepared by

Annie Jay Lutes, M.A., M.S.

SWCA Environmental Consultants

114 North San Francisco Street
Suite 100
Flagstaff, Arizona 86001
928.774.5500
www.swca.com

SWCA Project No. 63186

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EXECUTIVE SUMMARY

FSL Real Estate Services, LLC, commissioned this Phase 1 Historic Resource Study (HRS) as required by the Flagstaff Zoning Code, Division 10-30.30, Heritage Preservation. For this report, background information on the historic-era property at 320 North Humphreys Street, historically known as the St. Mary's Catholic School, was gathered to obtain a baseline of knowledge of the historical character and defining features of the property, as well as the general conditions of the building. Additionally, the historical significance of the former school and its proximity to the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, both listed in the National Register of Historic Places (NRHP) in 1986, was also considered. This report and evaluation process is required by the City of Flagstaff (City) as provided for in the City Zoning Code, Division 10-30.30: Heritage Preservation.

This Phase 1 HRS was designed to identify and record the character-defining features of the midcentury school building, for the purposes of evaluating the property's significance and identifying mitigation measures (if appropriate) to be established prior to the proposed total demolition of the property (Section 10-30.30.050: Cultural Resources) the proposed San Francisco Square Apartments project. These features are noted under Study Findings and Conclusions.

To meet the City's requirements, an archival search on the property was conducted, which included property information from the City and Coconino County, and historic property surveys applicable to the project parcel (Assessor's Parcel Number 101-13-008A). Research was limited to available online resources due to the ongoing COVID-19 pandemic, which precluded in-person searches due to safety considerations. The direct area of potential effects for the project consists of the geographic boundary of the property's parcel at 320 North Humphreys Street in addition to the portions of the adjacent North End Historic Residential District and Flagstaff Townsite Historic Residential District from which the school is visible.

The former St. Mary's Catholic School was first constructed in the mid-1950s as a classroom annex for the St. Anthony's Academy, and subsequently renovated and converted into a main school facility by the early 1960s. It is a midcentury, nonresidential example of the Contemporary style at the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood once occupied by the community's middle-upper-class white families. The former school was excluded from the North End Historic Residential District listing in 1986 because it was not yet 50 years of age and the terminal date for the period of significance for the district was 1935.

Based on field documentation and the research conducted for this study, the former St. Mary's Catholic School does not meet the criteria for significance for the Arizona or National Registers of Historic Places, nor for the local Flagstaff Register of Historic Places. Because of this, demolition of the former school does not warrant preparation of a Phase 2 HRS. Additionally, while the former school is adjacent to the boundary of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, the portions of the NRHP historic districts and surrounding areas outside the districts' boundaries have changed substantially since they were first listed in 1986 due to demolition of former historic-era properties and subsequent infill of incompatible development over the past 20 to 30 years. Therefore, the demolition and redevelopment of the parcel for the proposed San Francisco Square Apartments project would not detrimentally affect the integrity of either of the portions of these NRHP-listed districts adjacent to the project to the extent that they no longer qualify for listing.

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1 INTRODUCTION AND BACKGROUND

1.1 Introduction

The former site of the San Francisco de Asís Catholic School, located at 320 North Humphreys Street, is at present an unoccupied building near the heart of downtown Flagstaff in Coconino County, Arizona (Figure 1). Historically known as St. Mary's Catholic School, the approximately 23,700-square-foot building was constructed in the mid-1950s/early 1960s and is not within any national historic district, nor is it within a local overlay zone. At present, the property is zoned Community Commercial under the City of Flagstaff Zoning Code (Flagstaff Zoning Code), a zone designated to promote both commercial and residential development.¹

The City of Flagstaff (City) requires resource studies for all public and private developments that meet certain criteria. Per the City Heritage Preservation Officer, a Phase 1 is the appropriate level of study for the former Catholic school. In accordance with Division 10-30.30 (Heritage Preservation) of the Flagstaff Zoning Code, the objective of this study conducted for the former school building at 320 North Humphreys Street was to

- assess the significance and integrity of the property;
- identify the potential impacts of future development or demolition on the property, including any indirect or residual impacts; and
- recommend measures to mitigate potential impacts of the proposed project on the property and to the adjacent North End Historic Residential District and Flagstaff Townsite Historic Residential District as National Register of Historic Places (NRHP) districts.

1.2 Project Background

The Foundation for Senior Living (FSL) is a 501(c)(3) organization established by the Roman Catholic Diocese of Phoenix in 1974 to provide housing and social services to seniors and individuals with disabilities irrespective religion, race, or social status. Since its founding, FSL has evolved to support elder quality of life and care through home and community-based services through the development of energy-efficient, affordable housing (FSL 2020). FSL Holding Properties, LLC, is the business entity that holds title to investment real estate properties on behalf of the private non-profit, including the former Catholic school.

The school is a two-story, concrete building located along the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood. Since its construction in the mid- to late 1950s, the former Catholic school has had relatively few alterations to its current footprint and little modification to its midcentury design.

The property owner wishes to redevelop the property to build the proposed San Francisco Square Apartments, a dual-phase development to include affordable senior housing and workforce housing, which will require demolition of the school building. The San Francisco Square Apartments will be located on the corner of West Cherry Avenue and North Humphreys Street. The senior-living phase of the

¹ The Community Commercial zone applies to parcels within the Flagstaff City Limits appropriate for dispersed commercial areas designed to serve communitywide needs. In accordance with the Flagstaff Zoning Code, the development of residential uses in addition to commercial uses is encouraged in this zone to provide diversity in housing choices (for additional information relative to non-transect zones in Flagstaff, see <https://www.codepublishing.com/AZ/Flagstaff/html/Flagstaff10/Flagstaff1040030.html#10.40.30.040>).

project will consist of a 33,000-square-foot, 70-unit apartment site with podium parking that will serve seniors 62 years and older.

As the former Catholic school is over 50 years of age, the work requires a Historic Resource Study (HRS) to be conducted prior to project implementation. FSL Real Estate Services, LLC, the real estate affiliate of FSL, retained SWCA Environmental Consultants (SWCA) to conduct a Phase 1 HRS, the results of which are presented herein.

The property is located on Assessor's Parcel Number (APN) 101-13-008A, an approximately 2-acre parcel bounded by North Humphreys Street to the west, West Dale Avenue to the north, North Beaver Street to the east, and West Cherry Avenue to the south (see Figure 1), corresponding to Block 45 of the original Plat of the Townsite of Flagstaff (Coconino County Recorder 1890).

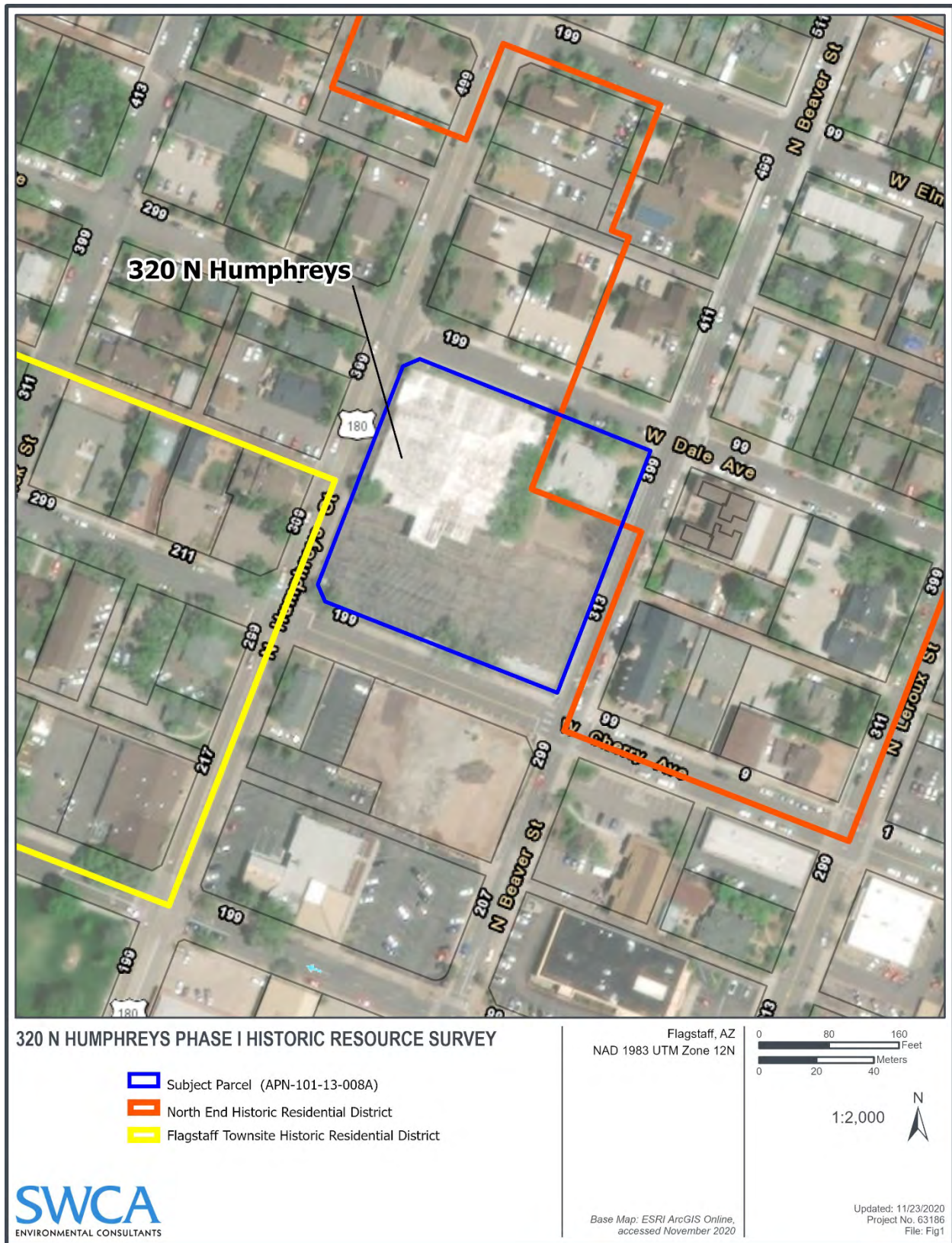


Figure 1. Location of the former St. Mary's Catholic School property.

