

# Historic Fleet Building

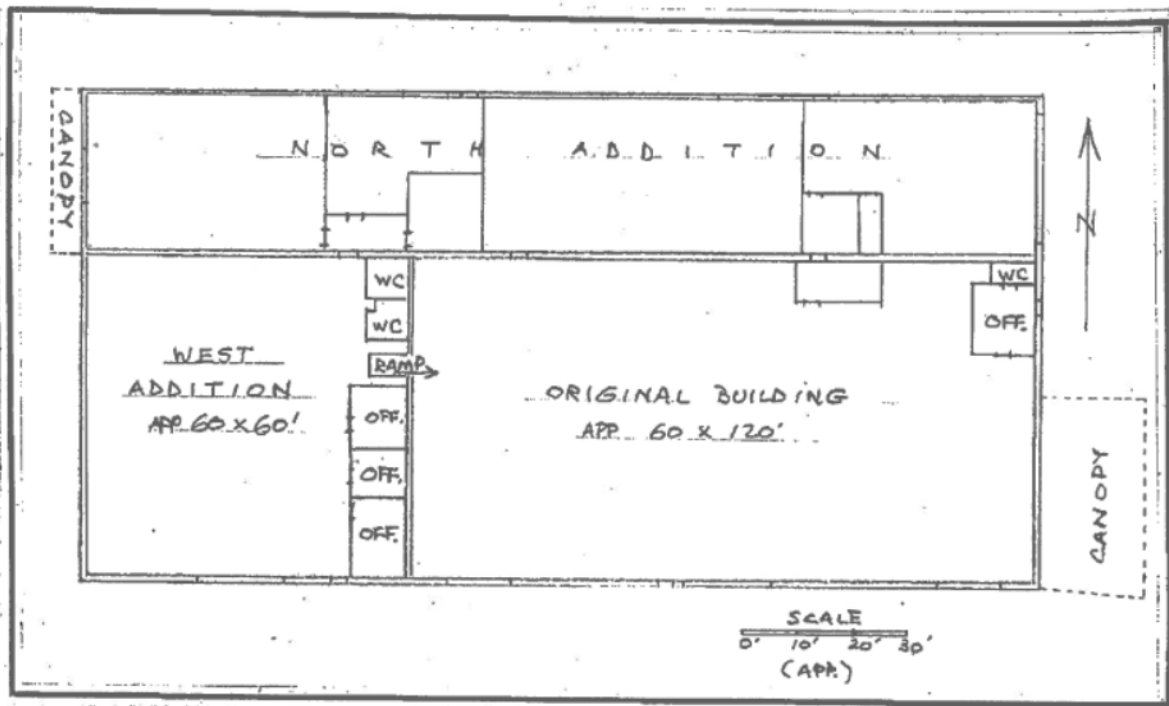
419 N Mogollon

Report by Mark Reavis NCARB, AICP

Heritage Preservation Officer, Neighborhood Planner – City of Flagstaff AZ

## Building Area Specifications:

- Overall building 180 x 88 = 15,840 sf
- Original building (east) 120 x 60 = 7,200 sf Date: 1948
- West addition 60 x 60 = 3,600 sf Date: 1959
- North addition 28 x 180 = 5,040 sf Estimated date early 1960's



Architect: Herbert Harmon Green

*Noted for: Babbitt Warehouse/Ice-house, Flagstaff; Greyhound Terminal, Flagstaff; Flamingo Hotel, Las Vegas.*



Assessed for historic significance: **Yes**, meets criteria

**Utilization:**

Utilization of the Fleet Building has the ability to be adaptively reused, but with all historic building is has its appropriate limitations. The approach for “adaptive reuse” is best determined by utilizing the US Secretary of the Interiors (SOI) Standards for Rehabilitation. *“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.”* The first two listed “Standards” should be applied to the utilization of the Fleet Building:

- SOI Standard #1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- SOI Standard #2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

It is generally understood that the Fleet Building will no longer be utilized for the servicing of Flagstaff’s public maintenance vehicles. That the building meets the public use of park, recreation or museum or all these together. It is also generally understood under the direction of the Flagstaff City Council that the building can accommodate multiple uses and users. The Fleet Building has been professionally evaluated by a Cultural Resource Specialist and meets several of the required criteria as a historic building. As a historic structure its utilization will be evaluated under Flagstaff’s heritage review criteria. All heritage review starts with the US

Secretary of the Interior's (SOI) Standards of the Treatment of Historic Properties and more specifically the "Rehabilitation Standards".

