

# Flagstaff Register of Historic Places Listing

101 and 103 N. Leroux and 8 and 12 W. Aspen





# Heritage Preservation

## Program Description

- The goal of the Heritage Preservation Program is to implement the public policy for the preservation of the historic environment of Flagstaff, the work of this program includes:
  - Design review
  - Historic property inventories
  - Impact analysis
  - Landmark and historic district formation
  - Maintenance



# Heritage Preservation Commission



## Commission Overview

- The Commission advises the City Council on all matters relating to historic properties, funding of cultural resources, and reviews development projects in accordance with the City Zoning Code provisions for Cultural Resources.



# Current Photographs

## Google Street View from the SE





# Current Photographs

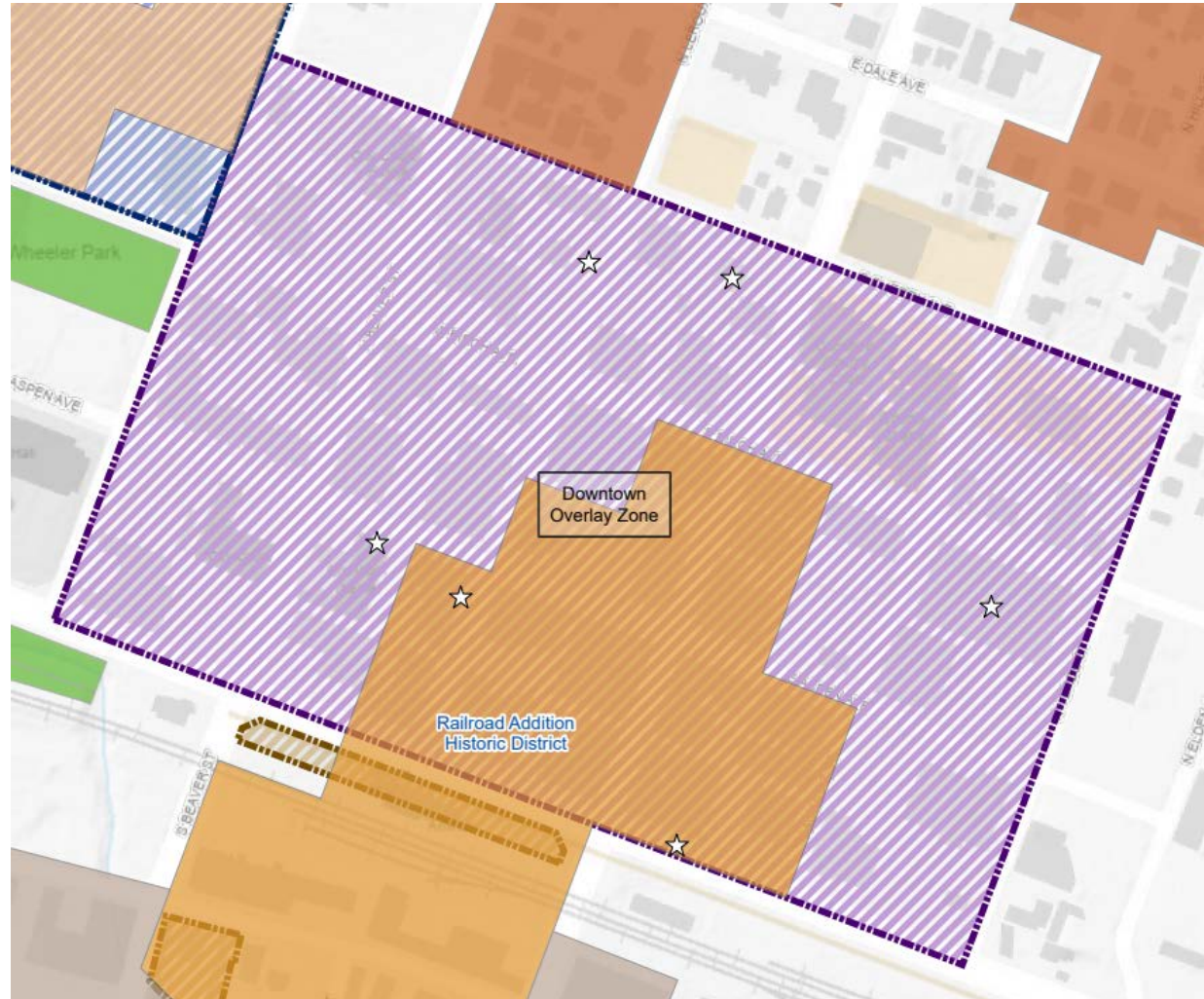
## Google Street View from the E





# Special Districts Map

## Downtown Overlay Zone and Railroad Addition Historic District



# Property Rehabilitation Project

- The back of the property is in the 100-year floodplain
- In 2017, the property owner started extensive repairs which restored its historic integrity
- Work from 2017-2020 fell under a stormwater permit exemption for buildings eligible for listing in the National Register of Historic Places



# Stormwater Permit Audit

- In late 2020, rules for exemption changed and now require listing instead of eligibility
- A state audit of stormwater permits found that COF approved improvements in 2021 after the rule change
- Listing on Flagstaff Register of Historic Places would bring permits into compliance





# Flagstaff Register of Historic Places



## CHAPTER 1-21 FLAGSTAFF REGISTER OF HISTORIC PROPERTIES

### SECTIONS:

- [1-21-001-0001](#) NAME OF REGISTER:
- [1-21-001-0002](#) ADMISSION OF HISTORIC PROPERTIES:
- [1-21-001-0003](#) ELIGIBILITY FOR INCLUSION IN REGISTER:
- [1-21-001-0004](#) NOMINATIONS, FORM PROVIDED:
- [1-21-001-0005](#) NOTIFICATION OF PROPERTY'S NOMINATION:
- [1-21-001-0006](#) WITHDRAWAL FROM REGISTER:
- [1-21-001-0007](#) GUIDELINES FOR NOMINATION:
- [1-21-001-0008](#) NOTIFICATION OF PROPERTY OWNERS WITHIN PROPOSED DISTRICT:
- [1-21-001-0009](#) SUBMISSION OF NOMINATION FORMS, REVIEW BY COMMISSION:
- [1-21-001-0010](#) ADMINISTRATIVE PROCEDURES:

### **1-21-001-0001 NAME OF REGISTER:**



The Local Historic Register shall be named the Flagstaff Register of Historic Properties.