2 METHODOLOGY

2.1 Archival Research

The first step in the Phase 1 HRS was archival research. Research methods are based on the procedures established by the U.S. Department of the Interior National Park Service (NPS) in *National Register Bulletin 39: Research a Historic Property* (1998a). Several sources were examined to complete this task, including specific newspaper articles, published books, and Coconino County records. These research documents were found in the Colorado Plateau Archives (online), among public records available online from the Coconino County Recorder's and Assessor's offices, as well as among other readily available online resources.² SWCA was not tasked with conducting a formal title search and none was undertaken for the purposes of this study. SWCA was provided with an American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) land title survey prepared by Superior Surveying Services, Inc. in July 2018, which is presented for reference in Appendix A.

In addition to these records, a Phase I Environmental Site Assessment (Phase I ESA) completed by Terracon Consultants, Inc. (Terracon), for the property in June 2018. This type of report is prepared for a real estate holding and identifies existing or potential environmental contamination liabilities. Phase I ESA documents are prepared with detailed site histories, including previous environmental reports, Sanborn Map Company (Sanborn) fire insurance maps, historical aerial photographs and topographic maps, local street directories and historical city directories, city/county building department records, zoning/land use records, and property tax records, as well as other historical documents. Conducting a Phase I ESA involves consultation of databases and other sources that require subscriptions in order to access site-specific and area data. The Phase I ESA prepared for the former Catholic school building provided invaluable information for the property that has been incorporated into this study as appropriate (Terracon 2018).

2.2 Fieldwork

Fieldwork conducted for the Phase 1 HRS for the former Catholic school consisted of examining the interior and exterior of the property. SWCA Architectural Historian Annie Lutes and SWCA Cultural Resources Technician Jacqueline Muehlbauer conducted a site visit on October 2, 2020, to walk around the inside and outside of the building, taking photographs and noting character-defining elements of the building. Ms. Lutes and Ms. Muehlbauer were met on-site by Mr. Luis Arevalo on behalf of FSL, who facilitated access to the school and provided background information on the property.

Overall, fieldwork consisted primarily of digital photography, to document not only the building's current condition, but also the integrity and significance of the property through a visual record. Select photographs are presented in this report to support the study findings and illustrate the current condition and configuration of the building. Because of the construction of a new courthouse facility for the City of Flagstaff, much of the parking lot of the former school was being utilized to stage equipment, materials, and crew vehicles and therefore, was not accessible during the site visit. The parking lot was cleared by the contractor by the end of October, and SWCA returned in November to take photographs documenting

² Due to the current COVID-19 pandemic, in-person research at the Northern Arizona University (NAU) Cline Library, Special Collections and Archives was restricted to current university students, faculty, staff. Additionally, in-person searches were not conducted at Coconino County also because of health safety concerns. Because of this, SWCA was unable to consult hardcopy archival records that would otherwise be included in this study. While this did not preclude the ability to evaluate and assess the former school building, there may be pertinent records found at NAU and at Coconino County that could have added to the background and history of the property as summarized herein.

the setting of the former school property as well as areas of the parking lot that had not been able to be photographed the preceding month. These photographs are provided in Appendix B for reference.

2.3 Framework for Evaluation

2.3.1 *Evaluating Historic Significance*

For a property to be significant, it must represent a significant part of history, architecture, engineering, or culture of an area; therefore, a property can only be assessed for significance when it is evaluated within its historic context. As defined by NPS, a historic context is a theoretical construct that is linked to a property through the concept of a property type that is further understood through its connection with a trend or pattern in history (NPS 1997, 2001). For the former St. Mary's Catholic School to be considered a significant property within its historic context, five things must be ascertained for the property: 1) the aspect of history for Flagstaff, the state of Arizona, or the nation that the former Catholic school represents; 2) whether that aspect of history is significant; 3) whether the former Catholic school is a property that has relevance and is important within its historic context; 4) how the former Catholic school represents that importance within history; and 5) whether the former Catholic school possesses the historic character-defining elements (i.e., physical features) necessary to convey the historic importance with which it is associated (NPS 1997:7).

A historic context defines the important theme(s), geographical extent, and specific period in time for a property that collectively assist in identifying what the property represents. This is different from a historical overview, which simply recounts a property's history through time. Instead, historic themes help frame a property within various cultural patterns in history, such as education, industry/technology, and social and ethnic groups. Additionally, for the former Catholic school to be considered historically important, it cannot simply be connected with a theme in history, but it must be associated with a *significant* theme in history. Historic themes are considered significant if they can be demonstrated through scholarly research and are considered important in American history, be it locally, at a state level, or nationally (NPS 1997). These themes can be found within larger "areas of significance" when evaluating a property's significance.³

An area of significance is also related to a defined chronological period, a distinct "period of significance" that represents the property's importance within that historic theme. Additionally, as an important property is bound in time, so too is it constrained to a specific geographic extent within the area of significance. The geographic scale of a property's historic context may be associated with a pattern of development within historic, political, or other boundaries (e.g., a community, region, state), or even a particular cultural area. Ultimately, the historic context sets up a framework to facilitate evaluation and assessment of historic-age properties (NPS 1997, 2001).

2.3.2 *Criteria for the Evaluation of Significance and Integrity*

For the City, five criteria are applied in the evaluation of properties' eligibility for listing in the Flagstaff Register of Historic Places (FRHP). These five criteria are based on the four national criteria established for the NRHP, with these same four criteria applying to the state's Arizona Register of Historic Places (ARHP).

³ See NPS 1997 for established areas of significance used relative to the NRHP.

A property must demonstrate significance under one or more of these local, state, and/or national criteria when evaluated within its historic context (NPS 1997). To be considered eligible (i.e., significant with sufficient integrity), a property must be at least 50 years old (historic age) and meet at least one criterion for listing in the FRHP, ARHP, or NRHP. According to the four criteria for the ARHP and NRHP (henceforth referred to as the ARHP/NRHP Register Criteria), the quality of significance in American history, architecture, engineering, and culture is present in buildings, structures, sites, objects, and districts that

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of significant persons in our past; or
- C. embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

For the City, the determination of significance of cultural resources is provided for under Section 10-30.30.050.B of the Flagstaff Zoning Code. According to these provisions (henceforth referred to as the FRHP Register Criteria), a property is significant if it

- A. is listed or eligible for the ARHP, NRHP, or as a National Historic Landmark; or
- B. is associated with events or persons in the architectural, engineering, archaeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City, the State of Arizona, or the United States of America [similar to ARHP/NRHP Criterion A]; or
- C. represents the work of, or for, an important individual [similar to ARHP/NRHP Criterion B]; or
- D. 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 [similar to ARHP/NRHP Criterion C]; or
- E. has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources [similar to ARHP/NRHP Criterion D].

These register criteria and the registers to which they apply allow a property to be evaluated in terms of significance at the local, state, and national levels.

2.3.2.1 ASPECTS OF INTEGRITY

As discussed above, for a property to meet these register criteria (whether FRHP, ARHP, or NRHP), the property must be considered significant within an important historic context and must also retain integrity and the ability to convey that significance. A property that demonstrates integrity expresses its historic significance via its physical characteristics that existed during the property's historic (or prehistoric) use (NPS 1997). Integrity is evaluated in terms of seven aspects: location, design, setting, materials, workmanship, feeling, and association. A property that fails to retain its historic character-defining elements can no longer convey its association with its historic context, and does not have integrity. A property that cannot convey its significance cannot meet any of the FRHP, ARHP, and NRHP Register Criteria, nor can it be considered a historic property.⁴

⁴ A resource that is eligible for, or listed in, the National Register is a "historic property" (NPS 1997), but this is not to be confused with a "historic-age" or "historical" property, which is simply one that is over 50 years in age since construction.

