



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) Pete Giovale	Title	Phone 928 380 2023	Email pete@bellyroles.com													
Mailing Address 416 West Birch Ave Flagstaff AZ 86001			City, State, Zip													
Applicant Paul Moore	Title Architect	Phone 928 773 1624	Email paul@pwma.work													
Mailing Address 1665 North Turquoise Drive Flagstaff AZ 86001			City, State, Zip													
Property Interest of Applicant(s) (Owner, contractual interest, or agent) Architect																
Site Address 416 West Birch Flagstaff AZ 86001			City, State, Zip													
Project Name Giovale Yard Renovation																
Parcel Number(s) 100-11-015A		Zoning District(s), including Overlays CC or T4, Townsite														
Property Information: <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Listed individually on the National or Arizona Register of Historic Places? (Name: _____)</td> </tr> <tr> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Located in a National Register Historic District? (Name: _____)</td> </tr> <tr> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Is a structure on the property considered contributing to the District?</td> </tr> <tr> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Located in a Historic or Landmark Overlay? (Name: _____)</td> </tr> <tr> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Is the structure over 50 years old at the time of application?</td> </tr> <tr> <td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td>Does this application include review of a sign in an overlay or the Central Sign District?</td> </tr> </table>					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)	<input type="checkbox"/> Yes <input 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 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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Property Owner Signature: 		Date: 03/07/2025	Applicant Signature: 													
			Date: 7 MAR 2025													
For City Use																
Date Filed: _____		HPC Hearing Date: _____														
Fee Receipt #: _____		Amount: _____		Date: _____												
Action by HPC: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Consent Approval by HPO</td> <td><input type="checkbox"/> Denied</td> </tr> <tr> <td><input type="checkbox"/> Approved</td> <td><input type="checkbox"/> Continued</td> </tr> <tr> <td><input type="checkbox"/> Approved with Conditions</td> <td></td> </tr> </table>					<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							
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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: Lauren Clementino, Phone: (928) 213-2633; Email: lclementino@flagstaffaz.gov



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HPC-C

Project Description

Owner intends to remove brick face that was applied to the original cobble stone chimney. During demolition work, it has been discovered that the original stone chimney is no longer structurally sound. Therefore, the owner is proposing to construct a new masonry chimney with a "dry stack" malpais stone veneer.

Furthermore, during demolition it has become necessary to replace a deck railing on the back North side of the house. The intent is use detailing to match the existing railing on the existing Front Porch. It is a painted wood railing with flat 2x4 top and bottom rails and 2x4 vertical pickets with 4" spaces.

The final selection on metal roofing is an aluminum shingle supplied by Zappone.com. Color is to be Dark Bronze.

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

Empty box for explanation of how the project 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.

Original Construction Date: See attached original submittal.

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):

Source(s) of Information Used:

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

Roofing

Zappone
Aluminum Shingle
Dark Bronze



Railing

Painted Wood
to match
existing



Stone Skirt

Grey Malpais Stone "Dry Stack"
with Brown Concrete Cap
Top of wall equals floor elevation..



Chimney

Grey Malpais Stone
"Dry Stack"





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HPC-C

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Mailing Address 416 W. Birch Ave		City, State, Zip Flagstaff, AZ 86001		
Applicant Kevin Peterson	Title	Phone 928-607-4258	Email goodoakinc@yahoo.com	
Mailing Address PO Box 725		City, State, Zip Flagstaff, AZ 86002		
Property Interest of Applicant(s) (Owner, contractual interest, or agent) Owner, Contractor				
Site Address 416 W. Birch Ave		City, State, Zip Flagstaff, AZ 86001		
Project Name Giovale Yard Renovation				
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For City Use				
Date Filed: _____		HPC Hearing Date: _____		
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HPC-C

Project Description

Proposed renovations include roofing, fencing, paving and yard improvements. New roofing and most of fencing to be matching metal with wrought iron detailing. An integral color textured concrete is proposed as a skirt for house, planters and fencing with a top at first Floor elevation. Walkways and patios will also be integral color textured concrete. Deck railings and gates to be wrought iron.

