

## PHASE 2 – HISTORIC RESOURCE STUDY

### 12 to 615 Residence Relocation

From:

12 N. Hillside Street  
Flagstaff, Arizona  
Parcel 100-11-002

To:

615 W. Birch Avenue  
Flagstaff, Arizona  
Parcel 100-16-008B

Prepared for:

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March 2023

### **Project Description**

The work of this project involves the relocation of a 760 square foot vernacular bungalow/cottage single family residence from the North End National Register Historic District to the Townsite National Register Historic District (aka Townsite Historic Design Review Overlay District). A minor addition, 120 square feet is proposed at the rear meeting all applicable standards for additions to historic structures.



### **Background - 12 N. Hillside Street**

Coconino County tax records date the construction of this house as 1920. This comports with information from the 1916 Sanborn Map, wherein this lot (and building) did not yet exist and are not shown on the map. This date comports as well with the fact that the property was platted as a part of the East Slope Plat, recorded in 1918 (by David Babbitt). The first online recorded transfer of the property was in 1925.

The recorded owners of this property in 1925 were Will and Ann Marlar. Will Marlar was a prominent Flagstaff businessman, owning and operating two pharmacies, and served in State pharmaceutical organizations and political positions. He commissioned the construction of multiple commercial buildings and addressing the shortage of housing in Flagstaff, he was a prolific speculative developer of homes in Flagstaff.

On September 19, 1919 the Coconino Sun reported that Marlar purchased six lots<sup>1</sup> adjacent to East Dale Avenue with the intent to build a home for himself on the property. By January 16, 1920, he had sold "half of a bunch of lots"<sup>2</sup> to Fred Lusk to build a home and the newspaper reported that the Marlar home and the Lusk home would face East Dale Avenue. As the building lots are now configured, the only other lot facing East Dale Avenue is 310 E. Dale Avenue<sup>3</sup> which is also "half of a bunch of" the originally platted lots - literally half by bisecting the platted lots, not half of the lots by count.

A February 13, 1920 Coconino Sun article indicates that excavation was complete for Marlar's personal home<sup>4</sup> and construction was about to commence. The article also indicates that one home was already completed on the property and construction of two more was about to begin.

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<sup>1</sup> We believe the "lots" reference means the twelve platted lots on the east side of Hillside Street, which in Flagstaff would typically be six building lots as most building lots are more than one of the 25' wide platted lots.

<sup>2</sup> The February 13, 1920 article (see next paragraph), specifies that he purchased half of nine lots. We believe that the number "nine" is an error.

<sup>3</sup> By 1923, Lusk had sold his property to Mr. and Mrs. VanFleet and it was acquired by the Sechrist family before 1968.

<sup>4</sup> An article dated October, 28, 1927, identifies Marlar's personal home as being at the corner of Dale and Hillside (2 N. Hillside Street).

As 4 N. Hillside Street was built in 1960<sup>5</sup>, the other three homes referenced in the February 13, 1920 article are 6, 12, and 22 N. Hillside Street. County records date these three homes as being constructed in 1925, 1920, and 1929 respectively. Thus 12 N. Hillside Street, the subject house, is the house that was described as completed in the article.

In 1974, the property was purchased by Eleanor Raudebaugh who sold the home to Jim and Helene Babbitt in 1995. The Raudebaugh family was pioneer family, very involved in building Flagstaff, including laying many of the original concrete sidewalks, and building Coconino Estates. The prominence of the Babbitt family being well documented, it is not repeated here for brevity.



Photo courtesy of Mary Lou Raudebaugh Morrow

The property was included in the 1983 Flagstaff Multiple Property Area (National Register of Historic Places - Nomination Form) as a contributing structure in the North End Historic District<sup>6</sup>. The "builder" line on the associated Inventory Form (No. 6-17) is blank.

The nomination highlights the Queen Ann homes and cottages of the North End district. And, it includes notable discussion

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<sup>5</sup> The separate lot was created, split off from 2 N. Hillside Street, in 2002.

<sup>6</sup> This document addressed multiple resources of Flagstaff's core, including both the North End and Townsite areas, and individual properties.

of Craftsman and "sophisticated" bungalows. However, on Page 7 there is only a minor reference to the few, simpler, vernacular bungalow cottages built between the mid-10s and mid-20s.

