

NOTICE AND AGENDA

**HERITAGE PRESERVATION COMMISSION
WEDNESDAY
SEPTEMBER 20, 2023**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

*In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop 928-213-2611 (or 774-5281 TDD).
Notification at least 48 hours in advance will enable the City to make reasonable arrangements.*

PUBLIC COMMENT PROTOCOL

To attend and speak on a public hearing item, click [here](#) to join the Microsoft Teams Meeting. Email sdechter@flagstaffaz.gov with any issues joining the meeting. The public can submit comments that may be read at the dais by a staff member to the Commission liaison, sdechter@flagstaffaz.gov.

The meetings will continue to be live-streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this regular meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

EMILY DALE, Chair
SHELLI DEA, Vice Chair
ABBEY BUCKHAM
BERNADETTE BURCHAM

ALYICA HAYES
DUFFIE WESTHEIMER
AMY HORN

3. LAND ACKNOWLEDGEMENT

The Heritage Preservation Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. **APPROVAL OF MINUTES**

Approve the [minutes of the July 19, 2023 Heritage Preservation Commission](#)

6. **PUBLIC HEARING**

A. Fire Creek Coffee Company (Hist: Donahue Building)

PROPERTY INFORMATION:

Address: 22 E Route 66

Assessor's Parcel Number: 100-20-002

Property Owner: Puchtega Investment Group LLC

Applicant: Antoinette & Steve Beiser

City Staff: Mark Reavis HPO

REQUESTED ACTION:

Owner is requesting a Historic Sign and Facade Grant for \$8,310 for facade rehabilitation

RECOMMENDED ACTION:

Recommended Motion: Approve a Historic Signa and Facade grant with an allocation of \$8,310 to be awarded to Antoinette & Steve Beiser (Puchtega Investment Group LLC) for rehabilitation work at 22 E Route 66.

B. Cultural Resource Study Baca House

PROPERTY INFORMATION:

Address: 3 S. Colorado Street
Assessor's Parcel Number: 104-01-019
Property Owner: City of Flagstaff
Applicant: City of Flagstaff
City Staff: Mark Reavis HPO

REQUESTED ACTION:

The City of Flagstaff requesting the acceptance of a Phase 2 Cultural Resource Study to document the home located at 3 S Colorado St. commonly referred to as the Baca House, that will allow for the demolition of the structures on the site to clear the alignment of the voter-approved Lone Tree Overpass.

RECOMMENDED ACTION:

Recommended Motion: Accept the Phase 2 Cultural Resource Study titled Baca House, 3 S. Colorado Street, Flagstaff, AZ APN Parcel # 104-01-019 prepared by Nancy Holst, PHD of WSP with contributions by Ted Roberts, M.A., RPA dated June 23, 2023

7. GENERAL BUSINESS

- A.** McAllister Ranch (Forman's House & Barns) as Urban Farm Site
Heritage Preservation Commission to endorse the concept of using the McAllister Ranch Forman's site for Urban Farming, with any work meeting the US Secretary of the Interior Standards for Rehabilitation and being done in consultation with the Historic Preservation Officer.

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

9. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2023.

Sara Dechter, Comprehensive Planning Manager



Heritage Preservation Commission

6. A.

Meeting Date: 09/20/2023

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Fire Creek Coffee Company (Hist: Donahue Building)

PROPERTY INFORMATION:

Address: 22 E Route 66

Assessor's Parcel Number: 100-20-002

Property Owner: Puchtega Investment Group LLC

Applicant: Antoinette & Steve Beiser

City Staff: Mark Reavis HPO

REQUESTED ACTION:

Owner is requesting a Historic Sign and Facade Grant for \$8,310 for facade rehabilitation

RECOMMENDED ACTION:

Recommended Motion: Approve a Historic Signa and Facade grant with an allocation of \$8,310 to be awarded to Antoinette & Steve Beiser (Puchtega Investment Group LLC) for rehabilitation work at 22 E Route 66.

ALTERNATIVE ACTIONS:

The Historic Preservation Commission (HPC) for the Historic Façade and Signs Grant may:

- (1) Approve per the staff recommended motion – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny the grant request.

HAS THERE BEEN PREVIOUS COMMISSION DECISION ON THIS:

NO

Attachments

22 E Rt 55 HPO memo

Application



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 9/16/2023

To: Heritage Preservation Commission

From: Mark Reavis, HPO, AICP, NCARB

Subject: 22 E Route 66, Façade Grant - PZ-23-00163

REQUEST

Antoinette & Steve Beiser owners of the building commonly known as Fire Creek Coffee Company has requested a \$8,310 Historic Façade Matching Grant for an estimated \$16,620 primary façade rehabilitation project within the Level 1 façade improvement funding category. The building is contributing to the Railroad Addition National Register District.

Background: The historic Donahue building that houses Fire Creek Brewing Coffee Company has gone through considerable changes but contributes to the fronting facades along Route 66 as one of many varied facades. The now stucco façade over brick has a need of improvements to its facade base conditions below the windows. The primary work proposes the introduction of panel detailing below the windows, similar to other flagstaff historic building, introducing a more historic look to the façade and accommodating needed repairs at the base of the façade. Additional work at the exterior entry's concrete and façade painting is included.

HPO FINDINGS:

The project meets criteria for "Level 1" funding for improving façade issues with historic properties. An allocation of \$8,310 Historic Façade 50/50 matching grant for the primary façade's rehabilitation to improve the historic appearance of the building which is appropriate for the program requirements. The owner shall provide documentation of costs by the contractor for reimbursement.

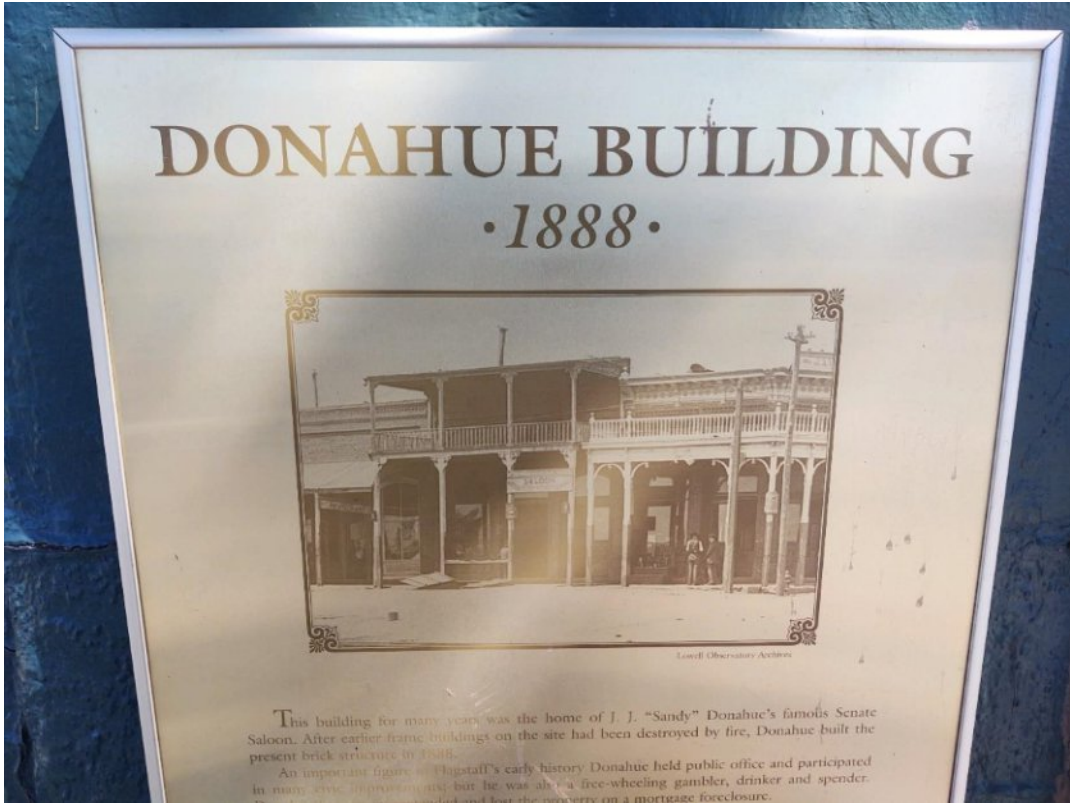
Recommended Motion: Approve a historic facade grant with an allocation of \$8,310 to be awarded to Antoinette & Steve Beiser (Puchtega Investment Group LLC) for rehabilitation work at 22 E Route 66.