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

The majority of the existing home construction will remain as is. The concrete "Skirt" is intended to blend with new hard surfaces and establish a continuous horizontal line consistent with Craftsman style detailing. The metal roofing and fencing are intended to have clean, simple lines that will not distract from the existing historic dwelling.



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Original Construction Date: 1913

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

A two car Garage was added on the west. Main floor and second floor covered decks were added on back (North) side.

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

- a. Built for George N Baty. Occupied by Dr. A. H, Schermann 1929.
- b. A sophisticated example of Bungalow style typical of Flagstaff's second building boom. Clapboard siding, Craftsman detailing, recessed entry porch
- c. Built in 1913

Source(s) of Information Used:

Arizona State Historical Property Inventory. June 1985

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

Substantial Integrity of main house and front, Significant alterations on West and North sides.







City of Flagstaff

5/16/2024

Giovale Home, 416 W Birch, Flagstaff, AZ 86001

Paul Moore (for Giovale's),

Paul@PWMA.work

RE: **NOTICE OF DECISION** – Approval of acceptance of Certificate of Appropriateness Townsite.

Mr. Moore;

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, and the *Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources April 2007*, and *US Secretary of the Interior Standards for Rehabilitation and NPA Preservation Brief #16* for a contributing historic property within the Townsite Overlay and Townsite Historic District has considered the application for this property for acceptance of a certificate of appropriateness for heritage compliance on the property located at 416 W Birch Ave, Flagstaff, AZ – Parcel #100-11-015A commonly known as the Gopvale House, an existing property that has proposed compatibility improvements within the Townsite Overlay.

The Heritage Preservation Commission held a public hearing on May 15th, 2024, in regard to this application. The Commission found and determined that, based on the information provided in the staff report dated 5/9/2024 and at the public hearing, introduced by Heritage Preservation Officer (HPO) Reavis, HPO Reavis highlighted areas of the 5/9/2024 staff report and noted the design improvements with review focused on roofing materials. Architect Paul Moore was present and answered questions about the design. The property owner Pete Giovale spoke in support of the design, additional public comment took place in support from an adjacent homeowner. Some questioning took place between HPO and Heritage Preservation Commission members and the Architect. The facts exist as required by Section 10-30.30 of the Zoning Code of the City of Flagstaff, specific to 10-30.30.060 Overlay Zone.

Some guidance was provided to the HPO from the Heritage Preservation Commission regarding the appropriateness of proposed metal roofing. In general terms corrugated (wavey) metal roofing was not an acceptable material but metal roofing with a similar appearance to standing seam was. Such metal roof products as “Simulated Rib” and “Snap Lock” approach the look of true standing seam with standing seam meeting the best visual and physical performance. Hidden anchorage of roofing is also important for a non-industrial appearance and watertight performance. Final approval was placed on the judgement of the HPO, the HPO will work with the architect on roof material selection that is of an appropriate appearance and provides the best longevity of performance that protects the historic structure for an extended life.

Motion: Commissioner Buckham **moved** Commissioner Dea **seconded** the motion (with amended word changing “or” to “for” Chair Dale amended):

Approve a Certificate of Appropriateness for 416 W Birch Ave with the condition to provide a material that meets the US Secretary of the Interior’s Standards for Rehabilitation for alternative material that meets the guidance of NPS Preservation Brief #16 to Heritage Preservation Officer approval.

Vote: 7 – 0 – Unanimously

Based upon the aforementioned findings, the Commission acceptance of the Certificate of Appropriateness.