### **1-21-001-0002 ADMISSION OF HISTORIC PROPERTIES:**

All buildings and districts listed on the National Register of Historic Places or the State of Arizona Register of Historic Places, shall automatically be admitted to the City of Flagstaff Register of Historic Properties with the concurrence of the property owners.

### **1-21-001-0003 ELIGIBILITY FOR INCLUSION IN REGISTER:**

All buildings, sites or districts, which possess significant historical and/or architectural significance to the City and are at least fifty (50) years old, shall be deemed eligible for inclusion in the Register.

A. Where strong justification or special significance exists and their historical and/or architectural significance can be shown to be of a special nature, properties less than fifty (50) years old shall be considered for admission to the Register.



# Flagstaff Register of Historic Places



## **1-21-001-0004 NOMINATIONS, FORM PROVIDED:**

---

Nominations to the City of Flagstaff Register of Historic Properties may be made by any person or group of persons, said nomination shall be made on a form provided by the City and shall include:

- A. A current photograph of the property.
- B. The property name and location.
- C. The owner's name and address.
- D. A physical description.
- E. A statement of significance.
- F. Additional documentation that may be required by the Flagstaff Historic Sites Commission to establish the merits of an individual property.

## **1-21-001-0005 NOTIFICATION OF PROPERTY'S NOMINATION:**

---

If the nomination is made by someone other than the property owner, the property owner shall be notified in writing of the property's nomination. If a property is owned by more than one person, all owners will be notified of the nomination and the desires of a simple majority of the owners will be considered, unless a legal instrument agreed to among the owners or otherwise binding on the owners provides to the contrary, then in that event the legal instrument shall control in considering the property for nomination.

- A. The property shall not be placed on the Local Register until the property owners respond in writing that they desire their property to be placed on said Register.
- B. If the written response is not received within sixty (60) days, the nomination will be considered withdrawn.