The Historic Preservation Commission (HPC) for the Historic Façade and Signs Grant may:

- (1) Approve per the staff recommended motion – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny the grant request.

Photos by Mark Reavis HPO









City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 779-7684

HPC-G

Date Received: _____ Application to Heritage Preservation for a Historic Signs and Facades Grant File Number: _____

Property Owner(s) Antonette + Steve Beiser Title _____ Phone 9288649527 Email tinbeise@gmail.com

Mailing Address 180 Pinon Woods Drive City, State, Zip Sedona AZ 86351

Applicant same as above Title _____ Phone same as above Email same as above

Mailing Address same as above City, State, Zip same as above

Property Interest of Applicant(s) (Owner, contractual interest, or agent) Beisers are Owners - Puchteca Investment Group, LLC (Beisers are Puchteca Investment Group, LLC)

Site Address 22 E Route 66 City, State, Zip Flagstaff AZ 86001

Project Name Facade - would like to put a historic base panel detail under + around the windows replace stucco & concrete pad in front of door

Parcel Number(s) 10020002 Zoning District(s), including Overlays Railroad ADD, Downtown Addition

- Property Information:
- Yes No Listed individually on the National or Arizona Register of Historic Places? (Name: _____)
 - Yes No Located in a National Register Historic District? (Name: Railroad Addition)
 - Yes No Is a structure on the property considered contributing to the District?
 - Yes No Located in a City of Flagstaff Landmark Overlay? (Name: Downtown Addition)
 - Yes No Has the structure every been inventoried or evaluated for the National Register?
 - Yes No Is the structure over 50 years old at the time of application?
 - Yes No Was all or a portion of the structure built before World War II as housing?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature: <u>Antonette Beiser</u>	Date: <u>9-29-23</u>	Applicant Signature: <u>Antonette Beiser</u>	Date: <u>9-29-23</u>
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For City Use

Date Filed: _____ HPC Hearing Date: _____

Fee Receipt #: _____ Amount: _____ Date: _____

- Action by HPC:
- Consent Approval by HPO
 - Approved
 - Approved with Conditions
 - Denied
 - Continued

Staff Initial: _____ Date: _____

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include Cultural Resource Studies, a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Any other information which the applicant feels would be helpful and/or pertinent to the request.
8. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for a Historic Signs and Facades Grant, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Historic Signs and Facades Grant are provided at the discretion of the Commission based on the criteria in the grant guidelines posted to the City's website. Grants are administered by the HPO and they are available for consultation through the process. Documentation of completed work and receipts must be provided within one year of approval by the Commission or an extension must be applied for in order to receive reimbursement.

Before submitting for a grant related to a sign, a permanent sign application must be submitted, and comments returned to the owner. If the application pertains to a historic sign that does not conform to current regulations of Permanent Signs (10-50.100) or meet the criteria for a non-conforming sign (10-20.60.110) then the Heritage Preservation Commission must first determine that the sign meets the criteria of an Individual Signs of Historic or Cultural Significance (10-30.30.040.E) and may require the sign be placed in a Landmark Overlay.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Phone: (928) 213-2633; Email: Mark.Reavis@flagstaffaz.gov

PROJECT DESCRIPTION

Part A:

We propose refacing all the way to the top of the windows (see sketch marked A and B), including below the windows in the entryway leading to the front door. The use of a James Hardie panel to reskin the proposed area will both improve the street level appearance of the building, as well as increase the weather resistance of the wall for years to come. This product was chosen specifically for this application for its weather resistance.

Preparations will include patching existing cracks in stucco in the resurface area, including caulking gaps between stucco and existing window. Furring strips will be attached to the wall every 16". James Hardie panel (see photo example) will be cut and attached to the furring strips. Seams and end runs will be sealed and trimmed. On both sides of the window, there is a ¾ inch step up in the stucco. The James Hardie Panel will have to mimic this step up, as shown in the drawing.

We also propose including a decorative trim as a relief on the Hardie panel (see attached photo for example of the trim & sketch B). Cost for this part of the proposal is **\$4650**, which includes materials and labor.

As the building is from the 1880's, we are suggesting a 20% contingency as the state of the bricks below the stucco is unknown, and adhering furring may be more material and labor intensive than we have projected.

TOTAL Part A cost with contingency: \$5,580

Part B:

Restucco area above the new James Hardie panels (photo references attached):

- Current stucco is old and peeling off in sections. We propose removing it and replacing it with colored stucco with a smoother texture. Color would be part of the stucco mix and color would be approved by the city before being applied.

Labor & Materials \$8000

+ 20% Contingency (\$1,600)

TOTAL Part B: \$9,600

Part C:

Replace concrete pad in front of front door, as current pad is very cracked, presenting a tripping hazard (photo references attached).

• \$1200 Replacement

• + 20% Contingency

TOTAL Part C: \$1,440

TOTAL OVERALL COST:

\$16,620

EXPLANATION of how the project meets the applicable sections of the Zoning Code, Grand Guidelines, and Secretary of the Interior's Standards for the Treatment of Historic Properties:

This building and project are significant because The Flagstaff Railroad Addition Historic District is associated with the Atchison, Topeka and Santa Fe Railway, as well as U.S. Route 66. This building was built in 1888 and, as we've learned, it was a pretty wild bar. It is now a Coffee Shop with optional alcoholic beverages available, along with community events for all ages and cultural groups.

It is called The Donahue Building, as it was the site of J. J. 'Sandy' Donahue's famous Senate Saloon. We have found evidence of Donahue's gambling activities in the basement of the building, along with plates and cups from its time as a Chinese restaurant. Many of these artifacts have been donated to the Pioneer History Museum in Flagstaff.

The original brick face was covered in stucco in the 1940's when the Rose Tree Cafe became a saloon.



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HPC-G

Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It 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, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

1888

Describe Previous Major Alterations (Include dates and changes of use):

1940s it went from Brick to stucco. It was originally frame construction but was destroyed by fire

Describe the Significance of the Resource (In terms of a. or b., and c., above):

A. Important to History of Flagstaff + the Railroad. original owner Donahue held public offices. Significant to Chinese immigrants, their families + livelihoods.

Source(s) of Information Used:

Donahue Building Historical Marker

Describe the Level of Integrity of the Resource (Existing and proposed):

- This Building has been in continuous use since 1888. It will be in much better shape & more in keeping with the time period in which it was built once is remodeled.
^
the facade



