NOTICE AND AGENDA

A M E N D E D

HERITAGE PRESERVATION COMMISSION
WEDNESDAY
DECEMBER 16, 2020

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
5:00 P.M.

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

HARRIS ABERNATHY
EMILY DALE
DAVID HAYWARD
JILL HOUGH
CAITLIN KELLY
JERRY MCLAUGHLIN
CHARLES WEBBER

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approve the Minutes of the November 18, 2020 Heritage Preservation Commission Meeting.

5. PUBLIC HEARING

A. ~~Historic American Building Survey Outline Report (Phase 2 CRS) - The David Babbitt House~~

PROPERTY INFORMATION:

~~**Address:** 319 N Beaver Street~~
~~**Assessor's Parcel Number:** 101-13-008A~~
~~**Property Owner:** FSL Holdings, 1201 E Thomas Rd, Phoenix, AZ 85014~~
~~**Applicant:** Stephen L. Hastings Director of FSL RES, LLC~~
~~**City Staff:** Mark Reavis, AICP, NCARB~~

REQUESTED ACTION:

~~The applicant is requesting approval of a Phase 2 Cultural Resource Study to be accepted as same in a Historic American Building Survey format, for the residential property commonly known as the David Babbitt home, located at 319 N Beaver Street, Flagstaff Arizona.~~

RECOMMENDED ACTION:

~~Recommendation pending completion of staff report.~~

B. ~~**St Mary's Catholic School Phase 1 Cultural Resource Study**~~

PROPERTY INFORMATION:

~~**Address:** 320 N Humphreys St~~
~~**Assessor's Parcel Number:** 101-13-008A~~
~~**Property Owner:** FSL Holdings~~
~~**Applicant:** Stephen L. Hastings Director of FSL RES~~
~~**City Staff:** Mark Reavis, AICP, NCARB~~

REQUESTED ACTION:

~~The applicant is requesting approval of the Phase 1 Cultural Resource Study for a school property commonly known as the St. Mary's School, 320 N Humphreys Street, Flagstaff Arizona.~~

RECOMMENDED ACTION:

~~Recommendation pending completion of staff report~~

C. **Neon sign review for "The Mayor"**

PROPERTY INFORMATION:

Address: 101 S San Francisco St
Assessor's Parcel Number: 10308011A
Property Owner: JLA Mad LLC - Jim Mansene
Applicant: 'Total Signs & Graphics - Z-Hess
City Staff: Mark Reavis, HPO - AICP, NCARB

REQUESTED ACTION:

Teh applicant is requesting HPC approval of Neon within Flagstaff Central Sign District & Southside HRD.

RECOMMENDED ACTION:

The Heritage Preservation Officer (HPO) finds that the sign is historically compatible in this area and recommends the use and approval of neon.

6. GENERAL BUSINESS

A. Climate Emergency Declaration and Carbon Neutrality

A presentation by the Sustainability Division

Information Only.

7. REPORTS

A. Approvals

1. Miller Duplex - Demo & new construction

Permit Number(s): PZ-20-00203
Address: 18 S Pinegrove Rd
Type of Approval: HPO approval for demolition
Approval Date: 11/19/2020

2. LNN RV Storage

Permit Number(s): PZ-19-00208-01
Address: 2690 E Huntington Dr
Type of Approval: Update and HPO approval of IDS review
Approval Date: 11/19/2020

3. Crystal Magic Sign

Permit Number(s): CC-20-02692
Address: 1 N San Francisco
Type of Approval: HPO sign review within downtown CBD
Approval Date: 12/9/2020

4. Trathnigg Unit 4 - small accessory building, demolish for new construction

Permit Number(s): PZ-20-00190
Address: 314 N Beaver St
Type of Approval: Update - Demolition small accessory home
Approval Date: 11/19/2020

5. Heritage Square Temporary Gazebos

Address: Heritage Square
Type of Approval: Certificate of No Effect
Approval Date: 12/10/2020

B. Consultations/Updates

1. Plaza Way Condos

Permit Number(s): PA-20-00164-01
Address: 1580 S Plaza Way
Type of Review: New concept plan review

2. **Lofts on Continental**

Permit Number(s): PZ-20-00183
Address: 5531 E Cortland
Type of Review: IDS Update review

3. **Proposed Oak Street North Apartments - Demolition of Historic Mortuary**

Permit Number(s): lPZ-20-00191
Address: 302 W Oak Street
IDS review of proposed apartment complex - on hold

4. **Lumpkin Basement ADU**

Permit Number(s): BP-20-01922
Address: 918 W Summit
Type of Review: Permit review for Basement ADU conversion

5. **Whispering Winds Sign**

Permit Number(s): PZ-20-00141-02
Address: 922 E Route 66
Type of Review: Update on zoning map amendment

6. **Lofts on the Mesa**

Permit Number(s): PZ-20-00168
Address: 1571 N Pine Cliff
Type of Review: IDS Review

7. **ARC-Flagstaff Rehab Campus**

Permit Number(s): PZ-20-00164
Address: 7000 N Highway 89
Type of Approval: Update: HPO IDS Concept plan review

8. **Cell Tower - on Museum of Norther Arizona property.**

Permit Number(s): PZ-20-0039
Address: 3100 N Frt Valley Rd
Type of Review: Update - HPO IDS review - project submitted for Section 106 compliance not finilized.

8. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2020.

_____
Sara Dechter, Comprehensive Planning Manager

4.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Sara Dechter, AICP, Comprehensive Planning Manager
Date:	12/10/2020
Meeting Date:	12/16/2020

TITLE:

APPROVAL OF MINUTES

STAFF RECOMMENDED ACTION:

Approve the Minutes of the November 18, 2020 Heritage Preservation Commission Meeting.

Policy Impact:

None

Attachments: November 18, 2020 HPC Draft Minutes

Return

NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION
WEDNESDAY
NOVEMBER 18, 2020

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
5:00 P.M.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop 928-213-2611 (or 774-5281 TDD).
Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

PUBLIC COMMENT PROTOCOL

To attend and speak on a public hearing item, email sdechter@flagstaffaz.gov and request the link to join the Microsoft Teams Meeting.The public can submit comments that may be read at the dais by a staff member to the Commission liaison, sdechter@flagstaffaz.gov.

The meetings will continue to be live streamed on the city's website (https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings)

1. **Call to Order**

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this regular meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

4:59pm

2. **Roll Call**

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID HAYWARD,Chair
JERRY MCLAUGHLIN, Vice Chair
HARRIS ABERNATHY
EMILY DALE
JILL HOUGH
CAITLIN KELLY
CHARLES WEBBER

Emily Dale arrived at 5:01pm after Agenda Item 4
Jerry McLaughlin joined at 5:04pm before the presentation began on Item 5

3. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

None

4. **APPROVAL OF MINUTES**

Approve the Minutes of the Heritage Preservation Commission meeting of October 21, 2020

Moved by Charlie Webber, **seconded by** Harris Abernathy Approve as presented

Vote: 5 - 0

5. **PUBLIC HEARING**

A. SCA Paper, Cultural Resource Phase-1 Report (PZ-20-00071-03)

Address: 1600 E Butler
Assessor's Parcel Number: 104-07-001-c
Property Owner: 1600 E BUTLER AVE LLC
Owner Address: 15 RESERVOIR RD,WHITE PLAINS NY 10603
Applicant: Corner Stone Environmental for Phase-1 Cultural Resource Report
City Staff: Mark Reavis HPO

The applicant, the retained heritage consultant, is presenting their Phase-1 Cultural Resource Report for review by the HPC
The HPO recommends that the Heritage Preservation Commission (HPC) receive the report for initial review and consideration. Listen to the consultants presentation and ask all relevant questions. It is recommended by the HPO that no determination of acceptance of the report and its conclusions be made at the November meeting; and that the HPC allow full consideration of all information over the next month. Consideration of the report and any additional information will be discussed at the December meeting. Please review the HPO's staff report for addional information.
See Staff Report
None
Presentation and Discussion
Josh Edwards, Cornerstone Environmental Consulting, presented on behalf of the property owner
Due to a technical issues, Commissioner Abernathy lost access to the meeting for approximately 5-10 minutes during the presentation.
Commissioner Weber and Commissioner Hough asked questions pertaining to the application of local criteria and the findings on integrity for design, setting, materials and workmanship.
Commissioner Hayward and McLaughlin discussed the importance of the period of significance in the consideration.
Mark Reavis reviewed questions from the staff report and withdrew the question on phasing.
Commissioner Hayward and Hough discussed the benefits and costs of continuing this and creating more time for updating the report and working on mitigations.
Mr. Edwards expressed willingness to work on Webber's and Hough's comments and to consider the portion of the SOI guidelines discussing creative mitigation opportunities.

Moved by David Hayward, **seconded by** Jerry McLaughlin Accept the Phase 1 Cultural Resource Study as-is with the condition that a published version of the study is created and disseminated for the public in conjunction with the HPO.

Vote: 6 - 1

NAY: Jill Hough

Commissioner Hough believed that the commission should take further action to see the complex nominated for the National Register of Historic Places.
Ms. Dechter reminded the commission that they may not have the authority to carry that out.

6. GENERAL BUSINESS

A. Priority Based Budgeting Peer Review by Boards and Commission
Provide feedback to the City Manager's Office on the Priority Based budgeting material presented.
Jack Fitchett, Management Analyst, presented
Chairperson Hayward said he would volunteer fromthe Commission

B. Education: What are Preservation Standards
Please review the attached document for more detail explanation of Preservation Standards.
Mark Reavis presented and commissioner asked questiosn about the application of the guidelines in the City of Flagstaff's program.

C. Historic Facades and Signs Grant Completion
Address: 215 S Park St.
Sara Dechter presented before and after photos of a completed grant application.

7. REPORTS

A. APPROVALS

1. 310 E Dale Ave. - Porch reconstruction
Permit Number(s): BP-20-02241
Address: 310 E Dale Ave.
Type of Approval: Porch reconstruction
Approval Date: 10/27/2020

2. Old Courthouse Demolition- Courthouse & prosecutors office.

Permit Number(s): BP-20-02281 & BP-20-02282
Address: 15 N Beaver & 107 W Aspen
Type of Approval: Demolition
Approval Date: 10/27/2020

3. K&E Realty window replacement
Permit Number(s): BP-20-02358
Address: 104 W Forest Ave
Type of Approval: Permit for window replacement - approved with conditions
Approval Date: Oct 20, 2020

4. Mill Town - ADOT Demolitions
Permit Number(s): PZ-16-00239-08
Address: 1801 S Milton
Type of Approval: Concept Plat Review
Approval Date: Oct 22, 2020
Project had a Phase 2 reviewed and approved in the past for the Fresquez house which has now been demolished. a local historian has additional research on the architecture and would like to present at a future meeting.

B. CONSULTATIONS

1. Lofts at Continental
Permit Number(s): PZ-20-00183
Address: 5531 E Cortland
Type of Approval: Concept plan review
Approval Date: Oct 22, 2020

2. Trathnigg unit #4 demolition
Permit Number(s): PZ-20-00190
Address: 314 N Beaver
Type of Approval: Demolition review of back #4 unit
Approval Date: 10/27/2020

3. LNN RV Storage
Permit Number(s): PZ-19-00208-01
Address: 2690 E Huntington Dr.
Type of Approval: Site Plan Review
Approval Date: Oct 22, 2020

4. Newman Center - Catholic Facility
Proposed demolition and development of new facility
Permit Number(s): PZ-19-00207-01
Address: 520 Riordan Ranch St.
Type of Approval: Concept Plan Review
Approval Date: Oct 22,2020

5. FSL San Francisco Square Senior Housing.
Permit Number(s): PA-19-00031-01
Address: 320 N Humphreys
Type of Approval: IDS review - concept plan
Approval Date: Oct 22, 2020
This item will be on a future agenda as a Phase 1 and Phase 2 for the existing structures on the site.

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

A. Duffie Westheimer, Executive Director, Townsite Community Land Trust:
Thank you note and invitation - Garage at 720 W Birch.
Please read the attached thank you note and invitation. If Commission members would like to accept Ms. Westheimer's invitation, they may do so in groups of less than three members, or by coordinating the date with the Commission liaison so that a quorum may be advertised.
The commission was asked to ntoify the liaison and chairperson if they would like to take Ms. Westheimer up on her offer of a tour. A quorum could be advertised for this activity.

B. Other Miscellaneous

- Are we able to move the meetings start back to 4pm next month? Yes. Commissioner Dale does not anticipate any work conflicts int he spring. So the December 16 meeting will go back to 4pm

for the foreseeable future.
- Do we expect a quorum for the December 16 meeting? Yes.
- Commissioner McLaughlin would like to meet with the HPO to share information and experience in the railroad history of Flagstaff.
- Congratulations to Commissioner Weber on his new job on the Kaibab National Forest.
- Would the Commission like the education topic for next month to be 10-30.30 section of the Zoning Code? Yes.

9. ADJOURNMENT

Adjourned at 6:58pm by unanimous consent

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 11/12/20, at 3:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 12 day of November, 2020.

_____
Tammy Bishop, Administrative Specialist

GO TO PREVIOUS PAGE GO TO THE TOP OF THE PAGE

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Heritage Preservation Commission **5. A.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

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TITLE:

~~**Historic American Building Survey Outline Report (Phase 2 CRS) - The David Babbitt House**~~

PROPERTY INFORMATION:

~~**Address:** 319 N Beaver Street~~
~~**Assessor's Parcel Number:** 101-13-008A~~
~~**Property Owner:** FSL Holdings, 1201 E Thomas Rd, Phoenix, AZ 85014~~
~~**Applicant:** Stephen L. Hastings Director of FSL RES, LLC~~
~~**City Staff:** Mark Reavis, AICP, NCARB~~

REQUESTED ACTION:

~~The applicant is requesting approval of a Phase 2 Cultural Resource Study to be accepted as same in a Historic American Building Survey format, for the residential property commonly known as the David Babbitt home, located at 319 N Beaver Street, Flagstaff Arizona.~~

RECOMMENDED ACTION:

~~Recommendation pending completion of staff report.~~

Alternative Actions:

Has There Been Previous Commission Decision on This:

No previous Commission Decisions on the Babbitt Home with the exception of inclusion in the North End Historic Residential District, National Register of Historic Places.

Attachments

HPC Ap Babbitt
319 HABS
Appendix B Old Photos
Appendix C Exterior Photos

Appendix D Interior Photos 5
Appendix D Interior Photos 1
Appendix D Interior Photos 2
Appendix D Interior Photos 3
Appendix D Interior Photos 4
Appendix D Interior Photos 5
Appendix D Interior Photos 6
Appendix E Setting Photos

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City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2969
F: (928) 779-7684

HPC

Application to Heritage Preservation Commission

Date Received		File Number

Property Owner(s)	Title	Phone	Email
FSL Holdings	Owner	602.285.1800	shastings@fsl.org
Mailing Address			**City, State, Zip**
1201 E. Thomas Rd.			Phoenix, AZ 85014
Applicant	**Title**	**Phone**	**Email**
Stephen L. Hastings	Director of FSL RES	602.285.1800	shastings@fsl.org
Mailing Address			**City, State, Zip**
1201 E. Thomas Rd.			Phoenix, AZ 85014

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner

Site Address	City, State, Zip
319 N. Beaver St	Flagstaff, AZ 86001

Project Name
San Francisco Square

Parcel Number(s)	Zoning District(s), including Overlays
101-13-008A	T5

Type of HPC Application Requested:

- ☐ Historic Overlay District Designation (If new, Name: _____)
- ☐ Landmark Overlay District Designation
- ☐ Certificate of Appropriateness
- ☐ Certificate of No Effect
- ☐ Certificate of Economic Hardship
- ☒ Cultural Resource Study Review - Please check all that apply: ☐ Letter Report ☐ Phase I ☒ Phase II
- ☐ Historic Facades and Signs Grant

Property Information:

- ☒ Yes ☐ No Listed on the National Register of Historic Places? (Name: North End Historic Residential District)
- ☒ Yes ☐ No Listed on the Arizona Register of Historic Places? (Name: North End Historic Residential District)
- ☒ Yes ☐ No Located in an existing City of Flagstaff Historic District? (Name: _____)
- ☒ Yes ☐ No Has the structure every been inventoried or evaluated for the National Register?
- ☒ Yes ☐ No Is the structure over 50 years old at the time of application?
- ☐ Yes ☒ No Was all or a portion of the structure built before World War II as housing?

Is the subject property: ☒ Developed ☐ Vacant Land?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature:	Date:	Applicant Signature:	Date:
DocuSigned by: Steve Hastings B22F0BA127F947A...	11/24/2020		

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **Date:** _____

DocuSign Envelope ID: 1FD2F419-7E8A-4200-B601-78D7DA378C51

Project Description (Insert additional pages if necessary)

The project known as San Francisco Square sits on approximately 2.064 acres of land in downtown Flagstaff, Arizona. The site is currently improved with an existing 25,000 square foot elementary school as well as a 1,500 square foot 3-story residential home. The site is not currently in use, but was formerly occupied by the San Francisco de Asis Catholic School and Catholic Renewal Center. The school closed in December 2016. The school structure will be demolished and developed separately as senior and workforce housing in two phases over two years. Phase I, the senior project will consist of a 70-unit apartment with structured or podium parking and will be well positioned near a number of amenities and services appropriate for seniors. San Francisco Square will serve seniors age 62 years and older at 40%, 50% and 60% of Area Median Income. The project will include 60 one-bedroom and 10 2-bedroom apartments. The one-bedroom units are approximately 700 square feet and the two-bedroom units are 900 square feet. Green features include low water plumbing fixtures, Energy Star appliances, lighting, fixtures, and mechanical equipment, low emissions wood solids and finishing materials and recycled materials in roofing and insulation. The multi-story building will include a lobby, administrative offices and community room with kitchen. It will focus on sustainability and will incorporate high R-value wall and roof systems that will save energy while providing a comfortable environment for the occupants Appliances, light fixtures and windows will be Energy Star® rated. Water efficiency will be accomplished with the use of low flow fixtures. Phase II Workspace Housing to be developed in 2021.

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.
2. Eight copies of drawings 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.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
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.

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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:

_____

Describe 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):

_____

_____

DocuSign Envelope ID: 1FD2F419-7E8A-4200-B601-78D7DA378C51

Preservation Budget Summary:

Complete this section only for consideration of Historic Facades and Sign Grants (Attach additional pages as necessary).

Construction Budget: _____

Preservation Work Budget Detail:

Item of Preservation Work:	Total Cost:	Grant Request:	Matching Funds:
Totals:			

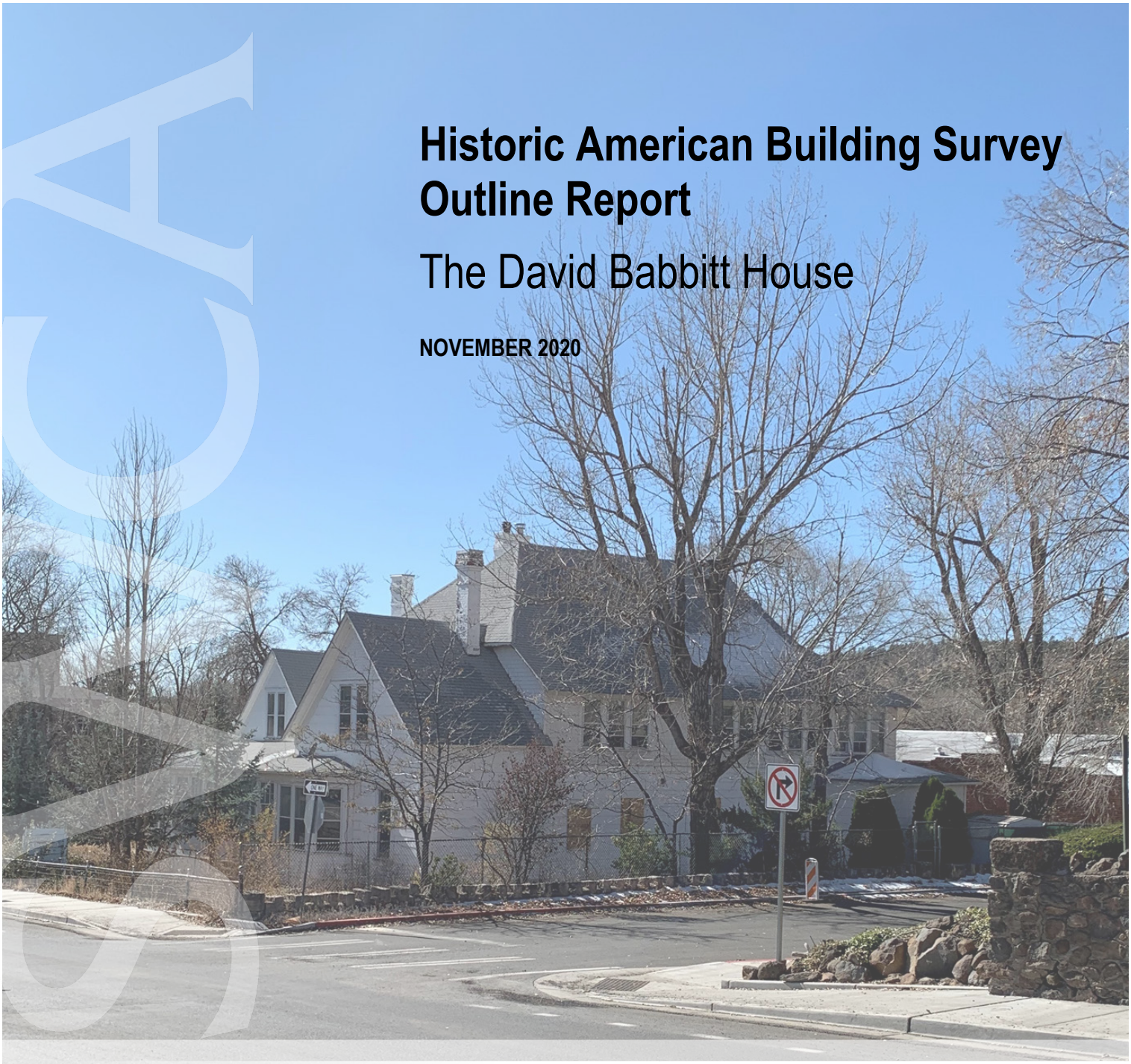
Notes:

1. Grant request cannot exceed 50% of Project Costs.
2. Grant request cannot exceed $10,000.
3. Grant recipient or property owner labor cannot be used as matching funds.

Historic American Building Survey Outline Report

The David Babbitt House

NOVEMBER 2020



PREPARED FOR

FSL Real Estate Services, LLC

PREPARED BY

SWCA Environmental Consultants

HISTORIC AMERICAN BUILDING SURVEY

DAVID BABBITT HOUSE

(319 North Beaver Street)

SWCA Project No. 63375

LOCATION: 319 North Beaver Street, on the southwest corner of West Dale Avenue and North Beaver Street, Flagstaff, Coconino County, Arizona

PRESENT OWNER: FSL Holding Properties, LLC

PRESENT USE: Unoccupied

SIGNIFICANCE: The David Babbitt House is representative of an early twentieth century residence, home to one of Flagstaff's most prominent and savvy entrepreneurs. It was initially constructed as a local adaptation of the Queen Anne tradition in 1886. Subsequent renovations by 1901 stayed true to this style, but later alterations incorporated Craftsman-influenced elements between 1910 and 1916. It is significant as a contributing component of the North End Historic Residential District (listed in the National Register of Historic Places in 1986) under Criterion A for its association with the early settlement and development of Flagstaff, as well as its leading industries. It is also significant under Criterion B for its association with David Babbitt as a locally important person. Lastly, the property is also significant under Criterion C as a representation of the transition between architectural trends (the Queen Anne style of the late nineteenth century and the Craftsman style of the early twentieth century).

Part I. Historical Information

A. Physical History

1. DATE OF CONSTRUCTION

A precise date of construction for the David Babbitt house at 319 North Beaver Street is not clear, but records indicate the house dates to ca. 1886. His death certificate records that he had lived 44 years at 319 North Beaver Street by the time of his death on November 8, 1929, which would suggest a date of 1885. However, he had not yet arrived at Flagstaff by this time. While the Flagstaff Multiple Resource Area building inventory (conducted in 1985) posited a range between 1890 and 1892, the residence was likely constructed in the mid-1880s as David Babbitt arrived in Flagstaff in the spring of 1886. He is noted to have completed an addition to his house in May of 1888, as reported in the *Arizona Champion*, and while the location is not noted, research indicates David Babbitt had only one place of residence in Flagstaff. The vernacular adaptation of the Queen Anne style of the original home is associated with the town's earliest period of development (1880–1895). The earliest depiction of the building with a known date identified for this study is the December 1892 Sanborn and Perrin Map Company (Sanborn) fire insurance map.

2. BUILDER

Based on published literature, the residence was likely constructed by David Babbitt in mid-to-late 1886, perhaps in anticipation of his marriage to Emma Verkamp in the fall of that same year, or very soon thereafter as the young couple relocated to Flagstaff once married. It is also possible that he purchased an existing house at 319 North Beaver Street sometime in the summer or early fall of 1886, that he later added to over the course of his life (as discussed below).

3. ORIGINAL AND SUBSEQUENT OWNERS

A formal title search was not conducted as part of this study; however, archival records suggest the property has had few owners over the years. The property occupies portions of lots 19–22 in Block 45 on the Plat of the Townsite of Flagstaff, originally recorded 24 January 1890. Specifically, the property is located in the NE¼ of the SE¼ of Section 16 and the NW¼ of the NW¼ of Section 15, Township 21 North, Range 7 East, Gila and Salt River Baseline and Meridian, and may be found on the U.S. Geological Survey Flagstaff West, Arizona, 7.5-minute quadrangle.

Because of the nuances of land ownership, interest, and title, the time at which David Babbitt legally acquired the property at 319 North Beaver Street remains unknown; however, the overall history of ownership is largely understood. The list of owners presented in Table 1 below was pieced together from available sources, including Coconino County records, historical plat maps, original land patents, and surveys, including the following:

- E.W. French, serial patent for the S½ of Section 16, issued 25 July 1890
- Santa Fe Pacific Railroad Company for the S½ of Section 15 (under the 27 July 1866 charter grant to the Atlantic & Pacific Railway), serial patent officially issued 24 July 1902
- David W. Babbitt (lots 13–24 of Block 45), 1909 plat map of the Flagstaff Townsite
- Gertrude C. Babbitt (lots 13–24 of Block 45), 1939 Coconino County Assessors plat map of the Flagstaff Townsite
- Roman Catholic Church of the Diocese of Phoenix, deed (book 22, page 425), 18 November 1950
- FSL Holding Properties, LLC, affidavit of property value for Assessor's Parcel Number 101-13-008A, date of sale June 2018

Table 1. Summary of Ownership for 319 North Beaver Street

Year(s)	Owner/Interest
1886?–1929	David W. Babbitt
1930–1949	Gertrude C. Babbitt
1950–2018	Roman Catholic Church of the Diocese of Phoenix
2018 to present	FSL Holding Properties, LLC

4. ORIGINAL AND SUBSEQUENT OCCUPANTS

The history of occupancy of the David Babbitt House at 319 North Beaver Street is relatively straightforward due to the relatively few property owners over the course of its history. Fortunately, the residence has had the same address since at least the first decade of the twentieth century, when street addresses became more widely used in reference to specific properties. In the late 1880s and early 1900s, newspaper advertisements and articles often referred to relative locations, such as "the corner of San Francisco and Aspen" in reference to David Babbitt's materials yard (or the later Babbitt Building, which would be such a landmark in town, it seems to have never been referred to by its street address, even in the local city and telephone directories).

It is well understood that David Babbitt lived at the residence from the late 1880s until his death in November 1929. Interestingly, David Babbitt (or Dave Babbitt as he was also known) appears at 319 North Beaver Street in the local telephone directories until 1937, eight years after his death. It is known that his daughter, Gertrude Babbitt, grew to take care of her father's house after her mother's death at the turn of the century, so it is likely that she continued to live in the house after his passing. Beginning with the 1929 Flagstaff Telephone Directory, known occupants of the David Babbitt House at 319 North Beaver Street (with directory year) were as follows:

- David Babbitt (residence, 1929–1937)
- Gertrude Babbitt (residence, 1940–1949)
- No listing (1950–1957)
- Sisters of Loretto, Sister George Mary, Mother Superior (residence, 1958)
- No listing (1960)
- Nativity Convent (1961)
- Nativity School (1962–1976)
- Sister (Mary) Luke (residence, 1977–1980)
- Dan Lohmeier, student Northern Arizona University (residence, 1981–1982)
- No listing (1983–1988)
- Benedictine Monastic Center (1989)

The local Flagstaff telephone and city directories available online end at 1989, but the Phase I Environmental Site Assessment (ESA) prepared by Terracon Consultants, Inc., in 2018 further documents the following:

- Residential listing (1990–1995)
- Catholic Community Renewal Center (2000–2015)

Available U.S. Census data from 1900, 1910, 1920, 1930, and 1940[1] provide a bit more detailed snapshot of the occupants of the David Babbitt House across the decades. Based on

[1] A fire in the Commerce Department building in Washington, D.C., in January 1921 resulted in the destruction of most of the 1890 census. Some portions of these U.S. Census records did survive, but unfortunately, do not include any general population schedules from Arizona.

digitized U.S. Census Enumeration District (ED) records,[2] additional individuals residing at 319 North Beaver Street included the following:

- 1900 — Twelfth U.S. Census (ED No. 14, recorded 15 June 1900)
  - David Babbitt (head, age 42)
  - Raymond Babbitt (son, age 12)
  - Edwin Babbitt (son, age 11)
  - Joseph Babbitt (son, age 9)
  - David Babbitt (son, age 6)
  - Elaine Babbitt (daughter, age 4)
  - Gertrude Babbitt (daughter, age 2)
  - John G. Verkamp (brother-in-law, age 23)
  - Anne Jokaw (housekeeper, age 32)
  - Bridget Cahil (servant, age 25)
  - Eugene A. Sliker (lodger, age 30)
- 1910 — Thirteenth U.S. Census (ED No. 24, recorded 26 April 1910)
  - David Babbitt (head, age 52)
  - Raymond Babbitt (son, age 22)
  - Edwin Babbitt (son, age 20)
  - Joseph Babbitt (son, age 17)
  - David Babbitt (son, age 15)
  - Elaine Babbitt (daughter, age 13)
  - Gertrude Babbitt (daughter, age 11)
  - Maggie Rickle (servant, age 38)
- 1920 — Fourteenth U.S. Census (ED No. 15, recorded 7 January 1920)
  - David Babbitt (head, age 61)
  - David Babbitt (son, age 26)
  - Elaine Babbitt (daughter, age 24)
  - Gertrude Babbitt (daughter, age 22)
  - George Verkamp (nephew, age 26)
  - Maggie Rickle (housekeeper, age 51)
- 1930 — Fifteenth U.S. Census (ED No. 27, recorded 7 April 1930)
  - Gertrude Babbitt (head, age 32)
  - Charles Babbitt (uncle, age 64)[3]
  - James Babbitt (cousin, age 27)
  - John Babbitt (cousin, age 21)

[2] It is important to note that U.S. Census records were not always accurate in terms of the spelling of first names, surnames, nor correct with other information, such as the ages of occupants, years of birth, or places of origin. The surnames listed here have been corrected where known to be misspelled in the U.S. Census indices, but all other information is taken directly from the respective population census schedule.

[3] It is interesting to note that Charles Babbitt is listed as living at 319 North Beaver Street during the 1930 U.S. Census. Charles built a lavish, high-style landmark residence a half block away from his brother David on the southeast corner of North Beaver Street and West Cherry Avenue.

  - Edna Babbitt (sister-in-law, age 35)
  - Edwin Babbitt (brother, age 39)
  - Margaret Rickle (housekeeper, age 62)
- 1940 — Sixteenth U.S. Census (ED No. 3-24, recorded 4 April 1940)
  - Gertrude Babbitt (head, age 42)

5. CONTRACTOR AND SUPPLIERS

Original contractor and suppliers are not known; however, as David Babbitt owned and operated a materials supply lot at the northwest corner of what is today North San Francisco Street and East Aspen Avenue (where the Babbitt Building now stands), he would have had a direct supply of materials through his business as well as his personal connections in town.

6. ORIGINAL PLANS AND CONSTRUCTION

Based on available literature and field observations, the property was first constructed as a Queen Anne-styled residence, with a hipped roof with lower cross gables. While no photographs of the residence as it was originally built were identified during research, the December 1892 Sanborn map depicts a modest, wood-frame home with 1½ stories (the gables) and wood shingles and non-combustible roof material laid out with an L-shaped footprint.[4] The cant bay window of the master bedroom is clearly seen, as are two small, covered porches, one on the north side facing Dale Avenue and one on the east side facing Beaver Street. Field observations reveal that the home was built atop a stone foundation of skillfully cut blocks of Moenkopi sandstone (also known as "Arizona Red" sandstone), with a cellar or basement under the west side of the house. This configuration of the home persists into the mid-1890s as evidenced by the July 1895 Sanborn map, which also shows a well at the west end of the house. Also on the property on the 1892 and 1895 Sanborn maps are what appear to be wood stables and a wood shed.