# Flagstaff Register of Historic Places



## 1-21-001-0007 GUIDELINES FOR NOMINATION:

---

Any person or group may nominate a group of properties for inclusion in the Register as a historic district using the following guidelines:

- A. A historic district shall be comprised of a minimum of fifty percent (50%) of properties which are deemed to contribute to the historic significance of the district.
- B. The Secretary of Interiors Standards for evaluating structures within registered historic districts shall be used as the admission criteria.
  1. A structure contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.
  2. A structure not contributing to the historical significance of a district is one that does not add to the district's sense of time and place and historical development; or one where the integrity of the original design or individual architectural features or spaces have been irretrievably lost; or one where physical deterioration and/or structural damage has made it not reasonably feasible to rehabilitate the building.
  3. Ordinarily, structures that have been built within the last fifty (50) years shall not be considered eligible unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than fifty (50) years old.



# Flagstaff Register of Historic Places



## **1-21-001-0009 SUBMISSION OF NOMINATION FORMS, REVIEW BY COMMISSION:**

---

All completed nomination forms shall be submitted to the City of Flagstaff Historic Sites Commission for consideration at a regularly scheduled meeting. The Commission shall:

- A. Appoint a three (3) member subcommittee, for a term of one year, to review all nominations.
  - 1. The subcommittee will report on each nomination at the next regularly scheduled Commission meeting regarding the nominee's compliance with criteria for admission to the City of Flagstaff Register of Historic Properties.
  - 2. The Commission shall at that time vote on each application, either to recommend that the City Council accept it for admission or reject it.
    - a. A simple majority vote of members present shall prevail.
    - b. Rejected applications may be resubmitted after a twelve (12) month waiting period.
    - c. A nomination may be returned to the applicant for additional information prior to action by the Commission.

## **1-21-001-0010 ADMINISTRATIVE PROCEDURES:**

---

- A. The Planning and Development Section shall be in charge of maintaining all the local historic register documents and shall record all accepted local historic properties with the County Recorder within thirty (30) days of acceptance by the City Council.
- B. The Planning and Development Section shall include notification to the Development Review Board and prospective developers that a particular property is on the Local Historic Register. (Ord. 1290, 12-6-83)

# Historical Significance

Period of significance:  
1924-1963

Criterion A: Events

Criterion C:  
Design/Construction

- Constructed in 1924
- Historically the Pay n Tak'it Market and original JCPenneys
- One of two Downtown buildings in the Spanish Colonial architectural style
- The Kinlani Apartments are one of the oldest continually occupied apartments in the City of Flagstaff







# Historic Newspaper



## 1929 advertisement in The Coconino Sun

THE COCONINO SUN  
THURSDAY JANUARY 10, 1929

# KINLANI

## FLAGSTAFF'S FIRST LARGE, MODERN APARTMENT BUILDING OPENS THIS WEEK

We join the entire community in extending congratulations to Mrs. Hall for the beautiful, worthy addition to our city

opened this week, every apartment being furnished with electric ranges, hot water and steam heat. No fuel to handle, no smoke, no ashes to clean up; the ultimate of convenience in housekeeping

The electric wiring and cooking equipment were installed by Flagstaff Electric Light Co. and the steam and electric service are furnished by the same company

The painting and interior decorating on the

The electric Lighting Fixtures in the

The handsome rugs and downstairs furniture you find in the

The ground floor of the

The man who built the

is fully equipped with electric ranges, hot water and steam heat. No fuel to handle, no smoke, no ashes to clean up; the ultimate of convenience in housekeeping

were done by

were furnished and installed by

were from the

The drapes for the Kinlani were furnished by us

in which store many of the larger buildings and finest homes in Flagstaff were furnished

opened long in advance. I hope in the future still further help solve Flagstaff's housing problem. I have attempted to do as well as useful, and from the many congratulations I have received on its appearance, appointments and convenience, for the interest you have taken and the encouragement you have given me.

MRS. L. R. HALL, Proprietor

All the plumbing and heating in the

**Kinlani**  
was done by  
**WILSON & COFFIN**  
who also installed that of Arizona Central Bank, Federated Church and Annex, New Courthouse Annex, Highland Apartments, Ideal Hotel, Sanderson Block, Campbell Hall and fifty per cent of Flagstaff homes.

