

# EnviroSystems Management, Inc.

Environmental Planning • Regulatory Compliance

June 1, 2015

Mr. Karl Eberhard, AIA/Historic Preservation Officer

**City of Flagstaff**

211 West Aspen Avenue

Flagstaff, Arizona 86001

via email: KEberhard@flagstaffaz.gov

*RE: Cultural Resource Study Letter Report for Residential Property at 803 West Aspen Avenue, City of Flagstaff, Coconino County, Arizona (EnviroSystems Management Project No. 1801-15)*

Dear Mr. Eberhard:

Per the request of Greg Hadden (property owner), EnviroSystems Management, Inc. (EnviroSystems) has completed this letter report as documentation of a Cultural Resource Study involving a residential structure at 803 West Aspen Avenue in Flagstaff, Arizona. The historic structure is located at the southwest corner of Aspen Avenue and Aztec Street. The current owners (Gregory and Robin Hadden) hope to move the structure to a different location in Flagstaff, but if not feasible, demolition would be considered.

The property at **803 West Aspen Avenue** (Parcel No. 100-24-019) is a currently inhabited, one-story bungalow-style, two-bedroom house originally constructed in 1915 and fronting Aspen Avenue to the north (*Figure 1*). The 1,463-square foot structure is rectangular in plan with the long axis oriented north-south parallel to North Aztec Street. The building has a low pitch gable roof with a Dutch gable at the south end (*Figure 2*) and asphalt shingles throughout. Deep eaves and exposed rafters (*Figure 3*) are present around the entire perimeter, and a brick chimney is positioned near the approximate center of the roof. From top to bottom, the exterior walls have shiplap siding at the north and south ends; stucco on all walls; thickly applied decorative cement stucco molding in three distinct ridges on the north, east, and west walls; and a thick veneer of tabular field stone (a stone water table) at the base (*Figure 4*). The decorative cement stucco and stone water table are not present on the south side. The windows are single-hung with modern aluminum frames and decorative shutters. A second entrance is present at the southeast corner (as is an added corrugated-sided shed, see *Figure 2*), and an uncovered porch consisting of five courses of concrete brick pavers extends off the north entrance.

On May 19, 2015, the author visited the Coconino County Recorder's Office (CCRO) vault to determine property ownership through time. The earliest confirmed transfer of the property occurred in 1889, when Edward Thies purchased the property from N.G. Layton. Edward Thies owned the property from 1889 to 1929, encompassing the year in which the house was constructed (1915). George M. Bartlett bought the property from Edward Thies in 1929 and sold it to Marie Gregg in 1935. Marie (Gregg) Holly sold the property to Claude L. Holly in 1949. Presumably after Claude L. Holly died, Marie Holly sold the property to Perry Patterson in 1964 who then sold it to T.T. and M.S. Fowler in 1972. Between 1972 and 1976, Robert Shapiro and Edith Baker bought the property then sold it to Roger and Karen Tallini. The Tallinis sold the property to Joseph and Lucille Welch in 1976 who still owned the property in 1986. Between 1986 and 2013, the property changed ownership several times. In 2013 the current owners, Gregory and Robin Hadden, purchased Lots 23 and 24 from Robert Brownfield.

On February 17, 2015, the author visited the Coconino County Assessor's Office (CCAO) to confirm the building's original construction date and the chronology of all documented property modifications and improvements over time. Additionally, the author searched online records at Northern Arizona University's Cline Library/Special Collections and Archives (<http://library.nau.edu/speccoll/>), Arizona Historical Society Library and Archives (<http://www.arizonahistoricalociety.org/library-and-archives/>),

and Arizona Memory Project (<http://azmemory.azlibrary.gov/cdm/>) for historical photographs and other information pertinent to the property. No photographs or other relevant information were identified, however.