As most of the residential development of late nineteenth century Flagstaff demonstrates, the home was likely not as ostentatious as those built in the true Queen Anne style of the Victorian era. The earliest photographs of the residence do not depict the classic detailing that defines the Queen Anne, rather, the David Babbitt House represented a local, vernacular adaptation of the national trend. The original extent of the mid-1880s house has a steep pitched roof with smaller cross gables common in the 1880s. It appears to have been relatively inornate in design in comparison to the Queen Anne trend in other communities, with shallow open eaves and enclosed rafters; simple drop wood siding; one-over-one (1/1) wood-frame windows with decorative-yet-unembellished wood window casings; at least one small, single-story partial-width porch; and tall, patterned brick chimneys placed on the slopes of the rooflines. Absent is the distinctive opulence that often accompanies the Queen Anne in its purest form, including the telltale tower and the high-degree of wall texture variations expressed through variations in the patterning of wood shingles, brick, or the introduction of other exterior materials. The fenestration is asymmetrical, which is more in line with the Queen Anne hallmark of avoiding stretches of flat wall surfaces accomplished by "irregularities" in configuration. As constructed, the David Babbitt House likely stayed true to this, as suggested by what remains of the original house along North Beaver Street, with the incorporation of the cant bay window (introducing a projection into the ground plan

[4] Due to copyright restrictions, maps from the Sanborn Library are not able to be reproduced in this report. Digital images of these maps are available through the Library of Congress, the links to which are provided at the end of this report for viewing.

horizontally) and the varying sizes of the lower cross gables and jumble of rooflines that carry the visual discontinuity vertically.

Regarding the interior of the residence, the original details and design are difficult to discern based on the number of subsequent modifications, additions, and alternations. It is likely that the wood flooring is original, as are the windows and decorative window surrounds, fireplaces in the sitting room and master bedroom, and the delicate detailing around the upper portions of the walls near the ceilings in these rooms.

7. FLOOR PLAN MODIFICATIONS, ADDITIONS, AND ALTERATIONS

No images or depictions of the original residence as built in the mid-1880s were identified during research, so the true extent of the home as originally built remains unknown. It could be assumed that the initial layout seen on the December 1892 Sanborn map (which remains unchanged into 1895) most closely reflects (out of all the available maps) how it was first designed and built.[5] As stated above, the *Arizona Champion* mentions that David Babbitt is wrapping up an addition to his residence in May 1888, and the footprint on the 1892 and 1895 Sanborn maps likely captures this, perhaps in the small extension on the westside of the partial-width porch along West Dale Avenue (closest to the well in the July 1895 Sanborn map).

While the original home's floor plan may remain unknown, one thing that is clear is the number of modifications, additions, and alterations (some substantial) that have occurred, mostly between 1895 and 1916. The October 1901 Sanborn map shows the once L-shaped home has nearly doubled relative to its footprint, with a new wrap-around porch on the southeast corner, expansion of the north side rooms (and a decrease in length of the partial-width porch along West Dale Avenue), and an extensive expansion of the western half of the residence. It is at this point that the house had what was likely at the time an elegant formal dining room west of the main block of the original house, designed with a large cant bay window facing south. A new partial-width porch off the southwest corner was added as well. Hallways within would have needed to be reconfigured to accommodate the large new addition to the home. The stables, now with a hen house, and woodshed have remained on the property.

Fortunately, there are several clear, high-quality images of the David Babbitt House at is stood prominently on the corner of the North End neighborhood at the turn of the century. Dated to 1906, these series of photographs remarkably show all four main elevations of the residence (refer to Appendix B of this report).[6] Beginning with the east elevation—the front façade of the home facing North Beaver Street—the hipped roof and lower cross gables are clearly seen, with paired single-hung, 1/1 wood-frame windows in each. The gables are plainly decorated (no half-timbering or spindlework here) with patterned wood shingles in the uppermost portions above the windows which contrast the horizontal simple drop wood siding that wraps the residence on all sides. There is a small, hipped roof dormer with a triple-pane ribbon window high on the slope of the main hipped roof, with two prominent chimneys

[5] The October 1890 Sanborn map does not extend north of West Cherry Avenue, so the residence is not shown.

[6] Two undated photographs scanned from Dean Smith's 1989 publication on the Babbitt brothers (see Secondary and Published Sources section below) are also provided in Appendix B, one showing Emma Babbitt sitting on the porch in front of the entryway door with three of her children, the other showing the Queen Anne wrap-around porch. While the date of these photographs is unknown, the one of Emma likely was taken soon before her passing (November 11, 1899), because Elaine, her eldest daughter (born in 1895) is next to her with Gertrude (born February 1898) in her lap. The image of the wrap-around porch was likely taken soon after its construction as the empty chicken wire, which supported the climbing plants seen in the 1906 photographs, is clearly visible.

(each on the high sloped roof of the gables) with patterned brick. High atop the hip are two delicate finials and roof cresting to accent the house's highest point as seen from the main throughfare. Most notable is the wrap-around porch with its rounded, rotunda-like corner, with a cylindrical element on top of the porch roof that may have been influenced by the turret-topped wrap-around porches of the high-styled Queen Anne residences of the time. The porch roof is supported by squared wood columns with decorative capitals and brackets complementing a simple balustrade.

The north elevation along West Dale Avenue, in the corresponding 1906 photograph, is unrecognizable to what it is today. This side has a small gabled roof dormer with a single-pane window, above a line of three, narrow windows. There is a small window opening to the left which may indicate an interior bathroom, but this is unclear. The roof shape on this side of the residence comes to a point above the gable, with a multi-pitched roofline sweeping down over the addition seen on the October 1901 Sanborn map. Here, a small, covered porch provides access to the yard along West Dale Avenue, which is also bordered by a low rubble-and-mortar wall topped with Coconino sandstone blocks that still remains to this day along the street.

The west elevation (which today faces the former San Francisco de Asís Catholic School) has also changed tremendously since the early twentieth century. The existing photograph of this side of the David Babbitt House reveals more clearly the roof cresting and additional finials along the ridgelines. A small gabled roof dormer (similar to the one on the north side, but smaller) is seen near a series of three tall, patterned brick chimneys (of which two no longer exist today). The sweeping roofline is more visible from this angle, as is the well to the left of the open deck that extends from the addition. The tall gable with paired windows on the second floor represents a substantial modification to the floor plan after 1895, as is the covered porch in the southwest corner of the residence that may be the entrance to the kitchen at the time (thus the lower right window in this photograph could be that of the kitchen).

On the south side of the David Babbitt Home ca. 1906, the small, partial-width porch with simple wood supports is seen below an additional hipped roof gable which denotes a large bathroom that still exists on the second floor. Most prominent in this image is the newly constructed formal dining room with canted walls and five large cottage (also called special front) windows with larger, lower panes and decorative transoms that all still survive today. The large gable above has a pent roof enclosing the bottom and decorative brackets in the corners (also still present today), with sides that project beyond the cutaway bay window, all of which are characteristic of the Queen Anne design. Also evident is a tall chimney on the slope of the upper portion of the main hipped roof which indicates the fireplace in the sitting room in the sitting room. The chimney visible on the other side of the main hipped roof likely represents the dining room fireplace and when seen in comparison to the roofline today demonstrates just how drastically the upper story of the home has been altered since.

Also seen in the ca. 1906 photograph of the south elevation is the third lower cross gable of the original home as built in the mid-1880s, above the curved rotunda-esque outline of the wrap-around porch. Similar to the other two lower cross gables facing North Beaver Street, this gable as a set of two single-hung windows with patterned shingles above.

An additional photograph, which is likely contemporaneous to the set of images dated to 1906 based on the growth of the trees in the front and side yard, shows an oblique view of the home as seen from the intersection of North Beaver Street and West Dale Avenue (see

Appendix B). Here the shape of the wrap-around porch is easily visible, as are the exterior stairs with what appear to be heavy-turned newel posts and closed-riser flight up to the porch.

Based on the October 1910 Sanborn map, the residence remains largely unchanged over the next decade, however, the large stables were evidently demolished and the small wood shed along West Dale Avenue was removed and a more modest wood-framed outbuilding (perhaps smaller stables) constructed in its place. By January 1916, this had been converted to an automobile garage and the main house expanded to its current footprint.

Research was unable to identify photographs of the David Babbitt House to compare to the 1916 footprint on the corresponding Sanborn map. It does appear that the current footprint today was established by this time, covering the well seen in the earlier 1906 image and on the January 1895 Sanborn map. By 1916, it appears that the full second story was constructed (likely including the sleeping porches and bedrooms on the upper floor) and the small, partial-width porch in the southwest corner was extended and enclosed. The smaller porch on the north side along West Dale Avenue was removed completely, as was the porch on the south side next to the formal dining room built by 1901. The building was extended to the west, and what was likely the older kitchen was enlarged to create a new dining room with colorful cottage windows with floral stained-glass uppers over a plain large single pane. This addition then created a larger, longer kitchen along the west side of the home. The former dining room with the cant bay window may then have been used as a formal entertaining/living room based on these changes. The Sanborn map notes that the eastern portion of the house remains at its original 1½-story height, while the western side is two stories, likely including the uppermost gable of the attic/third floor above. The wrap-around porch on the first floor is still present (and not enclosed), its rounded shape more clearly depicted on this Sanborn map than on the 1901 or 1910 versions.

Interestingly, the 1943/1948 revised versions of the January 1916 Sanborn map show no subsequent additions or alterations to the overall property, with the exception that the automobile garage now has an address of 319½ North Beaver Street. Archival records indicate the north half of the block was either sold or gifted from Gertrude Babbitt to the Roman Catholic Church of the Diocese of Phoenix (the Diocese) in November 1950. Despite the transfer in ownership, the changes depicted on the 1958 revised version of the January 1916 Sanborn map are limited to the roofing material on the David Babbitt House (which is noted as composite instead of wood) and the small addition on the north side of the modern-day chapel on the northwest side of the building. There are no other major modifications or alterations to the main residence, relatively speaking, even at this late of a date. What is perhaps most intriguing is the fact that the rounded, wrap-around porch is still shown in 1958, but when viewed today, the porch is decidedly squared at the corner (as is the roof, which indicates it was completely replaced) and is enclosed with a series of wood-framed windows with a 6/4 glazing pattern (six panels in a 2 × 3 layout over a larger lower sash of 2 × 2 panes).

At first glance, the existing porch (which measures approximately 34.8 feet along its west side and 27.9 feet along the south side) appears to date to the early twentieth century, particularly the period of time when the Craftsman tradition was alive and well in Flagstaff from 1909 to ca. 1930. This is further supported when one remembers that enclosing once-open porches in Craftsman-styled homes was a common occurrence in Flagstaff, particularly in the 1940s. However, based on the footprint of the house on the 1958 Sanborn map, it would appear that the porch was enclosed *after* the late 1950s (much later than was typical). Adding to the puzzle is the use of what are unquestionably “old” windows with original glass,

glazing, and framing. Because of this, one could wonder whether the 1958 revised map is accurate. However, there are changes reflected on the 1958 Sanborn map in the immediate vicinity, including the construction of a series of U-shaped classrooms for St. Anthony's Academy immediately next door to the David Babbitt House, that resulted in the subsequent removal of the automobile garage still depicted on the 1943/1948 revised map. As such, based on the progression of the Sanborn maps from 1892 through 1958, the wrap-around porch as currently configured was enclosed sometime after 1958, incorporating repurposed, wood-frame Craftsman-style windows from another building.[7]

B. Historic Context

1. SETTLEMENT/EXPLORATION

a. Flagstaff's initial settlement: 1880–1901

On July 27, 1866, Congress incorporated the Atlantic and Pacific Railroad Company and tasked the new enterprise with building a railroad along the 35th Parallel Route (also the Beale Wagon Road) from Missouri to the Colorado River. The development and construction of this railroad would take place across northern Arizona between 1878 and 1883. As part of the railroad's charter, the company was granted a 200-foot-wide right-of-way along with 20 odd-numbered sections for each mile of track on either side of the right-of-way in New Mexico and Arizona.

General William Jackson Palmer was placed in charge of extending the tracks westward along the 35th Parallel Route, and his survey through northern Arizona would become the route along which the Atlantic and Pacific Railroad Company (A&P) would build their line. Despite its land wealth, the A&P suffered financially and after constructing 361 miles of track, the company fell into bankruptcy and then came under control of two other railroad enterprises: the St. Louis and San Francisco (Frisco) Railroad and the Atchison, Topeka, and Santa Fe Railway (AT&SF or Santa Fe). These two railroad companies would gain the ailing company's interests and use A&P's charter (and name until 1897[8]) to finish the railroad lines between Albuquerque, New Mexico, and Needles, California.

By 1880, railroad surveyors had established a camp at Antelope Spring, at the base of Mars Hill west of modern-day downtown, in anticipation of the chartered railroad making its way into Arizona. The rail lines would cross Antelope Park and just south of Antelope

[7] As previously stated, the Diocese acquired ownership over the entire block in November 1950. It would make sense that, if they were easily sourced, using older windows—which would have been at least 30–40 years old by that time—would have been preferred to enclose the reconfigured porch with its newly set, raised-slab concrete foundation and matching upgraded roof; that is, it is much easier to enclose a straight wrap-around porch than an ornate, rounded one. Therefore, it is possible that the repurposed windows were part of the Parish House which stood next door at 309 North Beaver from at least 1901 until it was torn down sometime between 1958 and 1964, but this remains speculative. A lot of activity occurred on this block in that timespan, including the demolition of the massive stone and brick St. Anthony's Academy at 114 West Cherry Avenue and the renovation of the associated classroom annex at 320 North Humphreys into which the school was moved by the early 1960s. It may be at this time that the porch of the David Babbitt House was enclosed, perhaps utilizing materials salvaged from the Parish House (which was also owned by the Diocese), or some other residence nearby that was able to bequeath its windows.

[8] The Frisco and AT&SF agreed to jointly control the A&P through northern Arizona via the 1879 Tripartite Agreement; however, the railroad was known as the A&P from 1866–1897. By this time, the AT&SF was operating the line as the Santa Fe Pacific railroad, after acquiring full ownership of the A&P. The railroad would operate under the Santa Fe Pacific name for only a few years and by 1902, the railroad became AT&SF (or simply "the Santa Fe"). It would operate until 1996, when the Burlington North and Santa Fe (today the BNSF Railway) merged the longstanding railroad holding, forming what is now the second-largest railroad in the country.

Spring. At this time, there was still a flow of travelers and freighting along the Beale Wagon Road. The decennial census for 1880 records 67 persons and 27 households counted in the San Francisco Peaks area. It was in this year that Yavapai County also established a voting precinct at "Flag Staff," demonstrating that the areas of Antelope Park and Antelope Spring were associated with the name.

The A&P Western Division headquartered in Albuquerque was set to construct the railroad through Flagstaff. Antelope Spring made the perfect place to set up camp, as the crews constructing the railroad settled where they would be close to both water and their job on the railroad line. Additionally, the railroad itself needed substantial amounts of water for its operations. In response to these preparation activities, Patrick B. (P.B.) Brannen and his nephew Peter J. (P.J.) Brannen saw opportunity in the railroad camp and chose a site near Antelope Spring for a general merchandise store located along what is today West Coconino Avenue. Built sometime between the winter months of 1880 and early spring 1881, the Prescott, Arizona–based Brannen and Company store was housed initially in a tent in order to quickly set up and provide supplies to clientele. The franchise would soon be established within a sturdy log cabin a few months later. This was the first establishment near Antelope Spring and it was in this log cabin/tent-store that "Flagstaff" would be selected as the name of the new post office and settlement in February 1881 by a vote of prominent local businessmen.

Flagstaff, boasting at least 100 houses by the time the railroad line reached the area on August 1, 1882, had prospered with the coming of the railroad as residents had primarily worked to supply materials to the rail lines, or had provided goods and services to the construction crews. The railroad company itself had lacked the desire in developing a town at Antelope Spring. It had never intended to establish an official railroad town as it had already identified its division towns of Winslow and Seligman, Arizona, as primary centers for its operations in northern Arizona. This did not stop the lively community centered at the base of Mars Hill. The Flagstaff area was perfectly fine developing on its own, independent of the railroad.

The original settlement of Flagstaff was initially clustered around Antelope Spring. Often referred to as Antelope Park, the camp quickly became a thriving, bustling community growing rapidly during its pre-railroad heyday. During the week, the population was an estimated 200 people, doubling in number on the weekends as people came to enjoy the saloons, dance halls, and gambling. By late fall 1881, there were 20 wood-frame buildings and at least as many tents near Antelope Spring. The frame establishments faced southeast and abutted the north side of railroad right-of-way and the street on which these buildings were situated, today West Coconino Avenue, was a rough dirt road that intersected the Overland Road near the spring.

The bustling community received a tremendous boost with the arrival of the railhead. Within a period of weeks after the railroad reached Flagstaff in August 1882, there were a total of 18 saloons and several other general businesses. Despite little direct involvement on behalf of the A&P, decisions made by the railroad did influence Flagstaff's development, thereby leading to the decline of the commercial district along Coconino Avenue in Old Town. Due to the rather steep slope around Antelope Spring, the railroad depot was placed one half-mile east in the SW¼ of Section 15 on land owned by the railroad as part of its charter. This resulted in the emergence of a second settlement around the depot. In 1883, P.J. Brannen again had the foresight to build a commercial building where none had previously existed. This time, instead of his tent-cabin

combination, Brannen constructed a cut stone building opposite the railroad depot, which at the time was modestly constructed of two railroad boxcars.

b. Development of the Flagstaff townsite: 1888–1935

Other Flagstaff entrepreneurs soon followed Brannen. Streets for this "New Town" were laid out in a grid pattern parallel to the railroad right-of-way. The orientation of "New Town" was much like the "Old Town" settlement near Antelope Spring (thence called Old Town Spring). Between 1883 and 1884, New Town and the original community of Old Town existed nearly as independent towns. In early 1884, Old Town experienced a building boom, but it would soon be met with devastation as fire then wiped out the original commercial row and nearly consumed the entirety of Old Town on July 22, 1884. As a result, New Town became the permanent commercial center of Flagstaff. No attempt was made to rebuild any of the buildings in Old Town that had been destroyed in the fire, and the community was largely abandoned as far as business activities were concerned.

After several devastating fires in the mid- to late-1880s, permanence in terms of building construction became a priority. Up to this point, the community had been largely been composed of short-term residents and temporary travelers who had come and gone with the construction of the railroad, or who had moved on to new places to pursue more lucrative business opportunities. This changed in the late 1880s and early 1890s, as stone was increasingly used in local construction. Despite the setbacks caused by what seemed to be an endless number of local fires, Flagstaff remained a fast-growing settlement, much like other towns in the Arizona Territory such as Holbrook and Winslow. It was a town focused on the railroad as it fostered new industries and expanded existing commercial enterprises in the region.

With its transcontinental significance, Flagstaff was set up to serve a critical role in many local industries, aiding in the development and growth of the fledging community. Coincidentally, it was at this time that Flagstaff residents set to work obtaining a townsite patent and incorporation as a town. It was a complex process primarily due to the checkerboard pattern of land ownership due to land owned by the railroad company. Old Town was within Section 16, and was available for a patent; however, Sections 15 (with the depot) and 21 belonged to the railroad. The townsite survey identified the layout of blocks, lots, streets, and alleys, as well as public areas like parks and open spaces. Flagstaff's townsite patent, establishing an irregular grid of 92 blocks oriented to the alignment of the rail line, was granted by the U.S. Government in January 1889, and recorded one year later on January 24, 1890. Approximately one year after the townsite patent, Coconino County was created from Yavapai County on February 21, 1891. Flagstaff was later incorporated as a town on May 26, 1894.

2. AGRICULTURE AND INDUSTRY

a. Lumber, sheep, and cattle

With Flagstaff established as the seat of the newly formed Coconino County, the town was poised for growth both in terms of community development and local industries. By this time, the Arizona Lumber and Timber Company (AL&T), owned by the prominent Riordan family, was on its way to becoming the dominant industry leader in lumber and timber harvesting throughout the Arizona Territory. Having taken control of the 35 miles of the Central Arizona Railway and the nearby Greenlaw timber operation in

1889, the AL&T would continue to build additional logging main lines and spurs throughout the area. Utilizing this and other railroads, the Riordans eventually expanded company interests into California, New Mexico, and even Texas by the early 1900s. Other lumber outfits, such as the Flagstaff Lumber and Manufacturing Company (1909), would forcibly reduce the role that the AL&T played in the local lumber industry, but it was not until timbering technology and logging practices changed, coupled by stricter regulations by the U.S. Forest Service in the 1930s, that the timber industry began to wane in the region.

The sheep- and cattle-raising industries were already well established by the time Coconino County was carved from the existing Yavapai County. Beginning with John Clark in 1875, the grasslands, meadows, and forested areas of northern Arizona had attracted several sheep raisers, including William H. Ashurst and the Daggs brothers. The sheep industry would be bolstered by the railroad and by 1890, 60 percent of all sheepmen who had established sheep ranches in Arizona were in Coconino County.

Similarly, the cattle industry, having started in the area as early as 1877 with the arrival of John Young in Fort Valley,[9] also took advantage of the railroad in the region. The arrival of David and William Babbitt to Flagstaff on April 7, 1886, from Cincinnati, Ohio, however, would revolutionize the cattle industry (as well as many others) in Flagstaff in more ways than one. Brothers Charles and George would soon follow, with the youngest Edward[10] also getting a hand in the family's business enterprises for a short time. Responsible for the most significant contributions to the long-term growth and development of the cattle industry in northern Arizona, the Babbitts were perhaps the most enterprising family in northern Arizona. Not only had they acquired substantial holdings in both stock and land (to this day the Babbitts still maintain this traditional agricultural activity), but the brothers also had an incredibly successful general merchandise and wholesale enterprise, a meat-packing business, an ice plant, an undertaking parlor, several trading posts, and also dabbled in mining, farming, real estate, oil development, and financing the hopes and dreams of others.

With the establishment of the family's brand CO (CO Bar, for their hometown of Cincinnati, Ohio) in the mid-1880s and the Babbitt Brothers Trading Company in 1889, the brothers five were set to be the best in the business (whatever business that may be). Between 1907 and 1919, the Babbitt built their family empire, and had a hand in most of the cattle operations in northern Arizona, with nearly 100 ranches coming under their management by 1926. Marshall Trimble eloquently states:

> It was said, 'God made northern Arizona, then he turned it over to the Babbitts to run.' That might sound presumptuous, but it is a fact that for more than five generations they 'fed and clothed and equipped and transported and entertained

[9] John Young (son of Brigham Young) established Fort Moroni in the lush valley northwest of Flagstaff (today Fort Valley). With the completion of the railroad, Young was able to bring stock to the area, and established the Moroni Cattle Company as the first large cattle operation in the region. Within a few years, the outfit was renamed the Arizona Cattle Company, also known as the A-1 Bar (or simply A-1), with a range covering approximately 875 square miles from south of Flagstaff (in the area of what is today Lake Mary) north to Grand Canyon, and from the Little Colorado River (east of Flagstaff) west to Ash Fork.

[10] After David (just over a month shy of his 29th birthday) and William (age 24) arrived in the spring of 1886, second-to-youngest Charles came to Flagstaff (at the young age of 21) a few weeks later and George (the second eldest at 26) soon followed in early 1887. Edward, who was just 18 when his older brothers first set foot on the platform at the Flagstaff train depot, was the only one of the five Babbitt brothers to not live long-term in Flagstaff. He came in 1891 after his stint in law school and left in 1896 to relocate permanently back east.

> and buried Arizonans, and they did it more efficiently and more profitably than anyone else.'

Despite periods of setbacks due to drought and market decline over the next several decades, the cattle industry had a significant impact on the economy of Flagstaff. Notably, the Babbitts were also the first livestock enterprise in the region to run sheep on the same range with cattle. By World War I, more than 100,000 head of sheep munched away on Babbitt lands alongside their bovine counterparts out on the open range.

With the growing lumber, sheep, and cattle industries established in the 1880s, the subsequent incorporation of Flagstaff as a town in 1894 provided the first major building boom. A new water system from the Inner Basin on the San Francisco Peaks was underway in the mid-1890s. By October 1895, Flagstaff streets were lit by electricity, powered by a new local electrical plant (which at that time consisted of a steam boiler and a small electric generator set up in an abandoned school), that provided service from dusk until 1 a.m. The Babbitts and other prominent Flagstaff individuals had visited the 1893 World's Fair in Chicago and been dazzled by the electric lights, and were determined to have the same in their ever-growing community. The first public telephone service also arrived in Flagstaff in October 1895, with service to 51 customers, 18 of which were residential (the number would double to 100 telephones in Flagstaff by 1900, with service extended to Grand Canyon and Williams the following year).

The second major building boom came in 1909, lasting until World War I. A number of houses were constructed during this period, including a series of modest homes and rooming houses in the townsite residential area to provide room and board for the laborers of Flagstaff that kept the industries going.

3. ARCHITECTURE

a. The North End Historic Residential District

Flagstaff has witnessed a variety of architectural styles, trends, and innovations. Some of the best representations of the architecture representing the early development of Flagstaff are found in the original Townsite, including the North End neighborhood. The North End Historic Residential District comprises 10 blocks roughly bounded by Hunt Street to the north, Cherry and Elm Streets to the south, Verde Street to the east, and Humphreys Street to the west. The identity and character of this neighborhood has been defined over time, cultivated by its relationship and proximity to the Townsite neighborhood to the west and the commercial heart of downtown to the south. This neighborhood illustrates social stratification of the community's white upper classes, as evidenced by the presence of some of Flagstaff's most sizable residences built by members of its most prestigious families including the Babbitts, the Greenlaws, and the Verkamps along San Francisco, Leroux, and Beaver Streets (the major north-south thoroughfares in the neighborhood). The North End Historic Residential District traces the development of Flagstaff from the early 1880s through pre-World War II with a variety of architectural styles, including local adaptations of national stylistic trends (e.g., the vernacular Queen Anne cottage, the Western or Builders Colonial, the Neo-Colonial/Classic Box, and the Bungalow, to name a few).

b. The Queen Anne style of the Victorian era (1882–1900)

The Victorian era relative to American architecture spans from ca. 1860 to 1900, representing a period of rapid industrialization and growth resulting from the transcontinental railroads that began to cross-cross the country. Such changes brought new approaches to construction, where the balloon frame replaced heavy timber and the products of the leaps in mass-production (particularly for doors, windows, roofing materials, and siding) were facilitated across the nation on an expanding network of rails. The architectural trends of the Victorian period in America are reflected in the emergence of styles highlighting complexity in house shapes/massing and elaborate decorative details. Part of the Victorian architectural movement is the Queen Anne style, popular nationally from ca. 1880 until 1910. The Queen Anne is most commonly characterized by a steeply pitched, irregularly shaped roof, asymmetrical façade with partial- or full-width porches, and oftentimes towers, with elegant decorative elements ranging from intricate spindlework across gables, roofs, and porch balustrades to stately free-classic columns with Palladian windows to half-timbered upper-story walls and spandrel brackets paired with heavy-turned porch supports.

The Queen Anne style in Flagstaff (dating ca. 1882–1900) represents a vernacular adaptation, less ornate but still true to form in terms of shape. The most common principal shape subtype is that of a hipped roof with one or more lower cross gables, typically with one front-facing and one side-facing, both asymmetrically placed on their respective sides of the residence. The overall form of the Queen Anne is that of an irregular roof shape, with at least one front-facing gable. Dormers are also common. The hipped roof with lower cross gables is perhaps one of the most characteristic features of a Queen Anne and is represented in many examples, from local, vernacular homes to high-style landmark residences.

c. The Craftsman style of the Modern movement (ca. 1909–1930)

Echoing its national trend, the Craftsman design was a preferred style in Flagstaff. Becoming locally popular by 1909 (coinciding with the second building boom in the area), this had been the dominant architectural tradition in the country at this time starting ca. 1905. Unlike the earlier, more highly styled architectural trends, the design of many Craftsman-inspired residences is defined by simplicity and functional design, patterned after examples found in books and magazines. The essence of the Modern movement was introducing both exterior design and interior use of space that did not follow historic forms like the Queen Anne. Flagstaff's tendency to adopt simple vernacular iterations of nationally popular styles is perhaps most easily seen in local Craftsman residences, particularly those in the Townsite and North End neighborhoods. These quaint houses are mostly the result of Flagstaff's second major building boom from 1909 until 1917, but the style remained a favorite through much of the mid-1920s in the area.

Sometimes called the Bungalow style, the modest Craftsman homes in the North End neighborhood and Townsite area are similar in form and overall design. Characterized by a simple, rectangular plan of one-, or one-and-a-half stories, these residences exhibit symmetry in layout and design. With a low-pitched, gabled roof with a ridgeline perpendicular to the street, distinguishing elements of the Craftsman style include exposed rafters, deeply overhanging unenclosed eaves, and porches that may be full or partial width, the latter sometimes offset (common with the California Craftsman style). Other local design details are decorative false beams or knee brackets under the gables, as well as shed dormers, notably on front-gabled roof examples. Some Craftsman-styled

homes maintain the traditional wood-frame, double- or single-hung windows that may be solitary or paired with usually 1/1 lights, as well as shiplap, clapboard, or weatherboard exterior wall cladding. Stylistic variations, particularly the locally adapted California Craftsman style (also known as the California bungalow) seen in Flagstaff, include use of wood shake shingles as wall cladding, stuccoed wall surfaces in lieu of exterior wood finishes, and even mixed materials supported on articulated rubble foundations.

4. COMMERCE

a. David W. Babbitt – Northern Arizona's quintessential entrepreneur

When 28-year-old David William Babbitt stepped off the train at the Flagstaff depot (which at the time consisted of a couple of old boxcars) along with his younger brother William on Wednesday, April 7, 1886, one must wonder if he had any inkling of just how much he and his family would influence the growth and development of the Flagstaff area in the coming decades and beyond.

David W. Babbitt was born to David (also William) and Catherine (Spellmire) Babbitt in Cincinnati, Ohio, on May 14, 1858. His older sister, Mary Elizabeth (Lizzie for short) was 5 years his senior. There would be four more sons, but no more daughters, in the coming years: the birth of George soon followed on October 11, 1860, with William on November 13, 1863, Charles on June 22, 1865, and lastly Edward, the baby of the family on February 4, 1868.

The elder David, plagued by complications of malaria for much of his adult life, would soon pass away 8 months after the birth of his youngest son. Catherine and her children missed their father terribly, and even at the young age of 10, the younger David had been inspired by his father's entrepreneurial spirit. The family had owned a grocery business, and David would eventually follow in his father's footsteps as he and his younger brother George went into business together with the Babbitt Bros. Staple and Fancy Groceries in Cincinnati in 1882. Tragedy soon followed the opening of their joint business venture with the death of their mother in July 1883, followed by the death of their sister (at the young age of 30) just 5 weeks later in August, both passing after unspecified illnesses.

By 25, David had lost both his parents and his elder sister, leaving him the oldest of his siblings. Collectively, they set their sights on bigger and better things—namely running cattle out in the great American West. The year following the loss of his mother and sister, David scouted several states including Colorado, Wyoming, New Mexico, and the southern half of Arizona in 1884. After returning home to Ohio, David came out yet again, this time focusing on the Southwest, in early 1886. He was in Albuquerque, New Mexico, when a railroad clerk recommended that he check out a place called Flagstaff, Arizona. As he and his brother William stepped off the train on that April day in 1886, a catastrophic fire had leveled most of the town beyond the train depot that reportedly left David doubting he had made the right decision in coming. Yet David and William persisted, using the $20,000 from the sale of their grocery store back home to acquire 864 cattle and 19 stock horses, leaving them with a bit less than $2,000 in the bank after all was said and done.

With another brother arriving in Flagstaff just a few short weeks later, David left the cattle to his younger siblings William and Charles, while he focused on what he knew best—rustling up business in another way. The family brand CO was well on its way, and David proceeded to open a small building materials enterprise on the corner of

San Francisco Street and Aspen Avenue. He constructed a small, wood-frame building that same summer (which can still be seen on the October 1890 Sanborn map). While David was getting situated in Flagstaff, his heart remained in Ohio with a young lady named Emma Catherine Verkamp. She would be one of three Verkamp sisters who would marry three Babbitt brothers.[11] The first of these fortuitous pairings would be David and Emma, who were married in Cincinnati on October 18, 1886. Promptly returning to Flagstaff, together they would have six children over the course of 11 years: Raymond (1887), Edwin (1889), Joseph (1891), David (1894), Elaine (1895), and Gertrude (1898).[12]

In 1889, the Babbitts established the Babbitt Brothers Trading Company. The modest two-story, wood-frame building in the heart of the downtown business district would soon be replaced by a massive, towering stone building of Moenkopi sandstone that seemed to line both East Aspen Avenue and North San Francisco forever as seen on the December 1892 Sanborn map. With the incorporation of Flagstaff as a town in May 1894, David also served as a member of the first town council. He was elected with Gorham A. Bray, Peter J. Brannen, John F. Daggs, and James A. Vail. Bray, who had been a member of the second Boston party in 1876, won the role of mayor. When Bray subsequently moved to Prescott in January 1895, David stepped in as mayor and as member of council. The eldest Babbitt would rise as a very respected leader in the fast-growing community of Flagstaff by spearheading a number of important initiatives including a new water system, telephone network, and the electrification of the town's streets.

Emma was a pioneer in her own right while living at 319 North Beaver Street, raising her young children. She was known to appreciate the finer things in life, and as such, she reportedly had the first bathtub in Flagstaff installed in her home. As both the Babbitts and Verkamps were prominent Catholic families (along with the Riordans and the Metzes), Emma succeeded wherein the local Catholic Bishop had failed in establishing a parochial school at the northwest corner of West Cherry Avenue and North Beaver Street, just south of her home. First in a small, one-room, wood-framed cabin, a proper school building would soon be built. Once Emma helped establish the parochial school, the block on which her house sits, bounded by West Cherry Avenue to the south, North Beaver Street to the east, West Dale Avenue to the north, and North Humphreys Street to the west, would be associated with the Catholic faith and the education of Flagstaff's youth from the early 1890s until 2015.