Popular local variations of this class are well-illustrated in both historic districts. In the Flagstaff Townsite Historic Residential District, a number of modest Bungalows can be found which contain similarities of form, design, and detailing. They are of simple rectangular plan with no projections or sense of asymmetry and are almost always covered with a single gabled roof with ridgeline perpendicular to the street. Bungalow detailing such as exposed rafters, knee braces at the eave rakes, and clapboard or stuccoed wall surfaces, are typical. Discrete or paired double hung windows, usually one over one light, are common (*sic*). Doors are also usually Mission style as well. Porches are gabled and focused on the entryway.

This property is not included in the list of examples of vernacular bungalows in the North End district (Page 7).

There is no local historic district that covers this property (12. N. Hillside Street).

As noted, the house is a simple, vernacular bungalow cottage as described in the nomination. As can be seen in the following and other provided photographs, it is common house, in terms of design, materials, and details, in both Flagstaff and Arizona, but also the United States.



Front



Rear

### **Assessment of Significance**

As a contributing structure in the North End Historic District, thus being listed on the National Register of Historic Places, the resource is significant (ZCS 10-30.30-050.B.1.a).

The associations with the Babbitt family do not measure up as indicators of significance. That the lot was platted by the Babbitt family is not noteworthy as the family platted vast portions of the City of Flagstaff and there appears to be no other connection to the family at that time. The more recent association with the Babbitt family is one of "financial investment" and possibly design control by a neighbor, neither being associations that meet the criteria.

Similarly, the association of this house with Marlar is solely one of financial investment. Arguably, as a prolific speculator, he influenced home building in Flagstaff and this home is an example of that body of work. Additional research and assessment of Marlar, and the whole body of his speculative building would be necessary to establish significance of this property based in the association with Marlar.

Raudebaugh family was prominent in Flagstaff in the 1920s when the house was built. Ownership by a Raudebaugh family member fifty years later does not by itself establish significance. Short of additional research, there are no apparent indicators of significance based on their ownership.

The house is also not unique, nor the oldest or best example of the architecture or design.

And finally, the opportunity for yielding additional information is provided by the project plans, documenting the condition of the home at this time, and by the fact that it remains available for scientific research as needed since it is proposed to be relocated.

The purpose of this work is to determine if the property is a cultural resource that has significance, a question already answered. Thus, though interesting, additional research or the development of additional points of significance are not warranted.

### Assessment of Integrity

The house has experienced some common alterations through the years. From the street, the replaced windows (aluminum), wood shingles on the gable end, and the modern porch steps and railings are apparent. The rock skirt on the porch is detailed in a way that suggests the rock was added. The roofing material was likely wood shingles when the house was built. Another (side rear) window was added or replaced with an aluminum window. The interior is mostly original except for a reconfiguration of the bathroom to add laundry equipment.

Tabular Assessment:

	Lost	Compromised	Intact	N/A
Location			X	
Design			X	
Materials		X	X	
Workmanship			X	
Feeling			X	
Setting			X	
Association			X	X

The resource, as it stands, retains a high degree of integrity with only some easily corrected minor alterations.



1973 Photo courtesy Mary Lou Raudebaugh Morrow

### **Assessment of Potential Impacts Proposed**

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties indicates that relocating a building amounts to a total loss of integrity and the guidelines include a general prohibition of relocating buildings. Similarly, the Flagstaff Zoning Code specifies that relocating a building is a major impact on a resource. Therefore, this proposal constitutes a major impact on a significant resource.

#### Discussion

The hardline stance of these two documents, both based on Guidelines last revised in 1955, is currently tempered locally and nationally. While it is true that the aspect of location is lost, the setting may or may not be lost, and new foundations reduce the integrity of materials, all the other aspects of integrity are not lost - and are in fact preserved.

These two documents aside, it is not difficult or incorrect to conclude that since the significance of this resource is "being a member of a historic district", that relocation within the historic district does not constitute a major impact. In this case, it is necessary to accept that while the North End District and the Townsite District are distinct, they were assessed jointly, and only minor distinctions were made in the 1983 Flagstaff Multiple Property Area (National Register of Historic Places - Nomination Form). In that assessment, the character of this resource type was described as existent in both districts, but more generally attributed to the Townsite area. This house being relocated as proposed would maintain the significance and character attributed by the nomination and the house would remain a member of the broader historic area of Flagstaff.

