



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 4/2/24		Application to Heritage Preservation for a Certificate within an Overlay		File Number PZ-24-00061	
Property Owner(s) Cottail Properties AZ LLC		Title Trustee		Phone 407-718-2344	
Mailing Address				Email axelradmac@gmail.com	
Applicant Mac Axelrad		Title Trustee		Phone	
Mailing Address 15560 N Frank Lloyd Wright Blvd				City, State, Zip	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) 100%				City, State, Zip No B4-409 Scottsdale, AZ 85260	
Site Address 614 W Sante Fe				City, State, Zip Flagstaff, AZ 86001	
Project Name England House Partial Foundation Replacement					
Parcel Number(s) 100-23-007				Zoning District(s), including Overlays Flagstaff 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in a National Register Historic District? (Name: <u>TOWNSITE</u>) <input checked="" type="checkbox"/> Yes <input 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?			
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:		Date:	Applicant Signature:		Date:
			<i>[Signature]</i>		4/2/24
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: _____	



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Date Received		Application to Heritage Preservation for a Certificate within an Overlay		File Number
Property Owner(s) Cattail Properties AZ LLC	Title	Phone 407-718-2344	Email axelrodmac@gmail.com	
Mailing Address 1212 Estancia Woods Loop Windermere, FL 34786			City, State, Zip	
Applicant Mac Axelrod, Trustee	Title	Phone 407-718-2344	Email axelrodmac@gmail.com	
Mailing Address 1212 Estancia Woods Loop Windermere, FL 34786			City, State, Zip	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) 100%				
Site Address 614 W Santa Fe, Flagstaff, AZ, 86001			City, State, Zip	
Project Name England House Parital Foundation				
Parcel Number(s) 100-23-007		Zoning District(s), including Overlays Flagstaff 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in a National Register Historic District? (Name: <u>Townsite</u>) <input checked="" type="checkbox"/> Yes <input 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?		
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)		
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Property Owner Signature:		Date:	Applicant Signature:	
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. 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 ^{may} 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



Project Description

Remove the existing rear deck. Remove all the glass in windows and doors on the porch addition. Remove the existing sandstone stem wall. Jack up the porch to level. Install a new footing and cinderblock stem wall. Install a red stone facade on the new stem wall to match the house. Repair the internal floor connections. Re-install the existing windows and doors. Re-finish the interior floors. Re-install the interior trim as needed. Interior and exterior painting. Re-build the back deck to code with similar materials.

*This will be accomplished using materials that match the originals as closely as possible to create a stone veneer that matches the house to preserve the original look and feel.

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

By the end of the project, nothing within the footprint of the original structure will be different. There will be no additions or changes to the structure or property that would affect overlay or zoning code. This is a basic repair to an existing structure, which already meets the applicable overlay and relevant sections of the Zoning Code.

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.

Mark

Original Construction Date: 1901

X

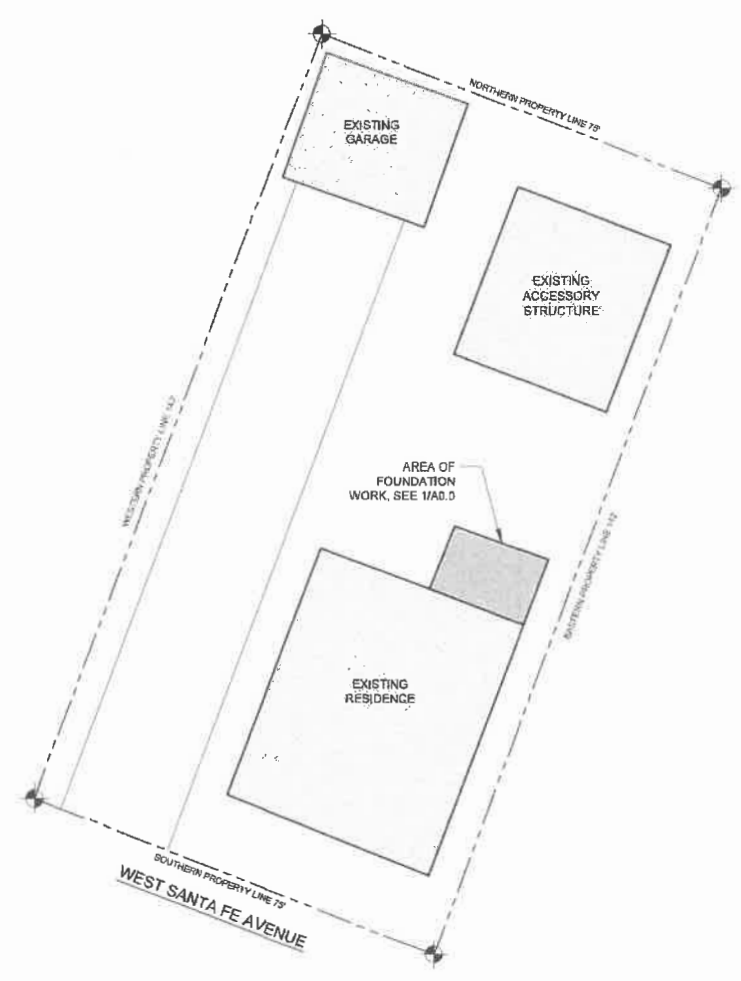
Describe Previous Major Alterations (Include dates and changes of use):