Unfortunately, Emma would not live to see the success of her labors in instituting a proper Catholic education for the young minds of Flagstaff, for less than 2 years after the birth of their youngest child, Emma died on November 8, 1899, in Los Angeles, California. She had taken ill for a spell in Flagstaff, and as her health failed to improve, David had moved his beloved wife to California in hopes of witnessing her full recuperation from her ailments. Instead, her condition deteriorated, and she died at 37,

[11] Charles (CJ) Babbitt would marry Mary Verkamp in 1891, and Edward married Matilda Verkamp in 1896 (after he had left Flagstaff). George married Philomena Wessel in 1887, while William would stay a bachelor until the tender age of 52 when he wed Elizabeth Roche.

[12] The couple also had a son who died in infancy in 1891.

leaving behind six children under the age of 13 and her dear husband who would never remarry.[13]

After Emma's death, David continued to serve as a prominent member of the community over the next 30 years. He would work to expand the Babbitt Brothers Trading Company, eventually opening stores in Flagstaff, Williams, and Kingman, and wholesale establishments in Prescott and Flagstaff, and many trading posts across northern Arizona. With David at the helm, the Babbitts grew to be one of Flagstaff's leading families from 1900 to 1920. In light of his wife's absence, his youngest child Gertrude took on the role of hostess to her father at home. It was reported that the family thought the home comfortable, but the rooms were terribly small and not designed for entertaining company. This could be the impetus behind David undertaking the enormous task of expanding and renovating the family residence between 1910 and 1916. These renovations thus created a larger kitchen along the west side of the home and a new separate dining room where the older kitchen once was. This would have then allowed the dining room, with its elegant cottage windows and canted bay, to serve as a more formal entertaining or living room space. David's personal files show that in the 1910s, he had planned on building a larger residence near his brother George's elaborate mansion on Northeast Hill near downtown, but it never materialized because it was not economically feasible at the time.[14]

As a result, David Babbitt lived out the remainder of his days at 319 North Beaver Street. The death of his son David (Jr.) at the age of 35 in July 1929 from a brain tumor affected the elder David greatly, and so too did the coming of the Wall Street Crash of 1929 a few months later. Unfortunately, he would not see the end of the Great Crash, for on November 8, 1929, he left his office at the Babbitt Building early in the afternoon complaining of feeling tired. Prominent local physician Dr. R.O. Raymond was called by Gertrude, who would have been extremely worried about her 71-year-old father's condition. Dr. Raymond reportedly arrived in time for David to utter the words "I am unwell" [15] before dying at home later in the evening. A few sources cite that David passed from a heart attack, however, his official death certificate, filled out and signed by Dr. Raymond himself the following week, cites a cerebral hemorrhage brought on by arteriosclerosis. Whatever the cause, Flagstaff lost one of its most brilliant, enterprising residents that fateful Friday afternoon. His home, now headed by dutiful daughter Gertrude, would stay in the Babbitt family for the next 21 years until it was transferred to the Diocese in November 1950.

[13] Emma was so loved in Flagstaff that when the train pulling her funeral car pulled into town, businesses closed, school children were dismissed from classes, and the town council read a resolution of sympathy to dear Emma. The windows of the Babbitt Building were draped in black that day, as the entire community mourned along with David and his young family.

[14] When members of the Babbitt family created a subdivision in 1960, they still had David in mind and today, some of the streets in the Cherry Hill neighborhood bear the names of the Babbitt family, including David Drive, Charles Road, George Street, and William Road.

[15] The death certificate notes that Dr. Raymond attended to David Babbitt from 3:30 p.m. until his death at 6:10 p.m., less than 3 hours later.

Part II. Architectural Information

A. General Statement

This section provides detailed discussion of the David Babbitt House at 319 North Beaver Street. While these textual descriptions are important, the story of the residence is most truly told through the graphical documentation compiled and prepared for this study. The reader is encouraged to examine the supplemental materials appended to this report while reading through the following subsections.

1. ARCHITECTURAL CHARACTER

The David Babbitt House is constructed of wood on a three-story, relatively rectangular massed ground plan. Built ca. 1886, the residence was initially conceived as a local adaptation of the Queen Anne tradition of the American Victorian era in architecture, which was a national trend from 1860 until 1900. Keeping true to this style, by 1901 the residence was expanded to incorporate additional living space, including what may have been a formal dining room (later perhaps converted to a living room more appropriate for entertaining), as well as an elegant, rounded wrap-around porch along the façade and south side of the home. Subsequent alterations were completed by 1916, integrating elements of the Craftsman style, an early modern design popular in Flagstaff from 1909 through the end of the 1920s. These modifications included extending the western portions of the home, including the addition of sleeping porches on the second floor and an upper gable to accommodate a third-story living space.

As a result of these modifications, all of which occurred by 1916, the David Babbitt House was a hybrid of sorts, representing both of Flagstaff's building booms, including the earliest development of Flagstaff's residential areas north of New Town. The residence was constructed during the first building boom when upper-class white families were constructing stately family residences as evidenced through its Queen Anne-style of design. This was most notable in the south and east sides of the residence, which would have been most visible from the downtown area as evidenced by a small number of landscape photographs taken in the late 1880s of the North End neighborhood.

The David Babbitt House also represents Flagstaff's second building boom, which occurred early in the twentieth century, as well as the Babbitt family's most successful decades from 1900 until ca. 1920. It was at this point that David expanded and altered his residence to integrate elements of the Craftsman style, an early modern design popular in Flagstaff from 1909 through the end of the 1920s. The Craftsman details were not as prominent on the home, as these components were added to the north side of the residence (as seen from West Dale Avenue) as well as the west side, which would have been visible from North Humphreys Street.

Therefore, during the period of significance (1886–1935) associated with the property, the David Babbitt House best reflected the Queen Anne style as seen from the main public thoroughfare of North Beaver Street and from the commercial downtown area, from which the home remained quite visible. To a lesser extent, the residence at 319 North Beaver Street represented the popularity of the Craftsman design during the latter half of the period of significance, but only in as much as it was necessary to modify and expand the home on the north and west sides to better suit the family's needs.

Overall alterations to the David Babbitt House, including the addition on the northwest corner to expand the chapel and the replacement of the wall cladding (across much of the exterior on the first and second floors) with both asbestos and vinyl siding, have altered its historic character. Today, the original Queen Anne design is still evident, but not nearly to the degree that it was during the period of significance, largely due to the removal of the formerly rounded, wrap-around porch after 1958, which had been a high-profile feature of the house for many years. The removal of this important historical component of the building in its entirety, and its subsequent redesign from an elegantly rounded, rotunda-esque outline to an acute squared corner, was an unconventional change to the footprint and overall historic character of the residence.

2. CONDITION OF FABRIC

The current condition of the David Babbitt House is fair to poor. There has been substantial structural reinforcement in the basement, including steel beams and shoring jacks. A sump pit and pump are installed in the basement as well to remove water and mitigate flooding. Field documentation noted visual signs of structural strain, including cracks in the interior historic-era plaster of the walls and ceilings (cracks are also evident in the more modern sheet rock/dry wall sections) throughout the building and there is potential ceiling and wall separation evident in some of the rooms (particularly on the first floor). Also visible around the house are cracks in the stem walls of the foundation, and the structural deterioration of the roof has led to major breaches into at least one of the second-story bedrooms. Cosmetic issues include several broken original windows, a broken exterior door on the west side (the result of a break-in), as well as graffiti and other vandalism throughout the rooms of the house due to trespassing and unauthorized entry into the property.

B. Description of Exterior

1. OVERALL DIMENSIONS

The David Babbitt House is a three-story dwelling with an irregular footprint. The overall dimensions of the footprint as currently configured are approximately 56.6 × 66.3 × 63.7 × 69.7 feet in area, including the small addition to the chapel, which independently measures approximately 10 × 14 feet in size. At its maximum, the residence reaches approximately 40 feet in height. Photographs of the exterior of the residence are provided in Appendix C.

2. FOUNDATIONS

The foundation of the original extent of the David Babbitt House as built in 1886 is that of red Moenkopi sandstone (also known as “Arizona Red” sandstone) quarried locally and reinforced with rubble (basalt) and mortar. Subsequent expansions of the home within the period of significance incorporated brick reinforcement as well as additional sandstone and rubble foundations (although not executed as skillfully as the original foundation).

The first floor is supported by timber columns placed in concrete footings throughout the basement that support the load of the house. Portions of the sandstone foundations were reinforced with concrete block retaining walls, particularly under the formal dining area (which is also braced with steel beams and shoring jacks), but the date of these improvements remain unknown. The extension of the chapel between 1948 and 1958 was built on an at-grade, poured concrete slab foundation and the reconstruction of the wrap-around porch after 1958 included an elevated poured concrete foundation.

3. WALLS

The walls of the original house as well as the subsequent additions competed by 1916 are of lath-and-plaster construction, with additional exterior sheathing. The majority of the residence is covered in asbestos siding, which is present on the south, east, and north sides of building (including the chapel extension). Field observations suggest that the original simple-drop wood siding that is still visible across what was once the exterior of the house and now enclosed by the first-floor porch was removed before the asbestos siding was applied. Vinyl siding has been applied along the west side of the home on the first floor. The uppermost part of the original cross gables on the east and south sides of the residence have fish-scale patterned shingles above each set of paired windows. The second floor addition, added between 1910 and 1916, as well as the south upper gable above the large cant bay window have sawed shingles applied in rows, the use of which creates a contrast in textures between the lower story and upper story. This was a typical Craftsman characteristic of the time and likely original to that period of construction.

4. STRUCTURAL SYSTEMS, FRAMING

Specifics regarding the framing construction for house as a whole are unknown. The house was built during a period where the use of timber-framing (post-and-beam) was slowly being replaced by balloon framing, where the studs rise the full height of the frame. From what is visible, the roof consists of wood boards affixed over wood rafters (plank-and-beam construction). The floor systems are of wood framing with cross-bridging over post-and-beam supports as seen in the basement (vertical posts and horizontal beams) to carry the floor load.

5. PORCHES, STOOPS, DECKS

There is one wrap-around porch constructed over a concrete foundation on the southwest corner of the residence, which replaced an earlier porch that was added to the home by 1901. This also required replacement of the roof due to the round shape of the original porch. To enclose the current porch, 14 single-hung, wood-frame windows were repurposed and installed over a short knee wall along with a set of French doors with divided lights with a ribbon window transom above for the entrance. Compared to other, similarly enclosed porches, the porch at 319 North Beaver Street was more skillfully executed than most; however, unlike most other examples in Flagstaff, which were typically enclosed in the 1930s and even 1940s, this porch was constructed and enclosed after 1958 based on the corresponding Sanborn map. Steps for this later porch were constructed of concrete with brick applied to the tread.

On the west side of the house is a small, covered wood-frame deck with a straight-flight, open riser stair on the south side and a long, low ramp on the other (approximately 33 feet in total length). There are no other porches at 319 North Beaver Street (the “sleeping porch” on the second floor is considered enclosed floorspace).

6. OPENINGS

a. Doorways and doors

The residence has two exterior doorways for the main body of the house, and one doorway on the enclosed porch. The primary entrance faces North Beaver Street. The main door is an original, solid-core door with a decorative lower panel and trim

around an upper glass pane. Of rail-and-stile construction, the design features carved motifs, including wings and simple geometric patterns. The round beveled circular elements mirror those found in a few of the original exterior wood window surrounds, as well as some of the interior door and window surrounds. The door hardware is also original, consisting of copper hinges and pressed copper knob and rose (the ornamental plate that surrounds the doorknob on the face of a door). The ornamental door hardware combines with the carved wood detailing present an embellished, yet almost rustic feel as one enters the house. There is also original copper weather stripping lining the doorframe and the exterior decorative wood door surround is topped with cap molding and carved jamb casings. The door and door trim are original to the 1886 house, as evidenced by a photograph of Emma Babbitt sitting on the porch, taken some time before her death in 1899. The screen door (which is not the same as in the photograph) has wood stiles and rails, with three lower recessed panels.

The double French doors (also called casement doors) have divide lights encased by wood stiles, rails, and separated by muntins, and each have 12 single glass panes hung in pairs. Above is a 5-pane ribbon window. Both the door and the ribbon window were repurposed and incorporated into the new porch construction that occurred sometime after 1958. The door hardware is original, and the lever handle and plate are simple without any fine details, a common trait of the Craftsman approach to design.

The rear entrance is on the west side of the building and provides entry into the kitchen from the outside. This door opening likely has been widened to make it wheelchair compatible. The door itself is also a solid-core door with beveled panels, and is broken in the lower corner opposite the hinges due to a break-in.

b. Windows and shutters

There are dozens of windows, most of which are original to the residence. The most abundant type of window is a simple, single-hung, 1/1 wood-frame window seen throughout the house. Those in the sitting room, master bedroom, as well as the bedrooms in the 1886 extent of the house on the second floor with views of North Beaver Street appear to be those from the original construction. A few of these windows also have the same decorative wood surrounds, consisting of cap molding and carved jambs; however, most have plain, shaped moldings that join at a mitered joint. Similar single-hung, wood-frame windows were installed when David Babbitt expanded the house by 1901 and again by 1916. The other main type of window is that found in the enclosed porch. As previously stated, these 14 windows were repurposed from a Craftsman-style building and have a 6/4 glazing pattern (with a small upper over a larger, lower sash) encased by a wood frame.

The window on the south side of the kitchen as well as on the west side next to the exterior door are wood-frame (wood stiles, rails, and muntins) with a 3 × 3 glazing pattern. The lower row of lights on the south window are covered up interiorly with drywall and framing (perhaps representative of a more recent kitchen remodel), so from the inside it appears to be a 2 × 3 pattern. The remaining two windows of the kitchen are single-hung, 1/1 wood-frame, but are notably shorter (in terms of height) and wider than those in other parts of the 1916 expansion.

Storm windows have been placed over nearly all of the exterior historic-era windows (except the 3 × 3 windows in the kitchen), and field documentation did not find any later replacement or modern windows.

7. ROOF

a. Shape, covering

At present, the roof is irregular in shape due to the number of reconfigurations of the house that required additions of a second floor as well as a third-floor attic space. The mishmash of rooflines is the result of an original hipped roof with lower cross gables that was substantially renovated at least twice, first by 1901 and again by 1916. The roof has wood planks over wood rafters, with roof sheathing and a modern asphalt-shingled roof, thus it likely has the appropriate weatherproof materials (underlayment, flashing). The crawl space on the east side of the third-floor/attic space reveals the original hipped roof of 1886 with its wood shingle covering.

The chapel extension, which was constructed between 1948 and 1958 as shown on the corresponding Sanborn maps, has a simple hipped roof. It too is covered in modern asphalt shingles.

b. Cornice, eaves

The cornice has simple molding in the original portion of the house where the Queen Anne design incorporated open eaves and rakes, but closed rafters, on the east side of the residence facing North Beaver Street as well as the south side. The sleeping porch that used to wrap around the north and west sides of the second floor, as well as the second floor and third floor gables on the west side, have open eaves, exposed rafters, and knee brackets, all of which are common on Craftsman homes in Flagstaff. This is also evident in the southwest corner of the residence, when the former partial-width covered porch was removed and the home extended to the west to create a separate, larger kitchen and separate dining room (where the older kitchen from 1901 was likely located). These characteristics all represent the period of expansion of this portion of the David Babbitt House between 1910 and 1916.

The eaves of the chapel extension are open, with exposed rafters. This addition was built after 1958, so the eave details represent an attempt to match this side of the residence, which has open eaves and exposed rafters as well, but was constructed within the period of significance by 1916.

c. Dormers, cupolas, towers

There are no cupolas or towers on the David Babbitt House, but there is one hipped-roof dormer on the southwest side of the residence. The dormer dates to the substantial renovations made to the house between 1895 and 1901, as evidenced by the corresponding Sanborn maps.

C. Description of Interior

1. FLOOR PLAN(S)

The David Babbitt House has two floors with an additional third floor/attic space and partial basement. Photographs of the interior of the residence are provided in Appendix D.

a. First floor

The first floor layout is quite complex as it represents several reconfigurations that included interior space as much as exterior space. The main entryway off North Beaver Street has the main staircase to the second floor and the entrance hallway. Next to the entrance hall is a sitting room and fireplace that was part of the original 1886 construction (labeled "Sitting Room" in Appendix F).[16] This room had direct access to what was likely the early dining room constructed by 1901 (which was subsequently turned formal entertaining/living space by 1916), with a lavish fireplace and a large bay window with canted walls (Formal Living Room). Next to this is the Dining Room, with its row of three cottage windows. At the far west end of the house is the large Kitchen built by 1916, now outfitted with modern appliances.

Returning to the main hallways on the first floor, underneath the main staircase is an original storage closet, as evidenced by the lath-and-plaster construction that is seen throughout this portion of the house (Under Stair Closet). At the opposite end of the hallway is a small Supply Closet. Based on a comparison of the current floor plan and the 1892 and 1895 Sanborn maps, this main hallway may have been part (at least partially) of the earliest configuration of the 1886 residence.

On the northeast side of the first floor is a Master Bedroom with a cant bay window that is also part of the original 1886 home as it was first built. This bedroom has a small, ornately decorated fireplace and a small closet as well. Interestingly, there are indications along its south wall that a doorway was once present that would have provided access from the entrance hall into the room. In comparison with the sitting room, these doorways appear to have been opposite of one another and of similar dimensions. This would suggest that this room was also intended as a social space, and not a bedroom, when the home was first constructed. This room, which may have been a parlor or informal sitting area, would have had a lovely view of the streetscape through the cant bay window.

In the northeast corner of the residence, still part of the original 1886 home, is a small bedroom and closet with a window that faces North Beaver Street. Both the Master Bedroom and this smaller bedroom (Bedroom 1) are accessed through a rather awkward hallway that terminates in a single-hung, wood-frame window that is currently boarded up. The 1906 photograph of this side of the house reveals that this window was not part of the home as it was shown on the 1901 Sanborn map, but there is a very small rectangular window. As such, this window was likely installed during the last phase of renovation between 1910 and 1916, and may have replaced the smaller one seen in 1906.

Bedroom 1 is relatively narrow, with one single-hung, 1/1, wood-frame window facing North Beaver Street. Also with a small closet, the outline of the fireplace and associated chimney in the Master Bedroom projects into this room. Across from Bedroom 1 is Bedroom 2, yet another small bedroom with a modest closet that currently has a toilet installed within. This bedroom may not have been part of the original house based on the 1892 and 1895 Sanborn maps, but it is difficult to tell. Similar to the window at the end of the hall, this bedroom has a solitary, single-hung, wood-frame window that is boarded up with plywood to prevent unauthorized access to the interior of the property. Off the hallway to these bedrooms are the Hall Bath (with a standalone shower) and Secondary Stair up to the second floor. Adjacent to this is a full bath with a tub/shower combination that connects between the hallways to

[16] Capitalization of room types henceforth indicates that the room is labeled on the AutoCAD measured drawings provided in Appendix F.

additional bedrooms (Connected Bath), Bedroom 3 and Bedroom 4. These two bedrooms are smaller than the others, both with accompanying closets and each with a single, wood-frame window (both of which are also boarded up).

Remaining on the first floor is the Chapel, which is located at the northwest corner of the residence. The main portion of the Chapel represents the expansion of the house that was completed between 1910 and 1916. It is not clear what the purpose of this room was relative to David Babbitt and his family. As previously stated, an addition was constructed at the north end of the Chapel between 1948 and 1958, which up until recently accommodated the elevated platform for the pulpit.

b. Second floor

The second floor of the David Babbitt House is just as complex, if not more, than the first. Beginning with the Main Staircase between these floors, there are four bedrooms. Bedroom 1 and Bedroom 2, like the first floor below, are part of the original 1886 residence as initially constructed. Bedroom 1 has an angled ceiling that denotes two of the lower cross gables characteristic of the Queen Anne design. There are two sets of paired, single-hung, 1/1, wood-frame windows and a small closet. Across the landing over the Main Staircase is Bedroom 2. With a similarly angled ceiling, this bedroom is larger than the first, but has only one set of paired, single-hung, 1/1, wood-frame windows that face North Beaver Street. One interesting feature of this room is the closet that connects this bedroom with the next (Connected Closet). This closet may have served the Babbitt children due to its size and location between rooms, allowing siblings to run into the next bedroom without having to go back into the hallway.

Between these two bedrooms at the end of the hall are small additional storage areas that may have been dedicated for use by the Babbitt children. Simply fashioned out of wood, these two batten doors hide a small built-in bench inside with angled walls due to the meeting of the two lower cross gables that face North Beaver Street. While the purpose of these two doors and the space behind is unknown, the construction of such provided a bit more order to this end of the hallway which otherwise was plagued by odd angles.

One of the larger bedrooms on the second floor is Bedroom 3, a portion of which is likely original to the 1886 home. Based on the presence of a gabled dormer on the upper story in the 1906 photograph, there was indeed a room here. The design and detailing of the Connected Closet, which joins Bedrooms 2 and 3, indicate that this room was also occupied by young members of the Babbitt family. The room was likely much smaller then, with an angled ceiling the width of the room that perhaps felt less cumbersome due to the dormer. When the house was subsequently renovated between 1910 and 1916, the construction of the second-story porch would have allowed this room to also be expanded with a full-height ceiling the length of the room. Triple, single-hung, 1/1, wood-frame windows were added facing West Dale Avenue, allowing in much more light than the tiny dormer.

Across the main second-floor hallway is Bedroom 4. With an angled ceiling due to the large gable with the pent roof enclosing it on the outside, this bedroom reflects the shape of the canted walls of the lower, cutaway bay window. While spacious, like Bedrooms 1 and 2, the angles that cut into the room because of the roof configuration reduce the amount of useable space, which is most apparent here.

Next to Bedroom 4 is a large, lavish full bath. This bathroom as added to the residence by 1901, and subsequently enlarged when the home was expanded yet again by 1916. There is

also a small window opening above the toilet that has been painted over and closed off. The hipped-roof dormer here creates additional angled walls and ceiling that cut into the interior space. Here too is a set of paired, single-hung, 1/1, wood-frame windows, which, along with the dormer, are discernible in two of the 1906 photographs.

Elegantly detailed, the Large Bath has some compelling features that resulted from the attempt to maintain the original space, yet enhance it through renovation. There is a quirky curved wall and separate toilet that, despite its small size, has two doors (although the one to the modern standalone shower no longer opens). What is today the bathroom closet has pass-through windows on top, which allow light from the exterior windows to penetrate the space within. Because of this, it can be assumed that this space was meant to be occupied, a hypothesis that is further supported by the presence of a door on the opposite wall of the closet that has since been painted over and affixed shut. This door is shared with what is now a hall closet.

On the other side of the hallway from the Large Bath is an interior hall that provides access to the Attic Stair as well as an interior bedroom and small connecting room that once served as a space for a washer and dryer. This Laundry Room, which connects to both Bedroom 3 and the Sleeping Porch, may have originally served as a bathroom based on the presence of privacy glass in two of its three doors, one to the Sleeping Porch and the other to the hall. The nearby Interior Bedroom has a small corner closet and two sets of paired, single-hung, 1/1, wood-frame windows. The windows on the west wall have been partially filled in with insulation and covered over by drywall on the opposite side. The glass panes in the other set of windows have been painted over for privacy.

The Sleeping Porch parallels West Dale Avenue, and as it is currently configured, is relatively intact, with two sets of triplet single-hung, 1/1, wood-frame windows, simple-drop wood siding, and wood plank ceiling. There is a second sleeping porch that has been divided into two rooms using modern drywall and other materials to create separate living spaces. The corner room (Small Room 1) has two sets of triplet windows like the Sleeping Porch along both West Dale Avenue and facing the school. The next small room (Small Room 2) has modern drywall applied to three of its four walls. The windows of the Interior Bedroom that are covered over are on the other side of the east wall in this room. While very little remains original in this portion of the second sleeping porch on the upper story, this room does have its group of three windows as does the adjacent Sitting Area. This small space has a few historic-era elements, including the ceiling and door that once provided access to the second-story porches; however, the majority of the materials here are modern.

The construction of the south wall of the Sitting Area created a place to house a water heater and furnace, as well as an additional bathroom. This Modern Bath shares a wall with the Large Bath, both of which were once connected as evidenced by the closed-off door between them. Unlike the Large Bath, this bathroom is entirely modern in construction although the exterior wall with its solitary, single-hung, 1/1, wood-frame window is associated with the last phase of renovation by David Babbitt between 1910 and 1916. The configuration of the Modern Bath retained a crawlspace-type area that still exhibits the character of its early twentieth century construction.

c. Third floor/attic

The third floor/attic is a simple, rectangular space that reveals many aspects of the construction of this portion of the home, which was built between 1910 and 1916 when David Babbitt initiated the last phase of major renovation to his house. The attic space (which meets

the requirements for a complete "story" with full-height ceilings across the room) is rectangular, with an asymmetrically angled ceiling due to the configuration of the roof relative to the gabled dormer. There is one window providing natural light to this space, which is affixed high in the gable above on the west side of the room. Similar to other windows in this part of the house, it is a single-hung, 1/1, wood-frame window.

Below this window is a small wood-panel door to a crawl space that provides a peek at the lath-and-plaster wall construction as well as the nature of the roof framing and early twentieth century electrical wiring on this side of the house. At the opposite end of the room (east side) is a full-size door that opens to the original wood-shingled, steeply pitched roof seen in the 1906 photographs, as well as portions of the chimney to the fireplace in the living room on the first floor.

The original purpose of this room (as well as the reasons behind the need for access to the crawlspace on the west end and the roof on the east end) is unknown, and despite its size, there is a reduced amount of useable space due to the staircase and railing at its center. There is a built-in bench along the south side of the room, but it does not appear to open or provide any additional storage space for the room.

d. Partial basement

The basement of the David Babbitt House is a maze of floor systems, structural supports, and utilities. It is here that the evolution of the home is best demonstrated through its series of red Moenkopi sandstone walls (representing the earliest phases of construction and renovation), reinforced brick, former and existing window openings, and even the old well seen in the July 1895 Sanborn map and one of the 1906 photographs.

The majority of the original extent of the house along North Beaver Street was constructed on top of short wood columns placed into concrete footings and is only accessible by crawling beneath the floor. Based on field observations, the original home did have a cellar or some sort of small, partial basement accessed by the existing staircase, but the size and layout as initially constructed could not be deduced based on its current configuration. What is evident is that as the residence was renovated and the footprint expanded between 1895 and 1916, so too was the basement space excavated and extended over time. The masonry walls that once served to support the exterior walls around the house subsequently provided load-bearing structural support for the additions.

2. STAIRWAY(S)

There are four interior stairways in the David Babbitt House. The first and most prominent is the Main Staircase providing access between the first floor Entrance Hall and the second floor. This is a straight flight of hardwood stairs with closed risers. The balustrade consists of a robust railing and turned balusters with a cut-finish stringerboard with decorative tread returns, paneling, and wood appliqués. The wall stringerboard is plain in comparison, but does have some decorative molding to complement its design. The newel post at the base of the stair is square in shape, with vegetal motifs carved around the top and newel cap.
The newel post at the top of the stairs and at the corners above on the second floor are also square in shape, but the newel cap is turned in a much simpler manner. There is also what could be called a newel drop from the ceiling, which gives the illusion that the corner newel post above draws continuity between the elegantly carved newel post below and the floor above. The balustrade along the top has the same turned balusters and railing as the staircase itself. The treads are currently carpeted, but given the elegant wood floors throughout the

original 1886 construction, this staircase was likely designed to showcase beautiful hardwood finishes.

There is a Secondary Stair from the first floor to the second near the Connected Bath. This is likely original to the 1886 house to provide additional access to the other side of the second floor (opposite the bedrooms). This a narrow, straight-flight stair with closed risers with a winder at the top which changes the direction of the stair at a 90 degree angle. The plain design of these stairs indicates this staircase was not intended for guest use. There is one railing affixed to the wall that terminates at the winder. The lower sections of both walls consist of wood panels (similar to the closets at the end of the hallway between Bedrooms 1 and 2 on the second floor) in the lower portion and plaster finish above. The bottom of the flight has a solid-core wood door with an upper vision window which would have allowed members of the Babbitt family to see up the staircase or down to the floor below. There is no indication there was once a door at the top of the stairs on the second floor.

The third staircase is the Attic Stair to the third floor. This is also a narrow, straight-flight set of wood stairs, with plain wall stringerboards, closed risers, and no railing. The balustrade encircling the stair opening on the third floor is construction of plain, square-shaped newel posts with pyramidal tops and wood boards serving as both baluster and railing. This stair is unadorned, but neat and orderly, also likely a staircase only used by the family.

Lastly, the stair to the partial basement is perhaps the most interesting in the residence. Because it was intended to be used only by family and likely not very often, there is little thought to design as it needed to fulfill a specific function effectively and would not be seen by most guests. As such, the Basement Stair is narrow, with a straight flight configuration, with open risers and no finishing. Both the wall and face stringerboards are open (meaning they are edge cut to the profile of the treads and risers of the staircase). The wall side is affixed directly to the masonry wall that was part of the original 1886 residence. There is one cylindrical modern railing on the opposite side attached directly to the framing studs. The upper portion of the wall above the foundation wall is covered in a rich, deeply colored wood paneling that would have been visible while the door was open to the basement. Due to the basic construction of this staircase, the underlying structure of the Secondary Stair as well as the junction between the back of the wall along the adjacent hallway with the masonry rubble-and-mortar foundation is clearly visible, showing elements of materials and workmanship characteristic of the 1886 construction.

3. FLOORING

The interior flooring of the David Babbitt House varies throughout the residence and is a mix of both original and modern materials. The original 1886 extent of the house boasts both oak and pine hardwood floors in the Entrance Hall, Sitting Room, Master Bedroom on the first floor, as well as the hallway and Bedroom 1 of the second floor. Hardwood floors are also present in the Formal Living Room, as well as Bedrooms 3 and 4 on the first floor, and in Bedrooms 3 and 4 on the second floor representing the second substantial renovation between 1895 and 1901. These areas show a careful attention to patterning and design, with intentional placement of the floor decking in the center of the room as well as the corners, in rooms that were intended to welcome guests including the Sitting Room, Master Bedroom (formerly a parlor/sitting area) and the Formal Living Room. The hardwood floors currently in the Chapel and in the third floor/attic were likely installed between 1910 and 1916, when this portion of the house was expanded.

There is modern carpeting covering what are likely additional expanses of hardwood floors in the hallway to the first-floor bedrooms and Bedroom 1, as well as Bedroom 2, the interior hallway to and within the Interior Bedroom on the second floor. Carpeting is possibly also obscuring the wood floors of the Sleeping Porch and the small rooms that were divided up with modern drywall along the west side of the second floor (encompassing Small Rooms 1 and 2, the Sitting Area, and the entrance to the Modern Bath).

Similarly, linoleum flooring is assumedly covering hardwood in the Laundry Room and possibly the Large Bath, and a plain wood floor in the Modern Bath, all on the second floor. Modern ceramic tile is present in the Hall Bath, Connected Bath, Dining Room, and Kitchen on the first floor. It is unknown whether these areas of tile are covering historic-era flooring materials underneath, or if the older flooring was removed prior to tile installation.

4. WALL AND CEILING FINISH

As stated previously, the interior walls of much of the David Babbitt House are of lath-and-plaster construction. Lath-and-plaster methods were common for interior walls through the 1940s when it was replaced by sheetrock/drywall in the 1950s as the preferred material of choice. Modifications to the interior of the residence using sheetrock/drywall are evident where it used to divide the western leg of the second-story porch into smaller rooms and create the Modern Bath. It is also present where portions of the lath-and-plaster walls have been removed, such as on the northern wall of the third floor/attic, inside the toilet area of the Large Bath on the second floor, and in some of the closets throughout the house.

On the first floor, the original plaster wall finish is most visible in the Sitting Room (which has a drop ceiling with acoustical tile), Entryway Hall (which has a stipple ceiling), the hallway to the first floor bedrooms as well as the Master Bedroom and Bedrooms 1 and 2, and the main hallway (all of which also have stipple ceilings). Additional details seen in the Sitting Room and Bedroom 1 include picture molding, which is horizontal molding near the ceiling from which people typically hung pictures (hence the name). Bedrooms 3 and 4 have plain wall and ceiling finishes (likely also lath-and-plaster), but the latter also has a modern wallpaper border along the top of the wall below the ceiling joint. The Kitchen and Chapel both have plain-finished walls and ceilings.

Unlike other areas of the first floor, the Hall Bath and Connected Bath exhibit the same wall and ceiling finish, both have the historic-era walls (upper portion) and ceilings, but with ceramic tile “wainscoting” with simple wood cap molding around the lower half. In the Connected Bathroom, vinyl waterproof sheeting (designed to look like tiles) encircles the walls above the drop-in full bath.

The Formal Living Room has what may be historic-era wallpaper above deeply colored wood wainscoting around the perimeter of the entire room. The wainscoting has decorative sunk panels with a raised molding framing each (also called a bolection). The lower portion of the wainscoting (called the dado) is treated differently from the upper section, with simple raised molding. The crown molding at the wall-ceiling juncture is beveled and curved, with a stipple ceiling. The Dining Room also has wainscoting, but the design here is much more characteristic of the Craftsman tradition, with a simple vertical pattern of alternative raised and flush wood boards with a simple cap molding. The upper portion of the walls here are as they were when constructed between 1910 and 1916, however, the ceiling is dropped with acoustical tile and the historic-era ceiling is obscured here.