Ironically considering the Zoning Code required conclusions herein, in fact, the house being moved offers two greater mechanisms of long-term protection for the resource than it has being at its original location. On one hand, it has been acquired by a non-profit land trust whose mission is to preserve Flagstaffs historic resources and preservation of the resource

will be required by a permanent restrictive covenant. On the other hand, it is proposed to be moved into a local historic district where any modifications, including the details of the relocation, are subject to review and approval by the City of Flagstaff Heritage Preservation Commission.

Flagstaff has an unusually large number of relocated buildings and the City of Flagstaff Heritage Preservation Program has historically recognized that relocating a historic building intact is better than relocating them in pieces to the Cinder Lakes Landfill. The exact same discussion is taking place at the State and National levels, specifically looking at updating the Guidelines to better address the relocation of historic structures.

The 1979 publication "Moving Historic Buildings", by the Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service<sup>7</sup>, provides technical guidance not only for moving historic structures but how to maintain their standing on the National Register of Historic Places even though they have been moved.

While the discussion of updating the Guidelines to better address the relocation of historic structures continues, and with more vigor in recent times, the Guidelines currently stand that relocating a historic building strips it of its integrity.



Following the move, "Lucy" was listed in the National Register of Historic Places, and thus was able to receive financial assistance from the Department of Housing and Urban Development and a grant from the National Park Service for restoration. The restored structure is now used as the Museum of New Jersey Shore History. [Photographs: Courtesy of John Milner Assoc.]

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<sup>7</sup> Though this agency is a part of the U.S. Department of the Interior, this is not a publication of the National Park Service, the agency that maintains the National Register of Historic Places.

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### **Measures to Mitigate Major Impacts**

Per applicable guidelines and the Flagstaff Zoning Code, the impacts of relocating a building cannot be mitigated (the integrity of the resource cannot be maintained).

### **Conclusion**

The Flagstaff Zoning Code requires that a Phase 2 Cultural Resource Study be prepared when major impacts are proposed for a significant resource that has integrity and when no other mitigation measures are proposed that would maintain the significance and integrity of the resource.

The text body of this report (above) constitutes a Phase 1 Cultural Resource Study. When combined with the following, a Phase 2 Cultural Resource Study is hereby provided.

1. The project plans for relocating the house, submitted with this report, are the required as-built plans<sup>8</sup>.
2. In addition, documentation of most of the physical aspects of the resource is fully provided by its continued existence at the new location, 615 W. Birch Street. In most aspects, its continued existence provides greater documentation than text, plans, and photographs.
3. Digital photographs of the current location have been submitted with this report. These fill in the aspect of "setting" and document the existing foundations which are not documented by the project plans or the continued existence of the resource.

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<sup>8</sup> While the plans specify new work, they also clearly show the as-built conditions and do so to a higher level of detail, accuracy, and precision than HABS standard drawings.

### **Information Resources**

This report was developed by compiling information from many resources. Of note, these included:

1. Field observations, measurements, and photography by Duffie Westheimer, Phil Scandura, and Karl Eberhard (2022 through 2023).
2. Multiple Plat Maps, Deeds, and other information and recordings from the Coconino County Tax, Assessors, and Recorders Offices from 1895 through present.
3. Personal interviews with Mary Lou Raudebaugh Morrow and Helene Babbitt (by Duffie Westheimer).
4. Multiple Arizona Daily Sun (and predecessor) newspapers, and other Arizona newspapers, from 1895 through present.
5. Various National Park Service documents, notably including *Flagstaff Multiple Resource Area National Register of Historic Places Inventory Nomination Form*, *The Secretary of the Interiors' Standards for the Treatment of Historic Properties (sic)*, *Guidelines for the Treatment of Historic Properties*, the *National Register of Historic Places Preservation Brief 14 - New Exterior Additions to Historic Buildings*, and *National Register of Historic Places Bulletin 15 - How to Apply the National Register Criteria for Evaluation*.
6. *Moving Historic Buildings* (HCRS Publication No. 9), Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of the Interior, 1979
7. Multiple Websites.
8. The City of Flagstaff Municipal Code - Chapter 10 Zoning Code.
9. Misc. documents from the City of Flagstaff Historic Preservation Office.