One important aspect of integrity is *location*. Location is the place where a property was constructed. In order to retain this aspect, a historic property must be in the same location in which it was constructed, and the relationship between a property and its historic associations is typically destroyed if a property is moved (NPS 1997). The relationship between a property and its location is very important in terms of understanding why the property was constructed, as well as its relationship and association to surrounding properties. This is especially true if a property is within or near an area of important historical significance, like that of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District.

The location of a property is complemented by its *setting*, which is another aspect of integrity. Setting is the actual physical environment of a historic property, and it includes many characteristics of a particular property's surroundings. These characteristics may be natural features such as topography, vegetation, and even undeveloped areas like forests or fields. However, these characteristics can also be human-made, referring to a property's relationship with adjacent buildings, along a streetscape, or within a neighborhood. Setting refers to the character of a property within its environment. Although it is much more abstract than location (a property's specific place), setting is very important in demonstrating how, not just where, a property fits within a larger landscape (NPS 1997).

A third aspect of integrity is that of *design*, which refers to the physical elements of a historic property "that create its form, plan, space, structure, and style" (NPS 1997:44). Design captures the historical functions and aesthetics of a property that were the result of human decisions and choices when the property was first conceptualized. Design is by its nature one of the aspects of integrity that is associated directly with areas of significance such as community planning and architecture. The organization of interior spaces, the proportion and scale of the exterior, the shape and form of a property, ornamentation (textures, colors, type, style, and arrangement), and materials are all related to design (NPS 1997).

Materials is another aspect of integrity. Materials are the physical elements that were used during a particular period of time and in a particular way to create a historic property. The materials used to construct a property reveal availability, style preferences, technologies, and traditions. A property must retain the key exterior materials dating from the period of significance for that property in order to have integrity in this aspect (NPS 1997). Closely related to materials is *workmanship*, which may be applied to a property as a whole or its individual components. Workmanship can be expressed in vernacular methods of construction, not just elaborate ornamental detailing or finishes, and is the "physical evidence of the crafts of a particular culture or people during any given period in history or prehistory" (NPS 1997:45). This aspect of integrity helps illustrate the aesthetics of a particular time period, as well as technology in construction that may be characteristic of an individual property, a neighborhood, a region, or even on a national level.

Another aspect of integrity is *feeling*, which is defined as a historic property's expression of a particular time period. As a whole, integrity of feeling is a property's ability, through its physical features, to convey its historic character (NPS 1997). Often, feeling is the result of several aspects of integrity that, when taken together, relate a property's place within a historical framework and period of significance.

The last aspect of integrity is *association*. Association is the direct link between a historic property and an important historic event or person. A property retains integrity of association if it is the place where the event occurred and is "sufficiently intact to convey that relationship to an observer" (NPS 1997:45). Much like integrity of feeling, integrity of association is the ability to convey historic character through physical features.

2.3.2.2 INTEGRITY VERSUS CONDITION

It is important to understand that a property can still retain NRHP aspects of integrity, and thereby be considered a significant historic property, yet be in poor physical *condition*. Integrity and condition, while not mutually exclusive, are separate concepts within the realm of historic preservation. Although integrity can be affected by condition, the two are not interchangeable in meaning. As discussed above, integrity is the retention of characteristics or traits that existed during the period of significance. Conversely, condition pertains to the usability of the property and its current appearance and/or state. For example, a historic residence that has since had portions of the home reconstructed and replaced, or with added additions to the original building may be in good condition, but could at the same time fail to retain integrity due to its many modifications following the period of significance. Thus, the home would not be able to meet the criteria for significance because its characteristics would no longer convey its association with important themes in history.

3 HISTORICAL OVERVIEW

In compliance with the *U.S. Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation* (NPS 1983), historic contexts are developed to facilitate the evaluation and assessment of historic-age properties. For the property evaluated in this report, applicable historic themes have been identified in established historic contexts. The following brief descriptions of these themes associated with the former St. Mary's Catholic School are adapted from the Flagstaff Multiple Resource Area National Register of Historic Places nomination form (NPS 1986a), the North End Historic Residential District National Register of Historic Places nomination form (NPS 1986b), the Flagstaff Townsite Historic Residential District National Register of Historic Places nomination form (NPS 1986c) and the 1985 Flagstaff Historic Properties Survey (Janus Associates, Inc. [Janus Associates] 1985). Other sources from which applicable historic themes for this historic context were adapted include the following:

- *The History of Flagstaff* (Shock 1952)
- *They Came to the Mountain: The Story of Flagstaff's Beginnings* (Cline 1976)
- *Brothers Five: The Babbitts of Arizona* (Smith 1989)
- *Mountain Town: Flagstaff's First Century* (Cline 1994)
- *A Field Guide to American Houses* (McAlester 2018)

Overall, these established contexts, studies, and other literature apply to the former St. Mary's Catholic School as a parochial institution with its roots in the development of Flagstaff's educational system, as well as a midcentury building located in the historic North End residential neighborhood of the original Flagstaff Townsite. The historic themes presented below briefly summarize the framework developed for the Catholic school property for the purposes of evaluation.

3.1 Community Development

3.1.1 *Development of Flagstaff Townsite*

The original settlement of Flagstaff was initially clustered around Antelope Spring at the base of Mars Hill west of modern-day downtown (Janus Associates 1985; NPS 1986a). With the anticipation surrounding the advancing Atlantic & Pacific (A&P) Railroad, Antelope Spring was the perfect place to set up camp for the crews constructing the railroad, where they would be close to both water and their job

on the railroad line. It additionally was a critical spot for the railroad, which also needed substantial amounts of water for its operations. In response to these preparation activities, Patrick B. (P.B.) Brannen and his nephew Peter J. (P.J.) Brannen saw an opportunity and chose a site near Antelope Spring for a general merchandise store located along what is today West Coconino Avenue (Cline 1976; Janus Associates 1985; NPS 1986a). Often referred to as Antelope Park, the railroad camp quickly became a thriving, bustling community growing rapidly during its pre-railroad heyday. There were 20 wood-frame buildings and at least as many tents by late fall 1881 near Antelope Spring. The wood-frame establishments faced southeast and abutted the north side of railroad right-of-way and the street on which these buildings were situated, today West Coconino Avenue, was a rough dirt road that intersected an important route between Flagstaff and Prescott, the Overland Road (Cline 1976, 1994).

The evolving community of Flagstaff received a tremendous boost with the arrival of the railhead. Within a period of weeks after the railroad reached Flagstaff on August 1, 1882, there were several saloons and other general businesses operating (Cline 1976, 1994; Janus Associates 1985; NPS 1986a). Despite little direct involvement by the A&P, decisions made by the railroad did influence the development of Flagstaff, leading to the decline of the commercial district along Coconino Avenue in “Old Town.” Due to the rather steep slope around Antelope Spring, the railroad depot was placed 0.5 mile east in the southwest quarter of Section 15 on land owned by the railroad as part of its charter. This resulted in the emergence of a second settlement around the depot (Shock 1952). In 1883, P.J. Brannen again had the foresight to build a commercial building where none had previously existed. This time, instead of his tent-cabin combination, Brannen constructed this building of cut stone opposite the railroad depot, which at the time was modestly composed of two railroad boxcars. Streets for this “New Town” were laid out in a grid pattern, parallel to the railroad right-of-way. After a devastating fire destroyed the old commercial row in the Old Town settlement near Antelope Spring, New Town became the commercial center of Flagstaff in 1884 (Cline 1976; Janus Associates 1985; NPS 1986a; Shock 1952).

Despite the setbacks caused by what seemed to be an endless number of local fires (see Shock 1952:61–69), Flagstaff remained a fast-growing settlement, much like other towns in the Arizona Territory such as Holbrook and Winslow. It was a town focused on the railroad as it fostered new industries and expanded existing commercial enterprises in the region. With its transcontinental significance, Flagstaff was set up to serve a critical role, focused on its own development and growth as fledging community, but also aiding that of the region as a whole. It was at this time that local residents set to work obtaining a townsite patent and incorporating it as a town. This was a complex process primarily due to the checkerboard pattern of land ownership due to land owned by the railroad company. Old Town was within Section 16, and was available for a patent; however, Sections 15 (with the depot) and 21 belonged to the railroad. The townsite survey identified the layout of blocks, lots, streets, and alleys, as well as public areas like parks and open spaces (Coconino County Recorder 1890). Flagstaff’s townsite patent, establishing an irregular grid of 92 blocks oriented based on the alignment of the rail line, was granted by the U.S. Government in January 1889 and recorded 1 year later on January 24, 1890 (Janus Associates 1985; NPS 1986a). Approximately 1 year after the townsite patent was granted, Coconino County was created from Yavapai County on February 21, 1891, while Flagstaff itself was later incorporated as a town on May 26, 1894 (Cline 1976, 1994; Janus Associates 1985; NPS 1986a).