COMPANY

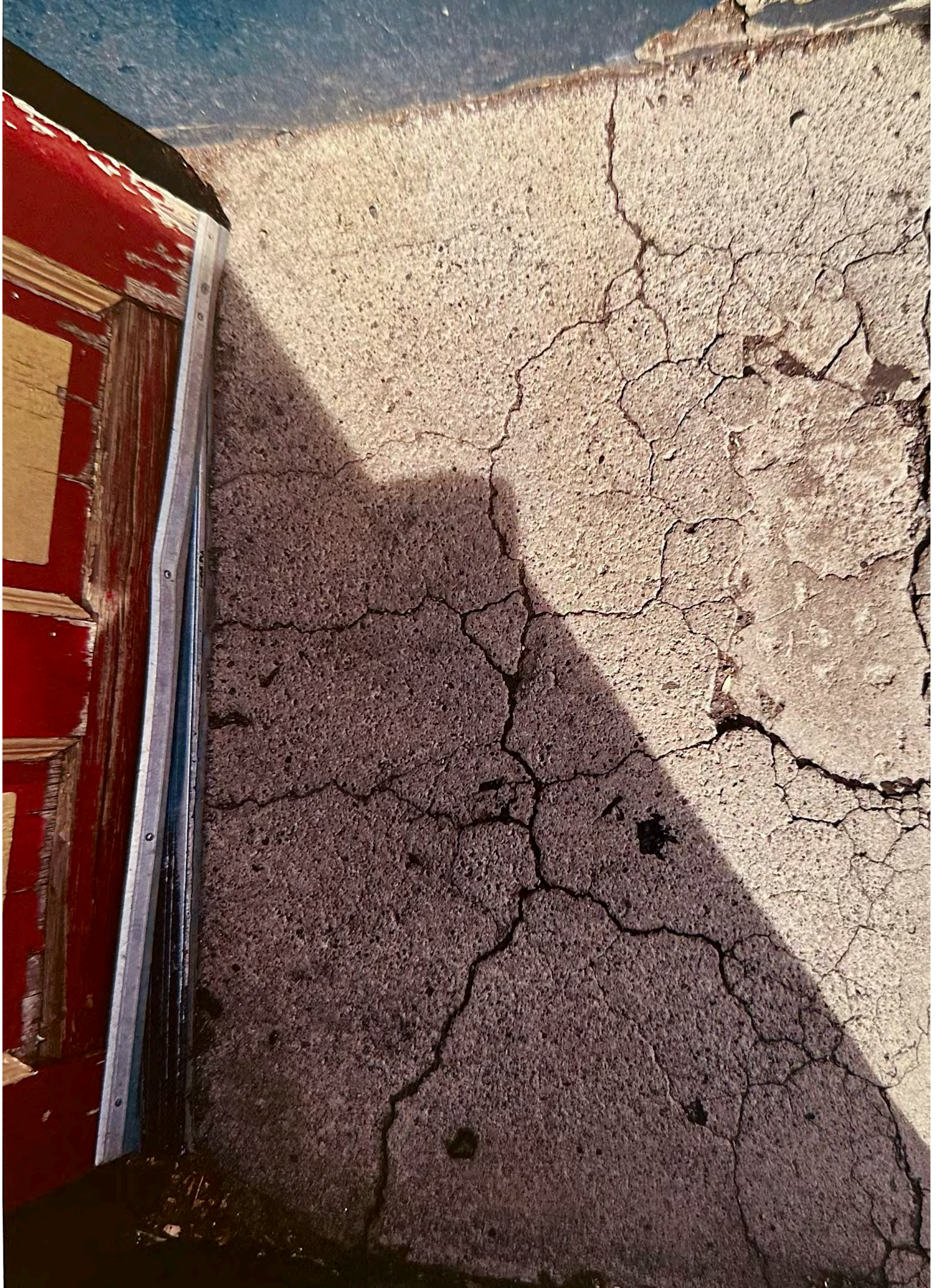
existing facade

Hardie Panel





Decorative
Trim
Example





Heritage Preservation Commission

6. B.

Meeting Date: 09/20/2023

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Cultural Resource Study Baca House

PROPERTY INFORMATION:

Address: 3 S. Colorado Street
Assessor's Parcel Number: 104-01-019
Property Owner: City of Flagstaff
Applicant: City of Flagstaff
City Staff: Mark Reavis HPO

REQUESTED ACTION:

The City of Flagstaff requesting the acceptance of a Phase 2 Cultural Resource Study to document the home located at 3 S Colorado St. commonly referred to as the Baca House, that will allow for the demolition of the structures on the site to clear the alignment of the voter-approved Lone Tree Overpass.

RECOMMENDED ACTION:

Recommended Motion: Accept the Phase 2 Cultural Resource Study titled Baca House, 3 S. Colorado Street, Flagstaff, AZ APN Parcel # 104-01-019 prepared by Nancy Holst, PHD of WSP with contributions by Ted Roberts, M.A., RPA dated June 23, 2023

ALTERNATIVE ACTIONS:

Alternative HPC Actions: The Historic Preservation Commission (HPC) for Cultural Resource Studies may:

- (1) Approve per the staff-recommended motion – or –
- (2) The Commission could request modifications to the document and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny the request.

HAS THERE BEEN PREVIOUS COMMISSION DECISION ON THIS:

No

Attachments

HPC-CRS app
CRS Baca



City of Flagstaff

Community Development Division

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Flagstaff, AZ 86001

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F: (928) 779-7684

www.flagstaff.az.gov

HPC-CRS

Date Received 08/30/2023		Application to Heritage Preservation for a Cultural Resource Study		File Number
Property Owner(s) Jennie Baca	Title	Phone	Email	
Mailing Address 3 South Colorado Street			City, State, Zip Flagstaff, Arizona	
Applicant City of Flagstaff/Mark Reavis	Title	Phone	Email mark.reavis@flagstaffaz.gov	
Mailing Address 211 West Aspen Avenue			City, State, Zip Flagstaff, AZ, 86001	
Property Interest of Applicant(s) (Owner, contractual interest, or agent)				
Site Address 3 South Colorado Street			City, State, Zip Flagstaff, AZ 86001	
Project Name Lone Tree Overpass Project				
Parcel Number(s) APN Parcel# 104-01-019			Zoning District(s), including Overlays	
Property Information: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed individually on the National or Arizona Register of Historic Places? (Name: _____) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing Historic District? (Name: <u>Flagstaff Southside</u>) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the structure over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Vacant Land?				
Type of HPC Application Requested: Cultural Resource Study Review - Please check all that apply: <input type="checkbox"/> Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission) <input checked="" type="checkbox"/> Phase I (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase II (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction				
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.				
Property Owner Signature:		Date:	Applicant Signature: <i>Ted Roberts</i>	
			Date: 08/30/2023	
For City Use				
Date Filed: _____			HPC Hearing Date: _____	
Fee Receipt #: _____			Amount: _____ Date: _____	
Action by HPC: <input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions			<input type="checkbox"/> Denied <input type="checkbox"/> Continued	
			Staff Initial: _____ Date: _____	

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. A Cultural resource study, prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
5. List of content which may be confidential under federal law.
6. Any other information which the applicant feels would be helpful and/or pertinent to the request.
7. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Phase I, Phase II, or Phase III Cultural Resource Study, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the Heritage Preservation Officer may refer any application, including Letter Reports to the Commission for any reason. If the Heritage Preservation Officer refers the application, you will not need to resubmit, but additional materials may be requested.

If the Cultural Resource Study being submitted contains information that may be confidential under the National Historic Preservation Act or the Native American Grave Protection and Repatriation Act, please notify the HPO in advance of submitting your application for instructions on redaction(s).

Approval of a Cultural Resource Study does not indicate a final approval of a demolition permit, site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification or construction.

If mitigation is approved as part of the study approval, final design of mitigation must meet all the requirements of the Flagstaff Zoning Code or Building Code, unless otherwise stated in Flagstaff City Code, Section 10-30.30 or in the requirements of the overlay zone. The Heritage Preservation Officer or Commission may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant, if the mitigation proposed would require additional approvals by planning, building, or other city staff.

We encourage you to reach out early in designing your projects so that he may assist you and your clients.
HPO contact information: Mark Reavis, Phone: (928) 213-2633; Email: Mark.Reavis@flagstaffaz.gov

Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)

The City of Flagstaff (COF) is required to demolish the Baca House at 3 S. Colorado Street, on parcel APN 104-01-0219, in order to facilitate construction of the voter-approved Lone Tree Overpass project, which includes improvements at the intersection of Lone Tree Road and Butler Avenue and provides new roadway between Butler Avenue and U.S. Route 66 among other improvements. Existing Colorado Street will be removed. The structures on parcel APN 104-01-0219 are within the required construction limits of the project and as such, will be demolished and removed. The parcel contains two dwellings. This documentation addresses the Baca House, which is located at the west end of the lot facing Colorado Street; the dwelling at the east, or rear end of the lot is not subject to documentation requirements.

Insert additional pages if necessary

Cultural Resource Study

Baca House
3 S. Colorado Street, Flagstaff, AZ
APN Parcel# 104-01-019

Prepared for

City of Flagstaff

211 W Aspen Ave, Flagstaff AZ 86001

For Compliance with Heritage Preservation Requirements

Municipal Code 10-30.30

Prepared by

Nancy Holst, PhD
WSP USA

With Contributions by

Ted Roberts, M.A., RPA

June 23, 2023

SUMMARY OF FINDING

Introduction: The City of Flagstaff (COF) is required to demolish the Baca House at 3 S. Colorado Street, on parcel APN 104-01-019, in order to facilitate construction of the voter-approved Lone Tree Overpass project, which includes improvements at the intersection of Lone Tree Road and Butler Avenue and provides new roadway between Butler Avenue and U.S. Route 66 among other improvements. Existing Colorado Street will be removed. The structures on parcel APN 104-01-019 are within the required construction limits of the project and as such, will be demolished and removed. The parcel contains two dwellings. This documentation addresses the Baca House, which is located at the west end of the lot facing Colorado Street; the dwelling at the east, or rear end of the lot is not subject to documentation requirements.