On the second floor, Bedrooms 1, 2, 4, and the Interior Bedroom have their original lath-and-plaster finishes on the walls and ceilings, while Bedroom 3 and the adjacent Laundry Room have a subtle texture to the walls and ceiling over the plaster finish. The main hallway on the second floor does have the original finished plaster walls, or a textured finish applied over top, but the ceiling has been stippled like the first floor (although the simple crown molding is still evident under the applied stippling).

The Sleeping Porch retains the simple-drop wood siding, wood panel walls, and ceiling original to its construction between 1910 and 1916. Small Room 1 also has some of the original wood panel walls on its east, north, and west sides; however, modern sheetrock/drywall creates the south wall. The ceiling is still original in this room. In Small Room 2, the only original wall materials are on the ceiling and along the west wall with the windows as modern sheetrock/drywall has been applied to what would have been the exterior wall of the Interior Bedroom and an additional dividing wall constructed on the south side.

Likewise, the Sitting Area has its original wood panel ceiling, walls around the windows, and next to the door to the hallway, but the north and south walls now consist of modern sheetrock/drywall. The Modern Bath is entirely constructed of modern sheetrock/drywall, but retains the original wood panel ceiling of the former sleeping porch along the west side of the second floor, as well as the small area/crawlspace behind it.

The Large Bath is (arguably) the most interesting room on the second floor. Its interior space was originally divided up using tall, Craftsman-inspired wood panels throughout the space. This pattern of alternating raised and flush panels is carried throughout, including the transoms above the doors in the separate toilet and shower spaces. Vibrantly painted today, this bathroom also showcases the early twentieth century lath-and-plaster walls where the hipped-roof gable cuts in and above the complementary wainscoting along the east wall.

The third floor/attic has its original lath-and-plaster walls and ceiling (as can be seen in the crawlspace on the west side of the room below the window in the upper gable) throughout most of the room. However, at some point, portions of the original wall as constructed between 1910 and 1916 were removed and modern drywall was used to cover up the gaps. While it is unclear why this occurred, field observations noted the drywall was installed on the north wall that now has a modern electrical outlet and ceiling light fixture that may have required removal of this portion of the wall.

5. OPENINGS

a. Doorways and doors

Doorways and the types of doors that fill them are plentiful within the interior of the David Babbitt House. Doors throughout the interior of the house have been described to some extent in the above discussion, however, collectively they will be briefly summarized here along with their corresponding trim details.

Many of the doors likely original to the 1886 construction and subsequent phases of remodel (the first completed by 1901 and the second by 1916) of the residence are swinging solid-core wood doors with multiple decorative recessed and beveled panels. These are often paired with either architrave side casings (jamb casings) with corner blocks (which serve to join casing sections that are more ornately detailed) with a carved circle or diamond/flower motif and molded plinth blocks at the floor, or with plain

casings. Side casings here are unadorned and may be flush on all sides or with cap molding extending beyond the jambs.

Examples of these doors and doorways are found on the first floor in the Master Bedroom, Bedrooms 1–4, the Hall Bath, the Under Stair and Supply Closets, as well as two of the doors in the Formal Living Room. Instead of narrow, solid-core, wood panel closet doors, Bedrooms 1 and 4 both have closet doors with an upper panel of privacy glass. The Connected Bath on the first floor also has two solid-core, wood doors at either end, both of which have upper privacy glass panels that have been painted over.

As previously described, the front door facing North Beaver Street is quite elegant relative to the exterior side. The interior side is much more plain, with a simple beveled lower panel below the glass. While it too has the decorative casings, it also has a transom (awning opening) above consisting of a single glass, wood-framed panel. The transom is opened using a long brass rod.

Moving up to the second floor, examples of the doors and doorways discussed include those in Bedrooms 1–4, the Interior Bedroom, Laundry Room, Sleeping Porch, and Large Bath. Notably, the door casings in Bedroom 2 are more ornate with additional molding details with column motifs and corner blocks that extend above the top casing, even in the Connected Closet.

Back on the first floor, the Sitting Room has two elegant pocket doors, one accessing the Entrance Hall and the other to the Formal Living Room. The solid-core wood pocket door on the north is simply detailed with scalloped recessed panels and is painted white to match the room. The hall side presents an additional design detail with diagonal elements within the scalloped recessed panels. Here the natural beauty of the wood still shines, upstaging the plain interior side of the front door. The pocket door between the Sitting Room and the Formal Living room is also a solid-core wood door, this time with beveled panels with a raised center. Like the north pocket door, this one is painted white within the Sitting Room, but stained on the side of the Formal Living Room to mirror the dark wood finishes seen around this space. Both pocket doors have trim around them, including architrave casings, decorative plinth and corner blocks of the original 1886 construction and later renovation completed by 1901.

Between the Kitchen and the Dining Room is a full-swinging, solid-core, wood door with recessed beveled panels. The door has a clear upper glass pane to allow maximum visibility through what would have been a high-traffic area. Similar to the front door, there is a transom (albeit larger) above this door to allow for air movement between the Dining Room and the Kitchen. The opening mechanism still works as well. Also in the Dining Room is a single French Door, which has wood stiles, rails, and muntins dividing six lights hung in pairs.

In addition to the pocket doors on the first floor of the Sitting Room, one of the more notable doors that deserves mention is the set of narrow French doors to the Sleeping Porch in the Interior Bedroom on the second floor. These doors have multiple divided lights arranged in a diamond glazing pattern.

The third floor/attic has a solid-core, plain wood door with recessed panels and simple casings on the east side (to the crawlspace with the original 1886 roof) and a small batten door with diagonal bracing and simple wood surrounds on the west side (to the crawlspace under the upper gable).

While the David Babbitt House has many original doors, it also has a number of modern replacements that were installed to create wider doorways (most likely to accommodate wheelchairs). These recent upgrades include some solid-core wood doors, but also hollow-core doors of engineered wood and other materials. Modern doors are seen in the Chapel between hallway and to kitchen; the doorway between the main first floor hall (next to the Under Stair Closet) and the hall to the bedrooms; as well as between the main hallway and the small hallway to the Chapel, Connected Bath, and Bedroom 4. Field documentation noted one modern door replacement where the doorway was not widened, and that is in the Formal Living Room (northwest corner), which is a modern, solid-core wood door with recessed panels.

b. Windows and shutters

Because of the number of renovations and reconfigurations to the original 1886 residence, the David Babbitt House has a number of interior windows (some of which have been enclosed and/or covered over). Like the interior doors and doorways, interior windows have been described in a few of the above sections, but are briefly summarized here with descriptions of their trims and other decorative elements.

As would be expected, much of the window trim throughout the house mimics that of the doorways. As such, like the doorways, the interior sides of the windows are trimmed with architrave side casings (jamb casings) with corner blocks (which serve to join casing sections that are more ornately detailed) with a carved circle or diamond/flower motif and molded plinth blocks at the floor, or with plain casings (and may be with or without sills). Again, like the doorways, side casings here are unadorned and may be flush on all sides or with cap molding extending beyond the jambs. Because the exterior windows are all original respective to their initial installation (ca. 1886, or as part of two phases of major renovation between 1895 and 1901 or between 1910 and 1916), these variations in window trim are seen throughout the house and the listing of such will not be repeated herein for the sake of brevity (please see the photographs of the interior of the home in Appendix D).

While the cottage windows of the Formal Living Room and Dining Room are technically on the exterior of the residence, these elegant windows are best viewed from the inside and are therefore described here. By definition, a cottage window (also known as a "special front" window) has a large lower pane with a decorative transom. This is very much characteristic of the Queen Anne style.

In the Formal Living Room, the cottage windows are arranged around the large bay with canted sides. Installed by 1901, these windows were part of the first major phase of renovation that David Babbitt undertook while his children were still fairly young. With Emma's untimely death in 1899, it is not clear whether these modifications were completed, in process, or not yet started by the time she passed. With a single lower pane, the upper transom relies on colorless glasses arranged in a delicate pattern. Only the three main windows in the bay have them, but combined with the heavy reliance of dark-stained wood within the Formal Living Room (which likely first served as a formal dining room until the last series of renovations between 1910 and 1916), the interior space feels formally grand and sophisticated.

In what is the Dining Room today (and probably the former kitchen of the house as seen in 1906) are four cottage windows, each with a single lower pane and a colorful stained-glass transom above. Unlike those in the next room, these windows incorporate not only

orange, green, and pink glass, but also a heavy frosted glass that mutes the incoming light. Interestingly, three windows are still exterior, but one now connects with the kitchen. It is not overreaching to guess that this window may have also faced the outside, perhaps during an intermediate phase of renovation between 1910 and 1916. Regardless, these windows in the Dining Room are characteristic of the Craftsman-inspired elements that were incorporated into the home when the trend was most popular in Flagstaff and across the country.

Respective to windows that are truly part of the interior of the David Babbitt House, there are a few examples that remain as a result of the reconfiguration of interior spaces during the period of significance. The Interior Bedroom on the second floor, as discussed previously, as two sets of paired windows that once were exterior to the residence. The windows on the west side have since been filled with insultation and covered over with modern sheetrock/drywall. This would have occurred when the former sleeping porch along the west side of the house was divided up into smaller living spaces. The set of windows on the north side have not been covered over but have been spray-painted for privacy.

The Large Bath also has a small number of windows, including pass-through windows in the upper portions of the two walls of what is today used as a storage closet. These were intended to allow light to enter what would otherwise be an unlit space and very likely indicates that this was a space to be occupied (but for what remains unclear). In the separate toilet, there is what appears to be a window in the upper portion of the west wall (above the toilet itself). This has since been painted over and may have served for ventilation purposes as it is not a full-sized window.

Lastly, there is a small, casement window in the Laundry Room that opens to the Sleeping Porch. The trim is oversized in comparison to the small dimensions of the window. The presence of this window may suggest that this space may have once been a small bath. Considering the doors to the hallway and to the Sleeping Porch have upper panels of privacy glass, it could be that this was a small bathroom.

6. DECORATIVE FEATURES

Given the plethora of decorative features found throughout the house that have already been discussed in the paragraphs above, this section will focus on additional features not yet mentioned, specifically the three fireplaces on the first floor.

The first of these fireplaces is found in the Sitting Room, which is in very poor condition and is severely deteriorating. While it might not be considered a “decorative feature” to many due to condition, what this fireplace does show is its original masonry construction. The manteltree (the stone lintel over the opening) is not brick and at first glance, it appears to be sandstone; however, this material would not stand up to the high temperatures of a well-loved, oft-used fireplace. As such, it is likely pumaceous dacite, possibly sourced from Mt. Elden nearby, which was known to have been incorporated into fireplace construction in Flagstaff (e.g., 23 South Agassiz and others) as it was easily obtained locally. There is a thin brass frame around the opening, and in consideration of the other two fireplaces that remain intact, this fireplace may have had similar brass components. However, unlike the other two fireplaces, this one protrudes into the room whereas the fireplaces in the Formal Living Room and Master Bedroom are largely flush with the wall.

The hearth is constructed of small, rectangular green tiles that extend into the room, and this same tile is also on the left side of the opening. Despite the ambiguity of its original design, this fireplace appears to have been less fancy than those in the Formal Living Room and Master Bedroom (the latter a former parlor/sitting area). Therefore, the Sitting Room may have been a more informal gathering area, but again, this cannot be said with any sense of certainty.

The fireplace in the Formal Living Room is one of the most opulent decorative features still remaining in the residence. Designed as a heavy brass insert, this fireplace was indeed the centerpiece of this room when first constructed by 1901, and remains such even to this day. The mantelpiece consists of a series of robust brass panels depicting two figures, one on either side of the firebox, and what appears to be a scene from the Classical world of Dionysus. The top arcs gracefully, and all three sides are accentuated with heavy wood trim. Tile similar to that in the Sitting Room frames the hearth below. With butterflies, garlands, Celtic knots, meandering friezes and geometric shapes, this fireplace pulls together an incredible variety of themes. When taken as a part of the grandeur of this room, one can almost imagine the light dancing on the ceiling and walls in the evenings as cast through the intricate patterns of the fire screen.

While it may not be apparent at first, the fireplace in the Master Bedroom is the same brass insert as in the Formal Living Room, but without the extravagant mantelpiece around it. Instead, this fireplace is framed by a wood mantel with simple, decorative touches, demonstrating how the same fireplace could be dressed up or dressed down. As noted above, the Master Bedroom was once accessible from the Entrance Hall and front door. The cant bay window, decorative patterning of the hardwood floor, and fireplace suggest that this was initially conceived as a gathering area or parlor, but was later reconfigured (and the doorway to the main hall removed) to be a more private space.

While not a decorative feature in the way this section intends to describe, one of the most incredible elements of the house is found in the basement. Supporting the original floor system under the house is a length of steel rail that is embossed with the manufacturer and year it was made (Krupp 1881). Alfred Krupp was a German whose family specialized in steel manufacturing. His company extended into the United States in the mid-1850s, likely because of the push to build a transcontinental railroad network across the country. Given David Babbitt's connections to building materials through his first business venture in 1886, this section of rail line was either surplus or repurposed from the original A&P transcontinental railroad which had arrived in Flagstaff but a few years earlier on August 1, 1882. The rail was incorporated into the post-and-beam construction of the home as first built in 1886 and is the only component of the residence that conclusively pre-dates David Babbitt's presence in Flagstaff.

Another feature of note is also found in the basement. At one point, a young Joe Babbitt (born in 1891) used his father's nail gun to carve his name prominently on the main timber support post in the basement next to the steam boiler. One cannot help but wonder how old the young lad was when he defaced the post, but it too is one of the last imprints of David Babbitt and his family (quite literally in this case) on the house that still exists today.

7. ARCHITECTURAL FURNITURE

Craftsman residences tended to have built-in cabinetry and shelving as part of the conceptualization of interior spaces. While not necessarily characteristic of the Queen Anne tradition, the number of built-in cabinets and shelving in the David Babbitt House represent the transition between the American Victorian era of architecture into the Modern movement.

Built-in cabinetry is abundant on the first floor, including in the Formal Living Room, Dining Room, Connected Bath, as well as in the main hallway and hallway to the Bedrooms 1–3. The built-in cabinetry in the Formal Living Room has two parts, each with a pair of independently swinging doors. The lower portion has two solid-core doors with recessed panels while the top has two doors with full-length patterned glass panels. Considering this room was likely constructed as a formal dining room, this built-in cabinet may have served to house the Babbitt family's china. Like the adjacent door to the Dining Room, this built-in cabinet is trimmed with architrave casings and decorative plinth and corner blocks. Being flush with the wall, it blends beautifully into the overall design of the room.

Next door in the Dining Room, which was likely the former kitchen space of the home prior to the last phase of renovations between 1910 and 1916, is a larger built-in cabinet. Here, the space is divided up into an upper and lower portion, with flatware drawers between. The lower half of the built-in cabinet has two solid wood panel doors while the upper half has two doors, each with two large glass panels to showcase what is contained within. Also flush with the wall, this reveals the efficiency behind the purpose of the built-in cabinet to provide ample storage space without taking up usable area within a room.

The built-in cabinet and drawers in the Connected Bath are relatively simple in design compared to those in more public areas of the home. Here, there are four pull-out drawers in the lower half of the unit, with two wood doors above for other storage. Lastly, the built-in shelves and drawers in the main hallway on the first floor is the largest example of such cabinetry and shelving in the residence. The upper half consists of a series of long horizontal shelves with six drawers below, configured in columns of three. It does appear that this built-in cabinet also had doors at one time, but that these have been removed. The brass pulls affixed to the drawers reveal that even the simplest of storage deserved some attention to detail.

The remaining architectural furniture in the David Babbitt House is on the third floor in the attic space. Here there is a simple built-in bench that stretches the length of the south wall. Additionally, while not "built in," there is large dresser in the northeast corner. Built of solid wood, the dresser has 12 substantially sized drawers, arranged in three rows of four. Because of its size, the dresser was likely built on the third floor and installed. The drawer pulls are the same as those in the large built-in cabinet in the main hallway on the first floor, so both of these architectural furniture components are likely contemporaneous.

8. HARDWARE

Descriptions of original hardware have been woven into the discussions in the above sections. Overall, much of the original hardware is remarkably still in place, including doorknobs, roses (the decorative plate around the knob), hinges, window and door locks, and other fixtures. Photographs of the original hardware that remains at the David Babbitt House are presented in Appendices C and D.

9. MECHANICAL EQUIPMENT

a. Heating, air conditioning, ventilation

The original steam boiler remains in the basement and many of the original steam-powered radiators are present throughout the house in various rooms, many of which are still attached to the heating system. Most of the individual radiators are ornately detailed with decorative embossing. There are some modern electric baseboard heaters in some of the rooms and a furnace was installed on the second floor in the Sitting Area and there are modern heat registers in the ceiling of Bedroom 3, the Sleeping Porch, and Small Room 2, as well as in the upper wall of the Modern Bathroom. This indicates that heating ducts were installed in the ceiling across parts of the house on the second floor (mainly the northwestern portion of the residence).

There is no air conditioning in the residence, and ventilation still relies much on the "old school way" of opening windows and doors to facilitate air movement. Some older vents are still evident in some of the bathrooms (the Hall Bath and Connected Bath on the first floor and the Large Bath on the second floor), which suggests that these bathrooms, while upgraded recently, were components of the original and reconfigured floor plans during the period of significance.

b. Lighting

No original light fixtures appear to remain (although some of the light fixtures in some of the rooms appear older, these could not be dated definitively). Photographs of the existing light fixtures in each room are provided in Appendix D.

c. Plumbing

Emma Babbitt was reportedly the first to install a bathtub in Flagstaff in 1887. As such, the house was plumbed early in its construction. Various utilities, including water, are visible in basement, as is the remnants of the well depicted on the 1895 Sanborn map and in one of the 1906 photographs. There is no evidence the well continued to be used once it was covered over and today, it has since been filled in and covered with poured concrete (see Appendix D for photographs). Given the age of the home, the plumbing has most definitely been upgraded and replaced to keep things in working order. Additionally, a toilet has been installed in the closet of Bedroom 2 on the first floor, indicating that plumbing has been expanded within the house to service additional areas.

There is a water heater next to the furnace on the second floor in the Sitting Area, which provides hot water to the Modern Bath and Large Bath on the second floor. There are also two additional water heaters in the partial basement that supply the rest of the house with hot water.

d. Electric

David Babbitt was one of a handful of individuals that spearheaded the electrification of Flagstaff and his residence was likely one of the first to receive electrical service in the mid-1890s. Like the plumbing, electrical wiring has likely been repaired and upgraded as needed over the years. Remarkably, the original wiring that carried electricity throughout the house is still visible in the basement as well as in the crawlspace on the third floor under the upper gable (see Appendix D).

D. Description of Site

1. HISTORIC LANDSCAPE DESIGN

As of 2020, the extent to which the historic landscape design still exists is unknown. The Diocese improved the front yard (along North Beaver Street) and north side yard (along West Dale Avenue) by placing paving stones to level outdoor spaces, creating elevated terraces, and planting a variety of small trees and bushes. The concrete walkways are all out-of-period changes. The construction of the school in the mid-1950s as a classroom annex for St. Anthony's Academy effectively removed the historic landscape design of the entire northwest corner of the block, which has been historically associated with the David Babbitt House at 319 North Beaver Street.

Based on the 1906 photographs, the majority of the trees along North Beaver Street are gone as is the wood picket fence (now a metal one). Along West Dale Avenue, the original wall constructed of basalt rubble and mortar, with quarried blocks of Coconino sandstone on top survives to this day; however, its condition is deteriorated and parts of it are crumbling. The large tree on the north side of the residence along West Dale Avenue could be the small one seen in the 1906 photograph, but this is difficult to confirm. The other trees around the property do not appear to be of sufficient age to have been part of the historic landscape design within the period of significance and no other historic-era features were identified on the property.

Overall, with the exception of the low masonry wall along the street (West Dale Avenue) and perhaps the two largest trees in the north yard, none of the historic landscape design for the David Babbitt House remains.

Part III. Evaluation and Assessment

A. Criteria for Evaluation

Four criteria are applied in the evaluation of historic properties for inclusion in the National Register of Historic Places (36 Code of Federal Regulations 60.4). These same criteria apply to the Arizona Register of Historic Places and the Flagstaff Register of Historic Places (collectively, Register Criteria) to determine whether a property is significant for inclusion. To be considered eligible, a property must be at least 50 years old and meet at least one of these four criteria for listing in the National Register. According to the National Register criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, objects, sites, buildings, and structures that meet any of the four criteria. Properties significant under Criterion A are associated with events that have made a significant contribution to the broad patterns of our history. Those significant under Criterion B are associated with the lives of significant persons in our past. Properties that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, possess high artistic values, or represent a significant and distinguished entity whose components may lack individual distinction may be significant under Criterion C. Finally, those properties that have yielded, or may be likely to yield, information important in prehistory or history may be significant under Criterion D.

The ability to meet any of these Register Criteria is twofold. First, the property must be associated with a significant historic context. Information on the historic property based on fieldwork (physical examination) and archival (documentary) research is paramount when establishing a property's association within a significant historic context. Part of the historic context are the

historic themes that help frame a historic property within various cultural patterns based on several elements such as social and ethnic groups, environment, and industry/technology. Historic themes are considered significant if they can be demonstrated through scholarly research and are considered important in American history. These themes can be found within larger "Areas of Significance" as established and used by the National Register when evaluating a property's significance. Chronological period is also important, as a property should be significant within the "Period of Significance" in the history of the local area, the state, or the nation.

In addition to its significance, the historic property must also retain integrity in order to meet the Register Criteria. Integrity is a property's ability to convey its significance. A property that demonstrates integrity expresses its historical significance via its physical characteristics that existed during the property's historic (or prehistoric) use. Integrity is evaluated in terms of seven aspects: location, setting, design, materials, workmanship, feeling, and association. The retention of these aspects of integrity is critical for a property to convey its significance, as a property either retains its integrity or it does not. If the property does not retain historic integrity, it does not convey its significance, and a property that cannot convey its significance cannot meet any of the Register Criteria.

B. Evaluation Framework

The David Babbitt House is located within the North End Historic Residential District, and is considered a contributing component of the National Register historic district which was listed in 1986. The period of significance for the David Babbitt House at 319 North Beaver Street roughly coincides with that of the North End Historic Residential District, starting the year the house was most likely constructed and ending at the termination date of the historic period for the district as listed in the National Register: 1886–1935. Table 2 presents established areas of significance and associated periods of significance, as well as the historic themes that apply to the David Babbitt House based on archival research.

Table 2. Areas of Significance, Periods of Significance, and Historic Themes

Area of Significance	Period of Significance	Historic Theme for David Babbitt House
Exploration/Settlement*	1882–1935	Flagstaff Townsite and the North End neighborhood – oldest residential area
		Flagstaff's growth during boom years (1900–1920)
		Flagstaff's development in the 1920s and 1930s
Agriculture/Industry	1882–1935	Flagstaff's and northern Arizona's lumber industry
		Flagstaff's and northern Arizona's sheep-raising industry
		Flagstaff's and northern Arizona's cattle industry
Commerce	1886–1929	David W. Babbitt
Architecture*	1882–1935	Queen Anne style
		Vernacular Craftsman-style of design

*Areas of significance for which the North End Historic Residential District was listed in the National Register under Criterion A (event) and Criterion C (design). The remaining areas of significance are additional categories that are represented within the Flagstaff Multiple Resource Area as discussed in the narrative on the National Register nomination form listed in 1986 (Agriculture/Industry) or that apply to David W. Babbitt (Commerce) as a significant individual under Criterion B (person).

Part IV. Findings and Conclusions

A. Assessment of Integrity

Based on the guidelines for assessing integrity for historic properties provided for the National Register, most aspects of integrity are present for the residence; however, not all have been retained to the same degree. It should be noted that there are certain factors that remain unknown for the David Babbitt House, such as dates of modification to the original configuration. While these are important aspects of the development of the property, the most substantial additions to the home that greatly reconfigured the floor plan occurred within the period of significance (defined as 1886–1935). Other alterations that are consequential to integrity can be deduced from the 1943/1948 and 1958 revised Sanborn maps, including the north expansion of what is today the chapel and the removal of the Queen Anne rounded porch and the construction of a new, squared porch on a concrete foundation enclosed with Craftsman windows. Along with the removal of the original, simple-drop wood siding across most of the exterior of the house, these alterations to the historic character of the David Babbitt House detrimentally affect the retention of integrity because they occurred after 1935 (outside the period of significance) and represent changes that are otherwise incompatible with its Queen Anne design.

The degrees to which the aspects of integrity are considered retained for the historic-era residence at 319 North Beaver Street as described below are based on known information. Table 3 presents the result of this assessment, briefly explaining each aspect of integrity and the degree of retention (strong, diminished [but retained], weak, lost) for the David Babbitt House.

Table 3. Aspects of Integrity for the David Babbitt House (319 North Beaver Street)

Aspect of Integrity	Description	Degree
Location	The property is in its original location as it was constructed in the mid-1880s.	Strong
Design	The property retains some of its historic character-defining features that demonstrate the aspect of design as a hybrid representation of what was originally a local Queen Anne residence later modified through the application of Craftsman elements by 1916. However, because of out-of-period modifications, the degree of retention has been diminished and weakened for the aspect of design.	Diminished/ Weak
Setting	The property is located within the northeastern portion of the original Flagstaff Townsite in the southern extent of the historic-era North End neighborhood. Only a few properties dating to the period of significance (1886–1935) remain and the area no longer reflects its historic character. For this reason, the aspect of setting is lost.	Lost
Materials	The property retains a combination of historic character-defining materials that demonstrate the aspect of materials; however, alterations to the property outside the period of significance substantially diminished the degree of retention of the aspect of materials.	Diminished
Workmanship	The property retains a combination of historic character-defining elements that demonstrate the aspect of workmanship; however, alterations to the property outside the period of significance have diminished the degree of retention of the aspect of workmanship.	Diminished
Feeling	The property retains a combination of historic character-defining elements that combined with location, design, materials, and workmanship do demonstrate the aspect of feeling; however, alterations to the property outside the period of significance have diminished and weakened the degree of retention of the aspect of feeling.	Diminished/ Weak

Aspect of Integrity	Description	Degree
Association	The property retains a combination of historic character-defining features that demonstrate the other aspects of integrity (location, design, materials, workmanship, and feeling) that are associated with areas of significance for the David Babbitt House; however, alterations to the property outside the period of significance have diminished and weakened the degree of retention of the aspect of association.	Diminished

1. LOCATION

Location is the place where a property was constructed. In order to retain this aspect, a historic property must be in the same location in which it was constructed, and the relationship between a property and its historic associations is typically destroyed if a property is moved. The relationship between a property and its location is very important in terms of understanding why the property was constructed, as well as its relationship and association to surrounding properties. This is especially true if a property is within an area of important historical significance, like the North End neighborhood.

The David Babbitt House is in its original location of construction on North Beaver Street within the period of significance (1886–1935). This building is located at the south end of the prominent North End neighborhood, an area that was once home to Flagstaff's upper-class white families. As the relationship between the property and its historic location is maintained, the residence retains a strong degree of location.

2. DESIGN

Design refers to the physical elements of a historic property that create its form, plan, space, structure, and style. Design captures the historical functions and aesthetics of a property that were the result of human decisions and choices when the property was first conceptualized. Design is by its nature one of the aspects of integrity that is associated directly with areas of significance such as community planning and architecture. The organization of interior spaces, the proportion and scale of the exterior, the shape and form of a property, ornamentation (textures, colors, type, style, and arrangement), and materials are all related to design.

The property retains some of its historic character-defining features that demonstrate the aspect of design as a hybrid representation of what was originally a local Queen Anne residence later modified through the application of Craftsman elements by 1916. Even though the porch was renovated with repurposed Craftsman windows that likely date to the period of significance (1886–1935), the complete removal of the ornate, rotunda-like, wrap-around porch after 1958, along with other alterations, have detrimentally affected the residence's original Queen Anne character which had survived up to that point. Also considered is the addition of the Chapel Extension between 1948 and 1958, which changed the footprint for the first time since 1916.

The interior organization of space much reflects the different stages of configuration for the David Babbitt House—including as originally constructed in 1886 and subsequent renovations between 1895 and 1901, and again between 1910 and 1916—that altered the floor plan within the period of significance. Changes that have impacted this are reflected in the division of the sleeping porch along the west side of the house on the second floor, which created four interior rooms that did not exist during the period of significance, including Small Rooms 1 and 2, the Sitting Area, and the Modern Bath.

Because of these out-of-period modifications, the principal and most detrimental one being the removal of the Queen Anne-style wrap-around porch, the degree of retention is substantially diminished and weakened relative to the aspect of design.

3. SETTING

The location of a property is complemented by its *setting*, which is another aspect of integrity. Setting is the actual physical environment of a historic property, and it includes many characteristics of a particular property's surroundings. These characteristics may be natural features such as topography, vegetation, and even undeveloped areas like forests or fields. However, these characteristics can also be human-made, referring to a property's relationship with adjacent buildings, along a streetscape, or within a neighborhood. Setting refers to the character of a property within its environment. Although it is much more abstract than location (a property's specific place), setting is very important in demonstrating how, not just where, a property fits within a larger landscape.

With the exception of the Church of the Nativity (built in 1929), the Craftsman bungalow at 314 North Beaver Street (built between 1910 and 1916), and the property at 121 West Cherry Avenue,[17] all other existing buildings and structures post-date 1948. This includes the construction of the classroom annex for St. Anthony's Academy in the mid-1950s next door, and its subsequent renovation to convert it to a full-time school facility in the early 1960s. As a consequence, the historic-era Craftsman properties along North Humphreys Street were visually removed from the viewshed of the David Babbitt House. It was also at this time, well after the end of the period of significance in 1935, that the Parish house at 309 North Beaver Street was likely demolished, which had been constructed by 1901.

Most impactful to the aspect of setting has been the construction of the condominium development in 2018 at 19 West Dale Avenue directly across North Beaver Street, and the recent completion of the new, multiple-story Flagstaff Municipal Courthouse on the southwest corner of North Beaver Street and West Cherry Avenue in October 2020.

As a result of all of these changes to this portion of the North End neighborhood (including within the boundaries of the North End Historic Residential District), the most substantial of which occurring as recently as October 2020 (during the course of this study), the aspect of setting for the David Babbitt House is lost.

4. MATERIALS AND WORKMANSHIP

Materials are the physical elements that were used during a particular period of time and in a particular way to create a historic property. The materials used to construct a property reveal availability, style preferences, technologies, and traditions. A property must retain the key exterior materials dating from the period of significance for that property in order to have integrity in this aspect. Closely related to materials is *workmanship*, which may be applied to a property as a whole or its individual components. Workmanship can be expressed in vernacular methods of construction, not just elaborate ornamental detailing or finishes, and is

[17] This small Craftsman-inspired building has a delightful story. This building was constructed on the northwest corner of North Beaver Street and West Cherry Avenue as the first Catholic school in Flagstaff, established in large part by the efforts of Emma Babbitt herself. The school building is visible on the 1901 Sanborn map. It subsequently became the Catholic church when St. Anthony's School and Convent was built by 1910. The church building was subsequently moved to the corner of West Cherry Avenue at North Humphreys Street by 1916, where it still stands today. Mass had been moved to the new St. Anthony's Academy (a day school for both boys and girls) and the site for the new church was selected at 24 West Cherry Avenue. The new church would not be completed for another 14 years with the Church of the Nativity.

the physical evidence of the crafts of a particular culture or people during any given period in time. This aspect of integrity helps illustrate the aesthetics of a particular time period, as well as technology in construction that may be characteristic of an individual property, a neighborhood, a region, or even on a national level.

The David Babbitt House demonstrates a diminished (but retained) degree of the aspects of materials and workmanship. The building displays many elements within the period of significance, including the Moenkopi sandstone foundation, the lower Queen Anne gables and the large gable above the cutout bay window with canted walls, the cant bay window along North Beaver Street, and the lath-and-plaster walls. The prevalence of wood throughout the house, used in its original construction as well as later renovations and reconfigurations, both maintained the Queen Anne tradition and later introduced Craftsman-style details.

It was not uncommon for late nineteenth century/early twentieth century residences to utilize local wood materials from the booming lumber industry. The roofing material may have originally been locally manufactured wood shingles as would have been characteristic of the time. The wood shingles are still present on portions of the original hipped roof that remain as seen on the third floor. There yet remains evidence of a high level of craftsmanship with the woodwork on the inside of the residence, and the careful attention to detail in carrying the decorative trim around the exterior windows to the inside space. The remarkable fact that none of the windows appear to have been replaced and were weatherized by the application of storm windows (which are easily removable and do not permanently change the windows underneath) cannot be understated. Windows, along with roof coverings, are often the first to go when it comes to historic residences because they are most easily swapped out to help regulate the temperature inside the house, which fluctuates rapidly and drastically in the high-elevation environment of Flagstaff.

The interior exhibits skill in the use of local wood, including the hardwood floors, staircases, as well as the wood wainscoting panels throughout the residence. Overall, the inside of the David Babbitt House still maintains the materials and workmanship that characterizes the home, more so than the exterior does today.

Overall, the David Babbitt House retains a diminished aspect of materials and workmanship, which is largely the result of the introduction of incompatible materials and construction methods when the exterior drop siding was removed around much of the exterior of the house, replaced with asbestos and vinyl siding. The use of modern sheetrock/drywall to reconfigure the west side of the second floor also affects the aspects of materials and workmanship. However, none of these modifications outside the period of significance impact to the extent that these aspects of integrity are weakened or lost.