3.1.1.1 THE NORTH END HISTORIC RESIDENTIAL DISTRICT

The North End Historic Residential District comprises 10 blocks roughly bounded by Hunt Street to the north, Cherry and Elm Streets to the south, Verde Street to the east, and Humphreys Street to the west (NPS 1986b). The identity and character of this neighborhood has been defined over time, cultivated by its relationship and proximity to the Townsite neighborhood to the west and the commercial heart of downtown to the south. This neighborhood illustrates social stratification of the community’s white middle to upper classes as evidenced by the presence of some of Flagstaff’s most sizable residences built

by members of its most prestigious families including the Babbitts, the Greenlaws, and the Verkamps along San Francisco, Leroux, and Beaver Streets. The North End Historic Residential District traces the development of Flagstaff from the early 1880s through pre–World War II with a variety of architectural styles, including local adaptations of national stylistic trends (e.g., the vernacular Queen Anne cottage, the Western or Builders Colonial, the Neo-Colonial/Classic Box, and the Bungalow, to name a few) (Janus Associates 1985; NPS 1986b).

The former St. Mary's Catholic School was excluded from the historic district boundary when it was listed in the NRHP in 1986 (NPS 1986b) because the building was not yet 50 years of age and the period of significance established for the historic district was cut off at 1935 (that is, 50 years before 1985, when the neighborhood building inventory was conducted).

3.2 Education

3.2.1 Parochial Schooling in Flagstaff

The first school district in Flagstaff was authorized in November 1882 and by January 1883, Mrs. Eva Marshall, Flagstaff's first teacher, was in front of the very first class held in a small makeshift log cabin near Old Town (Cline 19676; Shock 1952). Quickly realizing the importance of a proper building, the first schoolhouse was built and dedicated on Thanksgiving evening (noted as the first meeting ever held in Flagstaff) in 1883. Located in the north end of what is today the NAU campus, this modest school was removed from the noise and violence of the saloons of Old Town, initially housing only a small number of students (Cline 1976; Shock 1952).

As the community grew, so too did the number of children in attendance at the local school. By January 1884, 35 students were enrolled, with 58 by December 1885. Spring 1887 found the small schoolhouse rather packed with young minds, and as a result, a new wing was added, which would accommodate upwards of 88 students by the fall months of 1889 (Cline 1976). Grades were added as students advanced each year, beginning with elementary grade levels. With the increasing numbers of students, it was decided in spring of 1894 that a new public school building—a high school—was needed (Cline 1994). Construction of the Emerson School—named after Ralph Waldo Emerson—was begun in spring of 1895 and was quickly completed to welcome its first high school students in September of that same year. With an enrollment of 155, the school held its first commencement with its graduating class in April 1897 (Cline 1976, 1994).⁵

By the mid-1890s, there were several prominent Catholic families in town intent on providing their children with a religious education. While the Emerson School was still under construction, local Catholic parents were already in the process of establishing Flagstaff's first parochial institution for early grade levels in a small log cabin on the northwest corner of Beaver Street and Cherry Avenue, coinciding with the southeast corner of APN 101-13-008A (subject parcel), or of the original plat of the Flagstaff Townsite. This small cabin is visible on both the December 1892 and the July 1895 Sanborn fire insurance maps (Figure 2) (Sanborn 1892, 1895).

⁵ Cline (1976) notes that the Emerson School building was later used as an elementary school with high school students attending at the Arizona Normal School, which is today NAU.

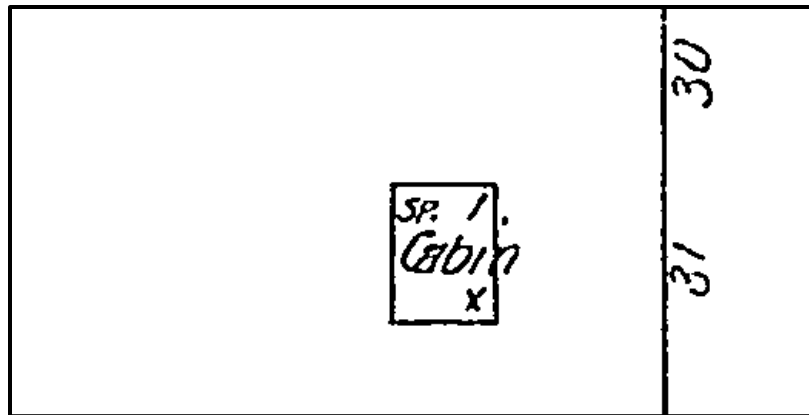


Figure 2. The small, one-room cabin depicted on the July 1895 Sanborn map (Sanborn 1895).

Shortly thereafter, a small, wood-frame, one-room school was built on the northwest corner of Cherry Avenue and Beaver Street in the fall of 1896 (Smith 1989). This small parish school can be seen on the October 1901 Sanborn map (Figure 3). It was at this time in the mid- to late 1890s that the Catholic parish acquired the southern half of the block along Cherry Avenue as a gift from Gerhard Verkamp of Cincinnati, Ohio, who was the father-in-law of Charles J. (C.J.) and David Babbitt (both of which married Verkamp daughters) (Cline 1994). The Babbitts themselves were a dedicated Catholic family, as even after David Babbitt passed away on November 8, 1929, his home at 319 North Beaver continued to be used as the residence of the nuns who taught at the then-small parish school (Smith 1989).

Sometime from 1904 to 1905, the parish erected a two-story on the same property, just northwest of the original school (Shock 1952; Sanborn 1910). The school boasted nine classrooms, a chapel, and living quarters for the Sisters of Loretto, who would instruct the Catholic youth of Flagstaff at the new St. Anthony's School (Cline 1994). With its first Catholic Church built on Ellery Street south of the railroad tracks in the Southside neighborhood abandoned around the same time, the parish made improvements to the former school building in order to convert it to house its worshippers (Figure 4).

Within the next 6 years, the parish undertook the complete renovation of St. Anthony's School, creating an expansive educational institution with a large central courtyard, assembly hall, and other educational amenities for its DAY SCHOOL FOR BOYS & GIRLS (Figure 5). By 1916, the converted church had been demolished and those attending mass and other services did so at the academy until the Church of the Nativity of the Blessed Virgin Mary, built in the Gothic Revival style of local malpaís cobbles collected by parishioners, was dedicated several years later in 1930 across the street to the east (see Figure 5; Figure 6).

With its brick construction and stone veneer, the ST. ANTHONY'S ACADEMY & CATHOLIC CHURCH⁶ stood prominently along West Cherry Avenue for many years until it was demolished for to make way for the new St. Mary's School, which offered modern, midcentury amenities in a growing and evolving community (Figure 7). The school continued to promote a Catholic education for preschool, kindergarten as well as 1st through 8th grades at 320 North Humphreys for several decades until December 2015 when the San Francisco de Asís Parish constructed a new school facility and church atop the south end of McMillan Mesa.

⁶ St. Anthony's Academy stood as the primary Catholic school in Flagstaff until 1953, when Our Lady of Guadalupe Parish built an elementary school for families in the Southside neighborhood.

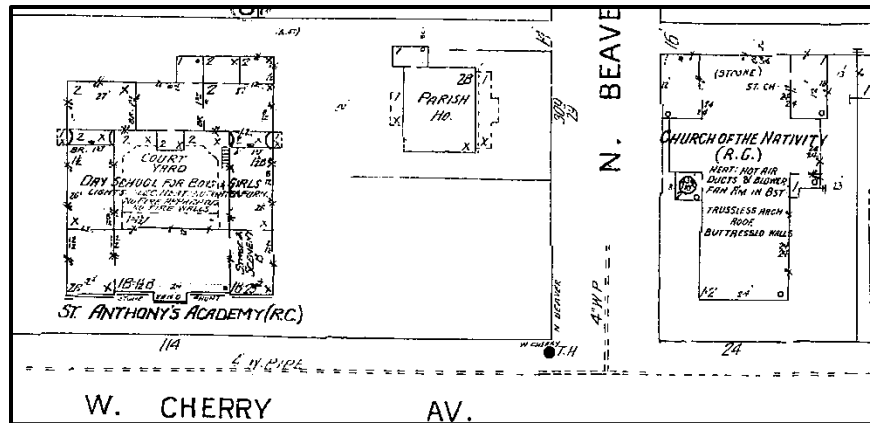


Figure 6. St. Anthony's Academy with the Church of the Nativity across North Beaver Street as seen on the January 1916, revised October 1943/July 1948 Sanborn map (Sanborn 1916b).



Figure 7. St. Anthony's Academy along West Cherry Avenue as seen in an old postcard (NAU 1910).⁷

3.3 Architecture

3.3.1 Midcentury Contemporary Style

The architectural styles of the 1950s represent the post-war building boom and have no particular concern for style or ornate design (Baker 2002). The Contemporary houses of the 1950s, a design spearheaded by tract developer Joseph Eichler and the architecture firm of Anshen & Allen, were inspired by the principles of Modernism where form follows function and “less is more” while allowing for creativity in design (City of Phoenix Historic Preservation Office and Ryden Architects, Inc. [Phoenix SHPO and

⁷ The online Colorado Plateau Archives at NAU dates this postcard of St. Anthony's Academy to 1910; however, based on the Sanborn maps, at least by fall of 1910 (see Sanborn 1910), the school had not yet been expanded. Given this, it is likely that this postcard dates to after 1910.