The author established with CCAO employees that all physical records housed at the Assessor's Office have been scanned and are available online. These records indicate that the original 1,152-square foot structure was built in 1915. Additionally, the 1915 construction date falls within the general date range (1900-1935) for bungalow-style architecture in Flagstaff. In contrast, several online real estate sources list original construction dates of 1944 and 1947. A Sketch/Area Table Addendum dated 4/12/2007 (*Figure 5*) obtained at the CCAO clearly indicates an original 1915 construction date and an "effective" date of 1944. According to CCAO employees, a major remodel or alteration occurred in 1944; therefore, the construction date of 1944 listed by real estate sources likely reflects this "effective" date. The author is unsure where the 1947 real estate-listed construction date derived. In sum, the original 1,152-square foot structure was built in 1915 and has been subject to significant alteration to attain the current 1,463-square foot plan. Although limited, the CCAO records indicate substantial interior modifications including new electric, plumbing, appliances, and bath and cabinets in the past 10 years. Additionally, the records note a complete re-roofing and other improvements confirmed by a field check in 2007 by CCAO appraisal staff, and as stated above, the 1944 "effective" date is a result of major, albeit unspecified modifications. According to Greg Hadden and confirmed by a site visit, the south end of the residence has a modern and significant addition. The southeast entrance and two adjacent windows to the north on the east façade are part of an addition that also resulted in the Dutch gable roof at the south end and a complete re-roofing of the entire structure. *Figure 6* shows the seam where the original structure ended and the addition begins, resulting in the 311-square foot difference between the original and current plans. Other major exterior modifications include stucco application throughout, construction of the stone water table veneer, decorative cement stucco molding, and modern windows. Bungalow-style structures typically include a combination of general characteristics including, but not limited to, a large covered front porch with columns under a main roof extension. It is highly probable that the structure at 803 West Aspen Avenue once contained a large covered porch that has been removed and replaced by the modern and uncovered porch of brick pavers off the main north entrance.

In 1985 the structure at 803 West Aspen Avenue was evaluated for inclusion into the National Register of Historic Places (NRHP) as part of the Flagstaff Townsite Historic Residential District (Janus Associates, Inc. 1985). While an adjacent (at the south end of the lot) structure at 803½ West Aspen Avenue (an intact Period Revival house constructed in 1915) was included as a contributing property, the structure at 803 West Aspen Avenue was considered to be non-contributing. The Arizona Building Inventory Short Form (Short Form) for 803 West Aspen Avenue briefly describes the structure as bungalow style, post-historic (post-1935) in age, and altered through stone facing, an infilled porch, and window fenestrations at the façade. At that time the evaluators did not feel the structure possessed enough original integrity to warrant National Register listing. Additionally, the Short Form contains a poor-quality photograph that appears to include a short awning and low porch (presumably rock) at the north entrance, which lends support to the belief that the structure once contained a covered porch.

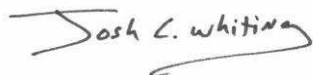
The City of Flagstaff requires a Cultural Resource Study for all developments affecting properties listed on the Flagstaff Register of Historic Places, properties listed on the Arizona Register of Historic Places, properties listed on the NRHP, undeveloped land, or structures 50 years old at the time of application (City of Flagstaff Zoning Code 10-30.30.050 for Cultural Resources). The original structure at 803 West Aspen Avenue was constructed in 1915 but was evaluated as a non-contributing property to the NRHP as part of the Flagstaff Townsite Historic Residential District in 1985. According to National Register Bulletin 36, *Guidelines for Evaluating and Registering Archaeological Properties* (Little et al. 2000), National Register-eligible properties must be 50 years old; retain aspects of integrity (location, design, setting, materials, workmanship, feeling, and association); and meet one or more National Register

criteria (A through D). Furthermore, according to National Register Bulletin 15 (*How to Apply the National Register Criteria for Evaluation*, NRHP 2002), "To retain historic integrity, a property will always possess several and usually most of the aspects." Although the property is more than 50 years old, historic and modern additions and alterations have significantly affected the physical and original historic integrity of the structure. The addition to the south end and presumed removal of a covered porch at the north end have drastically altered the original structure's configuration and increased the footprint by 311 square feet. Extensive exterior modifications including new windows and roof, stucco finish, application of thickly applied decorative cement stucco, and construction of a stone water table veneer have further altered the physical appearance of the structure. In fact, the only remaining original exterior elements of the structure may be the chimney and shiplap siding at the south and north ends, although it is possible the latter has been replaced as well. The structure no longer appears as or retains the integrity of a historic bungalow-style house, and the alterations have resulted in a loss of style and construction-period association with the 1915 house at the back of the lot. Because the building's integrity has been severely compromised, it also is not considered significant with respect to City of Flagstaff Zoning Code. "A resource is generally not significant if: ...b. The features, materials, patterns, or relationships that contributed to its significance are no longer present or no longer have integrity" (Flagstaff Zoning Code 10-30.30.050, p. 30.30-14).