5. FEELING

Feeling is defined as a historic property's expression of a particular period of time. As a whole, integrity of feeling is a property's ability through its physical features to convey its historic character. Often, feeling is the result of several aspects of integrity that, when taken together, relate a property's place within a historical framework and Period of Significance.

The aspect of feeling is a property's expression of its historic sense of a particular period of time. Feeling results from the physical elements of the property that come together to convey its historic character. Given the renovations, additions, and alterations of the residence, there are historic character-defining elements that remain. While the aspect of location is strong, the aspect of design is diminished/weakened and setting has been lost in its entirety. When

taken in consideration with the diminished (but retained) aspects of materials and workmanship, the aspect of feeling starts to degrade. Save for a few elements of the house, Emma Verkamp would likely not recognize her house today nor would she know her neighborhood. But then again, a lot of change occurred from the time of her death in November of 1899 until 1916 when her widower completed his last substantial renovations to their family home, all of which were well before the end of the period of significance in 1935.

For the man of the house, David Babbitt would recognize the house as he approached along West Dale Avenue or if he were to see it while walking down West Cherry Avenue, but with the removal of the Queen Anne rounded porch after 1958, he would have a difficult time reconciling the house he knew with what was before him if he were to stand on the sidewalk on North Beaver Street. He would not much recognize his neighborhood either, except for Nativity Church and the home across the street at 314 North Beaver Street. David would also notice many of the interior changes, particularly along the west side of the second floor.

Given that he died 6 years before the end of the period of significance defined for his residence, archival research did not identify any substantial alterations to the David Babbitt House or surrounding neighborhood that would suggest anything much changed between the time of his death and 1935. The most important person considered relative to the aspect of feeling is David Babbitt himself. This is the home that David knew, the one where Emma raised her children and fought for the first Catholic school to provide proper education for them. This is the house where David and Emma raised their family until her untimely death on November 11, 1899, where David sadly carried on afterward as a single father of six and the place to which he came home after a long day of running the Babbitt Brothers Trading Company. It is also the place he grieved the death of his favorite son, David (Jr.) and to where he retreated when he fell ill on November 8, 1929, and died that evening, nearly 30 years to the day as his wife Emma, with his children by his side.

While the aspect of feeling is diminished to the extent that it is weak, it is important to note that feeling is also very dependent on individual perceptions, so what one person may sense as “feeling,” another may not. Yet, while feeling alone is not sufficient for a property to retain its historic integrity, it nevertheless plays an important role in the evaluation of significance.

6. ASSOCIATION

Association is the direct link between a historic property and an important historic event or person. A property retains integrity of association if it is the place where the event occurred and is intact enough to convey that relationship to an observer. Much like integrity of feeling, integrity of association is the ability to convey historic character through physical features. While documented in the archival record, association also requires the presence of physical features to convey that relationship to an observer. Association is the direct connection between either an important historic event or person and a historic property. The discussion above illustrates, through its location, materials, and workmanship, that the property is associated with the areas of significance identified for the David Babbitt House at 319 North Beaver Street, albeit its retention is diminished due to out-of-period modifications to the property, its weakened aspect of its Queen Anne design, and its loss of setting.

The David Babbitt House is associated with the settlement of Flagstaff (Criterion A) through its location in the Flagstaff Townsite within the North End neighborhood. The Townsite is Flagstaff’s oldest residential neighborhood and is significant for its association with the earliest development of Flagstaff, its growth during the boom years of the first two decades of the twentieth century, and its continued development between the World Wars due to its

stable economy during the 1920s and 1930s. The David Babbitt House conveys the early twentieth century character of the neighborhood, representing its primary function as the family residence of one of Flagstaff's most prominent widowers through its location, materials, workmanship, and feeling.

Additionally, as the residence conveys its association with the historic character of the North End neighborhood through its retention of important physical features, it is also associated with David Babbitt (Criterion B) as an incredibly important person in Flagstaff's history. It is directly associated with the achievements of his productive life as the eldest of the Babbitt brothers and their family legacy from 1886 until his death in 1929.

However, because of the detrimental changes that substantially diminished the aspect of design through the removal of important character-defining elements (particularly the removal of the Queen Anne wrap-around porch after 1958), and the diminished aspects of materials and workmanship, the David Babbitt House has suffered the loss of its architectural qualities that represent the evolution of the physical and social development of Flagstaff to the extent that it is no longer associated with the Queen Anne tradition. It also has a diminished aspect of association as a vernacular adaptation of the Craftsman style of architecture as conceived by David Babbitt during the period of significance.

While it was listed as a contributing property to the North End Historic Residential District as an example of a Queen Anne cottage, this study has shown that there have been out-of-period modifications not taken into consideration when the district was listed in 1986. Therefore, the residence no longer qualifies as a significant property on the basis of its architectural design as an example of the Queen Anne style (Criterion C). However, it may still be considered significant for its retention of its Craftsman-influenced components and as a transitional representation between Queen Anne tradition of the late nineteenth century and the Craftsman style of the early twentieth century.

B. Findings of Significance

The David Babbitt House is not individually significant for the National or Arizona Registers of Historic Places; however, it does contribute on a local level to the North End Historic Residential District under Criteria A (event), B (person), and C (design). The property contributes to the district's listing under Criterion A (association with significant events) for its association with the early settlement and development of Flagstaff in the North End neighborhood of the original Townsite, which grew to become home to Flagstaff's leading upper-class white families.

While the North End Historic Residential District is not listed under Criterion B, the early history of the neighborhood's residents form a list of prominent Flagstaff citizens and their families that drove the growth and development of the community through its leading industries. As stated above, the residence at 319 North Beaver Street is considered significant under Criterion B for its association with David Babbitt. For a building to meet Criterion B for its association with a significant person (local, state, or national level), it must be associated with the significant person's *productive* life. David lived at the property and it served as his primary residence throughout his life from when he arrived in Flagstaff in the spring of 1886 to the day he died in 1929. Therefore, the property, being built by him and the place he called home, meets the requirements for significance under Criterion B because of the association with David Babbitt's productive life and his historically significant contributions to Flagstaff and northern Arizona.

The property may contribute to the district's listing under Criterion C (design and workmanship), as an example of a transitional form between the late nineteenth century Queen Anne tradition as constructed in 1886 (and later renovated by 1901) and the early twentieth century Craftsman-style of design that David Babbitt utilized to expand and renovate his home between 1910 and 1916. The Craftsman trend characterized the development of the Townsite's residential neighborhoods from 1909 through the late 1920s. The property has had one addition and one alteration outside the period of significance, both of which altered the footprint. Again, the removal of the Queen Anne-style wrap-around porch and the subsequent reconstruction of an enclosed porch using repurposed Craftsman-stye windows occurred outside the period of significance and, regardless of the materials used, constitutes a detrimental modification to the historic fabric of the property. While these alterations greatly diminish the integrity of the David Babbitt House, they do not affect the property to the degree that the historic character of the property as an early twentieth century residence is lost.

Part V. Project Information

A. Project Description

The Foundation for Senior Living (FSL) is a 501(c)(3) organization established by the Roman Catholic Diocese of Phoenix in 1974 to provide housing and social services to seniors and individuals with disabilities irrespective religion, race, or social status. Since its founding, FSL has evolved to support elder quality of life and care through home and community-based services through the development of energy-efficient, affordable housing. FSL Holding Properties, LLC, is the business entity that holds title to investment real estate properties on behalf of the private non-profit, including the David Babbitt House at 319 North Beaver Street.

FSL Real Estate Services, LLC (FLS Real Estate Services), the real estate affiliate of FSL, wishes to redevelop the property (Assessor's Parcel Number 101-13-008A) to build the proposed San Francisco Square Apartments, a dual-phase development to include affordable senior housing and workforce housing, which will require demolition of the school building. The San Francisco Square Apartments will be located on the corner of West Cherry Avenue and North Humphreys Street. The senior-living phase of the project will consist of a 33,000-square-foot, 70-unit apartment site with podium parking that will serve seniors 62 years and older.

As part of the proposed project, FSL Real Estate Services intends to demolish two historic-era buildings—the former San Francisco de Asís Catholic School (Catholic School) at 320 North Humphreys Street, and the David Babbitt House at 319 North Beaver Street. As both properties are over 50 years of age, the work required a resource study to be conducted prior to project implementation. FSL Real Estate Services retained SWCA Environmental Consultants (SWCA) to conduct two studies on both properties proposed for demolition. As recommended by the Flagstaff Heritage Preservation Office, the former Catholic School was evaluated at the Phase 1 level, the results of which are provided in a separate report (see Secondary and Published Sources below).

This report for the David Babbitt House at 319 North Beaver Street was prepared as part of a project to document the historic property as part of a Phase 2 Historic Resource Study. Field documentation was conducted over a 2-month period in October and November 2020, by SWCA Architectural Historian Annie J. Lutes and SWCA Cultural Resources Technician Jacqueline Muehlbauer. The initial field documentation consisted of thoroughly recording and measuring the interior and exterior of the residence to prepare Phase 2 documentation consisting of measured drawings prepared with AutoCAD software using in-field measurements for accuracy and

following the standards set forth by the Historic American Building Survey (HABS) as established by the National Park Service.[18] Subsequent field visits included basic photographic documentation of the exterior and interior of the property to identify historic character-defining elements of the David Babbitt House to facilitate assessment of integrity and evaluation of historic significance as described above.

This HABS outline report was prepared by Ms. Lutes. The AutoCAD measured drawings of the property's floor plans and elevations were prepared by SWCA GIS Manager Glenn Dunno. This work was conducted for the purposes of documenting the historic residence pursuant to a satisfactory Phase 2 study under the Flagstaff Zoning Code as required prior to total demolition of a property of indeterminate significance, ahead of new development.

B. Impacts of Future Development and Demolition to the Property

An adverse effect occurs when a project may directly or indirectly diminish the integrity of a historic property by altering any of the characteristics that qualify the property for listing. If a project diminishes or destroys one or more of a significant property's seven qualities of integrity, as described herein, there is an adverse effect on that property. Adverse effect is not limited to physical destruction or damage of a historic property, but also includes relocation of the property, change in the character of setting of the property, and the introduction of incompatible visual, atmospheric, or audible elements.

The area of potential effects for direct impacts to the David Babbitt House (on Assessor's Parcel Number 101-13-008A) is the geographic boundary of the property's parcel at 319 North Beaver Street (which includes 320 North Humphreys Street and the parking lot to the south) as well as portions of the North End Historic Residential District from which the property is visible.

The David Babbitt House is considered a contributing historic property (cultural resource) to the North End Historic Residential District as listed in the National Register in 1986. The property is not located in a Historic Overlay Zone as defined by the Flagstaff Zoning Code. The proposed future development requires the demolition of the David Babbitt House, and therefore this historic property would be directly impacted to the greatest extent by the proposed project. In order to mitigate the impact of demolition, this study includes extensive photography, measured drawings, and text descriptions of architectural elements as part of the Phase 2 documentation. Under the Flagstaff Zoning Code, a Phase 2 Historic Resource Study is considered appropriate mitigation for direct impacts on a significant historic property (or a historic property of indeterminate significance) resulting from total demolition.

The demolition of the David Babbitt House and subsequent development of the parcel with new construction will also introduce additional visual changes to the existing setting of the area. The parcel is immediately adjacent to the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, however, the portions of these NRHP historic districts and the surrounding areas outside of the districts' boundaries have changed since they were first both listed in 1986 due to demolition of former historic-era properties and subsequent infill of incompatible development over the past 20 to 30 years. Such changes that have occurred outside the district boundaries have cumulatively affected the integrity of both NRHP-listed districts as well. Therefore, the demolition of the David Babbitt House, as a contributing

[18] Floor plans were prepared for the first, second, and third (attic) floors of the residence. A floor plan of the basement was not able to be prepared because of logistics, safety, and available access to the basement; however, this does not affect the level of documentation for the property as it was photographed and documented to the greatest extent possible. A set of elevation drawings was also prepared for the residence.

component, would not adversely affect the overall integrity of the North End Historic Residential District to the degree that it no longer qualifies for the National Register. Likewise, the demolition and redevelopment of the entire parcel for the proposed San Francisco Square Apartments project is not anticipated to adversely affect the integrity of either of the portions of the North End Historic Residential District and Flagstaff Townsite Historic Residential District as NRHP-listed districts to the extent that would no longer constitute historic districts eligible for listing.

Part VI. Sources of Information

A. Architectural Drawings

No extant historical drawings of the David Babbitt House were identified in the archival record during research.

B. Early Views

Some early views of the David Babbitt House were identified in the archival record search. FSL Real Estate Services provided a small number, which are appended to this study as Appendix B. Other early views of the residence were identified via online sources, however, due to copyright restrictions, they were not able to be included in the study as part of the graphical documentation. These are listed and linked to below (see Photographs and Maps Not Able to be Reproduced/Used in this Study).

C. Interviews

No interviews related to the David Babbitt House were encountered in the archival record during research; however, because research was limited to available online sources due to the ongoing COVID-19 pandemic, there may be interviews recorded or otherwise documented in archival repositories that were not locatable through online searches.

D. Bibliography

1. PRIMARY AND UNPUBLISHED SOURCES

Miscellaneous Local Records

- Arizona Memory Project (online)
    - Flagstaff city directories (1929–1989 [some years missing from record])
    - Flagstaff telephone directories (1930–1989 [some years missing from record])
- City of Flagstaff Townsite Historic Overlay District (2007)
- Historic Flagstaff plat maps (on file with SWCA from previous studies)
    - 1909 Flagstaff plat maps
    - 1919–1924 (revised 1925) Map of Flagstaff
    - 1939 Coconino County Assessors Map Plats of Flagstaff
- Historic newspapers (location of publication [publication years available online])
    - *Arizona Daily Sun* (Flagstaff, Coconino County, Arizona [1946–present])

  - *Arizona Weekly Journal-Miner* (Prescott, Yavapai County, A.T. [1885–1903])
  - *The Coconino Sun* (Flagstaff, Coconino County, AZ [1898–1978])
- Northern Arizona University (NAU) Digital Archives
  - NAU General Photographs Collections
  - Colorado Plateau Digital Archives
- Sanborn Fire Insurance Maps (1890, 1892, 1895, 1901 [revised in 1904], and 1916 [revised in 1943, 1948, and 1958])

Coconino County Records

- Coconino County Assessor's Office (online)
  - Property affidavit (no residential property record card and transfer sheet available)
- Coconino County Recorder's Office (online)
  - 1890 Plat of the Townsite of Flagstaff, Yavapai County, Arizona
  - 1894 Map of Flagstaff, Coconino County, Arizona (School, Atlantic & Pacific Railroad, and Brannen's Additions)

State of Arizona Records

- Arizona Department of Health Services birth and death certificates
  - Public birth certificates (1855–1937)
  - Public death certificates (1861–1962)
- Arizona Historical Society (AHS) Digital Archives
  - AHS General Collection
  - Herbert Babbitt Collection
  - Durward McKinney Collection

National Records

- Bureau of Land Management, General Land Office
  - Original survey for Township 21 North, Range 7 East (conducted 1878, filed February 3, 1879)
  - Land patents issued for Township 21 North, Range 7 East
- National Register of Historic Places NPGallery Database
  - Historic Resources of Flagstaff/Flagstaff Multiple Resource Area (1986)
  - Flagstaff Townsite Historic Residential District (1986)
  - North End Historic Residential District (1986)
- U.S. Census records from 1900, 1910, 1920, 1930, and 1940

2. SECONDARY AND PUBLISHED SOURCES

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1994 *Mountain Town: Flagstaff's First Century.* Northland Publishing Company, Flagstaff, Arizona.

Collins, William S.
2002 *Cattle Ranching in Arizona, 1540–1950, National Register No. 64500777.* National Register Branch, Interagency Division, National Park Service, Washington, D.C.

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1989 *Transcontinental Railroading in Arizona 1878–1940: A Component of the Arizona Historic Preservation Plan.* Arizona State Parks, Arizona State Historic Preservation Office, Phoenix.

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1986 *Flagstaff Townsite Historic Residential District, National Register No. 86000897.* U.S. Department of the Interior, National Park Service, Cultural Resources, National Register of Historic Places, History and Education, Washington, D.C.

1986 *North End Historic Residential District, National Register No. 86000899.* U.S. Department of the Interior, National Park Service, Cultural Resources, National Register of Historic Places, History and Education, Washington, D.C.

1997 *National Register Bulletin 15–How to Apply the National Register Criteria for Evaluation.* Originally published 1990, U.S. Department of the Interior, National Park Service, Cultural Resources, National Register of Historic Places, History and Education, Washington, D.C.

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2006 *Logging Railroads of the Coconino and Kaibab National Forests: Supplemental Report to a National Register of Historic Places Multiple Property Nomination.* SWCA Environmental Consultants, Flagstaff, Arizona.

Terracon Consultants, Inc.
2018 *Phase I Environmental Site Assessment: Catholic School Property, 320 North Humphreys Street, Flagstaff, Coconino County, Arizona (June 21, 2018).* Terracon Project No. 65187338. Terracon Consultants, Inc., Tempe, Arizona.

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1969 *Northern Arizona and Flagstaff in 1887: The People and Resources.* The Arthur H. Clark Company, Glendale, California.

Trimble, Marshall
2017 Inside History, True West Blog—The Babbitt Brothers & The CO Bar Ranch. Available at: https://truewestmagazine.com/babbitt-brothers-co-bar-ranch/. Accessed November 16, 2020.

3. PHOTOGRAPHS AND MAPS NOT ABLE TO BE REPRODUCED/USED IN THIS STUDY

A number of photographic prints, of which digital images are available online, were used to describe the David Babbitt House as it stood at the corner of North Beaver Street and West Dale Avenue in the early twentieth century. None of these photographs fall under public use. Being as these photographs are the property of the repository at which they are held, digital reproduction of these images requires permission and use fees to be paid to the respective repository. As a result, including digital reproductions of these photographs in this study was cost prohibitive as such fell under "commercial use," the same as if they were published in a book or editorial because SWCA Environmental Consultants is a for-profit company paid to conduct this study. Because of the importance of these photographs, full citations are included below as part of the source materials consulted for this study, and the reader is invited to view these images online.

Arizona Historical Society
1890 Flagstaff, Arizona looking north from downtown, ca. 1890. Available at: https://cdm16748.contentdm.oclc.org/digital/collection/ahsnd/id/738. Accessed November 8, 2020.

1900 Intersection of Beaver Street and Birch Street, looking northwest (NAU.PH.93.35.1). Available at: https://cdm16748.contentdm.oclc.org/digital/collection/cpa/id/7447. Accessed November 8, 2020.

1910 San Francisco Peaks and Flagstaff, Arizona view, 1910 (AHS.0030.00030). Available at: https://cdm16748.contentdm.oclc.org/digital/collection/ahsnd/id/293. Accessed November 8, 2020.

Northern Arizona University, Cline Library

n.d. Group portrait at the David Babbitt home during costume party (AHS.0025.00027). Available at: https://cdm16748.contentdm.oclc.org/digital/collection/ahsnd/id/301. Accessed November 8, 2020.

Public access to the Sanborn Library is available through the Library of Congress. With the exception of the 1958 revised version, links to the Sanborn maps for Flagstaff, Arizona are provided below for online viewing. The copyright owner/rights holder for the Sanborn Library is Environmental Data Resources, Inc. (EDR), which retains sole rights to grant rights for reproduction. The Phase I Environmental Site Assessment (ESA) prepared in June 2018 by Terracon Consultants, Inc., for FSL Real Estate Services, LLC includes a Certified Sanborn Map Report that provides all available Sanborn maps depicting the David Babbitt House at 319 North Beaver Street, including the 1958 revised version which is not available online. Requests for the Phase I ESA should be directed to FSL Real Estate Services.

Sanborn Map Company (Sanborn)

1890 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (October 1890). Available at: https://www.loc.gov/item/sanborn00149_001/. Accessed November 11, 2020.

1892 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (December 1892). Available at: https://www.loc.gov/item/sanborn00149_002/. Accessed November 11, 2020.

1895 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (July 1895). Available at: https://www.loc.gov/item/sanborn00149_003/. Accessed November 11, 2020.

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1910 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (October 1910). Available at: https://www.loc.gov/item/sanborn00149_005/. Accessed November 11, 2020.

1916 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (January 1916). Available at: https://www.loc.gov/item/sanborn00149_006/. Accessed November 11, 2020.

1948 Sanborn fire insurance map from Flagstaff, Coconino County, Arizona (January 1916, revised October 1943 and September 1948). Available at: https://www.loc.gov/item/sanborn00149_007/. Accessed November 11, 2020.

4. SOURCES NOT YET INVESTIGATED

Due to the ongoing coronavirus COVID-19 pandemic, access to hardcopy archival records that otherwise would be included in this study was limited in many cases due to safety concerns and other restrictions associated with conducting in-person research. Because of this, the deed indexes (grantors), as well as deed and docket books of Coconino County, Arizona, which fall under the supervision of the Coconino County Recorder, were not able to be consulted.

Similarly, access to the Cline Library Special Collections and Archives at Northern Arizona University (NAU Special Collections) was restricted to faculty, staff, and enrolled students and, therefore, no searches of the Flagstaff building timeline collection, or the subject and vertical files, were able to be performed. Collections of interest housed here that were not able to be included in this study include the Babbitt Brother Trading Company Collection (1880–1999), the Gertrude Babbitt Collection (1849–1929), and other Babbitt family records. Lastly, while not related to the pandemic, the Coconino County tax assessment lists, records, and rolls (1926, 1927, 1933, 1934, 1940, 1942–1946, and 1958–1960) once housed at the NAU Special Collections were moved to the Arizona State Library ca. 2015. They are no longer locally available and at present, the only way to consult these critical and important records is to drive to Phoenix and do so in person.

5. SUPPLEMENTAL MATERIAL

A map figure of the subject property is provided in Appendix A for spatial reference. Archival photographs provided by FSL Real Estate Services, photographs documenting the interior and exterior of the residence, as well as the existing setting of the surrounding neighborhood, are also appended to this outline report (Appendices B–E). Measured drawings of the floor plans and elevations produced in AutoCAD by SWCA also accompany this study (Appendix F). Lastly, an American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) land title survey prepared by Superior Surveying Services, Inc. for FSL Holding Properties, LLC, is provided in Appendix G.

APPENDIX B

Archival Photographs of the David Babbitt House (319 North Beaver Street)

Figure B-1. East elevation as seen along North Beaver Street, ca. 1906 (scan provided by FSL Real Estate Services).

Figure B-2. North elevation as seen along West Dale Avenue, ca. 1906 (scan provided by FSL Real Estate Services).

Figure B-3. West elevation, ca. 1906 (scan provided by FSL Real Estate Services).

Figure B-4. South elevation, ca. 1906 (scan provided by FSL Real Estate Services).

Figure B-5. The David Babbitt House as seen from the northeast corner of West Dale Avenue and North Beaver Street, unknown date (scan provided by FSL Real Estate Services).

Figure B-6. East elevation as seen from along North Beaver Street, taken after 1906 based on the growth of the tree in the yard (scan provided by FSL Real Estate Services).

Figure B-7. Emma Babbitt on the porch of her home with her daughters Elaine (left) and Gertrude (in her lap), as well as one of her young sons peeking through the door (this image was likely taken mere months before her death in November 1899 and before she went to Los Angeles in hopes of recovery) (adapted from Smith 1989:65).

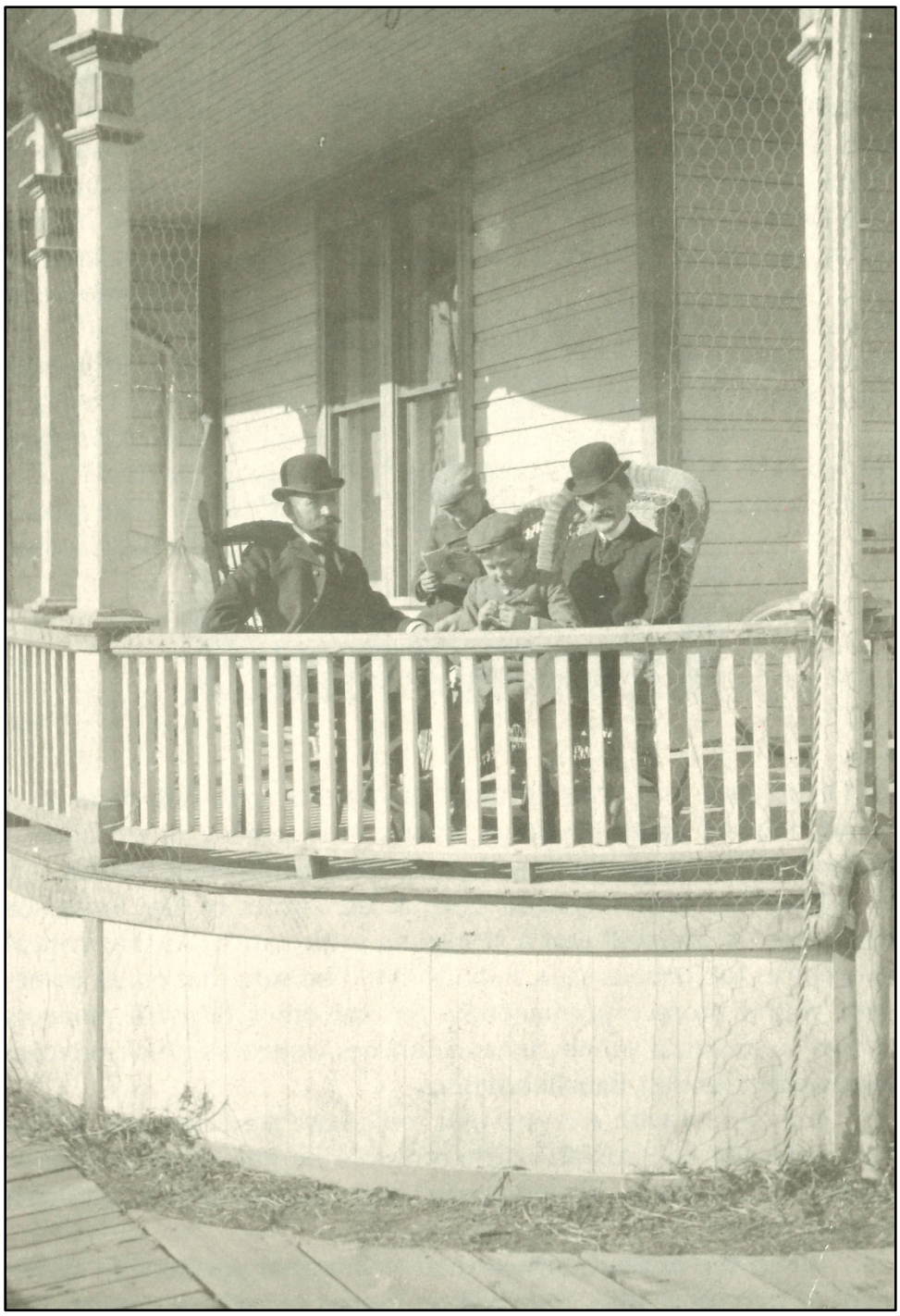

Figure B-8. View of David Babbitt (left) with his sons Edwin and Joseph, with Clarence Spellmire (right) (this image is likely from the late 1890s based on the presence of empty chicken wire, which is full of vines in the 1906 images above (adapted from Smith 1989:78).

APPENDIX C

Exterior Photographs of the David Babbitt House (319 North Beaver Street)

Figure C-1. East elevation as seen along North Beaver Street.

Figure C-2. East and west elevations as seen from the intersection of North Beaver Street and West Dale Avenue.

Figure C-3. East and north elevations as seen along West Dale Avenue.

Figure C-4. North elevation as seen along West Dale Avenue (note the original masonry retaining wall along the edge of the roadway).

Figure C-5. North and west elevations as seen from West Dale Avenue.

Figure C-6. West elevation as seen from next to the former Catholic school.

Figure C-7. Detail of the upper gables of the west elevation built by 1916 (note the Craftsman-inspired knee brackets in the eaves, exposed rafters, and wood shingles applied as exterior cladding).

Figure C-8. West elevation and a portion of the south elevation, showing the Craftman-inspired expansion completed by 1916.

Figure C-9. South elevation, showing the hipped-roof dormer of the large bath on the second floor, which was constructed by 1901 and kept after the renovations completed by 1916.

Figure C-10. West elevation, showing the expansion of the footprint completed by 1916 (the exterior of the kitchen and dining room).

Figure C-11. Detail of the outside entrance to the partial basement and the exterior window of the kitchen, both of which were added between 1910 and 1916.

Figure C-12. Detail of the upper gable above the formal living room, which was added between 1895 and 1901 to the original residence.

Figure C-13. Detail of the exterior Queen Anne decorative elements in the corners of the upper gable above the formal living room that still remain today.

Figure C-14. Detail of the exterior of the kitchen, which was expanded between 1910 and 1916.

Figure C-15. Detail of the cutaway bay window with canted walls of the formal living room, built by 1901.

Figure C-16. Detail of the existing wrap-around porch, which incorporates Craftsman-style windows repurposed from an older building (porch was reconstructed and enclosed after 1958).

Figure C-17. Detail of the west elevation, showing the porch constructed after 1958 below the original lower gable of the Queen Anne residence as built in 1886.

Figure C-18. Detail of one of the porch windows, which still retain their original glass panes.

Figure C-19. Detail of the wrap-around porch facing North Beaver Street below one of the lower cross-gables of the original 1886 construction.

Figure C-20. Detail of the set of repurposed French doors and ribbon window transom of the wrap-around porch constructed after 1958.

Figure C-21. Detail of the door lever of the wrap-around porch.

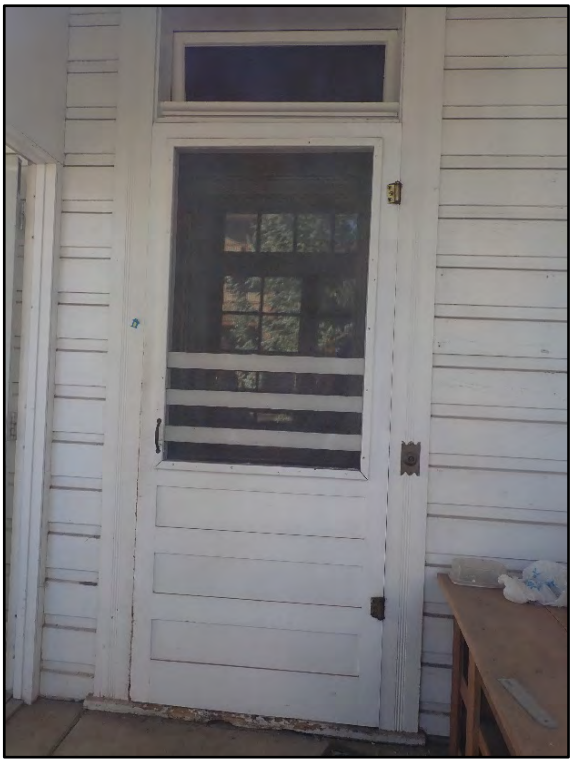

Figure C-22. The existing screen door of the front entrance, showing the simple-drop wood siding, upper transom, door trim, and doorbell, all of which are original to the 1886 home (see Figure B-7 in Appendix B).

Figure C-23. Detail of the two lower cross gables facing North Beaver Street, which are part of the original 1886 construction of the residence.

Figure C-24. Detail of one of the lower cross gables above the existing wrap-around porch.

Figure C-25. Detail of the cant bay window of the master bedroom, the exterior shape of which was lost when the porch was enclosed after 1958).

Figure C-26. Detail of the lower cross gable above the master bedroom.

Figure C-27. East and north elevations, showing portions of the original 1886 construction and the major renovations completed between 1910 and 1916.

Figure C-28. Detail of the original Queen Anne window trim of the small corner bedroom facing North Beaver Street.

Figure C-29. North elevation, showing the profile of the addition to the chapel added between 1948 and 1958.

Figure C-30. Detail of the north elevation, showing the boarded-up windows on the first floor and the windows of the sleeping porch above.

Figure C-31. Detail of the exterior windows of the sleeping porch, with the exposed rafters and shingle cladding inspired by the Craftsman movement of the early twentieth century.

Figure C-32. Detail of the addition to the chapel completed between 1948 and 1958 on the north side of the residence.

Figure C-33. Overview of the south elevation.

Figure C-34. Another view of the south elevation, with the Queen Anne-style gables and deceptively Craftsman-influenced porch which actually dates to after 1958.

Figure C-35. Details of the south and east elevations showing the enclosed porch (dating to after 1958), three original 1886 lower cross gables, and the larger gable added by 1901 (on the left).

Figure C-36. Detail of the Moenkopi red sandstone foundation of the cant bay window of the formal living room, constructed between 1895 and 1901.

Figure C-37. Detail of the red sandstone foundation constructed to support the dining room and kitchen added to the southwest corner of the residence between 1910 and 1916.

Figure C-38. View of the Catholic Community Retreat sign along North Beaver Street.

Figure C-39. View of the West Dale condominium development completed in 2018 on the east side of North Beaver Street.

Figure C-40. Overview of the modern landscaping in the front yard along North Beaver Street.

Figure C-41. Detail of the sidewalk and concrete foundation of the wrap-around porch (the new Flagstaff Municipal Courthouse towers in the background).

Figure C-42. Overview of a landscaped portion of the front yard along with the historic-era residence at 314 North Beaver Street visible in the background.

Figure C-43. View of the modern landscaping of the front yard near the intersection of North Beaver Street and West Dale Avenue.