**THE KINLANI APARTMENTS**  
Furniture and Linoleum from  
**Babbitt Bros. Trading Company**

**THE KINLANI KINLANI**  
were done by  
**M. E. Tackitt**

**KINLANI**  
were furnished and installed by  
**Tissaw's Electrical Shop**  
5 No. Leroux Street Phone 365  
Flagstaff, Arizona

**KINLANI**  
were from the  
**Flagstaff Furniture Company**  
Ralph R. Davis, Manager

**KINLANI**  
was  
**N. P. Agren**  
the Flagstaff contractor who built the new Flagstaff high school, Federated Church Annex, Woman's club, City Park building, Hensing building, Babbitt store at Grand Canyon and now is building the Flagstaff Teachers college gymnasium. Next summer's business will be three times that of any previous and it is up to Flagstaff people to swim in the current

**J.C. Penney Co.**  
A NATION-WIDE DISTRIBUTION DEPARTMENT STORES



# Historic Photographs

**Late 1920s photo taken from the SE**





# Historic Photographs

## 1934 parade photo taken from SW



FLAGSTAFF POW-WOW,  
PARADE, JULY 1934.  
(CARSON)



# Historic Photographs

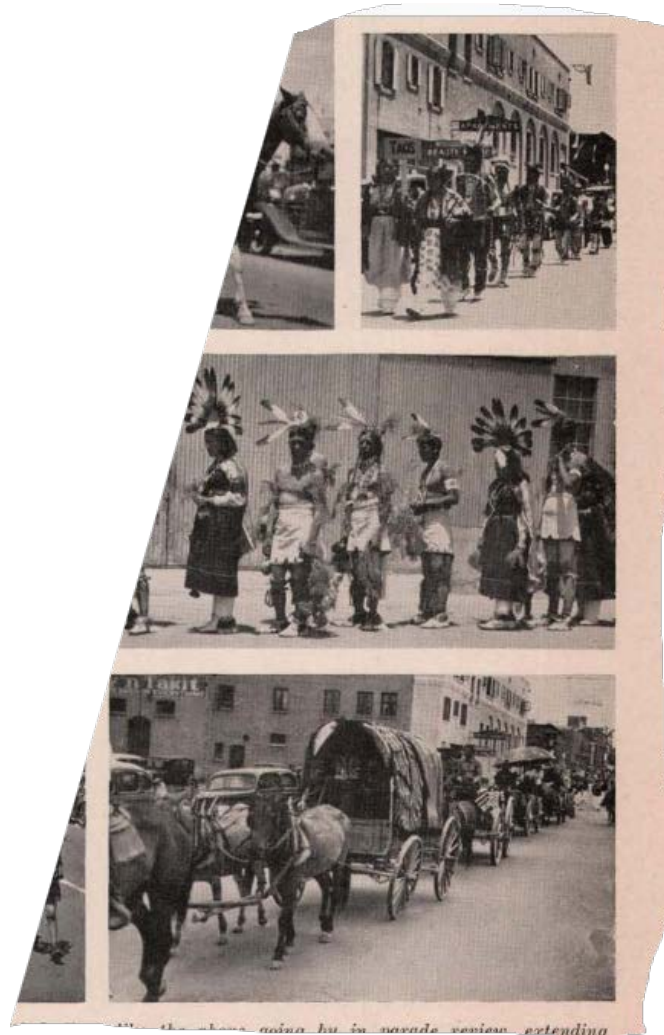
## 1939 parade photo taken from SW





# Historic Photographs

**1941 parade photos (top and bottom) taken from the SW**





# Historic Photographs

## 1964 parade photo taken from SW





# Historic Photographs

## Early 1960s photo taken from NE





# Historic Photographs

**Early 1960s photo taken from E**





# Historic Photographs

## 1973 photo taken from the E





# Historic Photographs



## 2017 photos



MALONEY ' S TODAY



# Heritage Preservation Commission Review

- The HPC created a subcommittee to review the application as required by City Code 1-21 on November 20, 2024
- The subcommittee met on December 2, 2024
- The HPC recommended on December 18, 2024 that the City Council approve the listing