This action became final and effective ten (10) calendar days after the Heritage Preservation Commission Public Hearing on the matter.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

211 West Aspen Avenue, Flagstaff, Arizona 86001

City of Flagstaff

Sincerely,
Mark Reavis, AICP NCARB
City of Flagstaff, Heritage Preservation
P. 928-213-2633
Mark.Reavis@flagstaffaz.gov

cc: Sara Dechter, Michelle McNulty

**CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT – 416 Birch Bungalow**

CERTIFICATE OF APPROPRIATENESS

PZ-24-00063

Address: 416 W Birch Ave

DATE:5/9/2024

MEETING DATE: 5/15/2024

REPORT BY: Mark Reavis, AICP, NCARB

BACKGROUND

The House is located at 416 W Birch Ave was constructed in 1913 for Geaoge Baty, it is noted in the inventory form as “A sophisticated example of the Bungalow Style”. The home is listed as contributing to the Townsite National Register District and within the Townsite Overlay. It is noteworthy for its architecture with a recessed entry porch, clapboard siding and shingled dormer that reflects the Bungalow style. The project is located within the Townsite Overlay Zone and subject to its design review requirements and Secretary of the Interior Standards and Guidelines focused on Rehabilitation and additional NPS resource documents.

PREVIOUS HP DECISIONS

There are no previous Historic Preservation Commission decisions on this home.

REQUEST

The applicant had requested a Certificate of No Effect for improvements to the back of the home. The application provided additional supplemental information with improvements to the street facing façade and roof. Staff determined the façade and roof changes met the criteria for a “Certificate of Appropriateness” and is forwarding this application to the commission to review the front and rear façade changes.

STAFF RECOMMENDATION & FINDINGS

Staff finds that the architectural plan set submitted for back porch improvements, concrete work and fencing projects is not subject to review for both the Townsite overlay design requirements and the US Secretary of the Interior’s Standards and Guidelines for Rehabilitation. As a tertiary façade that was an addition to the home this work does not affect the historic aspects of the home. The plan set includes concrete work and perimeter fencing, noting that Townsite design review does not review fencing.

Supplemental information in a revised application includes modification to the primary façade and the introduction of a metal roof. The submission proposes stone facing to the brick planter and skirting on the home. The 1985 inventory form shows that the brick planter was added to the front of the homes porch as well as brick added to chimneys covering of the original stone chimneys after 1985. The 1985 photo also indicates a carport vs. an enclosed garage with detailing indicating it was a later addition. The introduction of stone facing to the planter is consistent with Townsite materials and would also be appropriate for chimney restoration.

The introduction of the metal roofing (corrugated or standing seam) is not consistent with Townsite guidance or US Secretary of the Interior’s Standards for Rehabilitation. Preservation Brief #16 provides guidance on substitute materials and provides allowances if material matches in pattern, color and general appearance, this being a shingle appearance. The application indicates additional detailing with photos that requires clarification and is required to meet the Secretary’s Standards.

RECOMMENDED MOTION

Approve a Certificate of Appropriateness for 416 W Birch Ave with the condition to provide a material that meets the US Secretary of the Interior's Standards for Rehabilitation or alternative material that meets the guidance of NPS Preservation Brief #16 to Heritage Preservation Officer approval.

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 416 W Birch Ave requires design review within the Townsite Overlay zone. As a Contributing property to the Townsite Historic District additional compliance per the US Secretary of the Interior Standards for the Treatment of Historic Properties and accompanying documents. The project proposes work on the back of the home as well as the primary street facing façade and the homes roof, only changes to the primary street façade and visible sides are subject to review. The project review will also consider 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 Townsite 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.

Additional guidance can be obtained from accompanying Preservation Briefs and other available related technical resources and approved examples.

NPS Preservation Brief #16 – The use of substitute Materials on Historic Building Exterior

(Excerpt below, full document included in agenda item)

The Secretary of the Interior's Standards for Rehabilitation generally require that deteriorated distinctive architectural features of a historic property be repaired rather than replaced. Standard 6 of the Standards for Rehabilitation further states that when replacement of a distinctive feature is necessary, the new feature must “match the old in composition, design, color, texture, and other visual properties, and, where possible, materials” (emphasis added). While the use of matching materials to replace historic ones is always preferred under the

Standards for Rehabilitation, the Standards also purposely recognize that flexibility may sometimes be needed when it comes to new and replacement materials as part of a historic rehabilitation project. Substitute materials that closely match the visual and physical properties of historic materials can be successfully used on many rehabilitation projects in ways that are consistent with the Standards.