Ryden Architects] 2010). Characterized by simplicity, Contemporary residences are defined by a rectangular floor plan with a low-pitched, front-gabled roof, wide overhanging eaves, with robust beams projecting from the gable end at the roof ridge and often the sidewalls. Characteristics also typically include gable ends lighted by large panes of glass windows, recessed entrances, and uninterrupted expanses of concrete, brick, or other modern materials (McAlester 2018; Phoenix SHPO and Ryden Architects 2010).

Much like other cities and towns in Arizona, Flagstaff's Contemporary commercial construction was derived from its residential neighborhoods. Local examples are broad, typically single-story residences that have very low-pitched, front-gabled roofs that extend the width of the footprint giving the impression of enclosing large volumes of space inside (McAlester 2018). Many have carports as well as walls of large, fixed single-pane windows in the gable ends. The design advantages of the Contemporary style over the Ranch (which is much more prevalent in Flagstaff's midcentury subdivisions) allowed it to be easily applicable to a two-story home and also very adaptable to placement on hillsides. Thus, a larger residence could be constructed within a smaller footprint. The ability to build on a steep slope made the simple style appropriate for local Flagstaff topography and could explain why most Contemporary homes of the area are seen in parts of the Swiss Manor, Shadow Mountain, Paradise Hills, and Mount Elden Foothills subdivisions, all of which encircle the southern base of Mount Elden.

4 BUILDING HISTORY

The history of the former St. Mary's Catholic School presented herein provides a brief summary of the history of the building as documented in the Phase I ESA (Terracon 2018), supplemented by other historical sources. Beginning in the 1950s, the Nativity Parish (as it was then known) constructed a large, U-shaped annex at the corner of West Dale and North Humphreys Street to provide additional classrooms for St. Anthony's Academy (Figure 8). Based on field observations for this study, the annex was constructed of concrete block, with a low-pitched gabled roof and long expanses of rolled metal windows that are typically characteristic of the Ranch style common to Flagstaff during this time (McAlester 2018).

Prior to the construction of the annex, there had been few buildings on the site of the former St. Mary's Catholic School, and the lots remained largely vacant with the exception of a barn/stables and later an auto garage owned by David Babbitt who lived at 319 North Beaver Street on the adjacent lots (Arizona Historical Society [AHS] 1919–1925; Sanborn 1892, 1895, 1901, 1910, 1916a, 1916b). David Babbitt's family owned the northern half of Block 45 of the Flagstaff Townsite while the southern half was owned by the parish (AHS 1909). His daughter Gertrude, who cared for him before he died in November 1929, assumed ownership of the northern half of the block, as noted on the 1939 Coconino County plat map (AHS 1939; Smith 1989).

Based on known information, the entire north half of the block was transferred to the Roman Catholic Church of the Diocese of Phoenix (the Diocese) in November 1950 (see Figure 8). In the late 1950s or early 1960s, the academy building was demolished (where the school parking lot is now), and the U-shaped annex facility was renovated to include a gymnasium (which doubles as a cafeteria), kitchen, theatre stage, and music room as a new school. The name "St. Mary's" does not appear in the local telephone and city directories until 1980 (Terracon 2018), but there is a "Nativity School" at 340 North Humphreys in the 1961 Flagstaff City Directory, indicating that the school had transitioned to the newly renovated building by that time (Johnson Publishing Company 1961).

Owned by the Diocese, St. Mary's School later became San Francisco de Asís Catholic School, which, as noted above, closed in December 2015 to move to a new modern school facility east of downtown Flagstaff. The entire block (APN 101-13-008A) was sold to FSL Holding Properties, LLC, in late 2018 (Coconino County Recorder 2018).

The former St. Mary's Catholic School is an example of a nonresidential adaptation of the Contemporary style of the Modern architectural movement. With its front-gabled, almost monumental façade and deep open eaves, the exterior suggests a high ceiling inside, but with its low-pitched roof and broad massing as seen from the east and west elevations, few would perceive the full-sized gymnasium within. Figures 9 to 35 present representative photographs taken during documentation of the former school building.

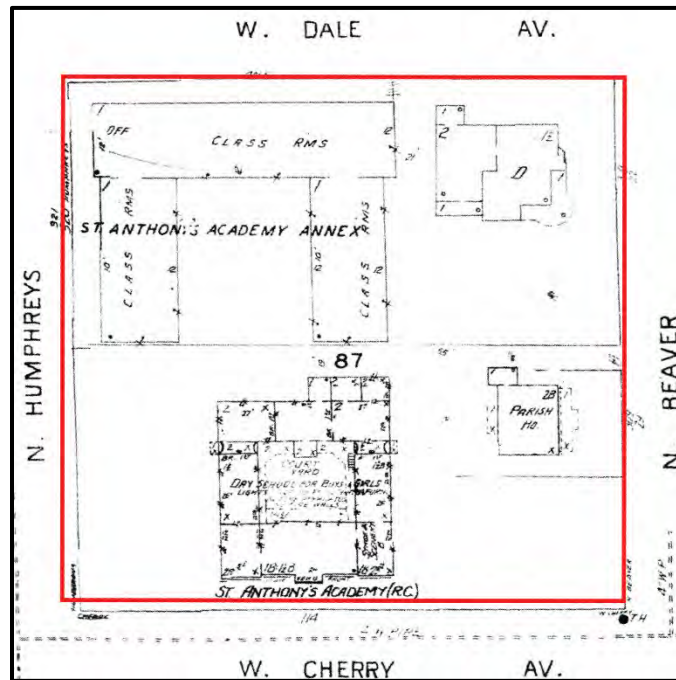


Figure 8. January 1916 Sanborn, revised in 1958 (Sanborn 2016c, adapted from Terracon 2018).



Figure 9. South elevation of the Catholic School building.



Figure 10. View of the south elevation depicting the low-pitched, front-gabled roof, recessed entrance, and windows of the Contemporary style.



Figure 11. South elevation of the school building, showing the local malpais columns supporting the low-pitched, elevated roof of the entrance.



Figure 12. Detail view of one of the side entrances recessed under the main roof.



Figure 13. Detail view of the school's sign in front of the low-pitched roof and expanse of uninterrupted brick of the façade.



Figure 14. Detail view of one of the window walls of the entrance to the former Catholic school.



Figure 15. East elevation of the school building, showing the 1950s multiple-light metal windows that once lighted the classrooms.



Figure 16. Detail view of the metal windows of the east side of the former Catholic school.



Figure 17. View of the back entrance to the school building along West Dale Avenue.



Figure 18. North elevation of the former school along West Dale Avenue.



Figure 19. Portions of the north and west elevations of the school as seen from the intersection of West Dale Avenue and North Humphreys Street.



Figure 20. West elevation of the former Catholic school along North Humphreys Street.



Figure 21. South elevation of the school building as seen from the west side of North Humphreys Street.



Figure 22. View of the entrance along North Humphreys Street, showing the low-pitched roof, window wall, and expanse of brick characteristic of the Contemporary style.



Figure 23. Interior view of the entrance along North Humphreys Street, near what was once the principal's office.



Figure 24. View of the former computer lab located at the north end of the school building.



Figure 25. Interior hall along the west side of the school building that was once part of the classroom annex for St. Anthony's Academy.



Figure 26. View of the interior of one of the classrooms along the north end of the building, showing the upper windows along the hallway.



Figure 27. View of the hallway along the north side of the building, that was once part of the classroom annex for St. Anthony's Academy.



Figure 28. Interior view of one of the classrooms along the east side of the building, showing the walls of windows that lighted each classroom as built in the mid-1950s (note the low-pitched gable ceiling of the original annex).



Figure 29. View of the theatre stage and the expansive interior of the full-size gymnasium that was constructed to convert the former classroom annex into St. Mary's Catholic School.



Figure 30. View of the gymnasium (note the upper windows of the music room).



Figure 31. The music room on the second floor above the main entrance of the school at the south side of the building.



Figure 32. View of the stage that also functioned as a library space for the former Catholic school.



Figure 33. View of the interior of a room near the entrance of the former school with its Contemporary detailing and design still evident.



Figure 34. View of the mid-century Contemporary design of the south entrance of the school.



Figure 35. A scattering of yearbooks in the former computer lab of the school.

5 STUDY FINDINGS AND CONCLUSIONS

5.1 Findings of Significance

The former St. Mary's Catholic School was excluded from the listing of both the North End Historic Residential District and the Flagstaff Townsite Historic Residential District in 1986 (NPS 1986b). At that time, the building was not yet 50 years in age, and the terminal date for the period of significance of the historic districts was defined as 1935. However, due to the character of the North End and Townsite residential neighborhoods and their associated themes as they were listed in the NRHP, the Catholic school building would not contribute to an expansion of either of the existing districts. Therefore, as an example of a nonresidential, Contemporary-style building, the school must be evaluated for significance individually.