Legal Description Summary: The property occupies parcel APN 104-01-019. Subdivision: Brannen Addition to Flagstaff, Block 24, Lot 11. Township 21N Range 07E, Section 22, NW Quarter, NW Sixteenth.

Evaluated Structure: The Baca House was recommended as a contributing resource within the National Register-listed Flagstaff Southside Historic District during an inventory update that revises the boundary and expands the period of significance to 1968. The updated National Register of Historic Places (NHRP) documentation has yet to be submitted to the AZSite's Committee. The age of the house and its status as a contributing resource necessitate completion of a cultural resource study under City of Flagstaff Municipal Code 10-30.30, Heritage Preservation. The Baca House retains integrity as a ca. 1937-1945 Minimal Traditional dwelling expressing local stone construction methods typical of Flagstaff homebuilders in the Southside.

Areas of Significance: The Baca House is significant as a contributing resource within the updated Flagstaff Southside Historic District, which is listed with significance under NHRP Criteria A, for history, and Criterion C, for architecture. According to Municipal Code 10-30.30, the dwelling has significance because it demonstrates characteristics of type, period, region, artistic values or methods of construction (City of Flagstaff Criterion D) and because of its association to historical patterns in the development of Flagstaff's Southside (City of Flagstaff Criterion B).

CULTURAL RESOURCES STUDY

Baca House

3 S. Colorado Street, Flagstaff, AZ

Project Name:	Lone Tree Overpass
Owner:	City of Flagstaff
Present Use:	Occupied Single-Family Residence
Significance:	The areas of significance have been identified in the updated inventory and historic context prepared for the National Register-listed Flagstaff Southside Historic District, but the updated documentation has not yet been submitted to AZSITE, Arizona's GIS Cultural Resource Inventory. The property illustrates the vernacular architectural traditions and adaptations of the working-class residents who lived in Flagstaff's Southside neighborhood during its period of development in the early to mid-twentieth century.

INTRODUCTION

The Lone Tree Overpass project is a voter-approved City of Flagstaff public infrastructure project intended to reduce traffic congestion and improve safety for vehicles, bicyclists, and pedestrians by providing an alternate connection to U.S. Route 66 that is grade-separated from the BNSF railroad tracks (Figure 1). The project proposes to include visual amenities that relate to the community and are inclusive of concepts developed in the adopted Southside Neighborhood Plan. The City of Flagstaff is currently acquiring right-of-way (ROW) for the new roadway and overpass structure that will extend Lone Tree Road north from Butler Avenue in the location of present S. Colorado Street, curve east on a filled roadbed with retaining walls, span the Rio de Flag and the BNSF railroad tracks with a bridge structure, and terminate in a new "T" intersection with U.S. Route 66.

The complexity of the project includes but is not limited to property acquisition, demolitions, geotechnical and structural analysis, interface with the Rio de Flag realignment (a U.S. Army Corps of Engineers project), BNSF lowering of tracks, access for maintenance, utilization of acquired ROW, and public involvement. The overpass project will eliminate the one-block length of S. Colorado Street and require the City of Flagstaff to demolish buildings within the acquired new ROW for the project, including the Baca House.

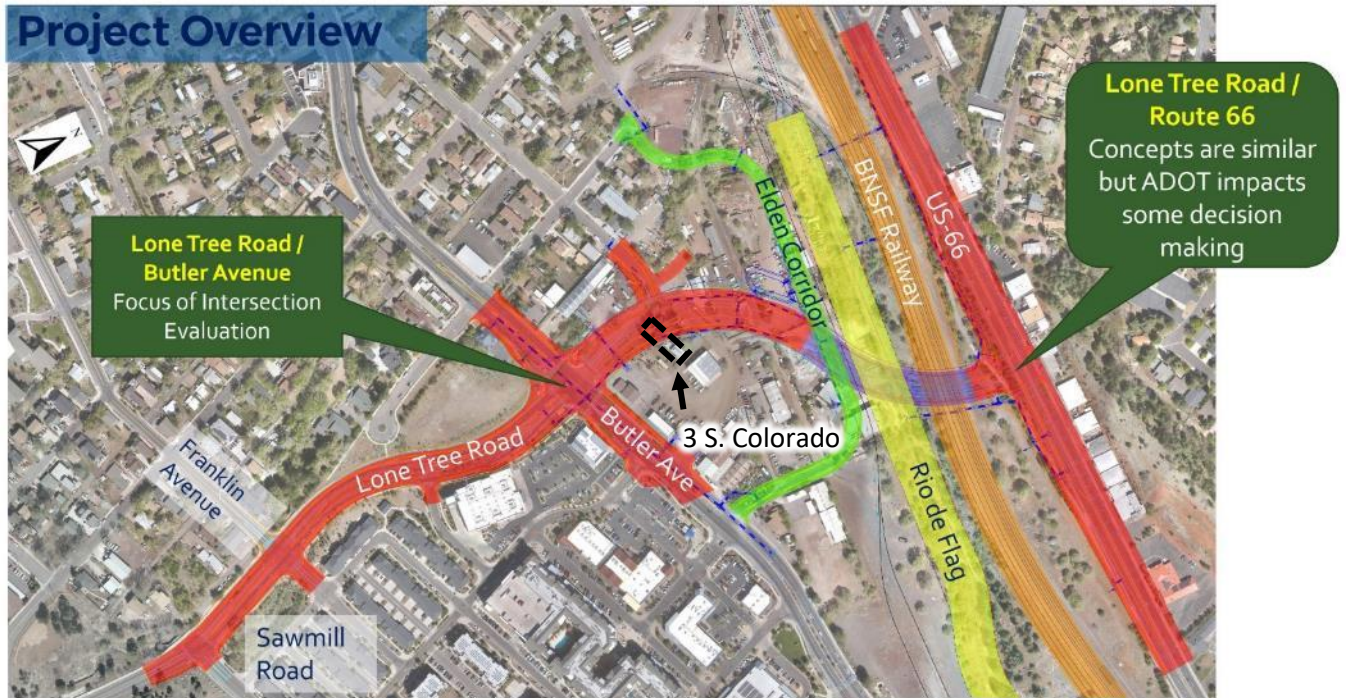


Figure 1. Lone Tree Overpass Project Overview (COF 2022)

The structures on the Baca parcel (APN 104-01-019) are within the required construction limits of the Lone Tree Overpass project and have been acquired by the City of Flagstaff. The parcel contains 2 structures, a home identified as the Baca House that faces Colorado Street and bears the address 3 S. Colorado Street, and a second house at the rear of the same parcel that is not subject to documentation requirements and will not be addressed in this report. The parcel has the following **Legal Description Summary**: Subdivision: Brannen Addition to Flagstaff, Block 24, Lot 12; Township 21N Range 07E, Section 22, NW Quarter, NW Sixteenth (Figure 2). This study is being completed prior to redevelopment of this property and others for the Lone Tree Overpass, a City of Flagstaff project.