Figure C-44. Overview of the intersection of North Beaver Street and West Dale Avenue, highlighting some of the recent and ongoing construction occurring in the neighborhood.

Figure C-45. View of the landscaped corner of the yard, with planting terraces and flagstone pavers (all modern features).

Figure C-46. Overview of the front yard along North Beaver Street.

Figure C-47. View of the modern flagstone pavers placed to create a walkway around the east and north sides of the residence.

Figure C-48. View of the modern flagstone walkways of the front yard along North Beaver Street.

Figure C-49. View of the side yard along West Dale Avenue (the larger tree on the right may be the same one in the 1906 photograph [see Figure B-2 in Appendix B).

Figure C-50. Detail of the modern landscaping in the side yard along West Dale Avenue.

Figure C-51. View of a memorial stone placed in the side yard along West Dale Avenue.

Figure C-52. Additional overview of the side yard along West Dale Avenue, with the 2018 condominium development visible across North Beaver Street.

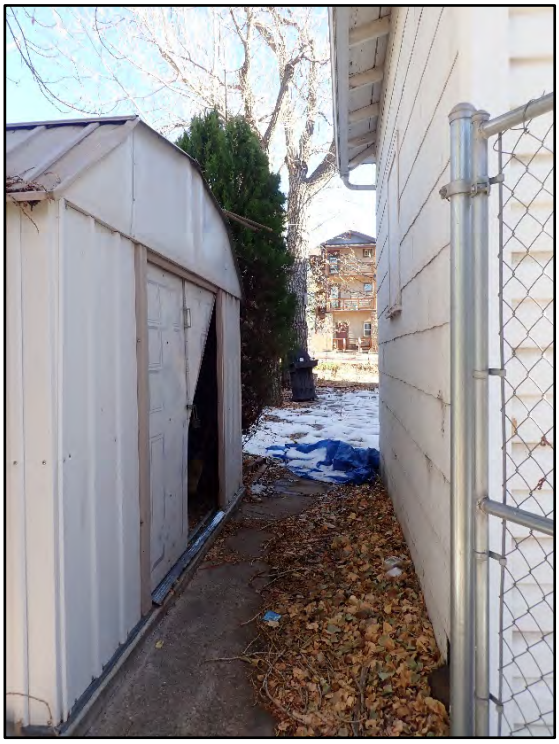

Figure C-53. Detail of the north side of the chapel extension with the modern shed (recently broken into while field documentation was occurring).

Figure C-54. Overview of the yard between the former Catholic school and the David Babbitt House.

Figure C-55. View from the yard between the former Catholic school and the residence, showing the new municipal courthouse completed in October 2020.

Figure C-56. Alternate view of the side yard between the former school and the residence, showing how close the former classroom annex was placed when constructed in the mid-1950s.

Figure C-57. View of the modern concrete sidewalk from North Beaver Street to the parking area at the west side of the house.

Figure C-58. Alternate view of the modern concrete sidewalk along the south side of the residence from North Beaver Street.

Figure C-59. View toward North Beaver Street from the modern sidewalk along the south side of the residence.

Figure C-60. Overview of the north side of the residence, showing the original masonry wall (with Coconino sandstone blocks) along West Dale Avenue (see Figures B-2 and B-5 in Appendix B for comparison).

Figure C-61. Detail of the original masonry wall along West Dale Avenue.

Figure C-62. Detail of the top of the original masonry wall with the large Coconino sandstone blocks as seen along West Dale Avenue.

Figure C-63. Alternate detail of the Coconino sandstone blocks, showing the workmanship of the masonry wall.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 5 of 6

Figure D-537. Exterior of the small closet in the large bath.

Figure D-538. A view of the interior of the small closet, with the upper pass-through glass panels above.

Figure D-539. Detail view of the upper glass panels of the small closet, indicating the space was likely intended to be used and occupied because of the need for interior light.

Figure D-540. An alternative view of the upper glass panels as seen from the interior of what is now a small closet in the large bath.

Figure D-541. The far wall of the small closet reveals what was once a door with an upper glass pane, which now leads to a small hall closet in the main hallway.

Figure D-542. Close-up view of the copper doorknob of the closet door in the large bath.

Figure D-543. A look down the main hallway of the second floor as seen from just outside the large bath.

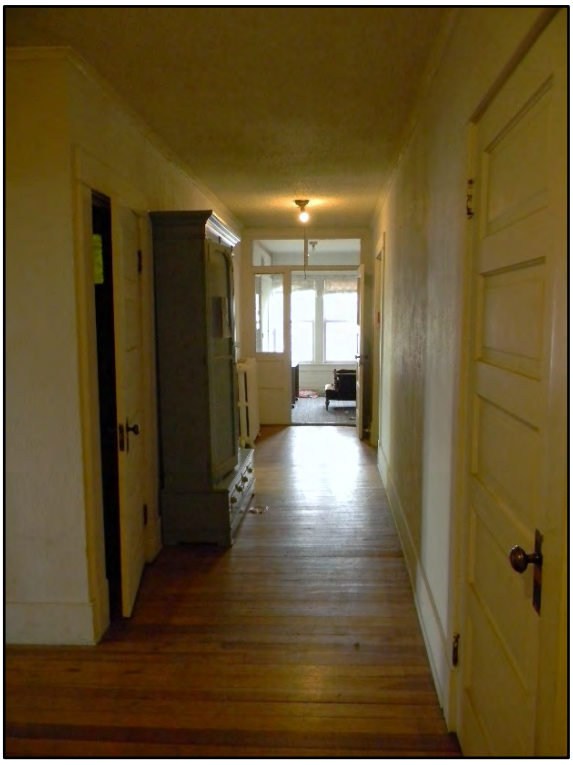

Figure D-544. View of the main hallway looking back down toward the small sitting area.

Figure D-545. Cracks in the lath-and-plaster walls and ceilings on the second floor are visible.

Figure D-546. Another view of the east end of the second floor main hallway, with the door on the left to the third bedroom.

Figure D-547. Turning to the right, this wall represents two chimneys, one of which goes to the formal living room (the other down to the basement), with the door to the fourth bedroom on the right.

Figure D-548. View into the fourth bedroom as seen from the main hallway.

Figure D-549. The west side of the fourth bedroom on the second floor.

Figure D-550. An overview of the interior of the fourth bedroom, which was constructed above the formal living room by 1901.

Figure D-551. A view of the opposite corner on the east wall of the bedroom.

Figure D-552. The south end of the bedroom, shaped as a result of the large gable end built by 1901 (and is visible in the 1906 photographs in Appendix B).

Figure D-553. A view of the shape of the west corner near the windows, shaped as such because of the canted walls of the bay windows on the first floor.

Figure D-554. View of the opposite corner, revealing the same canted shape, with the decorative trim around the windows and baseboards.

Figure D-555. Similar to other rooms, a small radiator sits in the corner of the bedroom.

Figure D-556. An alternate view of the canted walls of the cutaway bay.

Figure D-557. Overview of the interior of the fourth bedroom looking toward the small closet and door to the main hallway.

Figure D-558. View from the radiator toward the front of the room.

Figure D-559. View along the windows in the gable end.

Figure D-560. Alternative overview of the interior of the bedroom.

Figure D-561. A look back toward the door to the main hallway.

Figure D-562. Detail view of the deterioration and water damage that is present in the fourth bedroom.

Figure D-563. A close-up view of the rotting wood and ceiling damage.

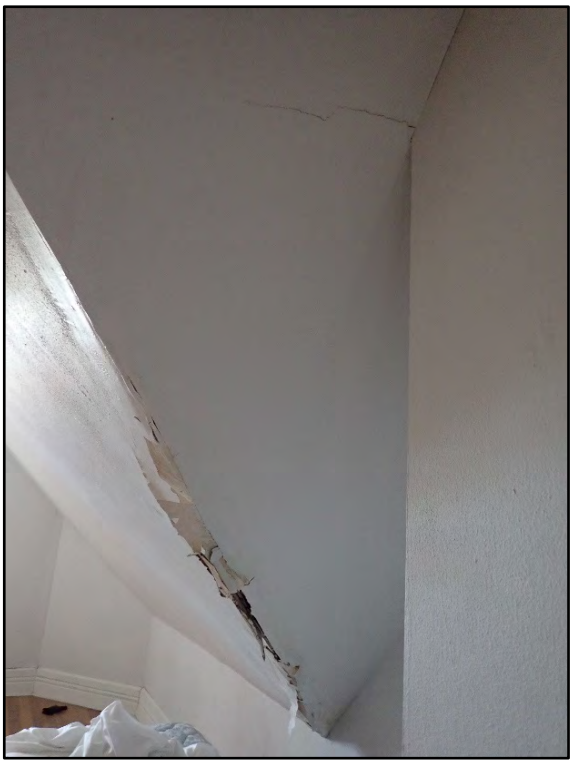

Figure D-564. Alternative view of the damage to the ceiling as a result of a roof breach.

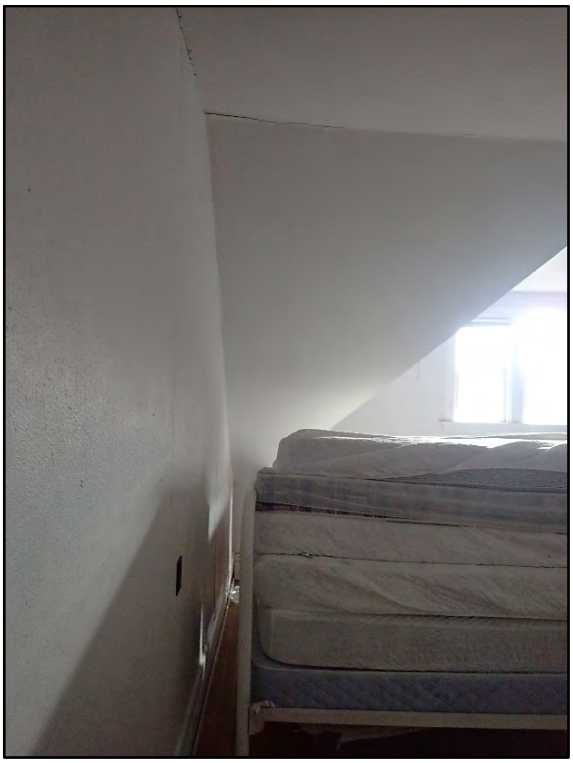

Figure D-565. View of the angled ceiling and wall on the east side of the bedroom (note the cracking and separation at the ceiling juncture).

Figure D-566. Alternate overview of the interior of the room.

Figure D-567. View of the corner closet of the large fourth bedroom.

Figure D-568. A glance into the interior of the small closet, with the decorative wood casings and corner blocks.

Figure D-569. Close-up view of the architrave and corner block of the closet.

Figure D-570. Close-up view of the door and door lock to the small closet which is the same type as that seen in the laundry room.

Figure D-571. A detail view of the windows of the large upper gable.

Figure D-572. A close-up view of the brass window latch.

Figure D-573. A close-up view of the window mechanism that opens the lower sash via a rope.

Figure D-574. Close-up view of the ceiling light fixture of the fourth bedroom on the second floor.

Figure D-575. Across from the fourth bedroom is the door to the interior hallway.

Figure D-576. Circling back into the interior hallway, the laundry room and sleeping porch can be seen at the back, with the door to the third floor/attic on the left.

Figure D-577. The door to the third floor/attic staircase.

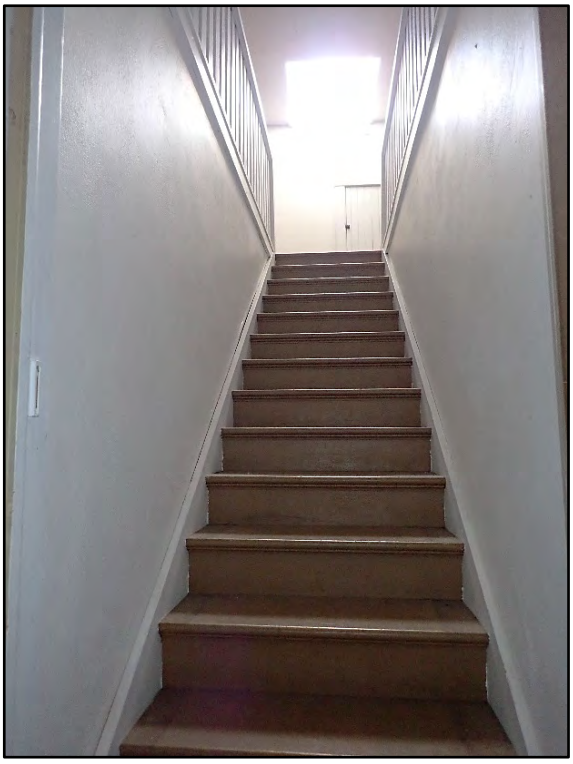

Figure D-578. Up the stairs to the third floor/attic, which was constructed between 1910 and 1916 by David Babbitt.

Figure D-579. The batten door at the top of the stairs, also trimmed with care.

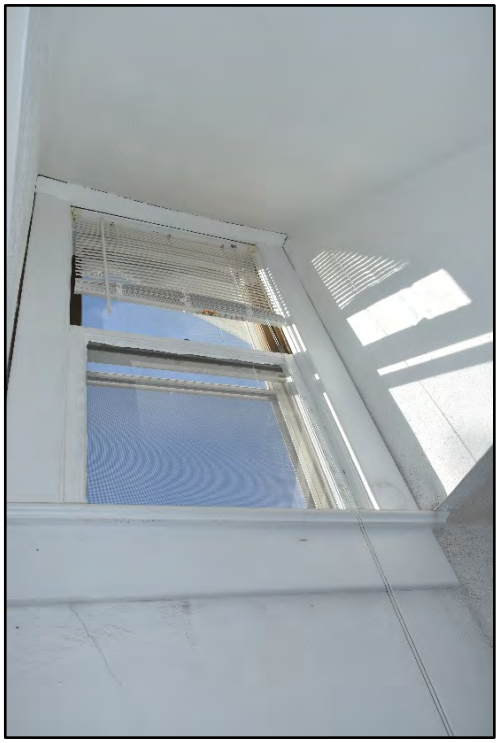

Figure D-580. The uppermost story of the residence is marked by this solitary window in the gable, which is the only source of natural light on the third floor/attic.

Figure D-581. The sill and apron of the window and the cap trim of the door frame the cracking of the original lath-and-plaster walls.

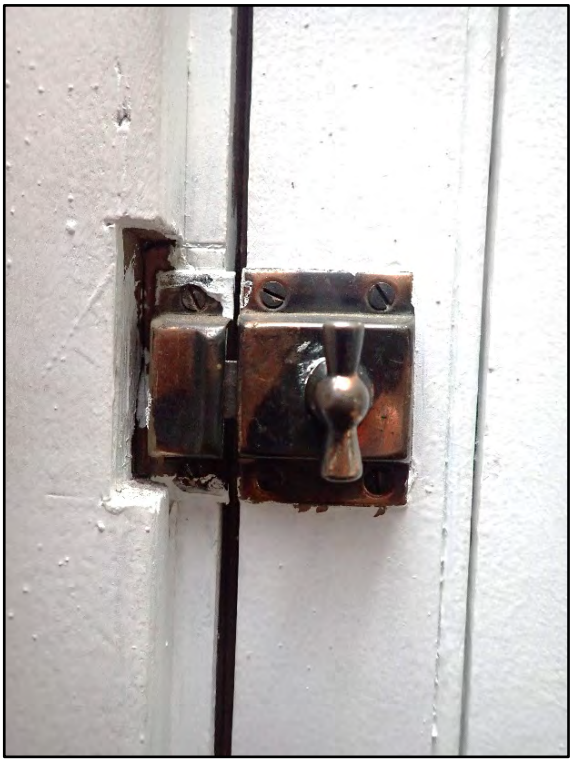

Figure D-582. Close-up view of the latch on the batten door, which is the same as that on the window in the laundry room.

Figure D-583. The batten door with diagonal bracing that provides a peek into the construction of the home between 1910 and 1916.

Figure D-584. The original twentieth century electrical wiring is visible here.

Figure D-585. The high-level of craftsmanship in the construction of the lath-and-plaster walls is clearly evident in this space.

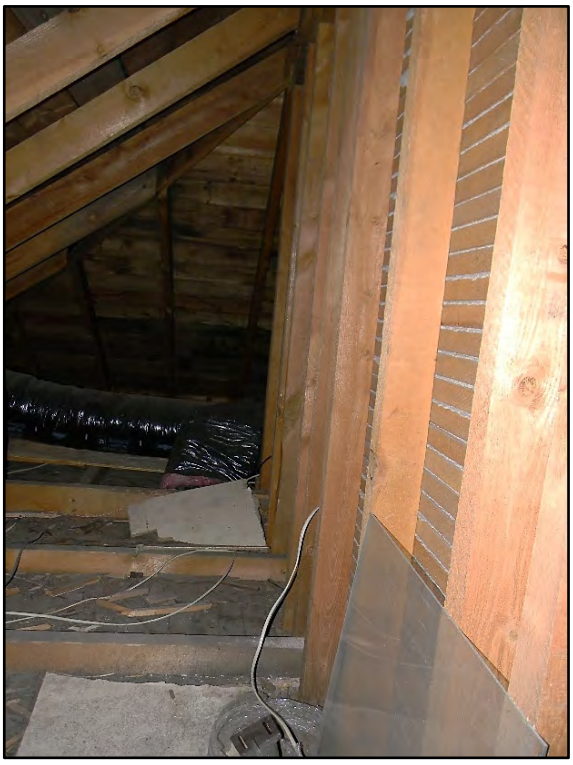

Figure D-586. A glance toward the northwest corner of the third floor reveals the framing and roof construction, which was completed by 1916.

Figure D-587. Another view of the original electrical wiring that is still present in the residence.

Figure D-588. Overview of the interior of the third floor/attic.

Figure D-589. Looking to the east wall of the third floor/attic toward another door that provides yet another glance into the past of the David Babbitt house.

Figure D-590. The solid-core wood panel door at the east end of the third floor room.

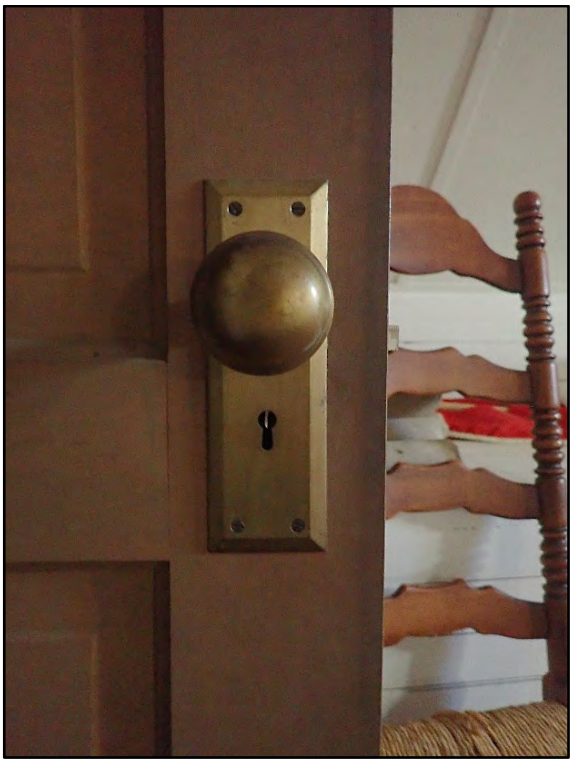

Figure D-591. A close-up view of the brass door hardware.

Figure D-592. A peek into the dark void of the third floor.

Figure D-593. The original hipped roof and wood shingles seen in the 1906 photographs (see Appendix B) hide beneath the roof expansion that was completed by 1916.

Figure D-594. The plank-and-rafter construction of the roof as completed between 1910 and 1916 when David Babbitt expanded his residence, which has protected the original roof for well over 100 years.

Figure D-595. Additional view of the roof framing as well as the historic-era electrical wiring in the attic space.

Figure D-596. A look behind the chimney into the southern portion of the third floor attic space.

Figure D-597. A view of the double chimney that is visible in the 1906 photographs (one on the left goes to the basement while the other is for the fireplace in the formal living room).

Figure D-598. This image shows how the original 1886 hipped roof (seen in some of the 1906 photographs) was configured.

Figure D-599. Detail view of the original hardwood floor of the third floor as it extends into the attic space.

Figure D-600. An alternate view of the interior of the finished third floor room.

Figure D-601. Overview of the interior as seen from the northeast corner.

Figure D-602. View of the south wall of the third floor, showing a built-in bench that extend the length of the wall.

Figure D-603. View of the ceiling and the modern light fixture at the center of the room.

Figure D-604. The removal of a substantial section of original wall on the third floor is indicted by the outline of the modern drywall, upgraded electrical outlet and ceiling light fixture.

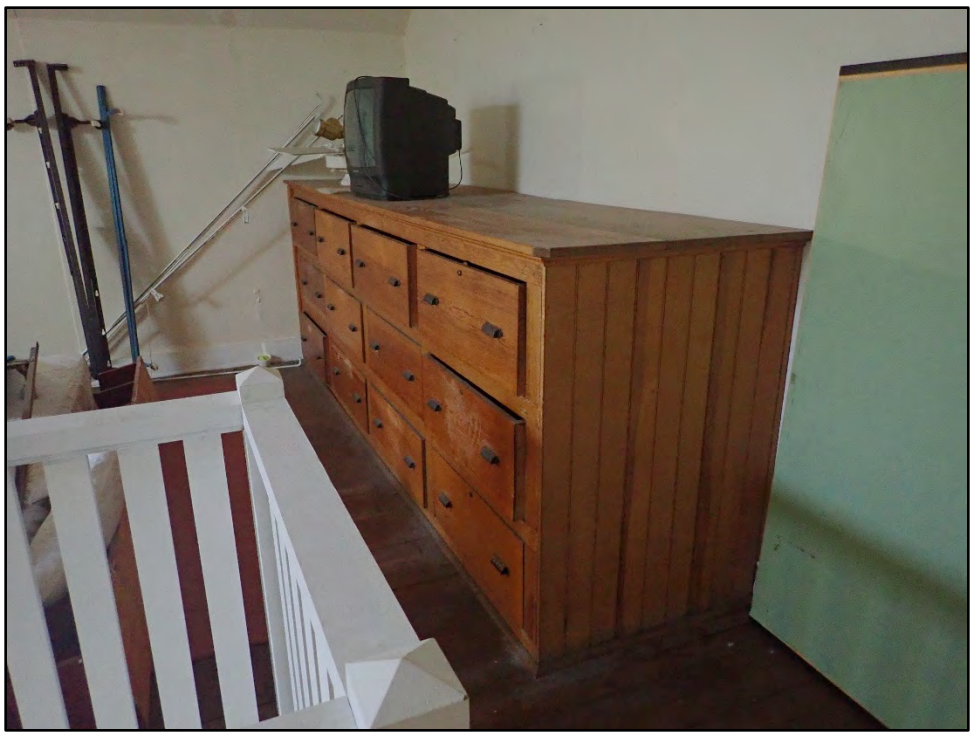

Figure D-605. A large wood dresser that was likely assembled in place is located at the northeast corner of the third floor.

Figure D-606. Cracks and peeled paper affixed to the wall show past repairs and the current condition of this section of the third floor at the northwest corner of the room.

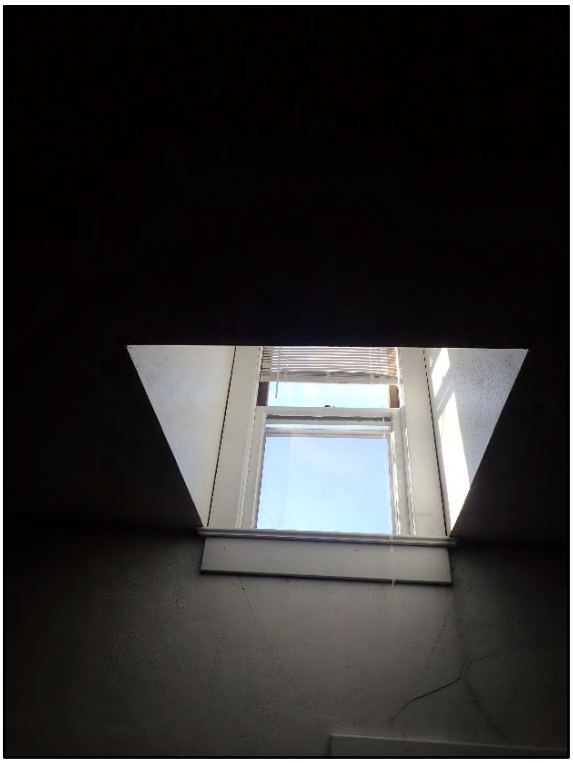

Figure D-607. The outline of the ceiling of the third floor below the upper gable window.

Figure D-608. Looking down the stairs from the third floor, heading back to the lower floors of the residence.

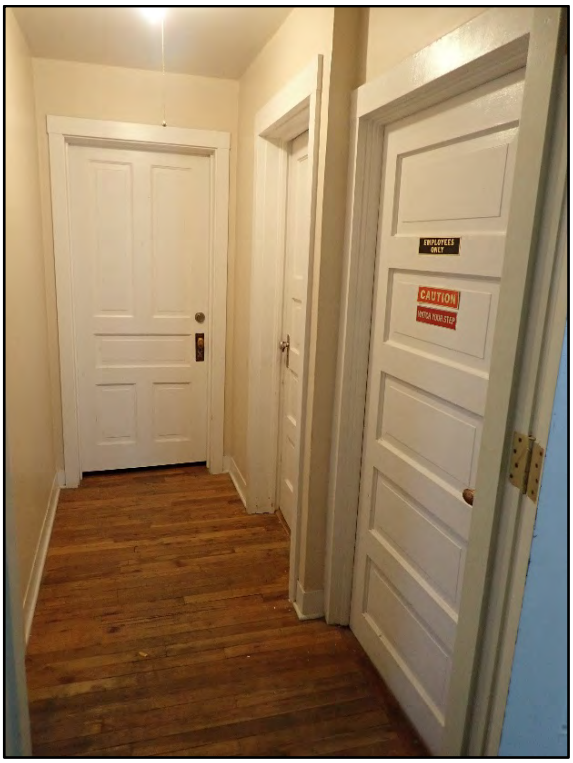

Figure D-609. Returning to the first floor outside the chapel, this image shows the door to the basement in the foreground on the right (with the fourth bedroom at the rear next to the connected bath to the right).

Figure D-610. The steps descending down into the partial basement.

Figure D-611. Detail view of the stair treads, that likely date to the original construction of the home in 1886.

Figure D-612. A look at the framing and building materials of the partial basement and under the main staircase.

Figure D-613. A close-up view of the wood framing and brick construction under the main staircase to the second floor as seen within the basement.

Figure D-614. Close-up view of the original hardwood floors of the entrance hall as extended under the main staircase.

Figure D-615. A peek into the main area of the partial basement beyond the stairs.

Figure D-616. The main basement support at the center of the basement.

Figure D-617. The chimney that extends down to the basement as seen on the third floor terminates here, behind the metal door at the center of this image.

Figure D-618. What is likely the original steam boiler of the residence that feeds to all of the decorative radiators throughout the first and second floors.

Figure D-619. Modern water heaters installed next to the original brick-and-mortar components of the basement.

Figure D-620. View of the rear of the brick firebox and chimney that extends up to the third floor.

Figure D-621. A hodgepodge of old and new as seen in the basement.

Figure D-622. Modern ducts and utilities weave throughout the basement space.

Figure D-623. Areas of the basement also exhibit sections of brick retaining walls, as seen here.

Figure D-624. The floor system of the formal living room, with both historic-era and modern electrical wiring strung underneath.

Figure D-625. Sections of steel rail have been incorporated into the structural framework of the basement.

Figure D-626. Flooring joists with crisscrossing diaphragms are visible under the formal living room, which is likely original to its construction (completed by 1901).

Figure D-627. The patchwork of materials is also illustrated here with the historic-era wood, rubble-and-mortar, and brickwork, with the modern concrete block retaining wall (note the shoring jack at the back).

Figure D-628. The shape of the cant bay above of the formal living room can be seen here in the basement, which has been reinforced by a modern concrete block retaining wall.

Figure D-629. A peek behind the Moenkopi red sandstone stem wall of the cant bay window that supports the floor system of the formal living room.

Figure D-630. Shoring jacks have been installed to prevent the collapse of the formal living room, which is structurally compromised.

Figure D-631. A detail view of the shoring jacks which now support this part of the first floor under the formal living room.

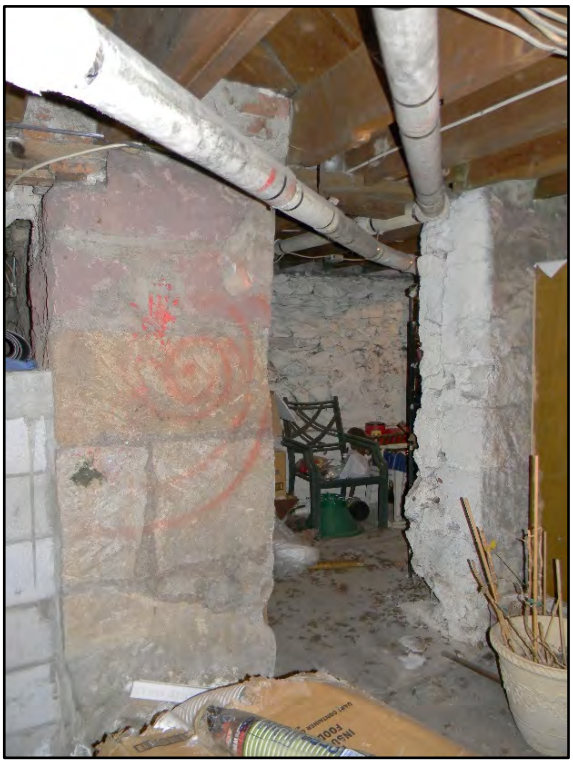

Figure D-632. The structural sandstone walls likely constructed when the house was expanded between 1895 and 1901.

Figure D-633. A portion of the basement below what is now the dining room.

Figure D-634. Additional view of the space below the dining room (the masonry walls are painted).

Figure D-635. A detail view of the former exterior window now boarded up below the dining room area (note the brick stem wall above).

Figure D-636. Alternative view of the brick stem wall supporting the floor joists of the dining room.

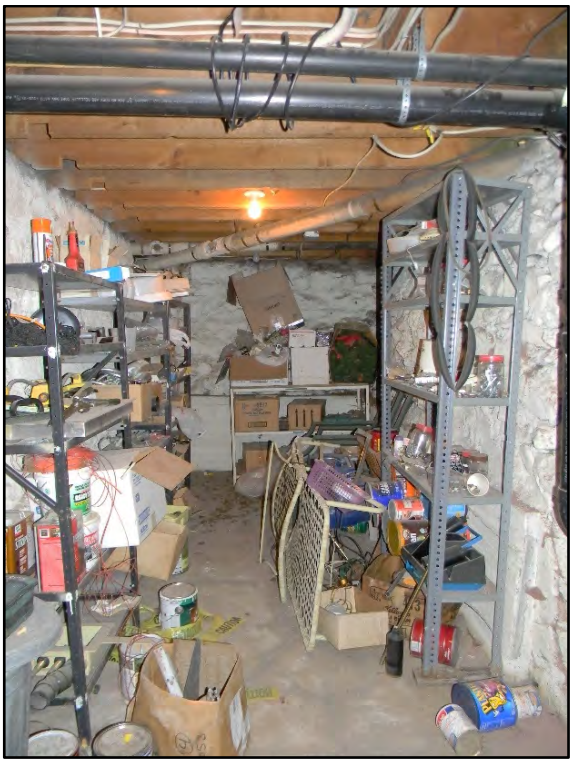

Figure D-637. A glance back into the basement space below the dining room.

Figure D-638. The sump pump and pit that drains water out of the basement.

Figure D-639. View of the southwest corner of the basement, showing the rubble masonry construction adjacent to the door that was accessible via the cellar door below the kitchen window on the exterior.

Figure D-640. View of the now boarded-over window below the kitchen as well as the rubble masonry construction of this end of the house, completed between 1910 and 1916.

Figure D-641. The west side of the basement, showing the extent of the sandstone construction of the phase of renovation that occurred between 1895 and 1901 on the right.

Figure D-642. An opening through the original sandstone masonry walls that were completed by 1901 when David Babbitt expanded his residence.

Figure D-643. An additional view through the same wall opening toward the east side of the partial basement.

Figure D-644. Turning to the left, this image shows the northwest portion of the basement as constructed between 1910 and 1916, with the 1901 extent of the home visible on the right (this is below the kitchen and chapel).

Figure D-645. A modular wall is seen through an opening in the 1895–1901 basement wall.

Figure D-646. The workmanship of the construction of this portion of the basement (completed by 1901) is still clearly visible today.

Figure D-647. Another section of masonry wall in the basement representing the extent of the house as seen in the 1906 photographs in Appendix B.

Figure D-648. A view facing what is likely the circular well/cistern seen on the 1895 Sanborn map on the west side of the residence.

Figure D-649. Detail view of what may have been the original well, now filled in with concrete and covered up by the last major extension of the residential footprint (completed by 1916).

Figure D-650. Detail view of the masonry construction of the circular well/cistern now below the chapel.

Figure D-651. An additional detailed view of the upper portions of the circular well/cistern in the basement.

Figure D-652. Surplus decorative radiators are stored within the circular outline of the former well/cistern.

Figure D-653. The intriguing profile of the walls of the former well/cistern are evident here, as is the historic-era brick construction adjacent.

