



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

F: (928) 779-7684

www.flagstaff.az.gov

HPC-C

Date Received	Application to Heritage Preservation for a Certificate within an Overlay	File Number
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Property Owner(s) ERIK SCHIEFER	Title	Phone 928-864-9522	Email Erik.Schiefer@nau.edu
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Mailing Address 601 W. CHERRY AVENUE, FLAGSTAFF AZ 86001	City, State, Zip
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Applicant ARCHITECTURAL DESIGN STUDIO	Title	Phone 928-606-6735	Email audestang@archdstudio.com
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Mailing Address 114 N. SAN FRANCISCO ST, #207, FLAGSTAFF AZ 86001	City, State, Zip
---	-------------------------

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
ARCHITECTURAL DESIGNER

Site Address 601 W. CHERRY AVENUE, FLAGSTAFF AZ 86001	City, State, Zip
---	-------------------------

Project Name
SCHIEFER-STAN RESIDENCE

Parcel Number(s) 100-12-016	Zoning District(s), including Overlays R1N, TOWNSITE HISTORIC DISTRICT
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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: TOWNSITE _____)

Yes No Is a structure on the property considered contributing to the District?

Yes No Located in a Historic or Landmark Overlay? (Name: TOWNSITE _____)

Yes No Is the structure over 50 years old at the time of application?

Yes No Does this application include review of a sign in an overlay or the Central Sign District?

Type of HPC Application Requested:

Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)

Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission)

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: 	Date: 2/26/24	Applicant Signature: 	Date: 2/26/24
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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: _____



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Applicant ARCHITECTURAL DESIGN STUDIO		Title	Phone 928-606-6735	Email audestang@archdstudio.com	
Mailing Address 114 N. SAN FRANCISCO ST, #207, FLAGSTAFF AZ 86001				City, State, Zip	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) ARCHITECTURAL DESIGNER					
Site Address 601 W. CHERRY AVENUE, FLAGSTAFF AZ 86001				City, State, Zip	
Project Name SCHIEFER-STAN RESIDENCE					
Parcel Number(s) 100-12-016			Zoning District(s), including Overlays R1N, TOWNSITE HISTORIC DISTRICT		
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 a National Register Historic District? (Name: <u>TOWNSITE</u>) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is a structure on the property considered contributing to the District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in a Historic or Landmark Overlay? (Name: <u>TOWNSITE</u>) <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?			
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Note: Applications which are incomplete or not accompanied by the required information will not be accepted.					
Property Owner Signature:		Date: 2/26/24	Applicant Signature:		Date: 2/26/24
For City Use					
Date Filed: _____			HPC Hearing Date: _____		
Fee Receipt #: _____			Amount: _____		Date: _____
Action by HPC:			Staff Initial: _____ Date: _____		
<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		

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.
[included in the plan set](#)
- 4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
[included in the plan set](#)
- 5. A list of related permits and development applications that have been or will need to be submitted.
[will need to submit for a building permit](#)
- 6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same. [deed included below](#)
- ~~• 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



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HPC-C

Project Description

REMODEL-ADDITION ON AN EXISTING SINGLE STORY HOME w/ ATTACHED 2-CAR GARAGE, PROVIDING A NEW DINING ROOM, FLEX ROOM, LAUNDRY-MUD ROOM & POWDER ROOM AS WELL AS A NEW COVERED PATIO TO THE EAST FOR THE SIDE ENTRY AND AN EXPENSION OF THE BACK DECK.
EXTERIOR OF STRUCTURE TO BE SIDED w/ SYNTHETIC STUCCO, CORBELS TO BE ADDED AT GABLE ENDS, NEW 4" TRIM AROUND OPENINGS & MALPAIS STONE VENEER TO BE ADDED AT CHIMNEY & UP TO BOTTOM PATIO SLAB AS SHOWN ON ELEVATIONS.
(344 SF TO BE CONVERTED FROM GARAGE TO LIVABLE. 100 SF OF NEW LIVABLE, 430 SF OF NEW GARAGE & 142 SF OF NEW DECK TO BE ADDED)