This means that under SOI Standards for Rehabilitation that the new use requires the least change to the important aspects of the historic building. In the case of the Fleet Building the original building is both significant in its exterior form and its major large room interior space with its arched roof supported by steel bow-trusses. Preservation of this interior space should remain much as it now exists. Retaining the interior volume is likely critical in maintaining the building's historic integrity.



Since "Rehabilitation" allows for sensitive alterations while preserving critical historic aspects rehabilitation does allow some areas to receive more extensive modifications to accommodate a new use. For this building's "adaptive reuse" more significant modifications will generally follow the progression of additions to the original building. The most significant portion of the building is the original construction of 1948, the 120' x 60' stone and arched roof form that is now the south-easterly portion of the building. The original building deserves the most respectful treatment in preserving its historic integrity. Per the Secretary of the Interior Standards for "Rehabilitation" the utilization of the space with the least amount of change is to leave this portion of the building much as it is with its large volume open room and its impressive bow trusses exposed. Though this could be perceived as limiting, it more likely leads

to opportunities. The large volume space could work for various museum displays, public markets, and gatherings, and even ball game sports, are just some of the proposed uses forwarded initially. More extensive public outreach is required, but the retention of the historic integrity of the original building is a critical factor in use of the building. You can not force a building to be something that it can't easily accommodate, if you do so you lose the positive benefits of the economy of the structure that is in place.



The 1959 addition on the west end of the original building has a greater potential for adaptive reuse. Though done in character with the original it does not retain the higher significance of the original portion. The 60' x 60' addition has a floor raised higher than the original and hence a lower ceiling height that can more easily be adapted into a conditioned "heated" space. It is likely that the truss space could be enclosed and insulated to reduce the volume of the space for an area more easily heated and cooled for comfort. Modifications to the walls such as furring out the interior and insulating and supplementing the window interiors along with other improvements are much more possible within the addition.



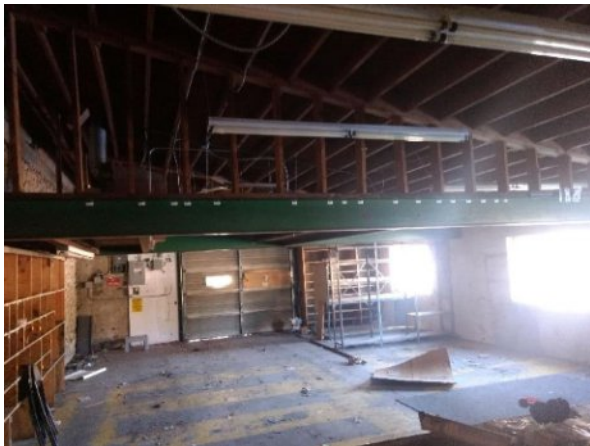
- SOI Standard #4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- SOI Standard #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard #4 & #5 Justify the retention of the west 1959 addition.



The north shed roof addition as a tertiary façade is much more adaptable than the other two historic building portions. The north additions though compatible has had various changes and modification that could be reversed to be more suitable with the historic nature of the building. Changes to the windows are an example of this. The north addition has the ability to accommodate Class-A office space, meeting rooms and also general storage. The addition can be adapted to many and various needs that would meet modern use requirements.





There is a possibility to sensitively add aspects to the building. For example, adding a partial protecting roof for a performance stage on the west. SOI Standards 9 and 10 provides guidance.

- SOI Standard #9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- SOI Standard #10 New additions and adjacent or related new construction shall 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.



The Fleet Building can be adaptively reused to accommodate many uses with guidance provided by the US Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties with an emphasis on the 10 Rehabilitation Standards.