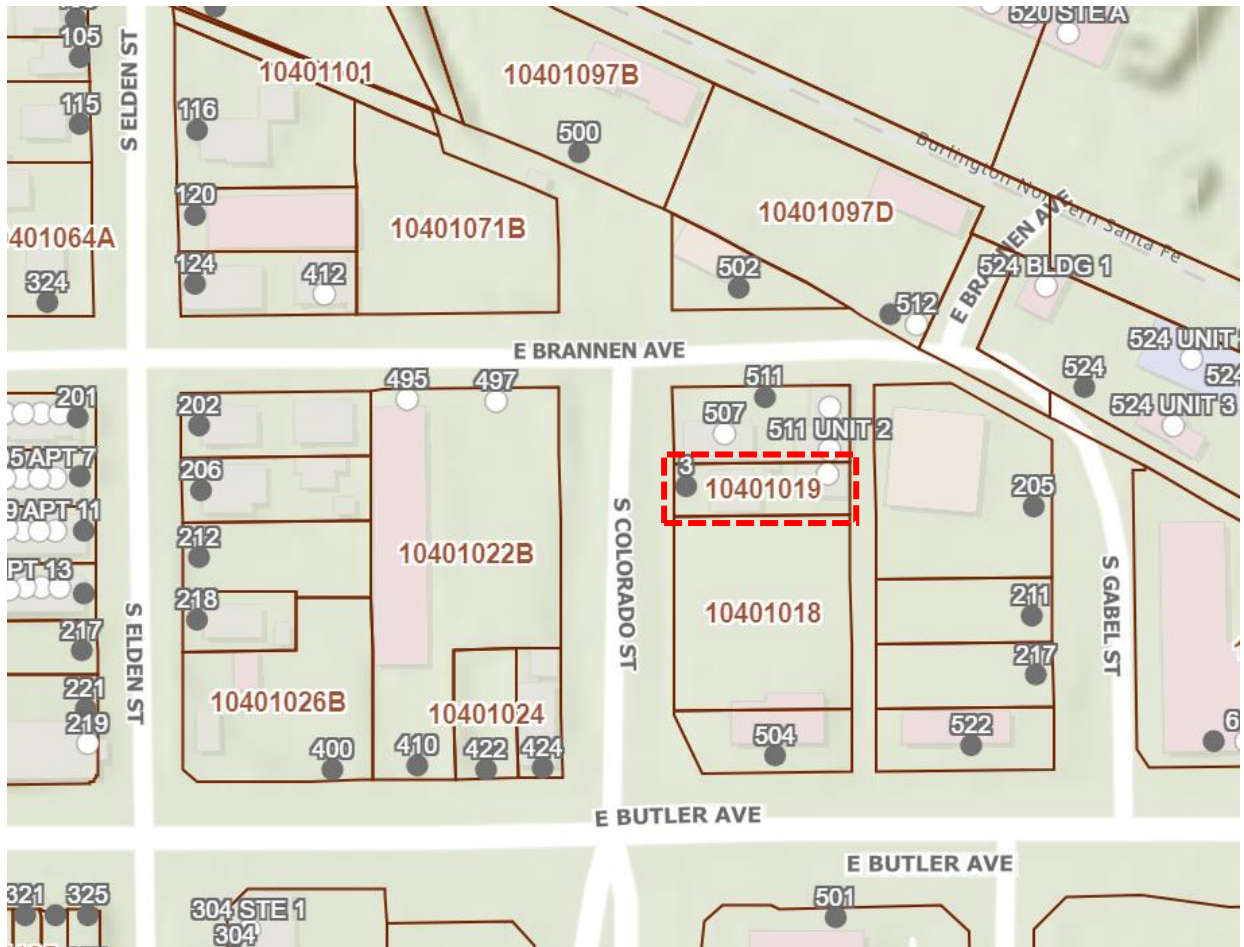


Figure 2. Location of Baca House, 3 S. Colorado Street

The Baca House is not currently included in the National Register-listed Flagstaff Southside Historic District. Although it was evaluated as part of the Southside/Old Town historic building survey in 1992 and deemed to have sufficient integrity to convey its historic character, the eastern boundary of the Flagstaff Southside Historic District as finalized in the National Register nomination of 2009 was located one-half block to the west of S. Colorado Street (Woodward 1993b:Site 111; Woodward et al. 2009) and extending between the property lines of west-facing S Elden Street and east-facing S. Colorado Street. An updated National Registration form for the Flagstaff Southside Historic District currently in preparation defines a new boundary and expanded period of significance that includes the Baca House and other adjacent properties as contributing resources within the historic district.

In the 1992 survey of Flagstaff's southside architecture (Woodward 1993), the Baca House was identified by its historic name reflecting the name of its builder, the Lomeli House. Currently identified as the Baca House, the dwelling takes its name from Jennie Baca, the last private owner of the dwelling, who is the daughter of the late Joe Lomeli, who built the house. Baca provided extensive oral history about the dwelling and her family. Her contributions are provided in this report. Joe Lomeli worked at the adjacent Southwest Forest Industries sawmill and built the house from 1948 to 1950 using scrap lumber from the sawmill and local stone. The dwelling

expresses the typical construction methods and house forms of the working-class, ethnically diverse population of Flagstaff's Southside. The Baca House is an adaptation of the Minimal Traditional house forms of the post-World War II era and utilizes the traditional malpais stone bearing-wall construction visible in other dwellings of the Southside. Local Basque and Hispanic families with masonry skills collected malpais stones from the surrounding forest as an inexpensive, found building material for home construction. In addition, Southside builders sometimes recycled materials from demolished buildings found elsewhere in Flagstaff, and employees at the sawmill utilized "scrap material and discounted lumber from the company store" (COF 2020:26). Indeed, this pattern of salvage and vernacular home-building is corroborated by Mrs. Baca (Oral History Section). The stone wall construction is traditional to Flagstaff builders, who used interior formwork to support rubble fill and a cement-like mortar while carefully laying larger stones with smooth faces for a substantial, uncoursed exterior wall.

Historic Context

Southside History

Early settlement at Flagstaff occurred in connection with the construction of the Atlantic and Pacific Railroad (later the Sante Fe and Pacific Railroad) in 1881. That same year, Edward E. Ayer erected a sawmill in Flagstaff, subsequently known as the Arizona Lumber and Timber Company, to provide lumber under contract to the railroad for ties and bridge construction. The early commercial center of town was located on the south side of the railroad tracks in the vicinity of San Francisco Street. In 1891, the Territorial Legislative Assembly created Coconino County and established Flagstaff as the county seat. By 1900, Flagstaff had a population of nearly 2,000 and the local economy was based on lumber, sheep, and freight (Woodward 1993a:11).

The layout of Flagstaff expresses several off-set grids of streets and blocks that emerged from the choices of the early surveyors. The Flagstaff Townsite laid out by the railroad company in 1889 adopted a grid skewed southwest-northeast to align with a portion of the railroad tracks. The School Addition to its south and the Railroad Addition to the north and east continued this alignment. The plan of the Brannen Addition to the east, laid out in 1884 but not recorded until 1894, occupies the northwest corner of township section 22 and employs a north-south grid oriented to the section lines, with an exception for Cottage Avenue along its northern limits (Woodward 1993a:16). Peter J. Brannen, who laid out this subdivision, envisioned Block 24, where the Baca House is located, as the location for a hotel and expected upper middle-class homeowners to build in the area (Woodward 1993a:18). He built his own house at 101 South Agassiz and persuaded other prominent families to join him.

In the 1890s and early 1900s the commercial center of Flagstaff moved north of the railroad. New government buildings and upper-middle-class residences were also built in this area. By the end of World War I, Anglo-American residents of Flagstaff lived primarily north of the railroad tracks in areas distinguished by higher economic status (Woodward 1993a:25). Between 1894 and 1935, the Old Town area of Flagstaff south of the railroad evolved into a neighborhood with a predominantly Hispanics population, comprised of families who came to Flagstaff from New

Mexico or Mexico. By the 1920s, African American families were also residing in the area and Basques from California and New Mexico had established small concentrations in the Southside, including in the area north of Brannen between O'Leary and Elden Streets (Woodward 1993a:17-18).

The diverse ethnic heritage of the Southside neighborhoods evolved from the engines of economic growth in Flagstaff in the late nineteenth and early twentieth centuries, including railroad construction and the lumber and sheep industries. Substantial numbers of Hispanics arrived early in the area to work on railroad construction. Afterward, nearly all the Hispanics living in the Southside neighborhood were employed in the lumber or sheep industries (Woodward 1993a:6). Teams of Mexican sheep shearers came to Flagstaff in the 1890s, but the violence and disruption of the Mexican revolution brought the most substantial wave of immigrants from Mexico in the 1910s. Mexican immigrants were the predominant labor group in the lumber industry, and once established in Flagstaff became property owners and built businesses (Woodward 1993a:26-27). By 1920, Hispanics from New Mexico and Mexico comprised thirty percent of Flagstaff's population (Woodward 1993a:25).

The prominence of the local lumber industry enabled Flagstaff to grow and flourish in the late nineteenth and early twentieth centuries. The Arizona Lumber and Timber Company dominated in the lumber industry statewide, but smaller companies offered competition in Flagstaff. One of them, the Flagstaff Lumber Company, established its sawmill in Brannen's Addition in 1910, bringing new workers to this section and prompting a building boom. In 1925, the Flagstaff Lumber Company came into the possession of two Louisiana lumbermen, James G. McNary and W.M. Cady, who brought African American workers from the south to work in the Flagstaff business, which was renamed the Cady Lumber Corporation and by 1935 reorganized as Southwest Lumber Mills, Inc. (Woodward 1993a:21, 23). The company was rebuilt and modernized after a fire in 1947 and by 1959 became known as Southwest Forest Industries, with an expanded range of production that included paper products and packaging plants. The company was renamed Stone Forest Industries in 1987 and in the spring of 1993 the mill closed down, bringing an end to the lumber industry in Flagstaff (Woodward 1993a:23).