**Summary.** In 1985 the structure at 803 West Aspen Avenue was evaluated for inclusion into the NRHP as part of the Flagstaff Townsite Historic Residential District (Janus Associates, Inc. 1985). At that time, the structure was considered a non-contributing property to the NRHP. EnviroSystems agrees with this assessment. Considerable modifications have significantly affected the structure's design, setting, materials, workmanship, feeling, and association. These aspects of integrity have been lost. Although the property retains integrity of location, NRHP Bulletin 15 (2002) states, "To retain historic integrity, a property will always possess several and usually most of the aspects."

As stated above, the current owners hope to move the structure to a different location in Flagstaff, but if not feasible, will consider demolition. EnviroSystems recommends that the current property owners be permitted to proceed as planned with the structure's relocation or demolition without further cultural resources research, documentation, or mitigation. It has also been noted to the property owner that any new construction on the lot would need to conform with the April 2007 *City of Flagstaff Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources* since the parcel is within the Townsite Overlay District.

Sincerely,



Josh C. Whiting, RPA  
Historic Preservation Consultant

cc: Greg Hadden, property owner, greghadden@gmail.com

#### **Attachments**

Figures 1-4 and 6 are photos; Figure 5 is a sketch plan map/table addendum to an appraisal form.



Figure 1. Main/north entrance of structure facing south.



Figure 2. Gable roof, Dutch gable roof at south end, and central chimney, facing north-northeast.



Figure 3. East side of structure showing roof eaves and rafters, facing southwest.



Figure 4. Main/north entrance showing significant exterior modifications including modern porch, facing southwest.

100-24-019

# SKETCH/AREA TABLE ADDENDUM

100-24-019

Parcel No 100-24-019 Imp.# Sec.# Imp.#1,2

Property Address 803 W Aspen

City Flagstaff County Coconino State Zip

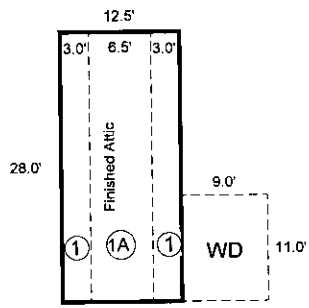
Type & Use SFD,SFD

Model # 0102F, 0102A Orig Yr and Eff YR see sketch

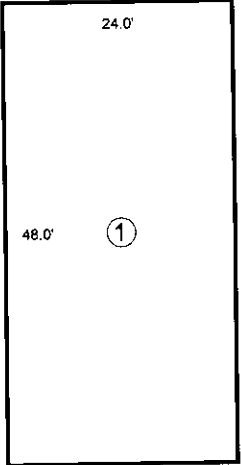
Appraiser Name Michael Keller Inspection Date 4/12/07

IMPROVEMENTS SKETCH

**Imp.#1**  
 1 = 350 SF  
 A = 182 SF  
 Orig Yr 1915  
 Eff Yr 1944  
 0102F



**Imp.#2**  
 1 = 1152 SF  
 Orig Yr 1915  
 Eff Yr 1944  
 0102A



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	350.0	81.0	1502.0
	First Floor	1.00	1152.0	144.0	
GLA2	Finished Attic	1.00	182.0	69.0	182.0
P/P3	WD w/Steps	1.00	99.0	40.0	99.0
Net LIVABLE Area (Rounded w/ Factors)					1684

Comment Table 1	
Comment Table 2	Comment Table 3

Figure 5. Sketch/Area Table Addendum clearly showing the original and effective construction dates.



Figure 6. Seam connecting original structure (right) and addition (left) along east wall, facing west.

## References

Janus Associates, Inc.

1985 *Flagstaff Historic Properties Surveys*, Volumes 1 and 2. Janus Associates, Inc., Phoenix.

Little, Barbara, Erika Martin Seibert, Jan Townsend, John H. Sprinkle, Jr., and John Knoerl

2000 *Guidelines for Evaluating and Registering and Archaeological Properties*. National Register Bulletin 36. U.S. Department of the Interior, National Park Service, Washington, D.C.

National Register of Historic Places (various staff)

2002 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. U.S. Department of the Interior, National Park Service, Washington, D.C.