The former St. Mary's Catholic School as configured today represents the period during which it served as the main school facility for the parish, likely beginning in the early 1960s. Therefore, it is assumed that it became a historic-age property no earlier than 1961, based on known records. The 50-year timespan, which ensures that enough time has passed to evaluate a property within its historic context, was not meant to be applied automatically on a year-by-year basis. Therefore, it must be determined whether a particular period (as associated with its historic theme) should be considered under a standard evaluation, or whether the property should be assessed within the framework of exceptional importance.

The school's period of use has been within the last 59 years, with no established local or Arizona statewide historic context for it, and as demonstrated by the 2018 Phase 1 ESA and the research conducted for this study, very little is available in the archival record. Therefore, viewing it within the

context of exceptional importance, similar to the approach used for evaluating a property that has achieved significance within the past 50 years, may be more appropriate (NPS 1998b).

Determining whether the period of use of the former St. Mary's Catholic School is of exceptional importance requires a closer look at the circumstances surrounding its operation. With its inception as an annex to provide additional classrooms for a growing student body at St. Anthony's Academy, the former school's current configuration represents the adaptation of an ancillary building and subsequent conversion to a primary structure. The existing U-shaped annex provided the parish with an opportunity to not have to start from scratch, but to utilize the most modern facility (still recently new) at the time. The configuration was not ideal, as there was no separate library (the stage functioned as such), and the gymnasium was also used as the cafeteria during the day so space was always at a premium during its existence as a school.

The former St. Mary's Catholic School is not associated with an important event or trend that has made a significant contribution to the broad patterns of our history at the local, state, or national level. Therefore, the building does not qualify for significance under Criterion A (event) for the ARHP or NRHP, or Criterion B for the FRHP. Additionally, neither the research conducted for the Phase 1 ESA nor for this study identified any association with the life of a significant person in our past and as such, the building does not qualify for significance under Criterion B (person) for the ARHP or NRHP, or Criterion C for the FRHP.

The former Catholic School was originally constructed as an annex for the St. Anthony's Academy sometime in the mid-1950s and field observations suggest it was first built in the Ranch style, with its large picture windows and low-pitched roof (McAlester 2018). The renovation and conversion to a main school facility was accomplished by infilling the central courtyard area (formed by the U-shape of the original layout) with the theatre, kitchen, gymnasium, and the music room on the upper story. This introduced Contemporary-style elements as discussed above. The development of educational institutions in Flagstaff and Arizona, particularly private and religious institutions, and the historical circumstances associated with them, have not yet been the subject of scholarly evaluation. This is also true for midcentury architectural trends in the region. Unlike Phoenix and other municipalities in the Phoenix Valley, extensive studies pertaining to the development of midcentury styles in Flagstaff (such as the Ranch, Contemporary, and Split-Level) have not yet been developed to establish whether the local adaptation of national movements in design in the 1950s, 1960s, and even into the 1970s was of importance. Returning to the concept of "exceptional importance," while intriguing, the former St. Mary's Catholic School does not represent an exceptional example of a type, period, or method of construction (nor does it represent the work of a master or possess high artistic values). Therefore, the former school does not qualify for significance under Criterion C (design) for the ARHP or NRHP, nor does it represent the oldest of its type or best example of its type under Criterion D for the FRHP.

Lastly, the former St. Mary's Catholic School does not contain important information, and is not itself (and has not been) the principal source of important information to be considered significant under Criterion D (information) for the ARHP or NRHP, or under Criterion E for the FRHP.

5.1.1 Assessment of Integrity

While the former St. Mary's Catholic School does not qualify as a significant property, this discussion of its integrity is presented herein for the purposes of a complete assessment. All properties change over time, and it is not necessary for a property to retain all its historical physical characteristics in order to retain integrity and express its significance within an important historic context. The property does need to retain those essential features that enable it to convey its historic identity (NPS 1997). The primary

historic character-defining features necessary to retain integrity for the former St. Mary's School are those design elements that define the Contemporary style of architecture.

Based on the guidelines for assessing integrity for historic properties provided in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 1997:45), all aspects of integrity for the school are briefly summarized below.

Location. The former St. Mary's School, originally constructed as an annex for the St. Anthony's Academy and later converted to a main school facility, is in its original location. This building is located on the periphery of Flagstaff's commercial downtown and the historically middle-upper-class white North End neighborhood. As the relationship between the property and its historic location has been maintained, the property retains a strong degree of location.

Design. The Catholic school retains its midcentury design details, including the 1950s stretches of picture windows of the classrooms, the very low-pitched roof, broad façade, and expanses of uninterrupted brick wall space with walls of fixed windows of the 1960s Contemporary style. With very few visible modifications, the school building retains a strong degree of design.

Setting. The setting of the area has substantially changed in recent years, particularly with the construction of the new municipal courthouse on the corner of West Cherry Avenue and North Beaver Street, which towers above this part of Flagstaff. There have also been modern intrusions into the historic setting of the North End Historic Residential District along the eastside of North Beaver at West Dale Avenue with the construction of a new condominium complex in the last 5 years, and the recent completion of the Flagstaff Municipal Courthouse at the corner of North Beaver Street and West Cherry Avenue. The construction of the school itself were detrimental to the setting of both the North End and Flagstaff Townsite Historic Residential Districts being it was an uncharacteristic design within these historic residential areas. Given this, the former St. Mary's Catholic School has lost much of its aspect of setting.

Photographs documenting the setting of the former St. Mary's Catholic School are presented in Appendix B. These photographs were taken after the completion of the new courthouse in October 2020 and the parking lot of the former school was cleared of construction equipment and materials.

Materials and Workmanship. The former St. Mary's Catholic School retains its aspects of materials and workmanship, with its concrete construction and brick façade, local malpais cobbles forming the columns around the entrance, as well as the metal windows from the 1950s and fixed-pane window walls of the 1960s.

Feeling. The aspect of feeling, as discussed above, is a property's expression of its historic sense of a particular period of time (NPS 1997). Feeling results from the physical elements of the property that come together to convey its historic character. Those having attended school at St. Mary's would recognize it both inside and outside, so it does retain a strong degree of feeling.

Association. While documented in the archival record, association also requires the presence of physical features to convey that relationship to an observer (NPS 1997). Association is the direct connection between either an important historic event or person and a historic property. As the discussion above illustrates, while its characteristics convey its midcentury design, the period of use of the former St. Mary's Catholic School has not been demonstrated as significant, therefore, the building is not directly associated with an important event in history.

5.2 Conclusions

The former St. Mary's Catholic School at 320 North Humphreys Street does not meet the threshold for significance under any of the four ARHP/NRHP Register Criteria or any of the five FRHP Register Criteria. While it does retain integrity of location, design, materials and workmanship, and feeling, it does not possess integrity of setting or association. While it does convey its function as a midcentury school facility, it is not considered a significant historic resource based on the research, evaluation, and assessment conducted for this study.

The direct area of potential effects for the former St. Mary's Catholic School includes the entirety of the block in which it is located (APN 101-13-008A), as well as portions of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District from which the property is visible. While the building is not located within the NRHP-listed district, the district boundaries were drawn to immediately exclude the school building (see Figure 1), and therefore, the former Catholic school sits at the edge of the historic district.

5.2.1 *Impacts of Demolition to the Property*

An adverse effect occurs when a project may directly or indirectly diminish the integrity of a historic property by altering any of the characteristics that qualify the property for the NRHP/ARHP/FRHP. If a project diminishes or destroys one or more of a significant property's seven qualities of integrity, as described herein, there is an adverse effect on that property. Adverse effect is not limited to physical destruction or damage of a historic property, but also includes relocation of the property, change in the character of setting of the property, and the introduction of incompatible visual, atmospheric, or audible elements.

Overall, the former St. Mary's Catholic School is not considered a significant historic property (or cultural resource). While it may be considered an important community value for those connected with the property, in terms of adverse impacts to significant historic properties, the demolition of the former school would not have an adverse effect on the property due to a lack of significance. The Flagstaff Zoning Code requires that significant historic resources be documented under a Phase 2 study. Given this, the former school is not considered a significant historic resource and SWCA recommends that no Phase 2 HRS is warranted. No further documentation or recording of the property is recommended for the former St. Mary's Catholic School.

Lastly, while the former school building is immediately adjacent to the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, the portions of these NRHP historic districts and the surrounding areas outside of the districts' boundaries have changed since they were first both listed in 1986 due to demolition of former historic-era properties and subsequent infill of incompatible development over the past 20 to 30 years. Therefore, the demolition and redevelopment of the parcel for the proposed San Francisco Square Apartments project is not anticipated to adversely affect the integrity of setting of either of the portions of these NRHP-listed districts adjacent to the project to the extent that they no longer qualify for listing.

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- 1998a *National Register Bulletin 39: Research a Historic Property*. Originally published 1991. U.S. Department of the Interior, National Park Service, Cultural Resources, History and Education, Washington, D.C.
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- 1989 *Brothers Five: The Babbitts of Arizona*. Arizona Historical Foundation, Tempe.