Raising sheep became another prominent industry in Coconino County after drought and decreased grazing land in California pushed sheep breeders to establish operations in adjacent states (Woodward 1993a:23). Beginning in the 1880s, hundreds of Hispanic workers from New Mexico were recruited to work on the sheep farms, as well as a substantial number of Basques. Many of these recruits built flocks of their own; by 1920, ninety percent of the sheep breeders in Flagstaff were of Hispanic origin (Woodward 1993a:24).

The dwellings built in Flagstaff's Southside reflect the heritage of its changing population and multicultural heritage. Early Anglo-American residents built vernacular dwellings reflecting national house types such as late-nineteenth century gabled-ell cottages and by the 1910s bungalows (Woodward 1993a:33-34). The Southside soon became associated with Flagstaff's working-class residents, who built houses of a modest nature, one or one-and-a-half stories tall, featuring simple architectural details derived from bungalows and later Minimal Tradition dwellings. Basque settlers built a vernacular adaptation of traditional Basque houses—usually

plain, rectangular dwellings with low-pitched gable roofs, built of local stone at the first floor with frame construction at the second floor (Woodward 1993a:36).

Baca House History

The Baca House is one of only two houses built facing S. Colorado Street. The street did not open as it was originally platted in the Brannen Addition (Figure 3). The establishment of the Flagstaff Lumber Company in the area east of O'Leary Street and south of Butler Avenue in 1910 left only a few blocks of the original Brannen Addition street grid intact on the west and north edges of the subdivision. At the time the Baca House was built in the late 1940s, a railroad spur from the Sante Fe and Pacific Railroad curved south toward the lumber mill across the platted right-of-way for Agassiz Avenue, which was either never opened as planned or was displaced by the lumber company's need for a railroad connection (Figure 4). S. Colorado Street was opened as a short dead-end access lane leading south from Brannen Street on the east side of the railroad siding. S. Colorado Street thus only accessed the two adjacent houses at present 2 and 3 S. Colorado Street, until the lumber company dissolved, and the spur was removed in the 1990s, allowing Colorado Street to open within the original right-of-way of Agassiz Street between Brannen Avenue and Butler Avenue.

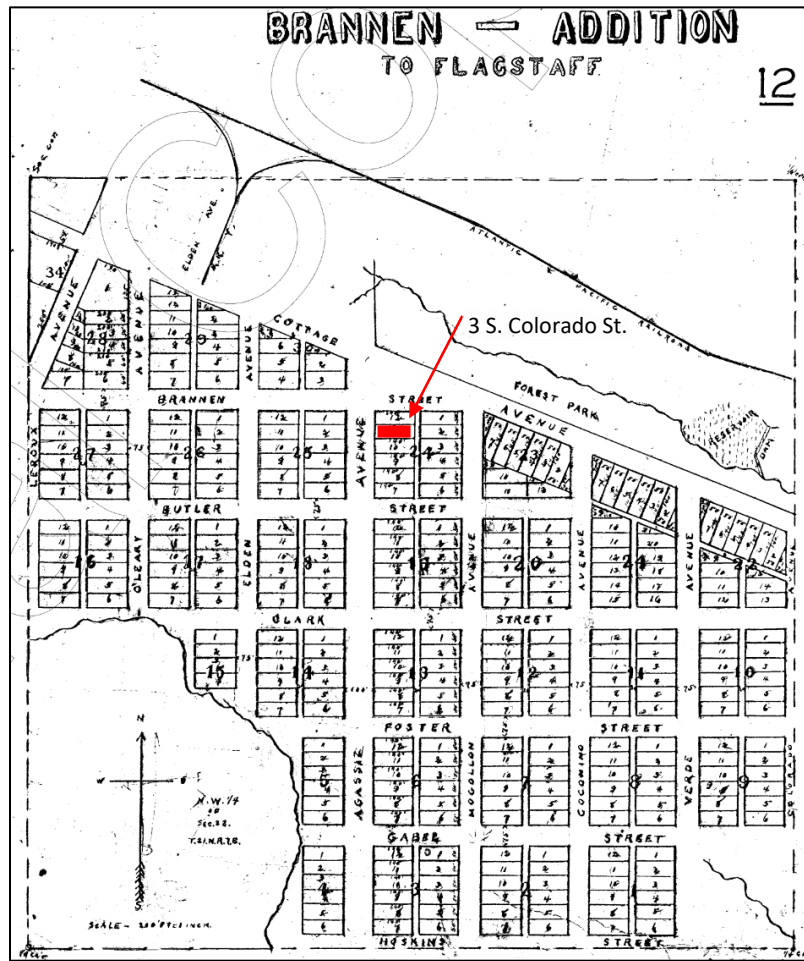


Figure 3. Brannen Addition to Flagstaff, Laid out 1884, Recorded 1894



Figure 4. Location of 3 S. Colorado Street, U.S.G.S. Flagstaff West Quadrangle, 1962

The corner house at 2 S. Colorado Street (also known as 511 E. Brannen Avenue) was built by Felix Garcia ca. 1912-1917 and was recently documented in connection with the Lone Tree Overpass project (Woodward 1993a:Site Survey 110; Reavis 2022). According to the 1993 Southside survey, the corner lot was owned by Pablo Lomeli after 1924, suggesting that the Lomeli family began to establish roots in this area shortly after emigrating from Mexico in the 1920s. The Lomeli family eventually built multiple homes on both the corner lot and the lot containing the Baca House, which Joe Lomeli built in the late 1940s. Building a second residence at the rear of a lot was a common practice in the Southside neighborhood, and numerous instances are evident. The practice helped provide affordable housing for working-class families and allowed multiple generations to stay connected or to augment their income with rental units.

The Baca House exhibits the characteristics of mid-twentieth-century Minimal Traditional houses as inflected by local building traditions. Typically small one-story, rectangular or L-shaped dwellings, Minimal Traditional houses are modest in scale and plain in detail. They represented standardized, efficient designs that could be built quickly to meet the need for affordable housing after World War II. The use of malpais stone in the wall construction of the

Baca House reflects significant local building traditions. The dwelling also shows its debt to the preceding bungalow era in its floor plan, overhanging eaves, and use of a Craftsman window. Although most of the windows are metal casement sash and more industrial in nature, the impressive six-over-one Craftsman window in the north gable suggests a fortuitous find that was incorporated into the construction of the house.

Jennie Baca Oral History

On May 30, 2023, Senior Archaeologist and Cultural Resource Specialist Ted Roberts, M.A., RPA conducted an oral history interview with Mrs. Jennie Baca, the current resident of the house. Mrs. Baca, now 75 years of age, has lived in the house her entire life except for a two-year span during her high school years. Mrs. Baca's mother lives in the secondary house (back house) on the lot and is currently 95 years old. Both Mrs. Baca's parents (Vera and Joe Lomali) were born and raised in Flagstaff. Both sides of family emigrated from small villages around Durango, Mexico and both sides bore an unusual last name: Lomeli (though it was confirmed at the time there was no family relation between the two Lomali clans).

Joe Lomali worked across the street at the Southwest Forest Industries Sawmill (site of the current Sawmill Place shopping center housing a Whole Foods, REI, and other retail spaces). Joe was orphaned at a young age and developed a passion and talent for building and especially for working with lumber. As regular practice, Mr. Lomali would come home for a tamale lunch with a wheelbarrow full of scrap lumber from the sawmill. The house took approximately two years to build, and the family lived on the lot in a canvas temporary house during that time. Mr. Lomali retired at the age of 62 after having served as the foreman of the Eagar Mill in Springerville from 1965-1976.

As mentioned previously, the wood used in the construction was scrap from the sawmill across the street and the rock was procured informally from surrounding buildings and the general landscape. These found materials formed the raw materials with which Mr. Lomali fashioned the family home using his "God-given talent" (Jennie Baca, personal communication 2023). Later, Mr. Lomali built two additional houses in Flagstaff (one at 25 West Cedar) and one in Springerville- all for use by the family. The Baca House, in particular, was always an option for family (often newlyweds) to live as they sought to establish financial security. As Mrs. Baca recalls "whoever needed a house could live in my dad's houses".