Figure D-654. A glance back down the west side of the residence as seen in the basement, with the 1901 extent of the house on the left in this image.

Figure D-655. View toward the center of the residence (eastern portion of the partial basement) with the stairs up to the first floor shown.

Figure D-656. A peek through a hole in the central basement wall, which may have been constructed as part of the original 1886 residence.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 1 of 6

Figure D-1. The front screen door surrounded by the original simple-drop wood siding.

Figure D-2. Detail of the wood siding from the original late nineteenth century construction of the residence.

Figure D-3. Detail of the exterior of the cant bay window of the master bedroom enclosed by the porch (after 1958).

Figure D-4. View of the French doors of the enclosed porch (toward North Beaver Street).

Figure D-5. View of the screen door and upper transom (note the doorbell).

Figure D-6. Close-up of the doorbell, which is the same as that seen behind Emma Babbitt in the photograph of her on the porch (see Figure B-7, Appendix B).

Figure D-7. Close-up view of the upper transom and decorative cap molding above.

Figure D-8. Detail of the original brass floor strip at the base of the front door.

Figure D-9. Close-up view of the door threshold, original to the home.

Figure D-10. View of the interior of the enclosed porch (east side, which faces North Beaver Street).

Figure D-11. View of the interior corner of the enclosed porch built after 1958.

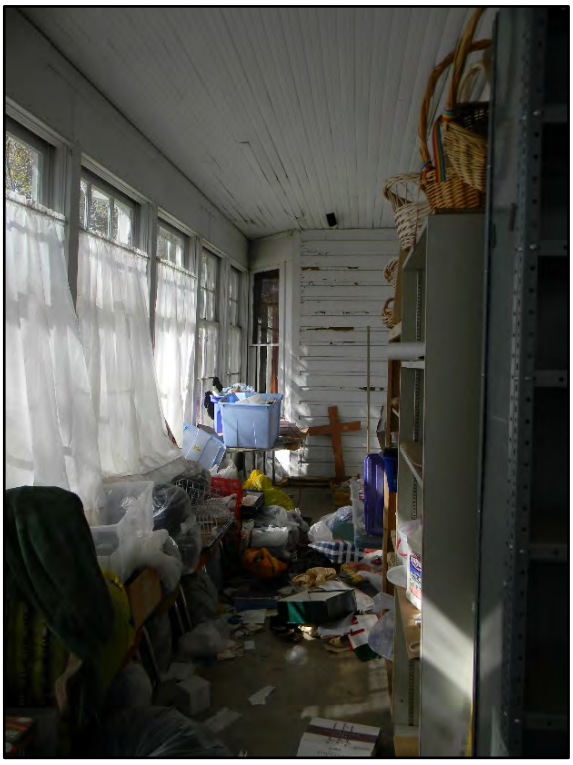

Figure D-12. View of the south side of the enclosed porch (toward the formal living room).

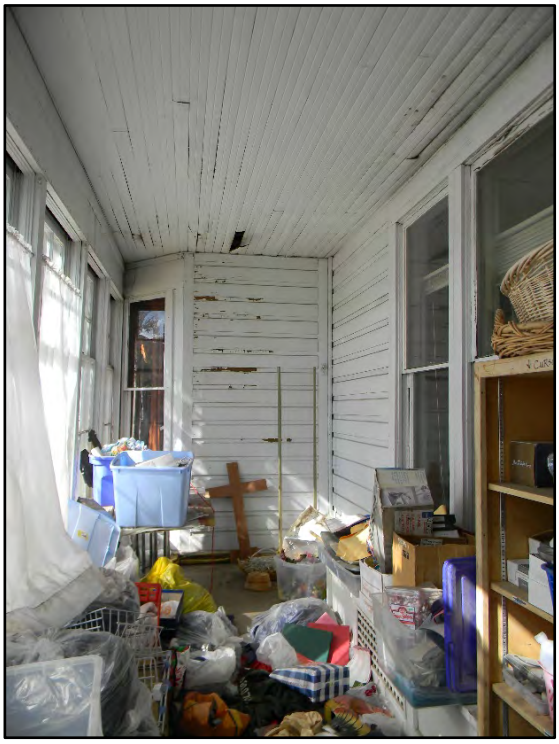

Figure D-13. View of the west end of the enclosed porch which was used by the retreat as storage.

Figure D-14. Detail of the original windows that are seen behind David Babbitt in the photograph of him on the porch as it was built by 1901 (see Figure B-8, Appendix B).

Figure D-15. Detail of the porch that now encloses part of the cant bay window of the formal living room.

Figure D-16. Close-up view of the enclosed porch with cant bay window and the roof that was placed over it after 1958.

Figure D-17. Close-up view of the original simple-drop siding still visible today.

Figure D-18. View back toward the corner of the enclosed porch.

Figure D-19. View back toward the front door and entryway as seen from the enclosed porch (the drywall divider and door are modern).

Figure D-20. View of the ornately carved front door framed by the original 1886 simple-drop wood siding and door trim.

Figure D-21. View of the front entryway as seen from the sitting room.

Figure D-22. View of the front door, likely dating to the original construction of the residence in 1886.

Figure D-23. Detail of the single upper glass panel.

Figure D-24. Detail of the elegantly carved top rail and stiles.

Figure D-25. Close-up view of the decorative door details.

Figure D-26. Detail of the carved paneling.

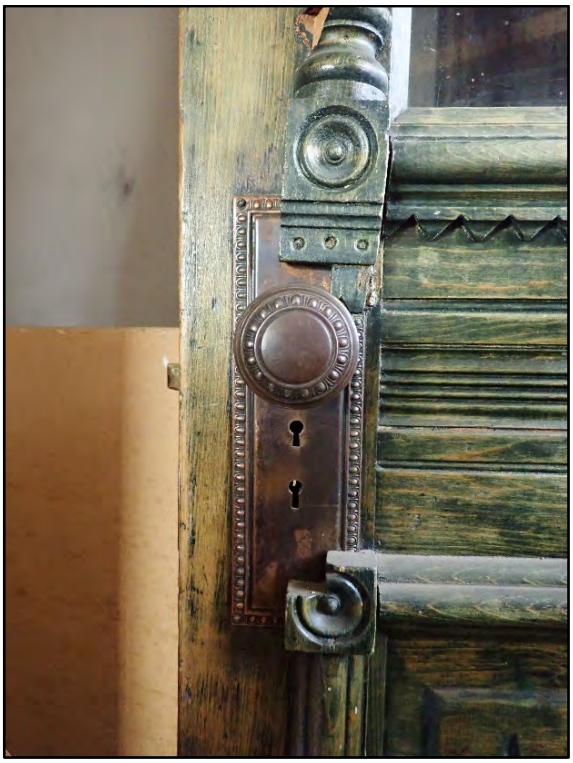

Figure D-27. Close-up view of the embossed doorknob and rose complemented by the decorative wood carving of the door.

Figure D-28. Detail of the carved lower panel of the front door.

Figure D-29. Interior view of the front door, with its less ornate detailing.

Figure D-30. Lower portion of the front entryway door.

Figure D-31. Detail of the embossed copper doorknob and small key opening as seen on the interior of the front door.

Figure D-32. View of the transom over the front door, with the decorative door trim.

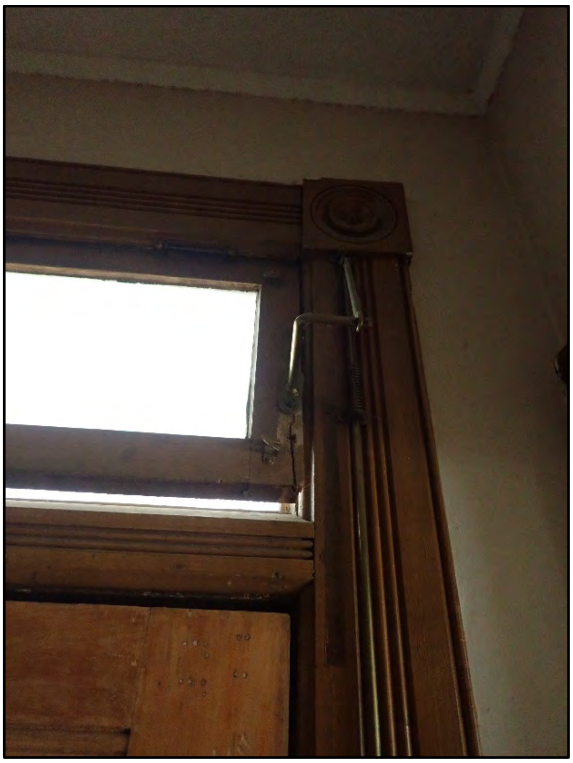

Figure D-33. Detail of the corner of the opening mechanism for the transom window.

Figure D-34. Close-up view of the opening mechanism for the transom window.

Figure D-35. Detail of the bottom of the rod used to open the transom as well as the light switches by the front door.

Figure D-36. Detail of the original copper weatherstripping along the edge of the door jamb and plinth block.

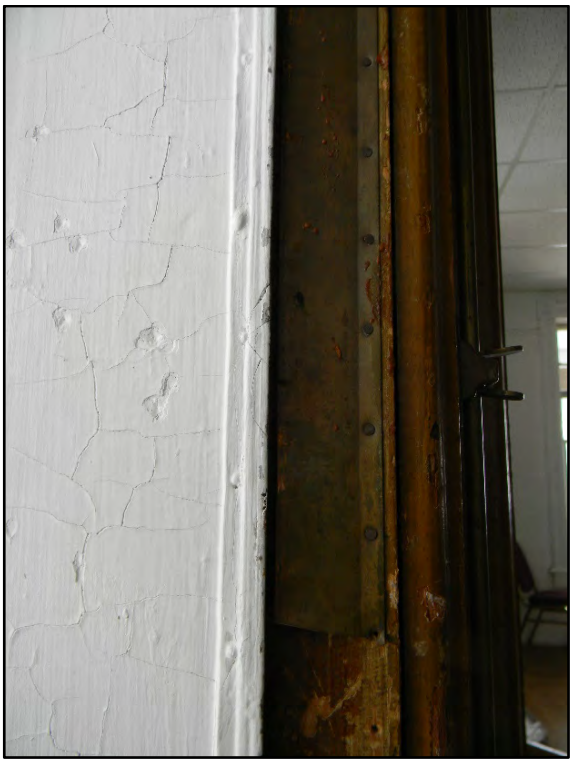

Figure D-37. Close-up view of the original copper weatherstripping still in place around the front door.

Figure D-38. Detail of the decorative plinth blocks and baseboards over the original hardwood floors near the front door and sitting room.

Figure D-39. View of the original decorative radiator adjacent to the front door.

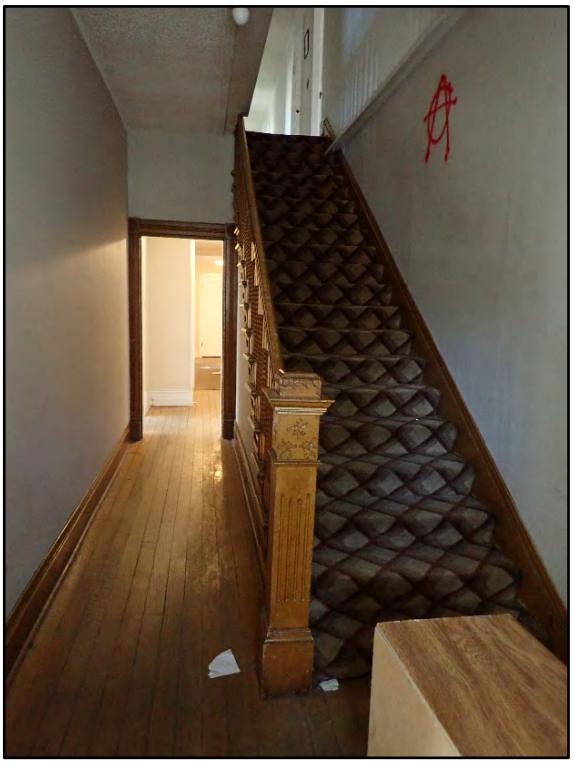

Figure D-40. Overview of the entrance hall and main staircase to the second floor.

Figure D-41. View of the newel post at the base of the main staircase.

Figure D-42. Detail of the top of the newel post with its decorative carvings.

Figure D-43. Close-up view of the carved newel cap.

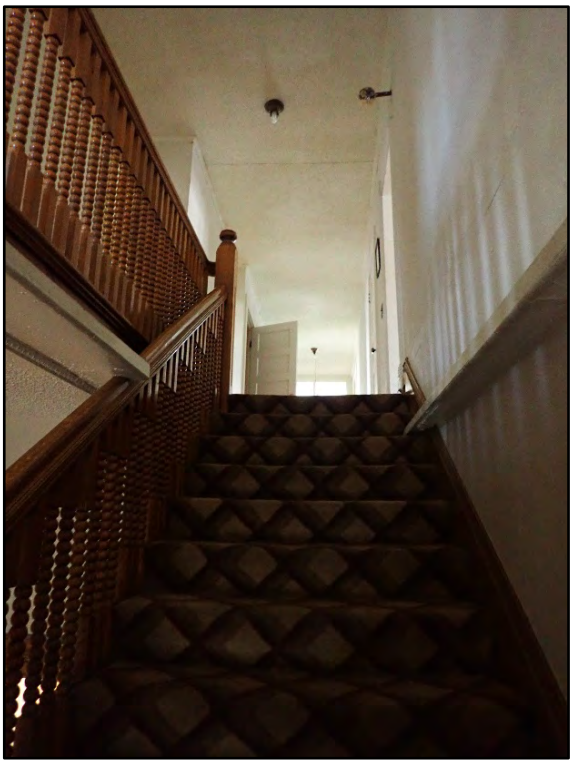

Figure D-44. View of the second floor as seen from midway up the main staircase.

Figure D-45. Detail of the balustrades up the stairs and along the second floor.

Figure D-46. View of the balustrade (with newel post at each side) on the second floor.

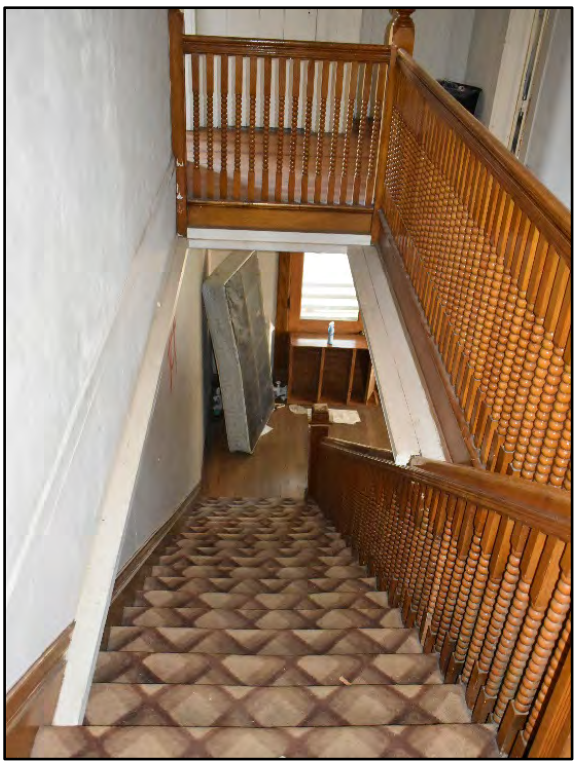

Figure D-47. View down the main staircase as seen from the second floor.

Figure D-48. View of the front door and entrance hall as seen from the main staircase.

Figure D-49. Close-up view of the decorative newel drop and scalloped molding on the ceiling around the opening for the main staircase (note the stippled ceiling).

Figure D-50. One solitary drop light hangs from the ceiling, with a decorative frosted finish.

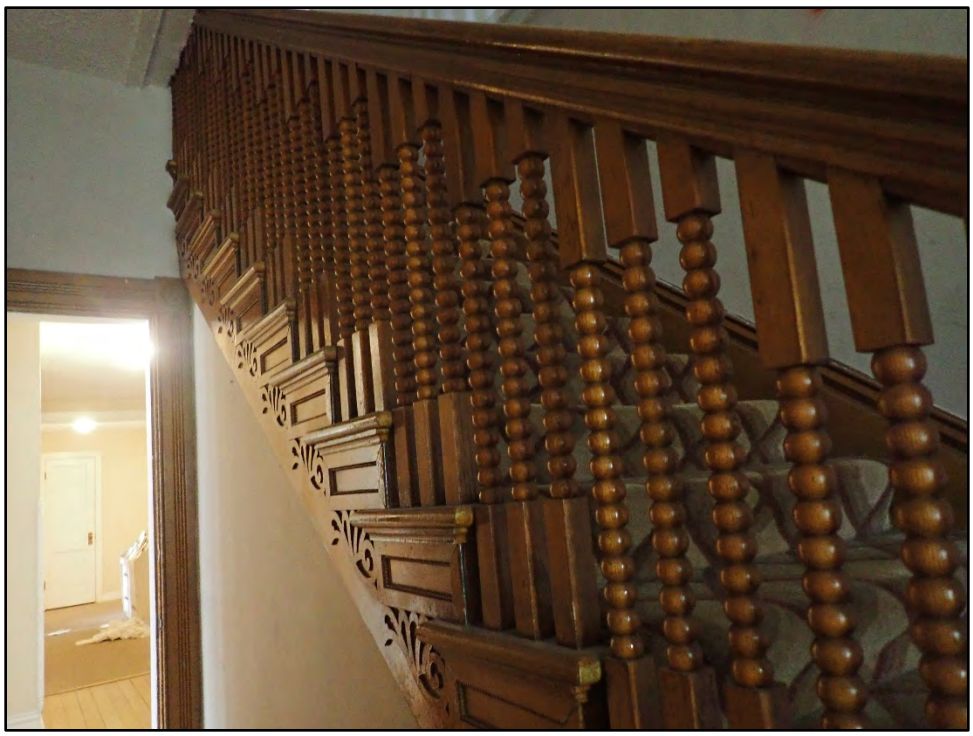

Figure D-51. View of the face stringerboard, turned balusters, and railing of the main staircase.

Figure D-52. Alternative view of the wood detailing of the balustrade and staircase.

Figure D-53. Detail of the decorative wood details, including carved wood appliqués.

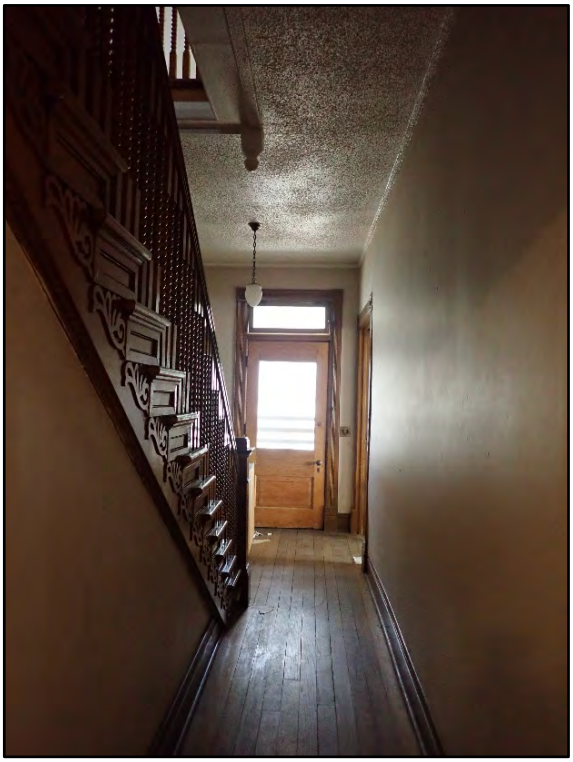

Figure D-54. View of the entrance hall toward the front door.

Figure D-55. View of the lovely detailing of the wood pocket door of the sitting room adjacent to the front door of the residence.

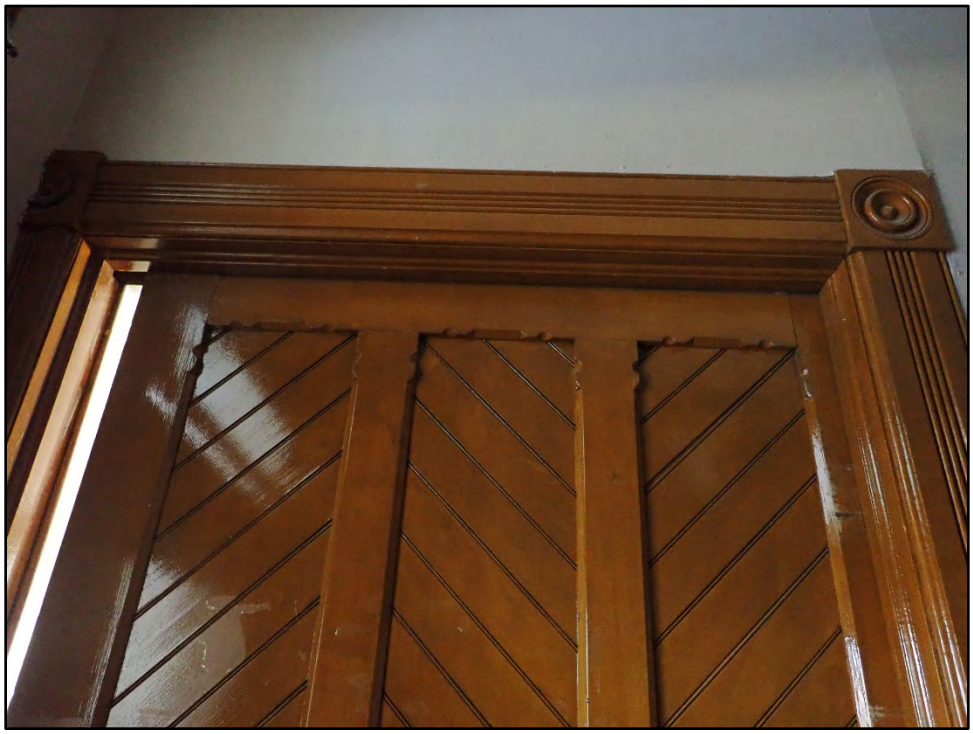

Figure D-56. Detail of the upper portion of the pocket door, with the carved wood side casings and corner blocks.

Figure D-57. A view peeking into the sitting room from the entrance hall.

Figure D-58. The west side of the sitting room, with fireplace.

Figure D-59. Close-up view of the pocket door hardware, showing that even the smallest of details matter.

Figure D-60. View of the front door as seen from the sitting room.

Figure D-61. View of the pocket door to the entrance hall in the sitting room.

Figure D-62. Detail of the pocket door's scalloped recessed panels and door trim.

Figure D-63. Detail of the pocket door's decorative side casings and corner blocks, with the strip of ornate picture molding on the wall above.

Figure D-64. Alternative view of the other upper corner of the door jamb and picture molding in the sitting room.

Figure D-65. Another example of how small details were important, as seen in the door latch for the pocket door of the sitting room.

Figure D-66. Overview of the sitting room as seen from the door to the entrance hall.

Figure D-67. Overview of the sitting room as seen from the northwest corner near the fireplace.

Figure D-68. Interior of the sitting room showing the once-exterior windows on the right, in front of which David Babbitt sat with his boys and Clarence Spellmire on his porch (see Figure B-8 in Appendix B).

Figure D-69. View of the decorative radiator still present in the sitting room.

Figure D-70. View through the very same windows that are visible in Figure B-8 in Appendix B.

Figure D-71. Detail of the decorative window jambs and corner blocks in the sitting room.

Figure D-72. Overview of the deteriorating fireplace in the sitting room.

Figure D-73. Detail of the construction and workmanship of the sitting room fireplace.

Figure D-74. View of the sophisticated patterning of wood flooring seen in the sitting room next to the fireplace.

Figure D-75. Another view of the hardwood floor pattern in the sitting room, where even the floors were fancy.

Figure D-76. Overview of the other pocket door in the sitting room, this one to the formal living room.

Figure D-77. A peek through the copper keyhole plate.

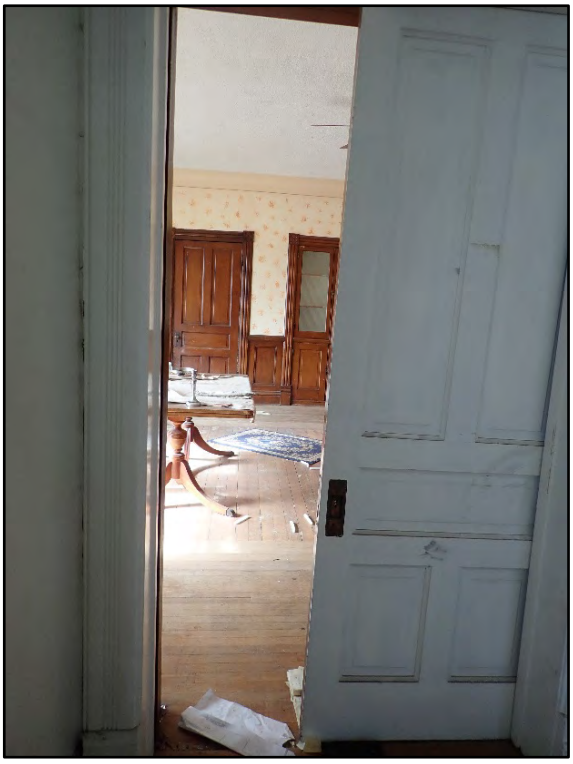

Figure D-78. View into the formal living room from the sitting room.

Figure D-79. Interior of the formal living room.

Figure D-80. View of the cottage windows.

Figure D-81. Interior of the formal living room (likely originally constructed as a formal dining room between 1895 and 1901).

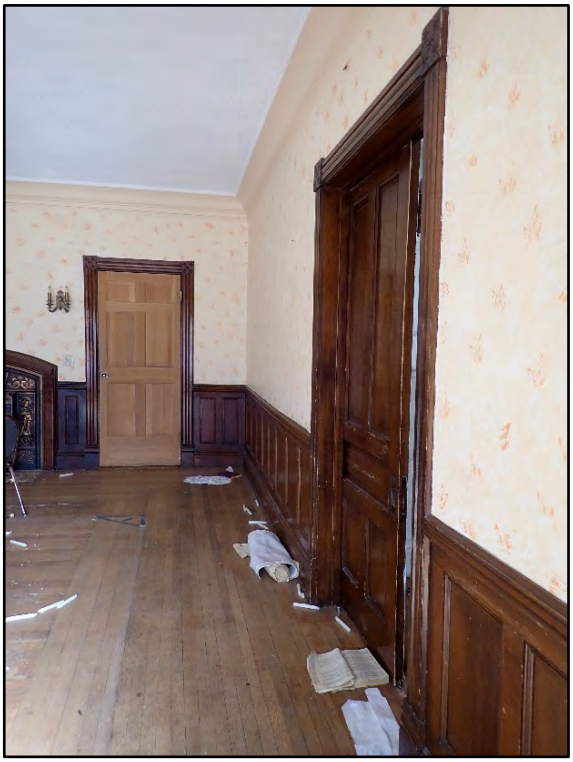

Figure D-82. View of the pocket door to the sitting room and the modern replacement door to the hall.

Figure D-83. Pocket door to the sitting room as seen from the formal living room.

Figure D-84. Close-up of the lock plate of pocket door to the sitting room.

Figure D-85. Overview of the interior of the formal living room.

Figure D-86. View of the door to the dining room (left), the built-in cabinet and door to the hall, and fireplace (right).

Figure D-87. Modern door that has replaced the original door to the hall.

Figure D-88. Detail of the wood wainscoting in the formal living room.

Figure D-89. View of the northeast corner of the formal living room.

Figure D-90. View of the cottage windows with canted walls and the pocket door to the sitting room (right).

Figure D-91. Oblique view of the built-in cabinet and door to the kitchen.

Figure D-92. The door to the dining room (left) and built-in cabinet.

Figure D-93. Open doors of the built-in cabinet showing the workmanship of the interior.

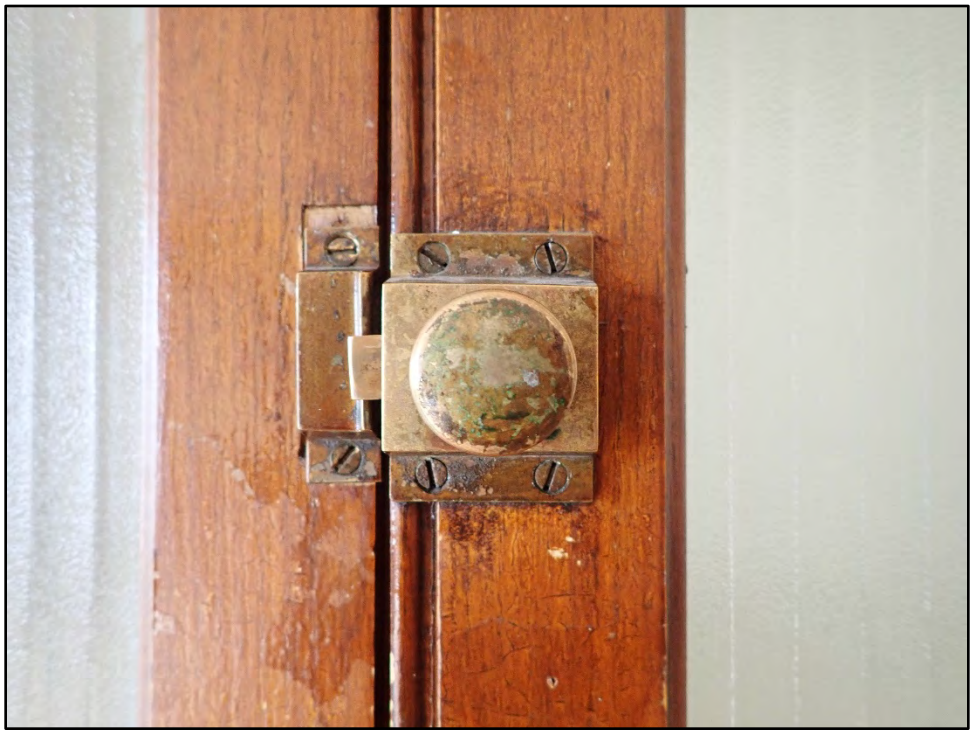

Figure D-94. Close-up view of the cabinet.

Figure D-95. Side view of the door to the dining room, with the other door to the hallway in the background.

Figure D-96. Overview of the interior of the formal living room, with the doors to the main hallway on either side of the fireplace.

Figure D-97. View of the door to the sitting room and canted wall of the main windows.

Figure D-98. View of the canted bay window in the formal living room (likely constructed as a formal dining room when built by 1901).

Figure D-99. Alternative view of the cant bay window.

Figure D-100. Detail of the woodworking and trim of the cant bay window.

Figure D-101. Detail of the decorative radiator.

Figure D-102. Light has shown through these windows for upwards of 120 years.

Figure D-103. The fireplace of the formal living room.

Figure D-104. View of the ornate trim, tile hearth and elegant bronze details of the fireplace.

Figure D-105. Detail of the top of the fireplace inset.

Figure D-106. Close-up view of the Classical scene of the fireplace.

Figure D-107. Detail of the Celtic design around the Mediterranean-inspired fire screen.

Figure D-108. Close-up of the fire screen.

Figure D-109. Interior of the fireplace with the fire screen removed.

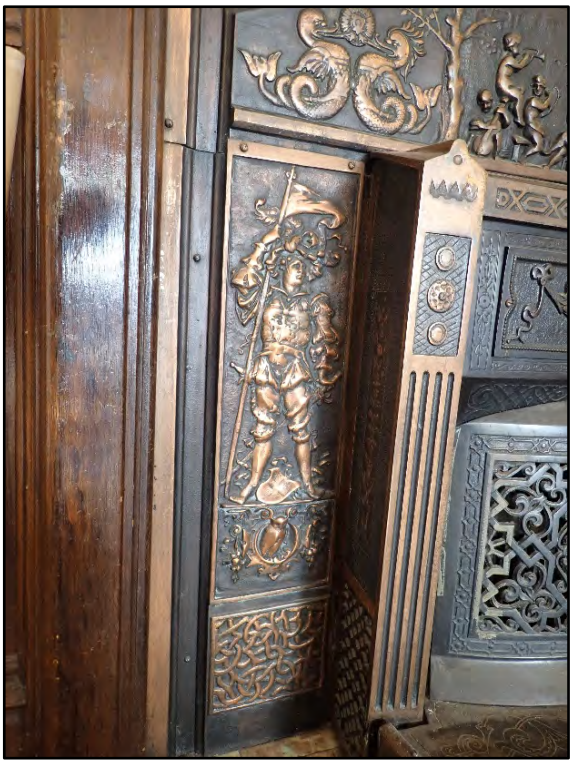

Figure D-110. One of the cast figures of the bronze mantel.

Figure D-111. Close-up of the decorative detail of the fireplace.

Figure D-112. Close-up of more of the Celtic motifs.

Figure D-113. Close-up of one of the decorative motifs cast in bronze (dolphins, perhaps?).

Figure D-114. Detail of the other cast-bronze figure.

Figure D-115. Detail of the wood panel between the fireplace and the door jamb.