Terracon Consultants, Inc. (Terracon)

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7 QUALIFICATIONS

7.1 Annie J. Lutes, M.A. (Preparer)

Annie J. Lutes is an archaeologist and architectural historian who meets and exceeds the Secretary of the Interior's Standards for Professional Qualifications in the disciplines of Archaeology and History. She has been working in the Southwest for nearly 16 years, and her career has included prehistoric and historical archaeology, as well as historic preservation. She holds a bachelor's degree in archaeology from the University of Michigan, and a master's degree (Master of Arts) in area studies (Near Eastern) from the University of Arizona. She completed a second master's degree (Master of Science) in applied geospatial sciences and cultural geography in 2013.

Ms. Lutes has worked professionally for both local and federal agencies. She served as a Historic Preservation Officer and Zoning Administrator for 2 years for the Town of Jerome, a National Historic Landmark in north-central Arizona. She has worked as a professional archaeologist and cultural resource specialist in Arizona, New Mexico, and Texas. Her experience includes managing and conducting cultural resources surveys and historical research. She is a former U.S. Forest Service archaeologist (Pathways Program) who has conducted damage assessment on historic properties, including a nineteenth century historic homestead in Fannin County, Texas. She has written NRHP eligibility evaluations; completed extensive historical research; conducted impact assessments on both prehistoric and historical resources; completed National Historic Preservation Act Section 106 compliance; and has experience in evaluating impacts to cultural resources under the National Environmental Policy Act. She has conducted several Phase 1 and Phase 2 resource studies for historic properties in compliance with the Flagstaff Zoning Code.

APPENDIX A

**American Land Title Association (ALTA)/National Society of
Professional Surveyors (NSPS) Land Title Survey
(Prepared by Superior Surveying Services, Inc.)**

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY,
ARIZONA

NOTES

- The basis of bearing is the monument line of Humphreys Street using a bearing of North 20 degrees 58 minutes 53 seconds East.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Lawyers Title of Arizona, Inc., Order Number 01891949-295-NA-1ER, dated June 29, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The number of striped parking spaces on the subject property are as follows:
Regular: 80
Handicapped: 0
Total: 80
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to Dale Avenue, Humphreys Street, Cherry Avenue & Beaver Street, being improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

"PLAT OF THE TOWNSHIP OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 1, COCONINO COUNTY RECORDS

"FLAGSTAFF EAST" RECORDED IN BOOK 1 OF MAPS, PAGE 7, COCONINO COUNTY RECORDS

"MAP OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 16, COCONINO COUNTY RECORDS

UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE WLB GROUP, DATED MARCH 23, 2016

DESCRIPTION

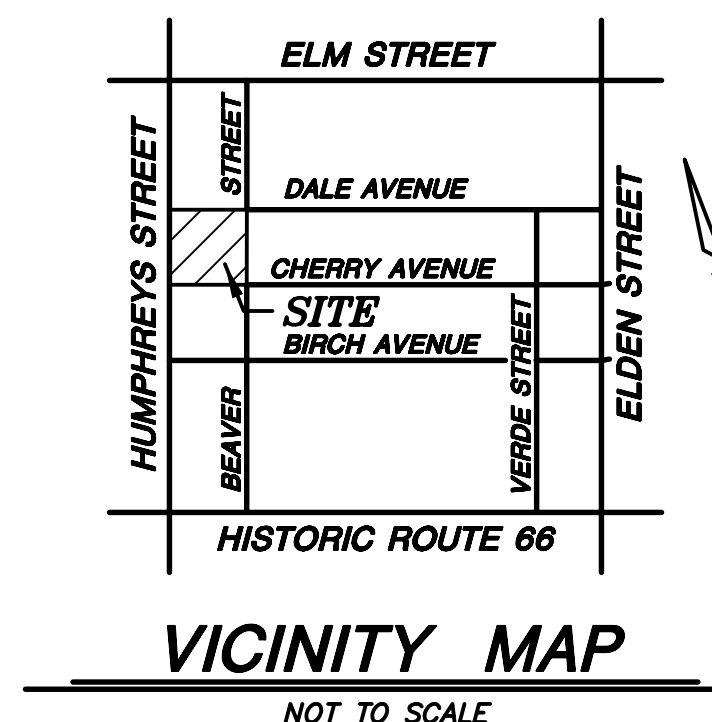
LOTS 1 THROUGH 24 (INCLUSIVE) AND ALL OF THE EAST AND WEST ALLEY AND ALL OF THE NORTH AND SOUTH ALLEY, ALL IN BLOCK 45, TOWNSHIP OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGE 7 RECORDS OF COCONINO COUNTY, ARIZONA AS SURVEYED AND PLATTED BY H. C. NUTT, TRUSTEE FOR THE ATLANTIC AND PACIFIC RAILROAD COMPANY IN COCONINO COUNTY, STATE OF ARIZONA.

EXCEPTING THEREFROM A TRIANGULAR-SHAPED PORTION OF LOT 12, BLOCK 45 OF SAID FLAGSTAFF TOWNSHIP;
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHEASTERLY 15.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 12;
THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12 WHICH LIES SOUTHEASTERLY 15.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM A TRIANGULAR-SHAPED PORTION OF LOT 18, BLOCK 45 OF SAID FLAGSTAFF TOWNSHIP;
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18;
THENCE SOUTHEASTERLY 15.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 18;
THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY LINE OF SAID LOT 18 WHICH LIES SOUTHWESTERLY 15.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 18;
THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: pipelines
Recording No.: Docket 24, Page 205
(PLOTTED HEREON)
- Reservations, exceptions and provisions contained in the patent recorded November 24, 1902 in Book 15 of Deeds, page 340 and recorded February 18, 1903 in Book 14 of Deeds, page 494, (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)



SIGNIFICANT OBSERVATIONS

- EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER SOUTHWEST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER NORTHEAST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EASEMENT BY A MAXIMUM OF 23.84 FEET.

AREA = 2.064 ACRES

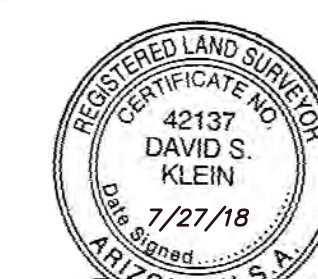
89,903 SQ. FT.

CERTIFICATION

To: FSL HOLDINGS PROPERTIES, LLC, an Arizona limited liability company; U.S. BANK, NATIONAL ASSOCIATION, a national banking association, its successors and/or assigns; LAWYERS TITLE OF ARIZONA, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on June 15, 2018.

Date of Plat or Map: June 18, 2018
Date Last Revised: July 27, 2018
David S. Klein
R.L.S. 42137



EXPIRES 3/31/20

REVISIONS
DATE 7/27/18
REVISED PER ATTORNEY'S COMMENTS.

