

# Heritage Preservation

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# Standards & Enforcement

## Treatment of Historic Properties

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# Design Review

The City of Flagstaff currently has 5 design review documents applicable to various areas and situations.



- Preservation efforts are ongoing and were developed over several decades.

## **Design Standards & Guideline**

- Historic Façade & Sign Grant
- Design Handbook – Downtown 1990 – updated 1997
- Landmark Design Review Overlay Districts
- Townsite – Historic Review Overlay District – Standards & Guidelines - April 2007
- Secretary of the Interior's Standards for the Treatment of Historic properties – 1995 – revised 2017

# Standards

## Definition:

Standards are used as a measure, norm, or model in comparative evaluations.



- Why use Standards?

- **Standards are comprehensive**

- That actions meet up with expectations.
    - Allows for unique situation.
    - Considers large impacts and small impacts.
    - Allows creative solutions.
    - Balances out impacts.
    - Eliminates conflicts.

*The utilization of Standards requires a determination – with the statement of “Will”.*

# Federal Standards

Except for the Downtown Handbook the US Secretary of the Interior's Standards for the Treatment of Historic Properties is linked to Flagstaff Heritage design reviews.



- Why are the SOI Standards and Guidelines Referenced?

**They are the accepted & tested practices for historic property treatment... But!**

- The 1995 SOI document was revised in 2017 and is now 252 pages. *Referencing the revised Federal Document is needed.*
- Future revisions to Flagstaff's design reviews will require a better integration of SOI Standards.



# Treatments?

## Standards for Treatments of Historic Properties

- There are 4 Secretary of the Interior Treatments
  - Preservation
  - Restoration
  - Reconstruction
  - Rehabilitation
    - Preservation: retains, stabilizes and protects
    - Restoration: brings back to an era
    - Reconstruction: builds a missing historic structure
    - Rehabilitation: allows for adaptive reuse & retains historic aspects

# Rehabilitation



## A Treatment for a Historic Property

Utilized for “Adaptive Reuse”, modifications and additions to historic properties & Federal 20% Tax Credit incentive.

- "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."
- **Most applicable to Flagstaff local reviews**



# Standards



## Rehabilitation Treatments

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Rehabilitation

- 1) New use – minimal change
- 2) Retain Historic Character
- 3) Record of time, place & use – no false conjectural elements added
- 4) Keep changes that have acquired significance
- 5) Retain distinctive materials & craftsmanship
- 6) Repair rather than replace
- 7) Do not damage materials – gentlest means
- 8) Protect archeological resources
- 9) Additions & alterations compatible yet differentiated
- 10) Additions if removed keep integrity of the historic

# Rehabilitation



## Accompanying Guidelines for Rehabilitation Standards

**Treatment actions take the form of “Recommended” & “Not Recommended”**

Guidelines are intended as an aid to assist in applying the Standards to varying types and styles of historic buildings.

- They are not case specific
- Propose an action – test against the Standard(s)
- Each historic property is unique – so treatment is custom & unique
- Design is reviewed as a whole, balancing out what can be modified

*Using Standards and Guidelines does not give you the answer outright –  
**that is the point!***

# SOI Standards

The utilization of SOI Standards does takes a different kind of mind set as well as a greater understanding of historic preservation principles.

- The US Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties is **not** a building code.
- SOI Standards are **not** a collection of appropriate design examples.
- A specific design decision is made & that decision is tested against each listed standard.
- Pose a question of a Standard - address that question appropriately.
- *The Standards are supplemented with guidelines as general advice.*



# Flagstaff Standards

The City of Flagstaff's various Standards & Guidelines for historic preservation reviews can be integrated with the Federal approach for a more consistent process in design reviews .



- The US Secretary of the Interior's (SOI) Standards for "Rehabilitation" is a list of 10 short sentences.
- The approach of listed Standards can be customized to existing design documents while maintaining the intent, content, adopted text and examples.
- Standards ask the questions to see if a design meets the intent of the design document.

*Revising design review documents is a long-term effort, but with a recommended approach.*

# Downtown Overlay

The Design Handbook for Downtown Flagstaff does not include the US Secretary of the Interior Standards for the Treatment of Historic Properties... the handbook uses Design Guidelines.



- Historic Buildings – 12 Guidelines
- Rehabilitation, all Existing Buildings - 22 Guidelines
- Sign Design – 12 Guidelines
- Design for Color -3 guidelines
- Design for New Buildings - 9 Guidelines.
- Site Design – 4 Guidelines

*The Downtown Design Guidelines follow preservation principles. They are written very similar to Standards and then expanded upon in the form of Guidelines and examples which is a valid approach to the Downtown overlay.*

# Townsite Overlay

The Townsite Overlay includes all 4 Secretary of the Interior's Treatments for Historic Properties, while "Rehabilitation" is what is applicable.



- The Townsite Historic Overlay District starts out with: History, Purpose, process and boundaries.
- Design Criteria/Standards: Style, Site, Alleys & Streets, Massing/Height/Proportions, Roof Pitch, Materials/Details/Color, Parkways, Demolition, Public notice of hearings 14 days in advance, Exceptions.
- Design Criteria/Guidelines: 1-6 & Definitions.

*The contents of the Townsite document were developed by the neighborhood and are still valid. Reorganization with Townsite specific Standards & Guidelines would be helpful and provide consistent reviews.*

# Heritage Preservation Applicability

In addition to all other development standards provided in this Zoning Code, compliance with the requirements of this division, and review and approval pursuant to this division are required for the following:

- 1. Designation of landmark properties or historic overlay zones (Section [10-30.30.040](#));
- 2. Cultural resource studies (Section [10-30.30.050\(A\)](#));
- 3. Development of a landmark property and property within a historic overlay zone (Section [10-30.30.060](#)).



# 10-30.30.070



## Violations & Enforcement

- A. All work authorized as a result of an approval granted pursuant to this division shall conform to any requirements included with it. Deviations from the plans that served as the basis of the approval of a certificate of appropriateness, or from any conditions of approval, constitute a violation of the provisions of this division. Violations shall be governed by the provisions of Division 10-20.10-20.110.010

The purpose of this division is to set forth provisions for enforcing the provisions of this Zoning Code. Any violation of this Zoning Code shall be subject to the enforcement remedies and penalties provided in this division or by State law.

# 10-30.30.070



## Violations & Enforcement

B. It shall be the duty of the Heritage Preservation Officer and/or the City Building Inspector to inspect periodically and assure compliance of any work performed pursuant to the provisions of this division. Enforcement shall be governed by the provisions of Division [10-20.110](#), Enforcement.

Any responsible party that allows, permits, facilitates, suffers, or aids or abets any violation of any provision of this Zoning Code or fails to perform any act or duty required by this Zoning Code shall be responsible for a civil violation unless otherwise specified.

# 10-30.30.080



## Appeals

Any person, firm, or corporation aggrieved by a decision of the Historic Preservation Officer or the Heritage Preservation Commission in interpreting, applying, or enforcing this division may file an appeal in accordance with the appeal provisions established in Section [10-20.80.030](#), Appeals of Permits and Other Approvals. 10-20.80.030 Appeals of Permits and Other Approvals.

A. Purpose. This section establishes procedures for review of determinations rendered by the Zoning Code Administrator or Director regarding various permits and decisions on site plans, and determinations of the Planning Commission, Heritage Preservation Commission, or Historic Preservation Officer.

# Questions?

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