Mark

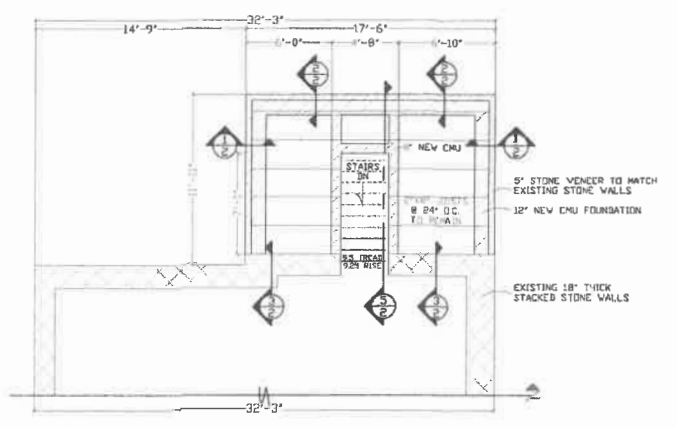
Describe the Significance of the Resource (In terms of a. or b., and c., above):

Source(s) of Information Used:

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



EXISTING SITE PLAN
SCALE: 1" = 10'-0"



1. PARTIAL 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION

THE PROPOSED PROJECT REPLACES THE EXISTING RUBBLE SANDSTONE FOUNDATION AT THE REAR OF THE RESIDENCE WITH A NEW CMU REINFORCED FOUNDATION WITH A SANDSTONE VENEER TO MATCH THE EXISTING EXTERIOR MATERIALS.

PROJECT DIRECTORY

ARCHITECT
TRS ARCHITECT, PLLC
TREVOR SOPER, RA 68158
928-890-7422

OWNER
CATTAIL PROPERTIES AZ LLC
15560 N. FRANK LLOYD WRIGHT BLVD, NO. B4-400
SCOTTSDALE, AZ 85260

GOVERNING CODES

CITY OF FLAGSTAFF ZONING CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
CITY OF FLAGSTAFF CODE AMENDMENTS

PARCEL PROFILE

APN: 100-23-007
ADDRESS: 614 W. SANTA FE AVENUE
ZONING: R1 SINGLE FAMILY RESIDENTIAL

SHEET INDEX

A0.0 - SITE PLAN, PROJECT INFO, PARTIAL FLOOR PLAN
A1.0 - FOUNDATION DETAILS

ENGLAND HOUSE

TRS.ARCHITECT@GMAIL.COM
111 EAST ASPEN AVE #115
FLAGSTAFF, ARIZONA 86001
928.890.7422



614 WEST SANTA FE
FLAGSTAFF, ARIZONA



PROJECT #22_005		SHEET TITLE:	
DRAWING	DATE	SITE PLAN	
PERMIT DRAWING	11.8.23	A0.0	

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The England House has been used to house individuals and not for commercial use. That is true today, and will continue to be true after completion of the project. Essentially, this will continue to be a residential property.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Nothing is changing in any of the features of the property. We are working our hardest to maintain and duplicate what is already there.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The part of the England House we are working on is the addition to the back of the property, which is historic in its own right. Nothing will be changed. Again, the goal is to preserve what is already there.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The part of the England House we are working on is the addition to the back of the property, which is historic in its own right. Nothing will be changed. Again, the goal is to preserve what is already there. What has happened is that the back sun room was added, then an upper story was added to that. This is why the foundation is no longer sustainable and needs fortifying. The goal is to jack up the whole thing intact, keeping all of the "Changes to a property that have acquired historic significance in their own right".

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Expert craftsmen will be consulted and engaged to complete the work in such a way as to preserve the very things that make this beautiful property what it is. The red stone

facade in particular will be matched with the utmost care using material as close to original as possible. When the work is done, no one will be able to tell the difference between the original and updated facade.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This is the purpose of the entire project. As much care and consideration as possible will be given to the achievement of repairing the building. We will be removing and storing all of the original glass windows for the duration of the project, then replacing them at its conclusion. The foundation itself is about to give way, so we will be shoring that up significantly to prevent this being a future problem. Then we will be adding the red stone facade to the exterior of the new foundation to match the facade of the attached house. If anything comes up during the work, we have already determined to be as accurate to the time period as possible.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Agreed

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

N/A

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. N/A