The term substitute materials is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use in current preservation practice when historic materials require replacement. Compelling reasons to use a substitute material instead of the historic material include the unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material. When using a substitute material for replacement it is critical that it match the historic material in all of its visual and physical properties to preserve the historic character of the building and minimize the impact on its integrity

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 improvements to the rear of the home and the street facing façade that is the subject to design review under the standards of the Townsite Overlay and compliance with Secretary of the Interior Standards. A significant change is proposed for roofing materials. The dormer wall shingles and existing shingle roof are consistent Townsite materials associated with the Bungalow style. Proposed stone facing on the added brick planter is visible as part of the primary facade. Wrought iron detailing is called out to be used but not located.

Perimeter concrete wall and flatwork and fencing is proposed but not subject to review. The portion of the drawing set for the perimeter fencing is not subject to Townsite Requirements or US Secretary of the Interior Standards as not directly impacting the historic home.

DESIGN CRITERIA

The project proposes to modify an existing back porch roof and wood deck are on a Tertiary (North) facade of an existing home. The wood deck to be replaced with concrete and new historically detailed wood posts installed, all in approximately the same location. Other concrete amenities added along with new concrete deck. Porch roof and deck to extend only an additional 1 foot. New fencing would be installed around the perimeter of the home' sides and back yard and front yard screening the back improvements from the street.

The detailing of the stone facing on the skirting is indicated on the architect's submission and uses native stone

typically utilized within Townsite. It tends to reverse the appearance of the added planter after 1985 with more typical Bungalow style material utilized in Townsite, this work is consistent with the original stone chimneys that were bricked over in later renovation. The proposed planter facing with stone meets both Townsite and the Secretary of the Interior Standards.

The Home is listed as contributing to the Townsite District and subject to the Secretary of the Interior Standards with a focus on the "Rehabilitation Standards" accompany Guidelines and additional guidance with NPS Preservation Brief #16. The replacement of a shingle roof with a corrugated or standing seam metal roof is not consistent with Rehabilitation Standards. If an alternate material is proposed for roofing it must meet Standards and guidance in Preservation Brief #16 *"match the old in composition, design, color, texture, and other visual properties, and, where possible, materials"*. There are metal shingles that can meet this criteria on the market or high quality asphalt shingles could meet the criteria.

According to the Townsite Overlay Standards the project design is to be compatible with the neighborhood with the exception of the proposed metal roofing.

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. US Secretary of the Interior's Standards for the Treatment of Historic Properties and Accompanying Guidelines. Depart of the Interior NPS Preservation Brief #16 was used in evaluation of substitute materials.

Evaluation of Effects

Staff (Mark Reavis, Heritage Preservation Officer, AICP, NCARB) finds that the project will not adversely affect a historic property if appropriate roofing materials are selected. 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 with he recommended conditions. 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 with the exception of the proposed metal roofing.

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. Non-contributing properties have been approved for metal roofing. Metal roofing and other fire resistant roofing materials are encouraged in the wildland urban interface to protect historic properties so long as they are compatible.

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 15 days prior to the required posting date.

PHOTOS (1985 Inventory form and current street view)



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.



Paul Wm Moore Architect <paul@pwma.work>

416 W Birch

Mark Reavis <mark.reavis@flagstaffaz.gov>

Fri, Jun 7, 2024 at 11:40 AM

To: Paul Wm Moore Architect <paul@pwma.work>

Cc: Pete Giovale <pete@bellyroles.com>, Kevin Peterson <goodoakinc@yahoo.com>, "Michelle J. McNulty" <Michelle.McNulty@flagstaffaz.gov>

Paul and Pete;

Thanks so much for the information of what has been chosen for the home. The aluminum shingle is such a great recommendation for both visual as well a practical reason. Even if installed without the coating they will gray like a natural shingle. They are light weight, resistant to snow and our high-altitude UV and heat loading. Also 100% recyclable. The product has years of testing with interlocking installation and all the detailing for ridge and valleys and penetrations.