Growing up, Mrs. Baca recalls the neighborhood was far more residential than today. She recalls her neighbors were primarily African-Americans and they would all play together at the log pond on Butler. Mrs. Baca recalls the physical address of the house has changed multiple times throughout its use-life. Mrs. Baca lived in the back house during college (NAU Business School, BA in 1970). Mrs. Baca is the oldest of four siblings. Her brother Fernando (age 72) is a resident of Tucson and Sandra (age 63) lives in Phoenix. A second daughter (third child) was killed in a car crash in Springerville during her senior year at Round Valley High School, Mrs. Baca's husband is 83 years old and has lived in the house with Mrs. Baca since their marriage in 1970. Mrs. Baca's maternal grandfather was struck by lightning and killed in the yard between the two houses.

Despite lack of formal training as a builder or carpenter, Mr. Lomali's house remained sturdy and strong, notwithstanding some interior sagging. The house was built without insulation so has always been cold- no more so than the past winter (2022-2023) which was, to Mrs. Baca's recollection, the most severe since the winter of 1967 when a blizzard dumped 7 feet of snow on Flagstaff. Mr. Lomali took particular pride in using oak for the kitchen cabinets and in the hand molding and tongue-and-groove work of the upstairs bedroom. Mr. Lomali's last major project on the house came in the mid-1980s when he opened up the main floor by constructing a significant under-stairway modification. At around the same time, the current fireplace was also installed. Mr. Lomali died in 1996.

Architectural Description

Exterior

The Baca House is a one-and-one-half story, L-shaped dwelling featuring carefully laid local malpais stone construction at the first floor and frame construction at the upper level. The dwelling faces west toward S. Colorado Street and measures three bays wide and two rooms deep. The shallow side-gable roof has two gabled dormer windows at the front and a shed-dormer at the rear; the rear ell has a gable roof. The gable ends of the house are clad with asbestos shingles. The roof is sheathed with asphalt shingles and has open eaves with exposed rafters at the front and rear.

The dwelling sits back from the street behind a shallow lawn and fills nearly the width of the lot, leaving only a narrow passageway along each side of the house. A driveway enters the front of the property from S. Colorado Street adjacent to the south property line. The spur that constituted original S. Colorado Street remains evident as a gravel roadway along the front yards of both the Baca property and the corner property, lined by an asphalt sidewalk on its west side. The Baca property features a variety of fences, including prefabricated metal railings between cinder-block piers at the west edge of the front yard, a chain link fence along the south property line, and a sequence of chain link and wooden privacy fencing with both cinderblock and random-course stone walls along the north property line. A small, one-story rectangular dwelling stands at the rear of the lot and will not be further addressed in this documentation.

The main entrance is located in the southernmost bay of the main, or west façade, and contains a metal storm door and replacement inner door. The entrance is flanked to the north by two twelve-light metal-framed windows with both fixed sash and operable casements. The windows have thick painted concrete sills and even thicker concrete lintels, which are framed underneath by wood planks. All the first-floor windows are similarly finished. A small concrete patio in front of the entrance features stucco-clad brick knee walls, brick piers, metal railings, and brick lined steps. The two front dormers contain paired two-light casement sash and display such carpentry details as vertical corner boards, horizontal wooden clapboards, open eaves, and wooden cornices, and decorative diamond-shaped wooden ornaments at the apex of each gable.

The north elevation features a four-light casement window and an eight-light casement window. The gable overhead contains a six-over-one wood Craftsman window with simple molded wood surrounds. The south elevation contains a single twelve-light casement window identical to those

in front, and a paired eight-light casement sash with plain wood surrounds in the gable. A large exterior brick chimney rises near the west end of this elevation.

The east, or rear elevation is four bays wide, with two bays in the projecting gabled ell containing the rear door and a twelve-light metal casement sash, and the main wall of the house containing a six-light casement window and an eight-light casement window. The projecting gable has open eaves with exposed rafters and is clad with vertical boards featuring an access panel. The rear shed dormer has plywood siding, open eaves, and a six-light casement window. A small concrete patio with a metal pipe railing is located outside the rear door.

Interior

The first floor of the house has a modified bungalow plan with open circulation between living room, dining room, and kitchen, and a bathroom flanked by two bedrooms situated more privately along the north side (Figure 5). The house demonstrates the customized alterations and careful finishes of a long-term owner-craftsman. The front door leads into a partially enclosed shallow entry framed by a partition wall and a closet. The entry has a hardwood oak floor. The living room contains the main stairway and features a fireplace built into a wide floor-to-ceiling chimney breast with a low brick bench on the south wall. The front entry partition and staircase are finished with varnished pine boards and trim. The living room flows under the staircase into a space at the northwest corner of the dwelling, possibly once a bedroom but no longer private and currently used for storage. A tiled bathroom is centrally located between the front storage space and a bedroom to the rear, also currently used for storage. The rear bedroom has built-in cupboards and shelves framing the rear window. The living room and the front and rear rooms on the north side of the house are carpeted and have plaster walls and foam ceiling tiles.

At the rear of the living room, a wide square arch leads into the dining room. The dining room and kitchen form an open space at the rear of the house, partially divided by a partition wall marked with the names and heights of the children who once lived in the house. The kitchen features plain maple cabinetry against the north and east walls. An open arch provides access to an entry in the rear ell used as a laundry room. The dining room, kitchen, and entry/laundry room have a linoleum floor, foam ceiling tiles, and simple molded trim at the floor and ceiling.

The staircase is located in the center of the house and rises from front to rear. The second floor has two bedrooms—one at each end of the dwelling, and a small storage room in the rear shed dormer (Figure 6). The north bedroom has plaster walls and garret ceiling and two closets under the garret at the rear. The south bedroom is finished on the walls and garret ceiling with pine boards. The storage room also features pine boards on the walls and ceiling.

