

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION

STAFF REPORT – England House B&B

CERTIFICATE OF APPROPRIATENESS

PZ-24-00061

Address: 614 W Santa Fe

DATE:4/5/2024

MEETING DATE: 4/17/2024

REPORT BY: Mark Reavis, AICP, NCARB

BACKGROUND

The England House is located at 614 W Santa Fe, it is a significant and well-known house for its stone architecture. The home is both individually listed in the National Register as well as contributing to the Townsite National Register District and within the Townsite Overlay. It is noteworthy for its architecture as well as welcoming traveler as a Bed & Breakfast.

Per the B&B Website: A Flagstaff, Arizona bed and breakfast, on the National Register of Historic Places, affords the visitor with a vacation stay that will be unforgettable. This Flagstaff bed and breakfast, a truly-one-of-a-kind, two-story Coconino and Moenkopi stone house circa 1902, was built by Barbara Michelbach-England and William England, a master stone cutter. The England House Bed and Breakfast has pressed tin ceilings, “among the most elaborate and intact of any...seen in a small house in the west.” Workmanship and singularity of this house combine to make this “clearly among the most outstanding homes in Flagstaff.” (1976, Carol Galbreath of the National Trust for Historic Preservation) The distinctive red and white stone of this century-old landmark and Flagstaff bed and breakfast is.....

The project is located within the Townsite Overlay Zone and subject to its design review requirements.

PREVIOUS HP DECISIONS

There are no previous Historic Preservation Commission decisions.

REQUEST

The applicant has requested a “Certificate of Appropriateness” to be approved for the rehabilitation of the sunroom addition to the home that includes a new foundation, rehabilitation of the sunroom structure and the upper 2nd story room.

STAFF RECOMMENDATION & FINDINGS

Staff finds that the written description of architectural aspects of the project meet both the Townsite overlay design requirements and the US Secretary of the Interior’s Standards and Guidelines for Rehabilitation. The submitted drawings do not match requirements and need to be modified to match the description in the application. The building plans are considered as under development and only comply with applicable construction code with the final drawings submitted to Building Safety to include detailing that meets the Secretary’s Standards.

The design of the replacement deck is not included in the submission. This can be submitted as an amendment if it meets basic Townsite compatibility requirements and code.

RECOMMENDED MOTION

Approve a Certificate of Appropriateness for the England House sunroom rehabilitation, conditioned upon revisions to the plan set for the foundation's stone face rehabilitation, that meet the US Secretary of the Interior's Standards and Guidelines. Heritage Preservation Officer may approve the modified plans to confirm rehabilitation technique and detailing of sunroom's wood structure.

INTENT

The purpose of the Townsite Overlay is to address "many concerns of property owners with regard to construction of homes that are significantly larger than surrounding historic homes, designs not in keeping with the neighborhood, and siting that intrudes upon privacy or blocks the light and views of existing homes." The Townsite Overlay is a hybrid of a historic and character overlay that "allows preservation, restoration, new construction, remodeling and demolition. The Secretary of the Interior's Standards are incorporated into this document by reference."

10-30.30.060 Development of a Landmark Property and Property within a Historic Overlay Zone, Process "C": "Prior to the granting of any required approvals or permits and prior to the commencement of any work on a landmark property or within a historic overlay zone, the Heritage Preservation Commission or the Historic Preservation Officer shall review all work proposed and approve or conditionally approve the work in the form of a certificate of no effect, certificate of appropriateness, or certificate of economic hardship".

Scope of Work

The Certificate of Appropriateness is applicable (Flagstaff Zoning Code 10-30.30.060E.) in the case of 614 W Santa Fe requires design review within the Townsite Overlay zone. The project proposes the rehabilitation of a failed foundation system of the north sunporch. The sunporch is visible from Santa Fe and its failure detracts from the historic integrity of the home. The project also considers impacts to the significance of this properties integrity and of surrounding historic properties and the compatibility with the design standards and guidelines for the Townsite district, these are the primary considerations for this level of review.

Required Findings for:

E. Certification of Appropriateness.

1. Applicability. This approval is appropriate if the proposed work alters a cultural resource, but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource.

2. Criteria for Approval. When approving a certification of appropriateness, the Heritage Preservation Commission shall find that:

a. The proposed work is consistent with the purpose and intent of this division;

b. The proposed work is compatible with its context:

(1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;

- 2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;
- c. The cultural resources associated with the proposed work have been sufficiently sought, identified, and evaluated;
- d. Major impacts on cultural resources are sufficiently mitigated; and
- e. The proposed work is consistent with applicable development standards and design guidelines. See also subsection (G) of this section, Development Standards and Guidelines.

Townsite Historic Overlay Design Guidelines

The Townsite Overlay (TO) zone applies to areas of the City subject to the Townsite Historic Design Review Overlay District Design Standards and Guidelines and design review by the Heritage Preservation Commission for the development of properties located within the boundaries of the zone.” (Flagstaff Zoning Code 10-40.50.030 Overlay Zones).

The Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources states “New construction, additions, or alterations shall follow the design of the district's certain recognizable qualities.”

The following design guidelines apply to this case:

Architecture, Materials, Details, and Colors

Architectural styles and building materials are not limited to the existing neighborhood examples, but new work shall be compatible with the neighborhood and maintain high quality of design. Unique local materials already found in the neighborhood (malpais stone, red sandstone, limestone, obsidian, pine, clapboard of varying widths, and shingles) shall continue to be used to preserve the architectural continuity and connection to the local environment. 1. Materials, details, and colors shall be compatible with historic structures on an individual property and compatible with the surrounding neighborhood.

US Secretary of the Interior’s Standards for the Treatment of Historic Properties

The Secretary’s Standards and Guidelines are referenced and are to be used when evaluating work on designated historic properties. The focus should be on the Rehabilitation Standard where new compatible work is performed to solve an issue so that a historic property can be utilized. The following guidelines is most applicable to this case:

Masonry....Replace

recommended.....Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Exceptions

The Historic Preservation Commission may, at its sole discretion, modify the requirements of these standards and guidelines when in the opinion of the Commission, an exception is warranted based for design consistency such as in the case of alterations to existing non-conforming structures, cases where an exception is necessary to accommodate an appropriate architectural style, cases where an exception is warranted based on the development of immediately adjacent properties, and other similar circumstances determined by the Commission.

DISCUSSION

PROPOSED CHANGES

The project proposes to repair the failed foundation of the sunporch addition to the home. A significant collapse has occurred at the east supporting stone wall foundation that is visible from Santa Fe Ave. The architectural plans provided propose to introduce a new foundation footing and CMU wall to support the existing historic sunporch. The design appears to meet current code requirements for a new foundation meeting building requirement for building permit approval. The project proposes to level the sloping wood structure by removing and retaining windows, jacking the structure level, and reinstalling the window and additional required work to accommodate the repair.

DESIGN CRITERA

The project seems to meet basic Townsite compatibility criteria as described but will require a full drawing set for Flagstaff Building Safety review and approval that includes requirements that meet the US Secretary of the Interior's Standards. The new replacement deck and its height will also need code compliant drawings because of its height above ground and some basic consideration of materials for Townsite compatibility criteria.

The detailing of the stone veneer indicated on the architect's drawings **does not meet** the Secretary of the Interior Standards because it identifies malpais instead of sandstone as the material and it projects beyond the original location. The appearance, detailing and location of the placement of the wall must match the alignment of when the stonework was the supporting wall. The drawing shows the CMU flush with the sunroom's exterior siding with a veneer projecting beyond. The veneer is also shown as running up the wood structure covering the wood siding of the sunroom where historically it stops at the wood structure. Rather than using malpais, the guidelines would require to utilize the existing sandstone, any new stone required to match the existing and to be either full width (modified CMU wall detail) or stone saw cut to be a veneer (with minor CMU adjustment). The location of the bearing needs to be adjusted to accommodate the required stone detailing to fully meet the Secretary Standards.

According to the Townsite Overlay Standards the project design is to be compatible with the neighborhood. This would include the construction of a new deck that is both compatible with the historic home and the neighboring properties.

Basis of Report:

The information in this summary discussion was derived from the application to the Heritage Preservation Commission, the Flagstaff Zoning Code, and the Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources.

Evaluation of Effects

Staff (Mark Reavis, Heritage Preservation Officer, AICP, NCARB) finds that the project will improve and preserve an important property individually listed in the National Register of Historic Places.

The context of the property within the neighborhood is a critical component of the Townsite historic district. With this in mind, materials proposed should be evaluated and confirmed as compatible with the neighborhood and modified if required under overlay review criteria. When viewed in its entirety the project does improve architectural compatibility within the context of the neighborhood when reviewed under the guidelines of the Townsite Overlay Zone and the Secretary of the Interior's Standards.

Consideration of past approvals in the Townsite Overlay

Staff has reviewed past approvals (consent and commission) in the Townsite Overlay. Reviews of historic property improvements have been generally based upon enhancements that improve compatibility within the neighborhood and the overlay zone. Adverse effects to historic properties have been considered in past reviews. Properties with a high level of integrity need to be in compliance with the Secretary's Standards.

Posting Notices

Hearing Notices have been posted on site 15 days prior to the public hearing, while meeting information for review are posted electronically. Photo documentation of posting was received more than 15 days prior to the required posting date.

OPTIONS FOR COMMISSION DECISION-MAKING:

The Historic Preservation Commission (HPC) 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, such as including a letter report prior to demolition – 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 Certificate of Appropriateness and require Certificate of Economic Hardship or submittal of an alternative design that meets all Townsite Overlay Requirements.