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

THE EXISTING STRUCTURE IS A CLASSIC POST WWII BUILDING WITH "PINKISH" CONCRETE BLOCK CONSTRUCTION MAKING THE MATERIAL SOMEWHAT INTRUSIVE TO THE TOWNSITE DISTRICT.
QUITE A FEW PROPERTIES WITHIN THE CLOSE SURROUNDING AREA ARE CLASSIC STUCCO BUNGALOWS & CRAFTSMAN.
THE NEW STUCCO SIDING, THE ADDED WOOD CORBELS AT THE GABLE ENDS, THE WOOD TRIM AROUND THE OPENINGS AND THE MALPAIS STONE VENEER AT THE EXISTING CHIMNEY & SOME OF THE STEM WALLS, WILL MAKE THE PROJECT MORE COMPATIBLE WITH THE DISTRICT.
THE USE OF STUCCO WILL ALSO ADD THE NEEDED INSULATION MAKING THE HOUSE MORE ENERGY EFFICIENT.
THE SIDE ENTRY ON BONITO WILL HAVE A SIMILAR ROOF LINE AS THE MAIN ENTRY ON CHERRY TO ENHANCE THE EAST ELEVATION WITHOUT REMOVING ITS CONNECTION WITH CHERRY AVENUE.
THE EXTENSION TOWARD THE SOUTH OF THE PROPERTY WILL ALLOW FOR A MORE APPROPRIATE ROOF LINE FOR OUR CLIMATE (PROVIDING SPACE FOR THE VALLEYS TO DRAIN EASILY) WHILE IN KEEPING WITH THE ORIGINAL SCALE OF THE HOUSE AND THE DISTRICT (THE HEIGHT OF THE ADDITION WILL MATCH THE RIDGE OF THE EXISTING STRUCTURE).
THE STUCCO COLOR WILL BE NEUTRAL WITH WARMTH ADDED WITH THE STAIN WOOD ELEMENTS (POSTS, BEAMS, CORBELS) AND MALPAIS STONE VENEER. WINDOW & ROOF COLORS WILL REMAIN AS IS.

Insert additional pages if necessary



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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: 1956

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

Describe the Significance of the Resource (In terms of a. or b., and c., above):
STRUCTURE IS MADE OF PINKISH CONCRETE BLOCKS, CLASSIC OF A POST WWII HOUSE
WHICH IS NOT VERY COMPATIBLE WITH THE TOWNSITE DISTRICT.

Source(s) of Information Used:

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



at the request of Pioneer Title Agency, Inc.

When recorded mail to
Erik Schiefer
601 W. Cherry Ave.
Flagstaff, AZ 86001

00857903-WEE

Tax Code: 100-12-016

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Adrienne W. Quinn, A Married Woman, as her Sole and Separate Property
do/does hereby convey to

Erik Schiefer, A Single Man and Amanda Stan, A Single Woman

the following real property situated in Coconino County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED this 15th day of April, 2010

Adrienne W. Quinn

Adrienne W. Quinn

State of Arizona

} ss.

County of Coconino

The foregoing instrument was acknowledged before me this 22nd day of April, 2010, by **Adrienne W. Quinn**.

Winnie Eubanks
NOTARY PUBLIC



My commission

00857903-WEE

Joint Tenancy Acceptance

THAT CERTAIN DEED DATED 4-15-2010, Wherein

Adrienne W. Quinn, A Married Woman, as her Sole and Separate Property

as Grantors, convey to

Erik Schiefer, A Single Man and Amanda Stan, A Single Woman

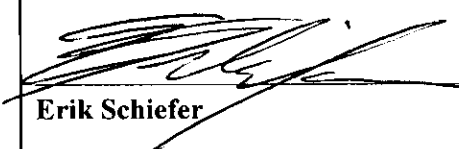
not as tenants in common and not as community property estate, but as joint tenants with right of survivorship, the property legally described as:

The East 85 feet of Lots 19, 20, 21 and 22, Block 3F, TOWNSITE OF FLAGSTAFF, as shown on the plat thereof, recorded in Book 1 of Maps, Page 16, records of Coconino County, Arizona;

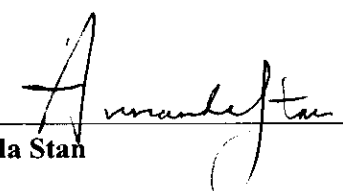
EXCEPT that no title shall be acquired to any mine of gold, silver, cinnabar or copper or to any valid claim or possession held under existing laws of Congress.

is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with the right of survivorship, and not as community property and not as tenants in common and not as community property with right of survivorship.

Dated this 19th day of April, 2010



Erik Schiefer



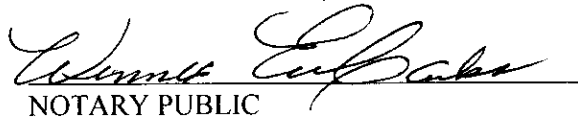
Amanda Stan

State of Arizona

} ss.

County of Coconino

The foregoing instrument was acknowledged before me this 19th day of April, 2010, by **Erik Schiefer and Amanda Stan.**



NOTARY PUBLIC

My commission expires: 11-12-2013

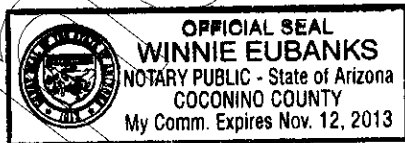


Exhibit A

The East 85 feet of Lots 19, 20, 21 and 22, Block 3F, TOWNSITE OF FLAGSTAFF, as shown on the plat thereof, recorded in Book 1 of Maps, Page 16, records of Coconino County, Arizona;

EXCEPT that no title shall be acquired to any mine of gold, silver, cinnabar or copper or to any valid claim or possession held under existing laws of Congress.

Unofficial Copy