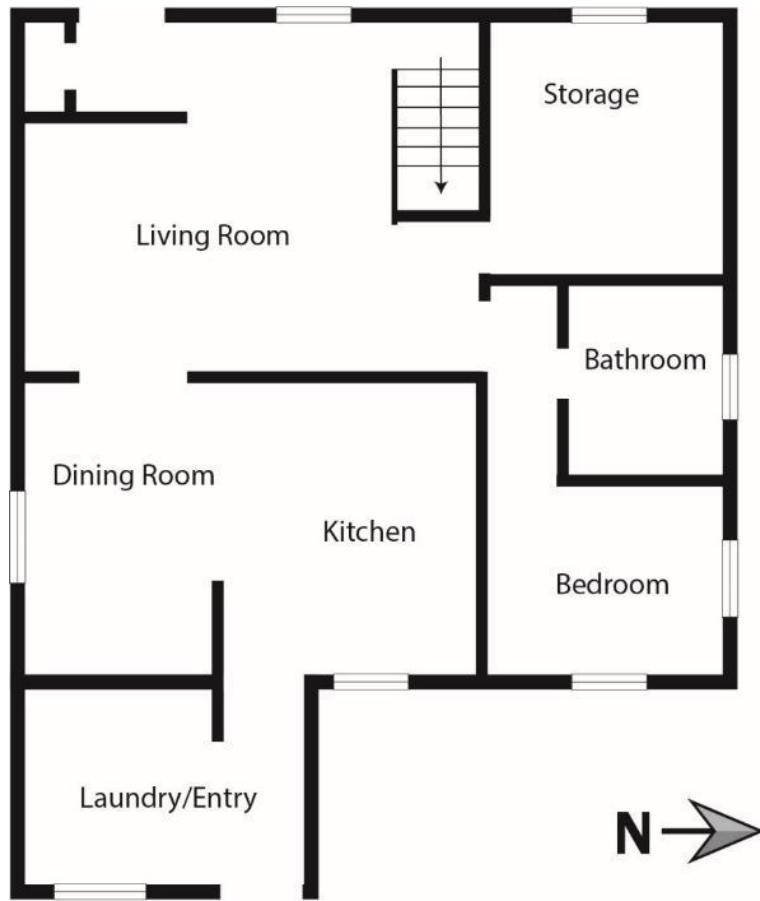


Figure 5. Sketch Plan of First Floor

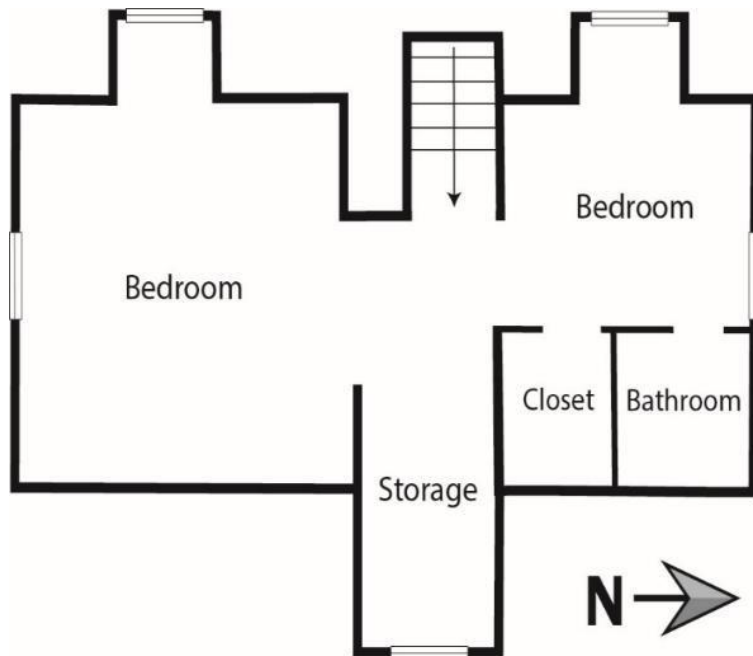


Figure 6. Sketch Plan of Second Floor

Sources

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Reavis, Mark

2022 Letter Report Cultural Resource Study for 507 & 511 #1 & #2 E. Brannen. Prepared for City of Flagstaff by Mark Reavis, Flagstaff Heritage Preservation Officer, September 14.

Woodward Architectural Group [Woodward]

1993a *City of Flagstaff Southside/Old Town Historic Building Survey. Volume I, Final Summary Report*. Prepared by Woodward Architectural Group, Tempe, Arizona, for the Arizona Historical Society, Northern Division, Northern Arizona Pioneers Historical Society, Flagstaff, Arizona.

1993b *City of Flagstaff Southside/Old Town Historic Building Survey. Volume II, Inventory Forms #01 - #360*. Prepared by Woodward Architectural Group, Tempe, Arizona, for the Arizona Historical Society, Northern Division, Northern Arizona Pioneers Historical Society, Flagstaff, Arizona.

Woodward, James, Susan Wilcox, and Michael Wilson Kelly Architects, Ltd.

2009 Flagstaff Southside Historic District, National Register of Historic Places Registration Form. National Park Service, U.S. Department of the Interior, Washington, D.C.



Plate 1. View east toward main façade.



Plate 2. View east toward main entrance of west façade.



Plate 3. View east toward north half of west façade.



Plate 4. View southeast toward north elevation.

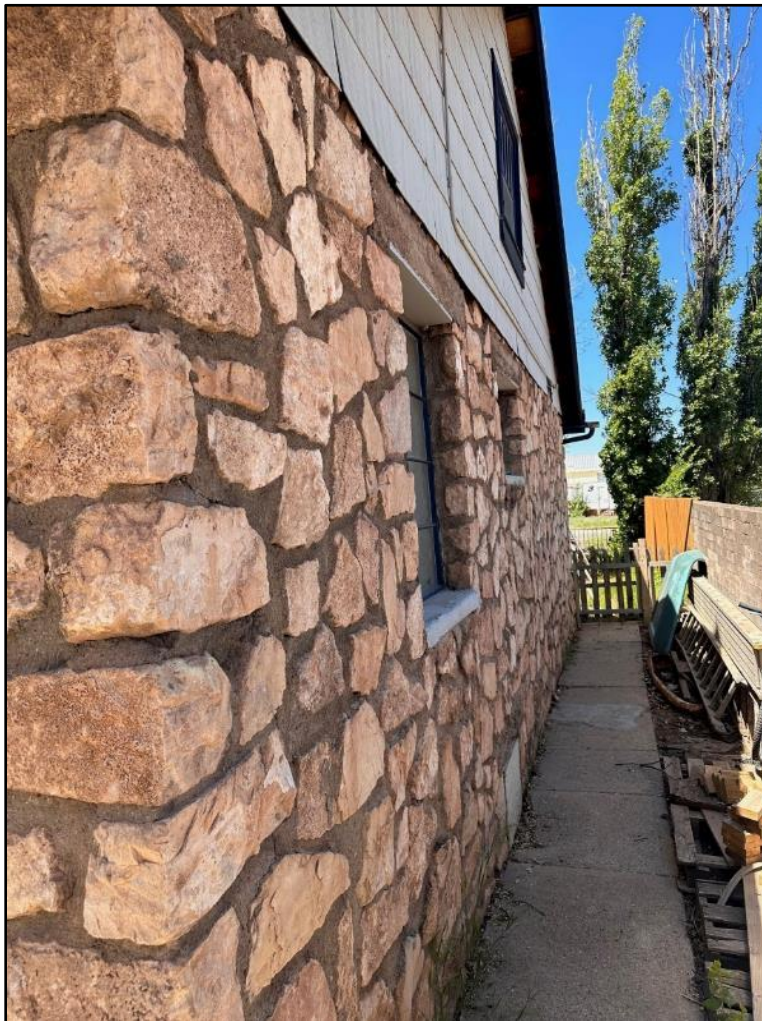


Plate 5. View west along north elevation.



Plate 6. View of north gable details.



Plate 7. View of north elevation window.



Plate 8. View north toward south elevation (second dwelling visible at rear of lot).



Plate 9. View of east, or rear, elevation.



Plate 10. View west toward rear ell.



Plate 11. View northwest toward bedroom window in east elevation.



Plate 12. View of south elevation



Plate 13. View of living room toward front entry, showing stairway finish.



Plate 14. View of front entry.



Plate 15. View of living room toward dining room at the rear of the house.



Plate 16. View from living room toward storage room in northwest corner and bathroom.



Plate 17. View of bathroom, north side of house.



Plate 18. Hallway in front of bathroom toward rear bedroom/storage room.



Plate 19. Rear room, north side of house.



Plate 20. View of kitchen and part of rear ell.



Plate 21. View of kitchen.



Plate 22. View of kitchen, rear ell, and dining room.



Plate 23. View of rear ell entry/laundry area.



Plate 24. North bedroom, second floor.



Plate 25. North bedroom, closets in east wall.



Plate 26. South bedroom, second floor.



Plate 27. South bedroom, view toward front dormer.



Plate 28. View of storage room in east shed dormer.

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Mark Reavis, Heritage Preservation Officer and
Neighborhood Planner
Date: 09/07/2023
**Meeting
Date:** 09/20/2023



TITLE:

McAllister Ranch (Forman's House & Barns) as Urban Farm Site

STAFF RECOMMENDED ACTION:

Heritage Preservation Commission to endorse the concept of using the McAllister Ranch Forman's site for Urban Farming, with any work meeting the US Secretary of the Interior Standards for Rehabilitation and being done in consultation with the Historic Preservation Officer.

Executive Summary:

Flagstaff Sustainability Division has presented the "Concept" of utilizing the McAllister Ranch Forman's site (eligible for the National Register) for Urban Farm production. Early discussions have led to working with NAU Sustainability Class in evaluating the site for food production. This is a proposed expansion of current efforts located adjacent to the Sustainability Office. The use appears to be ideal as an adaptive reuse of the site. The former corrals for animals define various areas for farm food production. The site has an existing water cistern and adjacent near by water service to a Public Works pump house facility. The current concept includes the 2 barns, cistern and corral areas and some areas north of the FUTS that includes historic fencing. It is further envisioned in a later phase that the Forman's house could be used as an educational classroom. It is critical that a use be found for the McAllister Ranch Forman's site to preserve this important component of Flagstaff history.

Financial Impact:

Funding will need to be secured.

Policy Impact:

Farming is an allowable use in a Public Facility (PF) zone

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Meet priorities and objectives

Has There Been Previous Council Decision on This:

Action at this parcel relate to the relocation of the Public Work Facility on this large parcel. The historic portion of this parcel is the McAllister Ranch Forman's site West of the Public Works Facility and new pump house.

Attachments: [Ranch photo Urban Farm](#)