ALTA / NSPS LAND TITLE SURVEY
320 N. HUMPHREYS STREET
FLAGSTAFF, AZ 86001

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

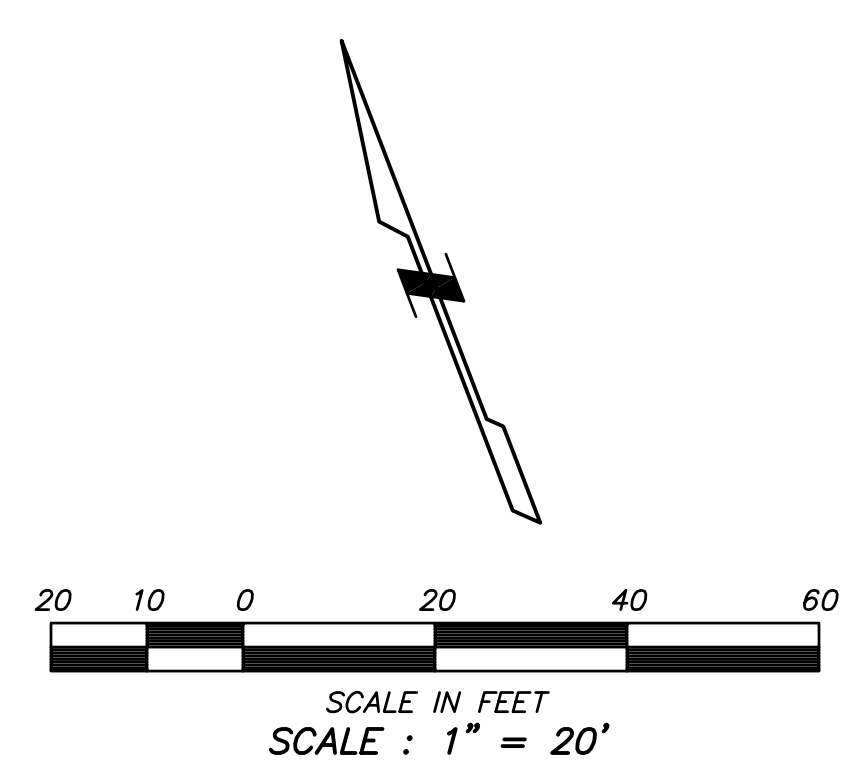
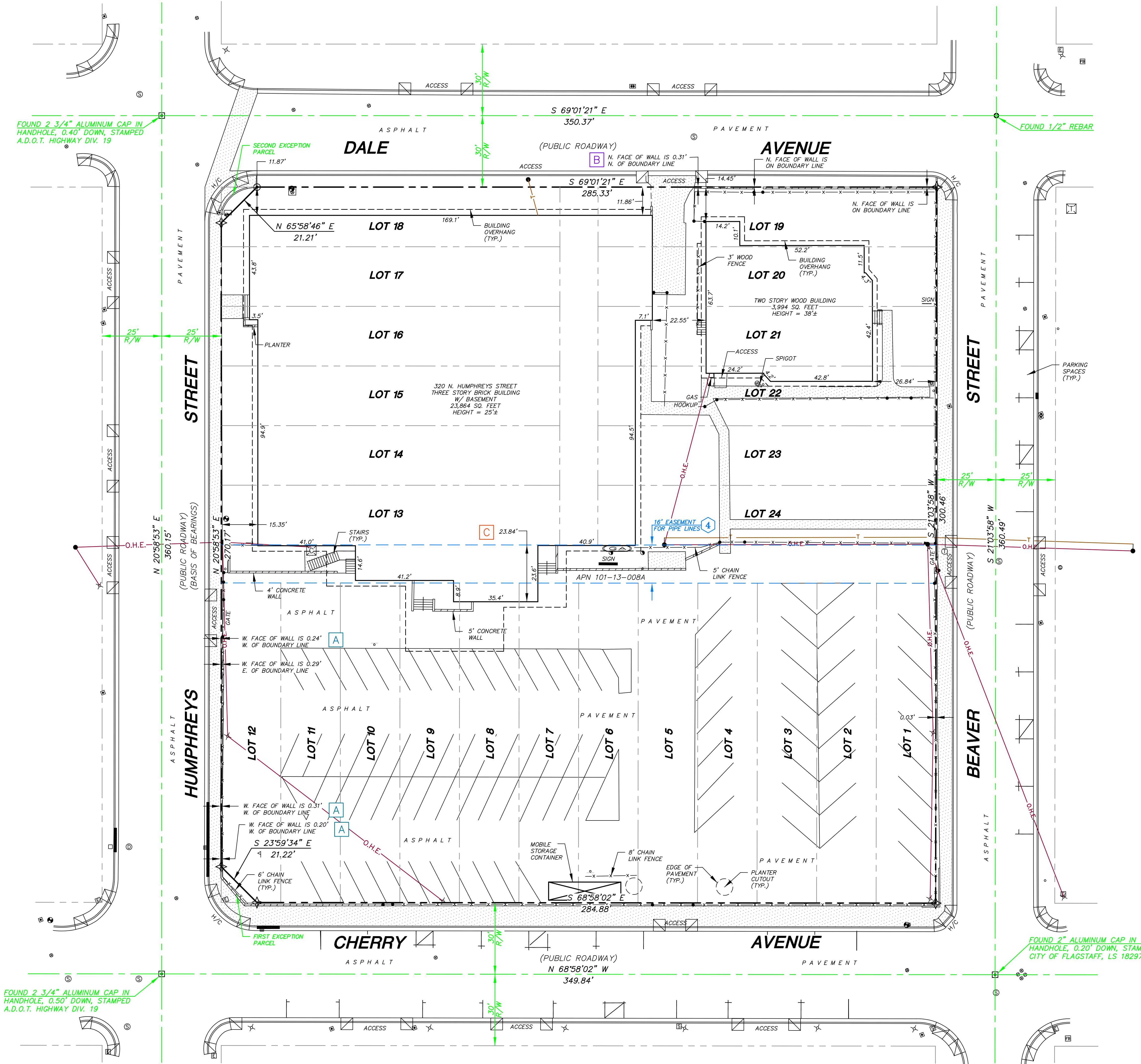
SUPERIOR
SURVEYING SERVICES, INC.

DWN:ELR CHK:DK

SHEET 1 OF 2

DATE: 6/18/18

JOB NO.: 180590



- ### LEGEND
- BOUNDARY LINE
 - - - CENTER LINE OR MONUMENT LINE
 - ▨ CONCRETE SURFACE
 - ▨ 24 INCH VERTICAL CURB & GUTTER
 - ▨ 24 INCH ROLLED CURB
 - ▨ 6 INCH CONCRETE CURB
 - ▨ CATCH BASIN
 - ▨ INDICATES DRIVEWAY (MEANS OF ACCESS)
 - ▨ WALL
 - ▨ FENCE
 - ▨ GATE
 - O.H.E.
 - OVERHEAD TELECOMMUNICATIONS LINE
 - SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137
 - SET WALL IN WASHER STAMPED 42137
 - SCHEDULE B ITEM
 - SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 - BACK FLOW PREVENTER
 - BASKETBALL GOAL
 - DOWN GUY
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - FLAG POLE
 - GAS ASSEMBLY
 - GAS METER
 - GUARD POST OR GATE POST
 - GAS VALVE
 - METAL GRATE (RECTANGULAR)
 - LIGHT POLE
 - MAIL BOX
 - METAL COVER (RECTANGULAR)
 - PEDESTRIAN ACCESS RAMP
 - POWER POLE
 - SEWER CLEAN OUT
 - STORM DRAIN MANHOLE
 - STREET LIGHT JUNCTION BOX
 - SEWER MANHOLE
 - STUB OUT
 - TELECOMMUNICATIONS MANHOLE
 - WATER METER
 - WATER VALVE
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL

REVISIONS
 7/27/18 Revised per attorney's comments.

ALTA / NSPS LAND TITLE SURVEY
 320 N. HUMPFREYS STREET
 FLAGSTAFF, AZ 86001

2122 W. Lone Cactus Drive, Suite 11
 Phoenix, AZ 85027
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com



SUPERIOR
 SURVEYING SERVICES, INC.

DWN:ELR CHK:DK
 SHEET 2 OF 2
 DATE: 6/18/18
 JOB NO.: 180590

APPENDIX B

**Photographs Documenting the Setting of the
Former St. Mary's Catholic School (November 2020)**



Figure B-1. Overview of the former St. Mary's Catholic School next to the David Babbitt House (319 North Beaver Street) as seen from the southeast corner of the intersection of West Cherry Avenue and North Beaver Street.



Figure B-2. View down West Cherry Avenue from the southeast corner of the intersection.



Figure B-3. The former Catholic school with the David Babbitt House as seen from the east side of North Beaver Street.



Figure B-4. West Dale Avenue north of the former Catholic school, with the modern development on the left and the historic David Babbitt House beyond (right).



Figure B-5. A view down North Humphreys Street (southward) as seen from the northeast corner at West Dale Avenue.



Figure B-6. View along the north side of West Dale Avenue, showing the modern office complexes down the street.



Figure B-7. View of North Humphreys Street (northward) from the southeast corner at West Dale Avenue.



Figure B-8. Overview of West Dale Avenue west of North Humphreys Street.



Figure B-9. North Humphreys Street still retains some of the former Craftsman-style residences of the early twentieth century between West Dale and West Cherry Avenues.



Figure B-10. The sidewalk on the west side of the former Catholic school along North Humphreys Avenue.



Figure B-11. An overview of the former Catholic school parking lot where the grand St. Anthony's Academy once stood until it was demolished in the late 1950s–early 1960s.



Figure B-12. A look back northward up North Humphreys Street and the former Craftsman-style residences (309 North Humphreys is on the left).



Figure B-13. West Charry Avenue west of North Humphreys Street, which is the boundary of the Flagstaff Townsite Historic Residential District.



Figure B-14. The building on the left (121 West Charry Avenue) housed the original Catholic school and later Catholic church at the northwest corner of North Beaver Street and West Charry Avenue, but was moved here after the construction of the Church of the Nativity in 1929.



Figure B-15. The west and north elevations of the new Flagstaff Municipal Courthouse recently completed in October 2020.



Figure B-16. A view of the south elevation of the former St. Mary's Catholic School with the parking lot now cleared of construction equipment and materials.



Figure B-17. West Cherry Avenue is now cast in shadow because of the new, multiple-story courthouse facility on the corner.



Figure B-18. The Church of the Nativity (completed in 1929) is dwarfed in comparison to the new courthouse facility and because of its uncharacteristic height and massing, it is incompatible with the historic setting of this area.



Figure B-19. Overview of the former Catholic School and David Babbitt House as seen from the parking lot.



Figure B-20. Overview of spot where the Parish house once stood at 309 North Beaver Street, but was demolished in the late 1950s, early 1960s (note the new condominium complex at the right recently completed in 2018 within the boundaries of the North End Historic Residential District).



Figure B-21. Overview of the spot where the original Catholic school (later used as a church) once stood before being moved to 121 West Cherry Avenue when the Church of the Nativity (left) was completed in 1929.



Figure B-22. The towering profile of the new courthouse facility now darkens this stretch of West Cherry Avenue having been completed in October 2020.