



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-C

Date Received		Application to Heritage Preservation for a Certificate within an Overlay		File Number
Property Owner(s) Jerry & Roobie Johnson	Title	Phone 928 774 4747	Email roobiejohnson@gmail.com	
Mailing Address 820 West Aspen		Flagstaff AZ		City, State, Zip 86001
Applicant Paul Wm Moore Architect	Title	Phone 928 773 1624	Email paul@pwma.work	
Mailing Address 1665 N Turquoise Drive		Flagstaff		City, State, Zip AZ 86001
Property Interest of Applicant(s) (Owner, contractual interest, or agent) Architect				
Site Address 820 West Aspen		City, State, Zip		
Project Name Johnson ADU				
Parcel Number(s) 100 15 005		Zoning District(s), including Overlays R1N townsite		
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located in a National Register Historic District? (Name: _____)		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is a structure on the property considered contributing to the District?		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: _____)		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the structure over 50 years old at the time of application?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does this application include review of a sign in an overlay or the Central Sign District?		
Type of HPC Application Requested:	<input type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)			
	<input checked="" type="checkbox"/> Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission)			
	<input type="checkbox"/> Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)			
Note: Applications which are incomplete or not accompanied by the required information will not be accepted.				
Property Owner Signature: Roobie Johnson Jerry L. Johnson	Date: 9/21/2023	Applicant Signature: Paul Wm Moore	Date: 9/21/2023	
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"/> Denied		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Continued		
	<input type="checkbox"/> Approved with Conditions	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 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. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. 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 Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

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 HPO refer any application, including Certificates of No Effect to the Commission for any reason. If the HPO refers the application, you will not need to resubmit, but additional materials may be requested.

Applications pertaining to Certificates for properties with the Townsite Overlay Zone must also be properly noticed 15 days prior to the public hearing in accordance with *Section J of the Townsite Historic Design Review Overlay District Design Standards and Guidelines*.

Approval of a Certificate does not indicate a final approval of site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification, or construction. Approval of all Certificates will be conditioned on their conformance with Zoning Code and Building Code standards. The Heritage Preservation Officer 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 this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

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



HPC-C

Project Description

The owner-occupants intend to convert an existing Garage into an accessory dwelling unit. As part of this project there will be a small addition to house the Bathroom.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

The existing exterior of the Garage will be left largely in tact with new clad wood replacement windows. The Bathroom and ADU meet the Zoning Code requirements for use, setbacks, heights, etc.



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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: 1895

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

the main house was remodeled in 2018
that project was reviewed by HPC
at that time. the Garage has been altered

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

the Garage is characteristic of the
historic neighborhood, including
access off the alley, overall form,
construction materials & methods.

Source(s) of Information Used:

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

Past alterations include walling in
garage doors and repair of damage
to West wall. Proposed project
retains walls & Roof
with replacement windows.



Main House from South



Garage from Southwest



Garage from Northwest

MAIN HOUSE HPC application from 2018 for reference

Project Description:

Jerry and Roabie Johnson are owners of the historic home at 820 West Aspen. The original two room home was built in 1895 with subsequent additions, including one in the 1960's and one in 2011. They intend to construct an addition to their home, including some renovation of the existing single family dwelling. The project will involve the demolition of an existing Bathroom and Utility Room, which were included in the addition that was constructed in the 1960's. There are two parts to the proposed addition. One part will replace the demolished portion of the house with the same footprint and functions. The second part of the addition will be an enclosed vestibule at the front entry. Additional renovations will include upgrade of building insulation throughout, two window replacements, lap siding, and a new covered back patio.

Original Construction Date:

1895

Major Alterations:

There appear to be four distinct additions/alterations that have been constructed since the original two room 475 sf house was built in 1895. There is an enclosed 100 sf front Porch. There is a 230 sf Kitchen on the back of the home. A 200 sf addition was constructed in the 1960's. This addition includes a Bathroom and Utility Room. The current owners built a two room addition in 2011, which includes a Bedroom and Dining Room.

Significance of Resource:

The house was originally constructed by Captain BB Bullwinkle, who was a foreman for Babbitt Ranch. In 1897 Orinn Compton, a prominent Flagstaff attorney was born in the home.

Sources of Information:

Owner research in courthouse documents.

Level of Integrity:

The original wood frame two room rectilinear 475 sf house is generally intact with painted wood lap siding, wood double hung windows and 9:12 roof pitch. The wood flooring exists, but has been subjected to inconsistent footing settlement.

The proposed alterations have two parts. The larger of the additions is on the back side of the home and so not visible from the street and is consistent with previous additions. The smaller addition is on the street side and does alter the existing historic building, however, this new front Entry is consistent with the historical period and the neighborhood.

Photos of the site, surroundings and neighborhood:



Existing Home:



Colors, Finishes and Light Fixtures:

