

February 20, 2020

Mr. Mark Reavis, Heritage Preservation Officer/Neighborhood Planner

Ms. Sara Dechter, AICP, CP3, Interim Heritage Preservation Officer

City of Flagstaff

Community Development / Planning and Development Services Division /
Comprehensive Planning Program

211 West Aspen Avenue

Flagstaff, Arizona 86001

Mark.Reavis@flagstaffaz.gov, sdechter@flagstaffaz.gov



RE: Historic Resource Study Letter Report for Two Outbuildings at 314 North Beaver Street, Parcel 101-13-005, City of Flagstaff, Coconino County, Arizona (LA Neal Consulting, LLC Project No. 1037-19)

Dear Mr. Reavis & Ms. Dechter:

At the request of property owner Rob Trathnigg and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC is submitting this letter report as documentation of completing a Cultural/Historic Resource Study involving the privately owned parcel at 314 N Beaver St in the Railroad Addition subdivision of Flagstaff, Arizona (see *Appendix A* for *parcel location maps, Figures 1–2*). **Parcel 101-13-005** is in the Flagstaff Townsite neighborhood, is zoned as Residential, and consists of a single-family dwelling with three rental units under interior renovation and two separate outbuildings that have also served as rental units today and in the past. The main house construction date is identified as 1915 on the Coconino County Assessor's Office (CCAO) Parcel Viewer, as well as a 1968 Residential Property Record Card (RPRC) found on the CCAO Public Documents website. A 1985 Arizona State Historic Property Inventory Historic Building Form for the property (completed as part of the City of Flagstaff North End Historic Residential District inventory (Woodward et al. 1985) and a 1916 Sanborn Fire Insurance map (*Appendix A, Figure 3*) corroborate this construction date. The CCAO Parcel Viewer build year for the outbuildings, however, is 1930, though their presence on the 1916 Sanborn indicates they were originally built at or near the same time as the house. The house largely still reflects its original construction and styling, but the two outbuildings that are the subject of this report are not particularly reflective of their original build. *The current owner plans to demolish Unit 4 directly behind (E of) the house and replace it with a new building to be residentially rented and to renovate Unit 5 (shown as #3 on parcel map) and continue to rent it. Unit 5 is currently occupied whereas Unit 4 is not.*

Property Description/Architecture

The property at **314 N Beaver St** (Block 44, Parcel 101-13-005, Lots 13, 14, & south 10 feet of 15) is a currently inhabited, large (2,584 ft²), 1½/2-story, 13-room, bungalow-style cottage fronting Beaver Street to the west-northwest (*Appendix B, Photo 1*). The house is rectangular in plan with the long axis oriented east-west perpendicular to Beaver Street, parallel to an alley on the south side (*Photo 2*), and centered on the western two-thirds of a 0.21-acre plot. The two subject outbuildings are to the rear of the house on the eastern third of the parcel (see *Appendix A* maps, *Photo 3*). **Unit 4** is a 336-square foot, wood-frame shed-style building measuring exteriorly 24'4" N-S × 14'6" × 8'1", with a moderate-pitch gable roof and door entry on the W façade (*Photo 4*). It had since at least 1980 (per the CCAO RPRC) functioned as a 2-room residential rental; the current owner, a construction contractor, has assessed the building to be unsafe and ill-suited for occupation. On the 1916 Sanborn, the structure is shown as a 1-story wood shed with a shingle roof. It appears to have had a garage or shed door entry on the S façade facing the alley that was later filled in using 1 × 12-inch planking/barn board (*Photo 5*).

A latched in-swing casement window was placed in the S façade's center after the entry had been filled and finished on the interior (*Photo 6*). The exterior finish is currently wood clapboard siding (*Photos 7–10*). The roof has relatively shallow eaves on all façades with exposed rafters on the W and E sides (*Photos 11–12*). *Photo 11* also illustrates the decorative corbels that were placed on the N and S façades to mimic those on the house. The fascia board has been cut out around the corbels to accommodate them. An aluminum gutter has been affixed directly to the exposed rafters on the W façade. Like the corbels, newer wood trim around the window (*Photo 13*) and door on the W façade was added to imitate styling on the house. The windows, especially the casements (*Photos 6, 14*), in Unit 4 point to a later construction, perhaps more reflective of the 1930 build date identified in the Coconino County Parcel Viewer. Other than the filled shed/garage door entry on the S façade, there is little remaining of the Unit 4 structure to signify its original function as a shed. The exterior clapboard siding likely postdates 1950, and the trim and roof are even more recent. The current asphalt shingles are maybe 10 years old. Overall, Unit 4 reflects a late historic (post-1950) construction with perhaps a few earlier elements of recycled materials' use or incorporated 1930s-era building modifications.

Unit 5 (*though currently shown as #3 in the Parcel Viewer*) is a 450-square foot wood-frame structure measuring exteriorly 18'9" N-S × 24'2" × 7'5", with likely stone footers, a low-pitch offset gable roof and door entry on the W façade (*Photos 15–16*). It retains its function as a residence, serving as one now and being identified as a cabin on the 1916 Sanborn. It is officially identified with the address 314½ N Beaver on the 1968 RPRC. Its W porched entry has remained intact, but the footprint may have been expanded to the E based initially on comparing the current size and rectangular shape to that depicted on the 1916 Sanborn. The exterior finish of fiber-cement shingles may reflect the County Parcel Viewer build date of 1930 or later. The roof, with shallow eaves, exposed rafters on the E and W façades, and simple decorative corbels, is very similar to Unit 4 and likely does not represent the original. Changes to openings and massing on the structure are apparent on the S façade (*Photos 17–18*). An opening, possibly a recessed area, is delineated by wood siding rather than shingles, with a door and window in this wall segment. When looking at the same wall from the interior, the door is evident and what may represent an original window to the W/right of it (*Photo 19*). The structure may have originally been wood sided when looking at the transition area right of the described wood-sided segment. There is a little wood planking evident (offset from that serving as fill), then a trim piece, and fiber-cement shingles to the right of the trim. It is possible the eastern portion was added, currently containing the bedroom and bathroom. An add-on is not evident in the N façade, but sediment buildup along this side could be masking evidence (*Photos 20–21*). The N façade nearly abuts the N property line. The aluminum gutters nailed directly to the exposed rafters on the N and S facades are obviously in need of repair/replacement. Unit 5's front door may be the most characteristic feature of a 1930 or earlier build/modification date (*Photo 22*). The roofing and rafter lumber do not appear to date before 1930, let alone 1915 (*Photo 23*). Back to the heavily modified S façade, one more view shows an interior wall abutting the window left of the door (*Photo 24*), an obvious interior change after the window was installed.

The owner's plan for Unit 4 is to demolish it and rebuild on the same location a new rental property. The owner intends to leave Unit 5 as-is and functioning as a rental but to conduct maintenance and rehabilitation activities.

Ownership Summary

Based on data accumulated using online CCAO records; *Coconino Sun* newspaper articles retrieved by the property owner from NAU's Cline Library; and census, voter registration, birth, marriage, death, and genealogy records researched primarily on *Ancestry.com*, it remains unclear exactly who the original owner/builder was. The 314 N Beaver parcel has many different occupants over its 105-year history, because interestingly, it has been a rental property for much of this time and possibly from its genesis. The property was most likely owned and developed in **1915 by the Bayless family**, either William C or relatives of Charles R. At this time there is not a known direct link between the Bayless of Flagstaff and

better-known Bayless grocers (Bayless Market, A.J. Bayless Markets, and various subsidiaries) who came to Phoenix in 1917. Bayless family members married and/or moved away from Flagstaff, so by the **1920** US Federal Census, the 314 N Beaver house was rented by J F and Elizabeth Davis with Albert F Chisholm as a roomer. Again, in the **1930** Census the house is rented, this time to the Merkle family (Fred, Crete, Fred Jr., Rener); Fred was an assistant logging engineer with the Coconino National Forest. In **1940** the Wright family (William, a building contractor, Gladys, Curtis, stepson Bill Joe Wright) are renting the home, *but owner Jane Bayless is also identified at this address*. The cabin/Unit 5 also shows up in the 1940 census as 314½ N Beaver St, rented to William C (a newspaper printer) and Jeanne Ritchie. The earliest telephone book available online at the Arizona Memory Project is the **1929** Flagstaff City Directory (<https://azmemory.azlibrary.gov/digital/collection/flgdir/>), which identifies 316 N Beaver St as the address of Will (Wm C) and Jennie Bayless. This may be an error and should be 314 or refers to one of the buildings on the 314 N Beaver lot. The 1929 City Directory also identifies Fred Merkle, a teacher (Emma Gardner), and student (Ida Gardner) as occupants at 314 N Beaver. The other instance of Wm C and Jennie Bayless, along with their son Sheldon Wm, listing 314 N Beaver as their address is the **1934** Voter Registration List for Coconino County.

The house at 314 N Beaver is identified in an April 24, **1931** *Coconino Sun* article: "Mr. and Mrs. T. M. Knoles, Sr. will move next week into the house formerly occupied by the T. A. Stahl family at 314 N Beaver, Mr. and Mrs. Stahl having moved to their new residence." It's not until **1946** that we get an indication of new owners other than the Bayless family: "Mr. and Mrs. Glenn Kirchner purchased the Bayless property at 314 North Beaver last Friday from C. G. Dunnam. The property is located in back of the Catholic church, and has a two-story residence, with six rooms downstairs and a three-room apartment with bath upstairs as well as a three-room house on the back of the lot. As soon as they are able to, they plan to move into the large house where they will make their home" [*Coconino Sun*, March 29, 1946]. Glenn A and Viola M Kirchner own the property until **1970** (though telephone/city directories do not show them living at 314 N Beaver after 1954), after which it passes to J B Varnell. In **1976** the property moves to Gregg A and Rosemary G Hiller and in **1977** from the Hillers to Lucille Welch. The property continues to be rented, and ownership changes hands at least nine more times to present-day: John P Varming = 1978; Tio A Tachias = 1986; James D Babbitt/Jim Babbitt Ford = 1988; Marion L Hall, Corbett, Crozier, McLean = late 1988; Hall, Corbett, Crozier = 1992; Irons, Meier, Rouosh-Meier = 1995; Irons (Christopher and Judith S) = 1996; Judith Irons = 2015; Robert W Trathnigg = 2/2019.

Summary and Determination of Effects

Changes through time have most definitely been made to all the buildings at 314 N Beaver St, but the house recorded in 1985 during the City of Flagstaff North End Historic Residential District inventory (Woodward et al. 1985) is still represented in the current structure, with the modifications made since 1985 largely being period of significance-appropriate. The house retains significance and integrity as a contributing property (Inventory #5-24) to the North End Historic Residential District with respect to the National Register of Historic Places (NRHP, Little et al. 2000; NRHP 2002) and Flagstaff Zoning Code (FZC) Criterion A (10-30.30.050, page 30.30-13). Under NRHP Criterion A (and FZC Criterion B/Event), it illustrates the expansion of the residential district during Flagstaff's second major building boom. Under NRHP Criterion C (and FZC Criterion D), it also is a good architectural representative of the bungalow-style cottage. (One notation from the 1985 survey documentation in need of correction is the house being 1-story. The attic had been converted to a full living space by at least 1946 per the *Coconino Sun* newspaper article [see above], it is currently considered a separate rental unit within the house, and the second-story space is recognized in the house's overall square footage.)

In contrast, the two back-of-lot buildings at 314 N Beaver St, Units 4 and 5, are not identified as contributors to the National Register-contributing property. A garage is noted as an outbuilding on the 1985 form, but nothing else is said about it and the cabin/Unit 5 is not even mentioned.

Because the main house at 314 N Beaver St will be retained and is the building that makes the property a contributor to the National Register Historic District, the demolition of Unit 4 and rehabilitation of Unit 5 will not impact the historic property's inclusion in the NRHP-listed District. It is therefore the author's recommendation that no further study be required, and the current property owner be permitted to proceed as planned with demolition of Unit 4, the shed and rehabilitation of Unit 5, the cabin.

Sincerely,



Lynn A. Neal, RPA/M.A.
Historic Preservation Consultant

cc: **Robert (Rob) Trathnigg**, Property Owner, 314 N Beaver Street, Flagstaff, Arizona 86001,
rob@uranusgc.com

Attachments

Three map pages (Appendix A) and property photographs (Appendix B)

References

Little, Barbara, Erika Martin Seibert, Jan Townsend, John H. Sprinkle, Jr., and John Knoerl
2000 *Guidelines for Evaluating and Registering and Archaeological Properties*. National Register Bulletin 36. U.S. Department of the Interior, National Park Service, Washington, D.C.

National Register of Historic Places (NRHP, various staff)
2002 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. U.S. Department of the Interior, National Park Service, Washington, D.C.

Woodward, Jim, Pat Stein, and Deborah House
1985 *North End Historic Residential District National Register of Historic Places Inventory—Nomination Form* (Keeper of the National Register approved April 30, 1986, Reference #86000899). Associated with *Flagstaff Multiple Resource Area—Historic Resources of Flagstaff, Arizona NRHP Inventory—Nomination Form* (Keeper of the National Register approved April 30, 1986, Reference #64000036). Janus Associates, Inc., Phoenix. Prepared for Arizona State Parks Board, State Historic Preservation Office, Phoenix.

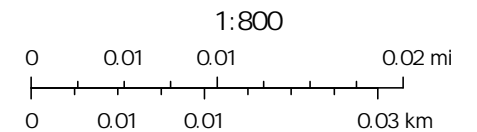
APPENDIX A
PROPERTY MAPS

314 N Beaver Street Outbuildings



2/19/2020, 11:57:20 AM

Figure 2. Aerial parcel map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Coconino County GIS
This is not a legal document. No warranty of accuracy is given or implied.

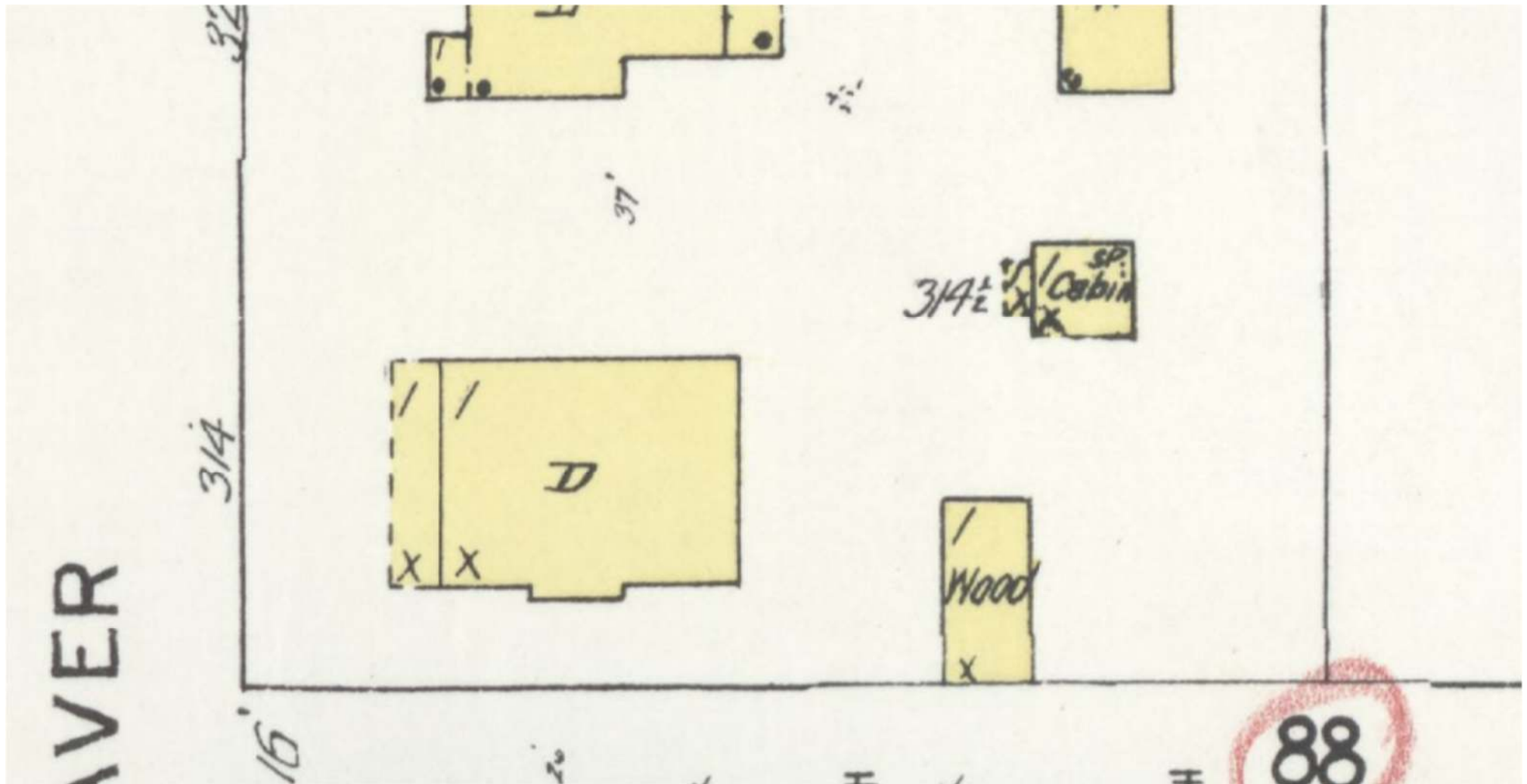


Figure 3. 1916 Sanborn Fire Insurance map focused on 314 N Beaver Street property.

- Yellow = frame building
- D = dwelling
- X = shingle roof
- 1 = 1-story designation
- Wood = wood shed
- = open porch outline
- SP = stove pipe

APPENDIX B

314 NORTH BEAVER STREET PROPERTY PHOTOGRAPHS



Photos 1–2. 314 N Beaver St main house view from Beaver St to ESE (top) and S façade view to E with Outbuilding Unit 4 behind house and Nativity of the Blessed Virgin Mary Chapel to right (bottom).



Photos 3–4. 314 N Beaver St house SE corner, Unit 4 (with blue door), Unit 5 (left of Unit 4) overview to NE (top) and Unit 4 S and W façades facing NE (bottom).



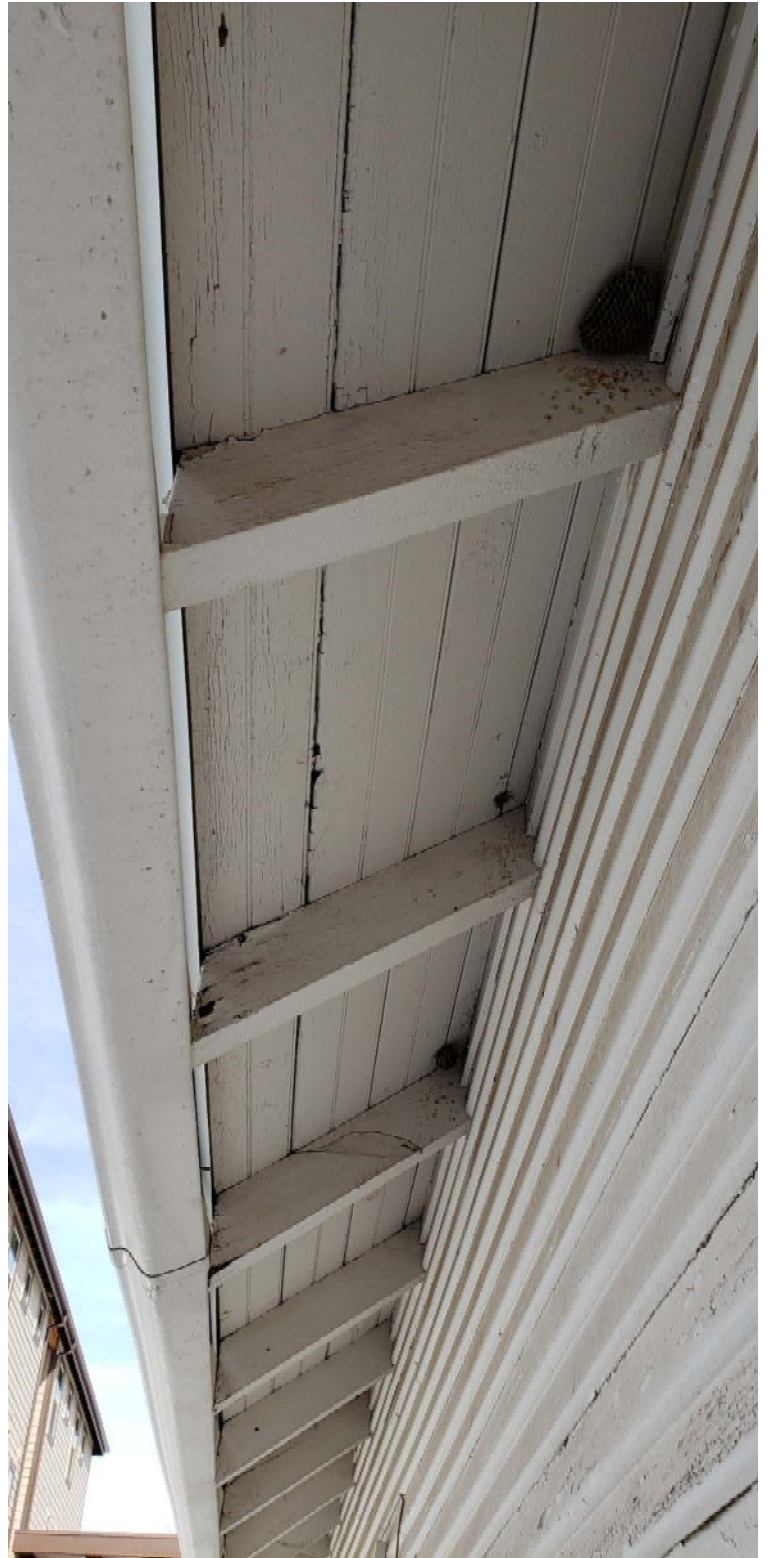
Photos 5–6. 314 N Beaver St Unit 4 S façade to NE (left) and S façade interior window detail (right).



Photos 7–8. 314 N Beaver St Unit 4 W façade to SE (top) and E façade/NE corner to SW (bottom).



Photos 9–10. 314 N Beaver St Unit 4 E and N façades to SW with Chapel in background (left) and NE corner facing SE (right).



Photos 11–12. 314 N Beaver St Unit 4 corbel at NE corner (left) and W façade soffit (right).



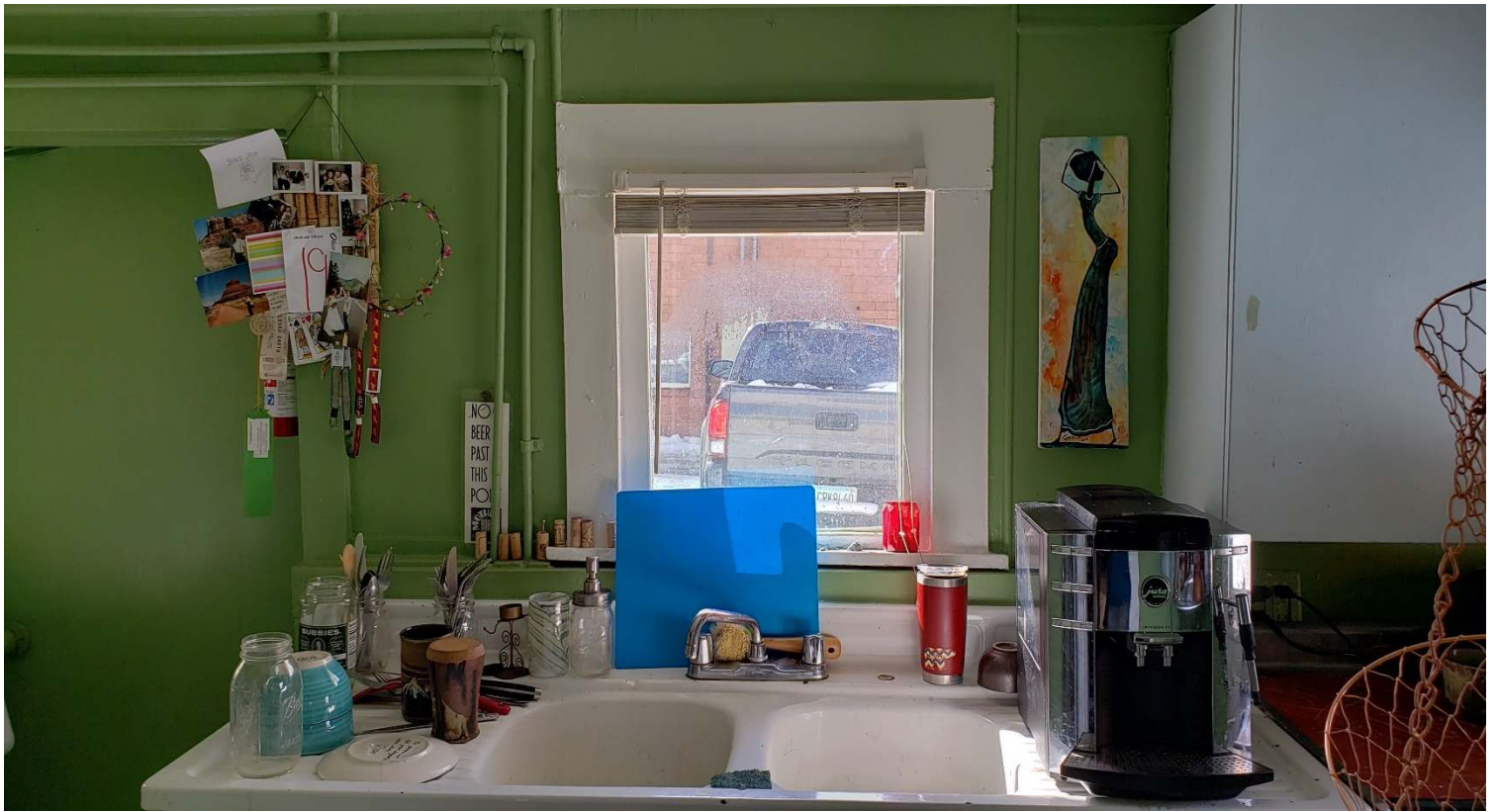
Photos 13–14. 314 N Beaver St Unit 4 W façade window detail (left) and N façade interior window (right).



Photos 15–16. 314 N Beaver St Unit 5 front/W façade (top) and rear/E façade facing NW (bottom).



Photos 17–18. 314 N Beaver St Unit 5 S façade facing N with new condominiums in background (top) and facing NNE from parking area (bottom).



Photos 19–20. 314 N Beaver St S façade interior westernmost window facing S toward parking area (top) and E and N façades to W at N property line (bottom).



Photos 21–22. 314 N Beaver St Unit 5 N façade to ESE (left) and front/W façade entry (right).



Photos 23–24. 314 N Beaver St S façade roof eave soffit from SW corner facing ESE (left) and interior door and window at façade's middle portion facing SE (right).