This is a great solution Paul and I really appreciate all your professional investigation into the product. I look forward to the installation.

This is all I need for an approval.

Thanks so much for this as we move forward on making appropriate decisions for our historic homes so that they can continue to contribute to our historic districts.

Mark Reavis, HPO/Neighborhood Planner.

[Quoted text hidden]

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION Flagstaff Multiple Resource Area

SURVEY AREA NAME: _____

HISTORIC NAME: George N. Baty House

ADDRESS/LOCATION: 416 W. Birch

CITY/TOWN: Flagstaff

TAX PARCEL NUMBER: 100-11-15A

OWNER: Higley, Wm. & Carol

OWNER ADDRESS: 416 W. Birch
Flagstaff, AZ 86001

HISTORIC USE: residence

PRESENT USE: residence

BUILDING TYPE: house

STYLE: Bungalow

CONSTRUCTION DATE: built 1913

ARCHITECT/BUILDER: _____

INTEGRITY: altered minor

CONDITION: good

COUNTY: Coconino **SURVEY SITE:** 4-10

USGS QUAD: _____

T _____ **R** _____ **S** _____ / _____ **OF THE** _____ **UTM** _____

Description (contd.)

ROOF TYPE: gable

ROOF SHEATHING: asphalt shingles

EAVES TREATMENT: exposed rafters

WINDOWS: multi-pane over 3 part wood

ENTRY: central recessed Mission with
3 lite

PORCHES: recessed veranda

STOREFRONTS: Not Applicable

DESCRIPTION

STORIES: 1 **DIMENSIONS:** (l) 60 (w) 40

STRUCTURAL MATERIAL: wood

FOUNDATION MATERIAL: concrete

WALL SHEATHING: clapboard

APPLIED ORNAMENT: rubble stone chimney

NOTABLE INTERIOR: wainscott, coffered ceilings, built-in cabinetry, light fixtures, tufa stone fireplace

OUTBUILDINGS: residential outbuilding

ALTERATIONS: garage added at east

PHOTOGRAPH

PHOTOGRAPHER: Woodward

SKETCH MAP:

See Attached Survey Map



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE___ COMMUNITY PLANNING___ ECONOMICS___
EXPLORATION/SETTLEMENT X GOVERNMENTAL___ MILITARY___ RELIGION___ SCIENCE___
THEATRE___ TRANSPORTATION___ TOURISM___ OTHER(specify)___
INDUSTRY___ ARCHITECTURE X

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Built as residence for George N. Baty in 1913 and occupied in 1929 by Dr. A.H. Schermann, local physician.

RELATIONSHIP TO LOCAL DEVELOPMENT Illustrates the residential development of the district during Flagstaff's second major building boom.

CULTURAL AFFILIATIONS

ARCHITECTURAL STYLE A sophisticated example of the Bungalow style.

MAJOR ARCH. FORM/MATERIAL Locally rare variation of the style with use of central of clapboard siding in wood frame residential construction. recessed entry porch; also illustrates the popular local use

ENGINEERING/STRUCTURAL

DISTRICT/STREETScape CONTRIBUTION

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL___ RESIDENTIAL STREET X COMMERCIAL___ CENTRAL SQUARE___
CBD:___ OTHER:___

BIBLIOGRAPHY/SOURCES: SEE SURVEY REPORT BIBLIOGRAPHY

LISTING IN OTHER SURVEYS: _____

NATIONAL REGISTER STATUS:

LISTED___ DETERMINED ELIGIBLE___ DETERMINED NOT ELIGIBLE___ NOT EVALUATED___

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR Woodward SURVEY DATE 1985 DATE FORM COMPLETED 6/85