Figure D-116. Profile view of the fireplace.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 2 of 6

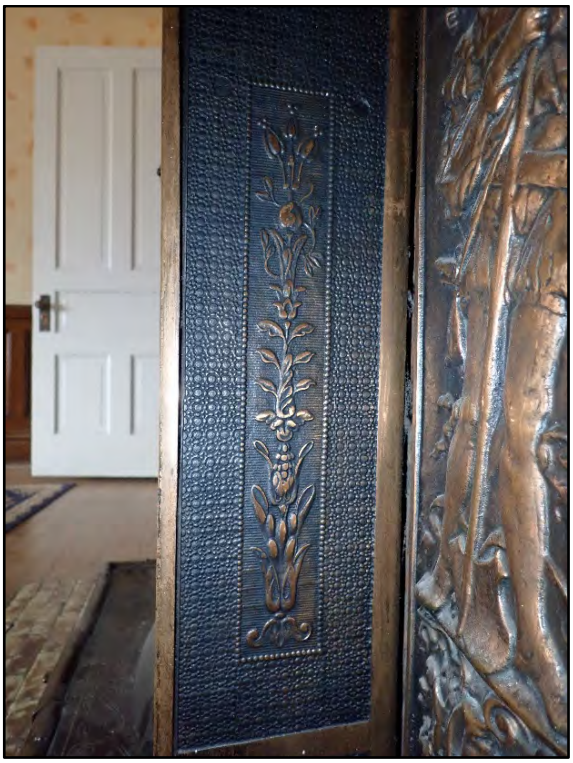

Figure D-117. Detail of additional floral details.

Figure D-118. Detail of the crown molding and curved ceiling of the formal living room.

Figure D-119. Close-up of the lighting sconce in the formal living room.

Figure D-120. Close-up of a floor outlet that may be original to the room.

Figure D-121. Electrical outlet in the floor of the formal living room (likely also original).

Figure D-122. Detail of the patterned hardwood floor.

Figure D-123. Additional section of patterned hardwood floor.

Figure D-124. Detail of the casings and corner block of the door to the dining room.

Figure D-125. View of the dining room as seen from the formal living room.

Figure D-126. View of the cottage windows in the dining room.

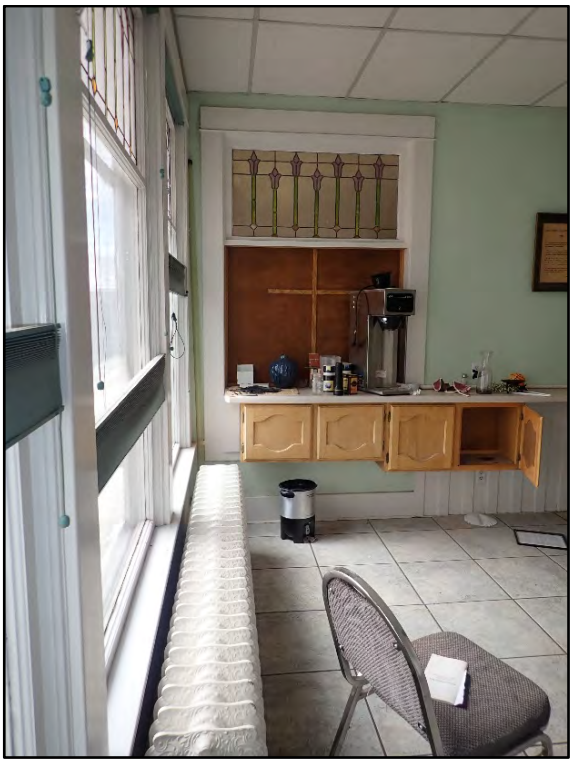

Figure D-127. Cottage window between the dining room and kitchen.

Figure D-128. View of the interior cottage window and swinging door to the kitchen.

Figure D-129. Interior of the dining room, which was likely created by expanding an earlier kitchen (built by 1901) between 1910 and 1916.

Figure D-130. View of the back of the built-in cabinet in the formal living room as it protrudes into the dining room.

Figure D-131. Alternative view of the back of the built-in cabinet in the formal dining room, showing the wood wainscoting that rings the dining room.

Figure D-132. Detail of the French door to the hallway.

Figure D-133. View showing the wainscoting around the dining room.

Figure D-134. View of the built-in cabinet in the corner.

Figure D-135. Interior corner of the dining room as seen from the built-in cabinet.

Figure D-136. Overview of the interior of the dining room.

Figure D-137. View toward the door to the kitchen with the cottage windows in the background.

Figure D-138. View of the built-in cabinet and the swinging door to the kitchen.

Figure D-139. View of the door to the kitchen with upper transom.

Figure D-140. Detail of the upper transom above the swinging door to the kitchen.

Figure D-141. The mechanism for the upper transom is still in working order.

Figure D-142. View of the upper transom, which still opens and closes.

Figure D-143. Interior of the dining room toward the hall.

Figure D-144. Alternative view of the dining room.

Figure D-145. Overview of the cottage windows in the dining room.

Figure D-146. Close-up view of the decorative transom panel (flash on when taken).

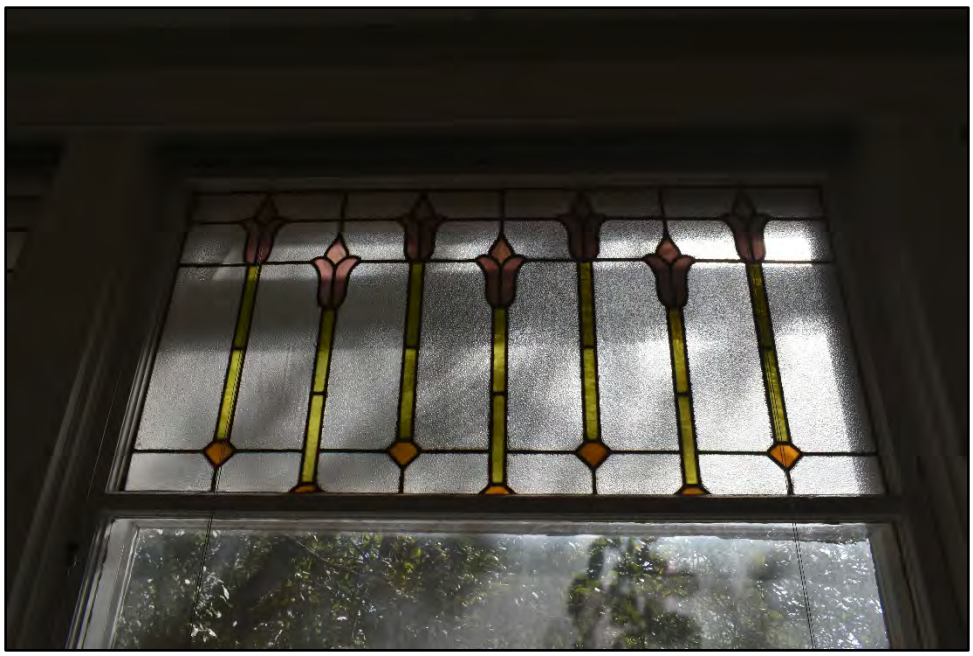

Figure D-147. Close-up of decorative transom panel, with the sunshine peeking through (flash off when taken).

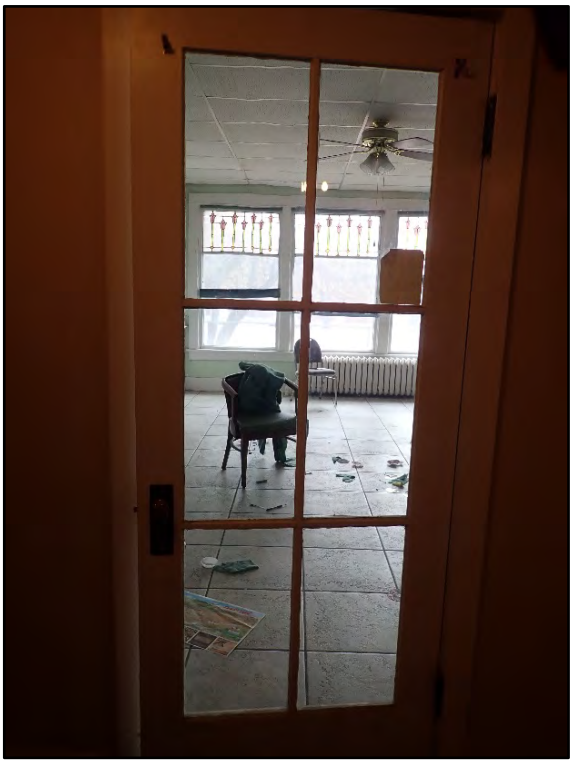

Figure D-148. View into the dining room from the main hallway.

Figure D-149. Close-up of the decorative doorknob and rose of the French door.

Figure D-150. A view into the kitchen as seen from the dining room.

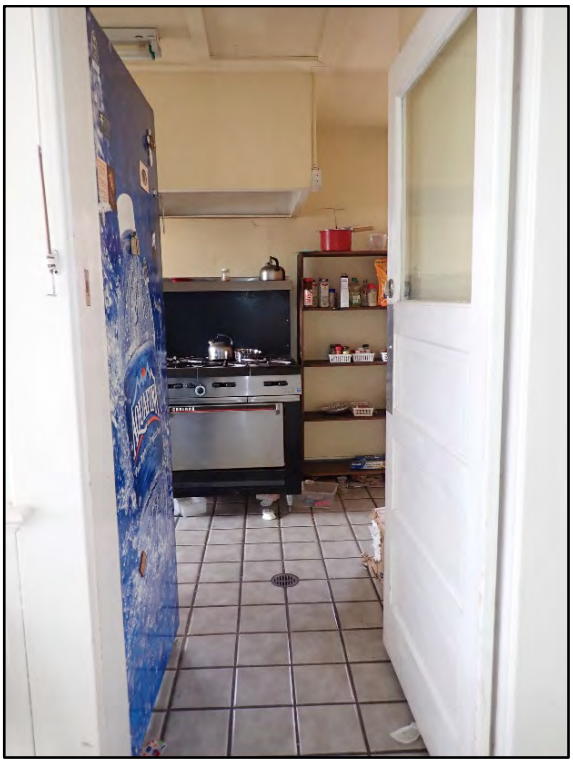

Figure D-151. Through the swinging door into the kitchen.

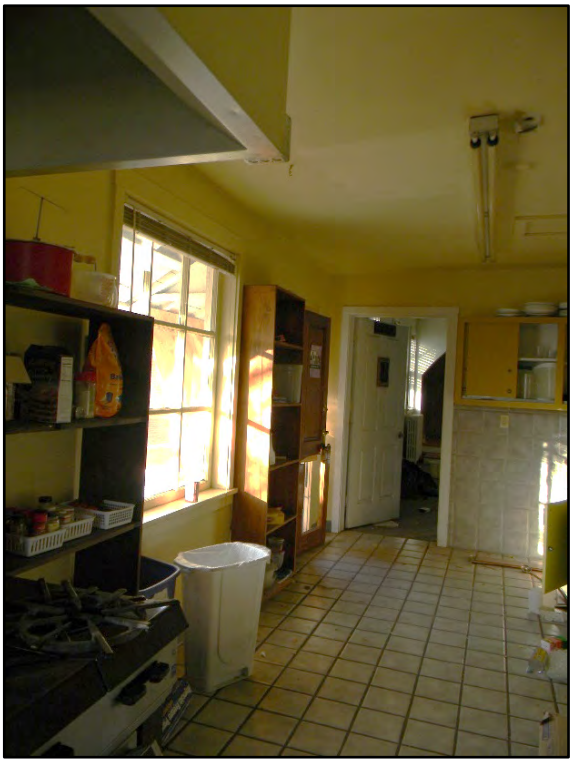

Figure D-152. Interior of the kitchen toward the exterior door.

Figure D-153. View of the windows on the west side of the kitchen and modern cabinetry.

Figure D-154. View toward the south end of the kitchen.

Figure D-155. View of the cottage window of the dining room.

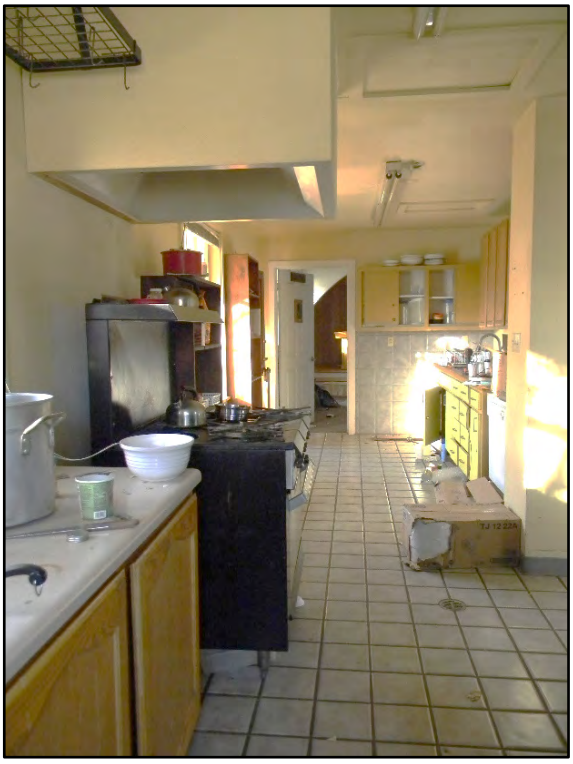

Figure D-156. Interior of the kitchen (view toward the chapel).

Figure D-157. View of the north end of the kitchen.

Figure D-158. Overview of the interior of the kitchen.

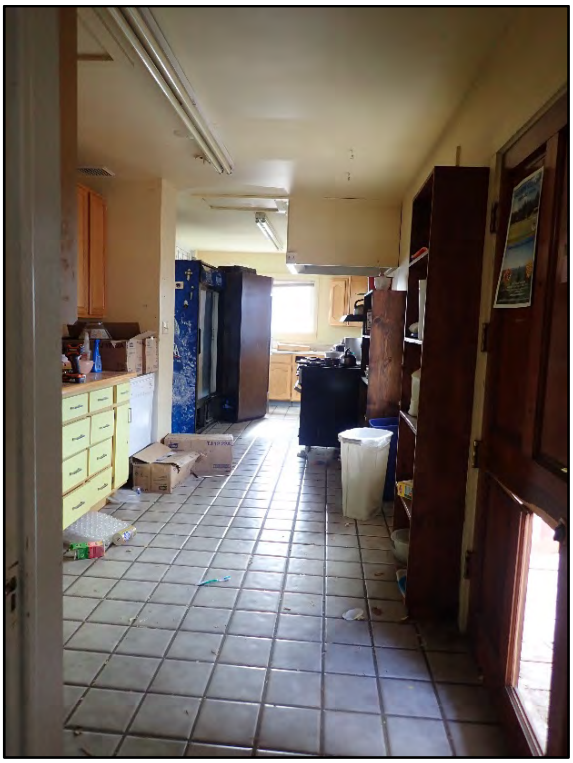

Figure D-159. View into the kitchen from the chapel.

Figure D-160. The exterior door that is currently boarded up, and the only way to access the interior of the residence.

Figure D-161. View of the modern exterior door that was kicked in during a break-in.

Figure D-162. View into the kitchen from the porch outside the kitchen.

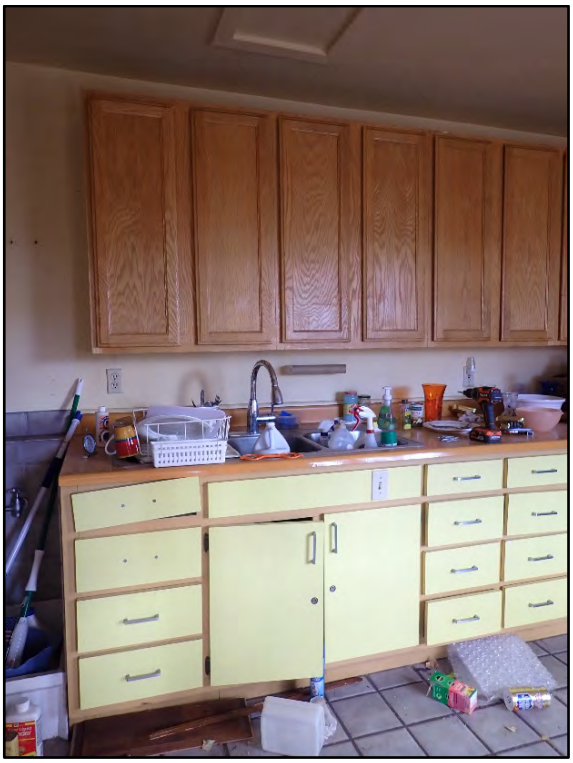

Figure D-163. Overview of the modern cabinetry.

Figure D-164. View of the corner of the kitchen just outside the chapel.

Figure D-165. A peek into the chapel from the kitchen.

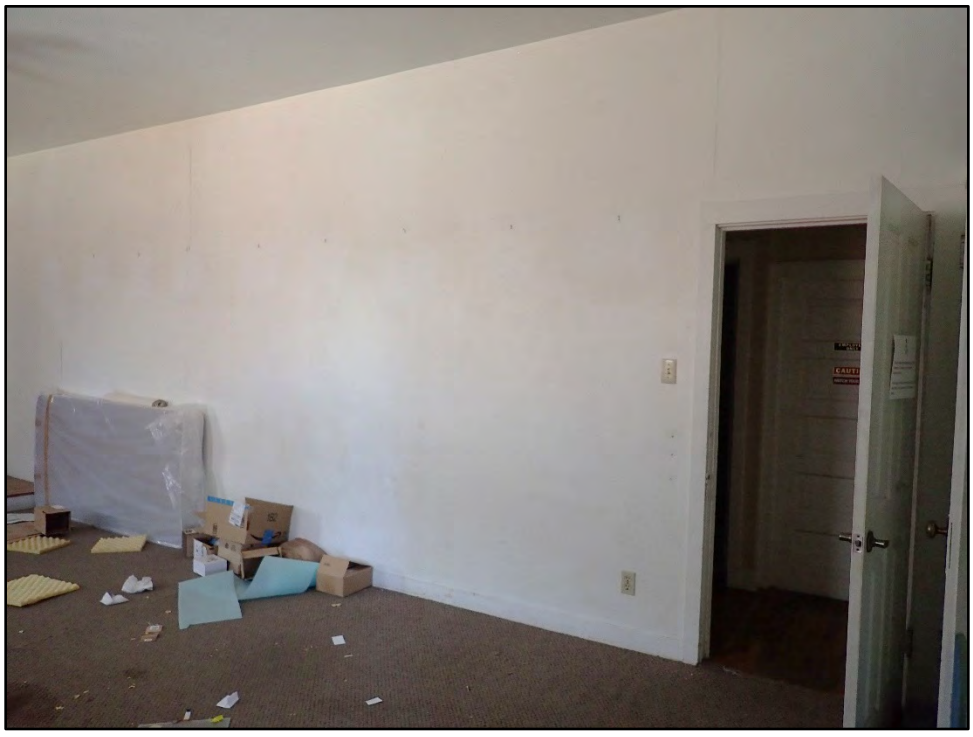

Figure D-166. View of the interior wall of the chapel (with the door to the hallway).

Figure D-167. Overview of the interior of the chapel, the main portion of which was constructed by 1916, with the addition (in the background) built between 1948 and 1958.

Figure D-168. Overview of the exterior windows of the chapel.

Figure D-169. Detail of one of the chapel windows.

Figure D-170. View showing the arched walls of the later extension of the chapel.

Figure D-171. Detail of the wooden steps of the chapel.

Figure D-172. View of the north side of the chapel built between 1948 and 1958.

Figure D-173. View of the west wall of the chapel extension.

Figure D-174. View as seen from the chapel extension.

Figure D-175. View of the interior of the chapel as seen from the chapel extension.

Figure D-176. Alternative view of the chapel interior from the northwest corner of the chapel extension.

Figure D-177. View of the east wall of the chapel extension.

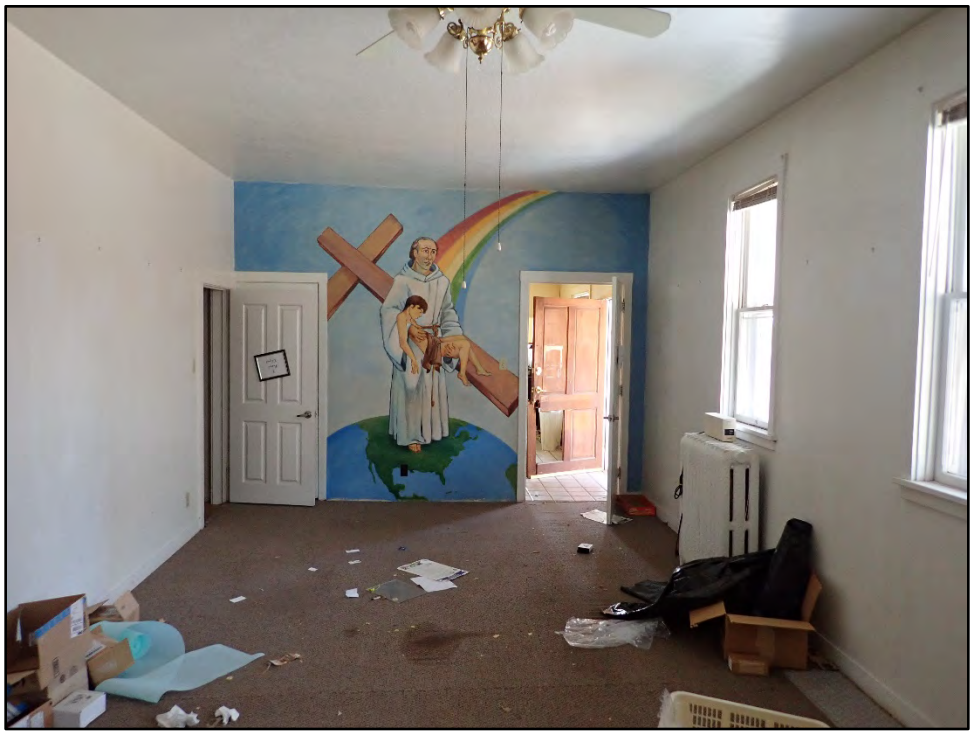

Figure D-178. View of the interior of the chapel, with the door to the kitchen (right) and the door to the hallway (left) with a colorful mural at the back.

Figure D-179. View of the mural painted in 1997, with the kitchen door (right) and closet door (left).

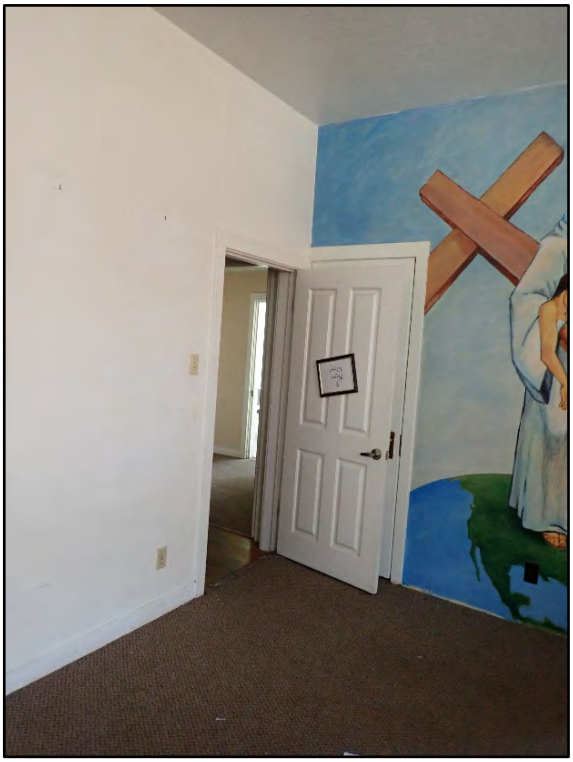

Figure D-180. Door at the rear of the chapel to the main hallway.

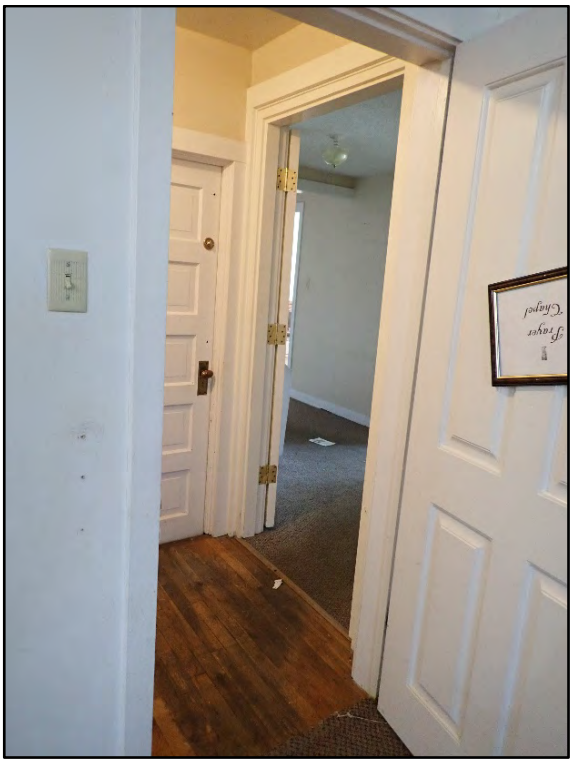

Figure D-181. Through the door and into the hallway.

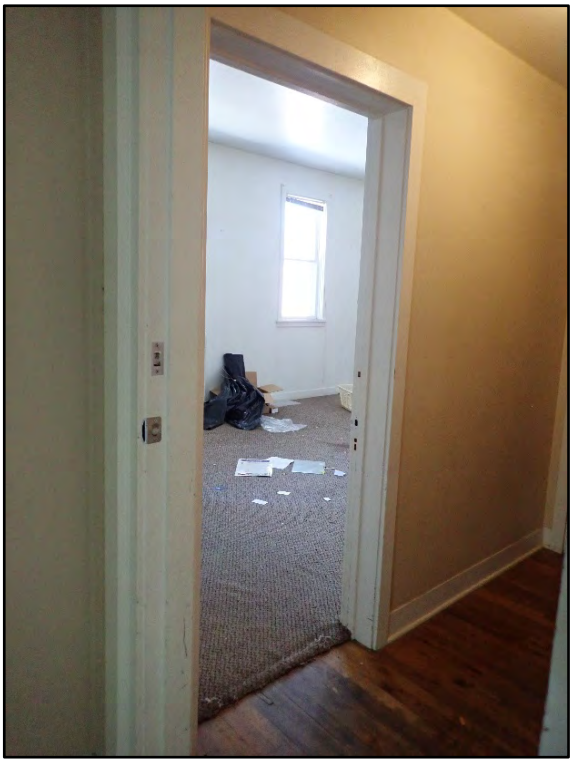

Figure D-182. A look back into the chapel from the hallway.

Figure D-183. A glance down the hall to the fourth small bedroom (door to the basement on the right).

Figure D-184. View of the door into the fourth small bedroom.

Figure D-185. Overview of the interior of this small bedroom, built between 1910 and 1916.

Figure D-186. View of the one window in the bedroom, now boarded over.

Figure D-187. View of the west wall of the bedroom.

Figure D-188. Alternative view of the small bedroom and window.

Figure D-189. View of the opposite corner of the bedroom.

Figure D-190. Overview of the interior of the bedroom looking toward the hallway.

Figure D-191. Detail of the decorative radiator in the bedroom.

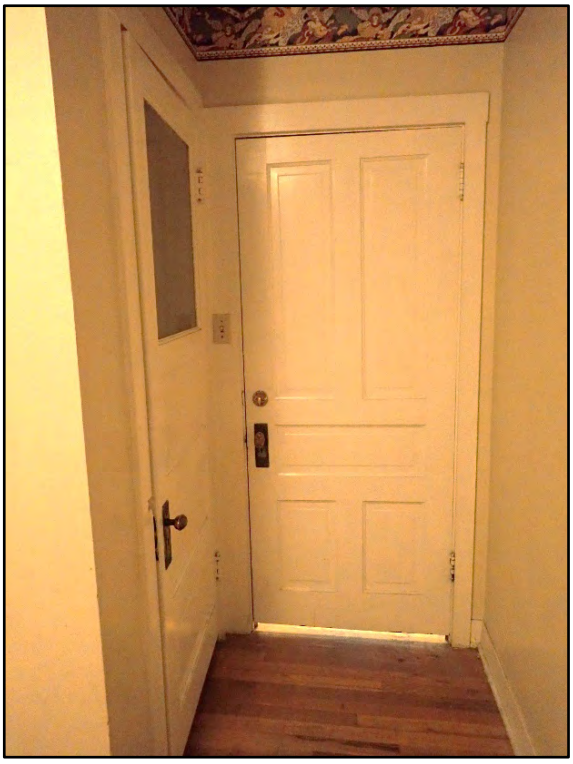

Figure D-192. View of the doors to the hallway and closet (the latter of which is on the left).

Figure D-193. View of the wood panel door with an upper panel of privacy glass.

Figure D-194. Detail of the interior of the closet.

Figure D-195. A ceiling light with a ceramic base and cloth shade on the ceiling, likely dating to the mid-twentieth century.

Figure D-196. A view toward the closet and hall back to the main hallway.

Figure D-197. A view through the connected bath as seen from the hallway near the small bedroom.

Figure D-198. From outside the connected bath, one can see the door to the chapel (right), to the basement (left) and through to the main hallway.

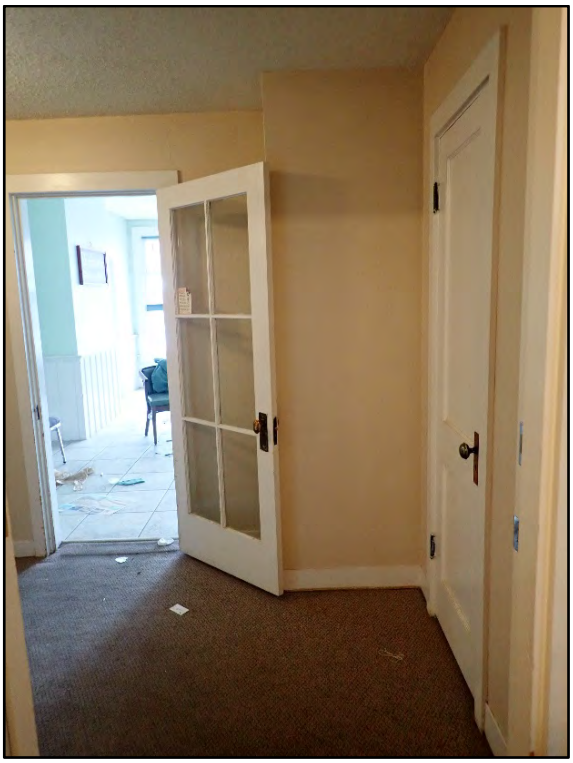

Figure D-199. View of the west end of the main hallway (with the interior of the kitchen in back).

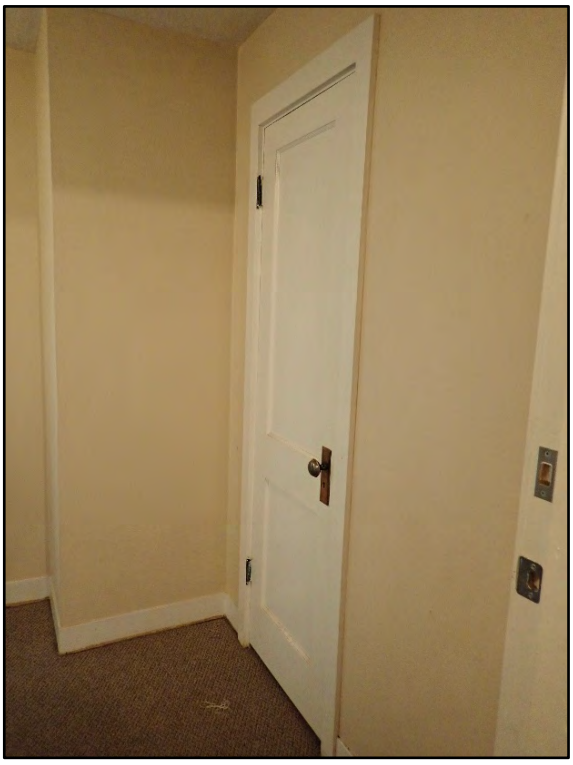

Figure D-200. The door to the storage closet in the main hallway.

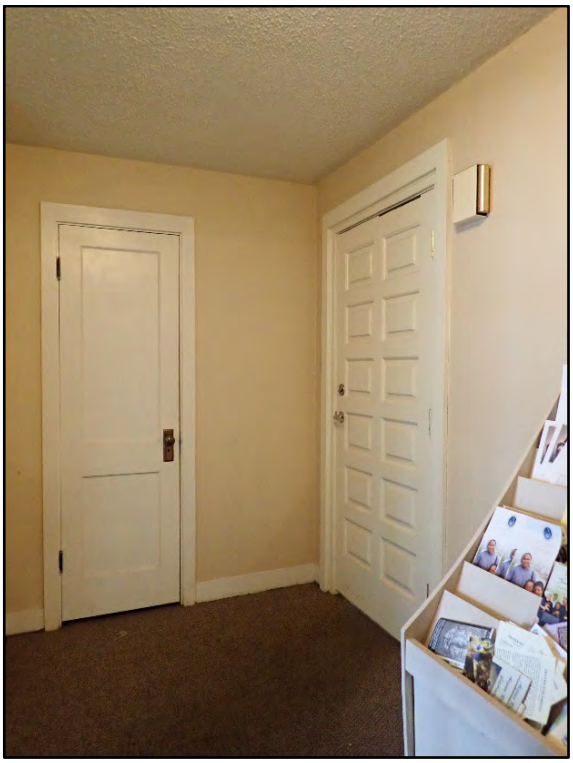

Figure D-201. The supply closet and the modern door that provides access to the chapel, small bedroom, basement, and the connected bath.

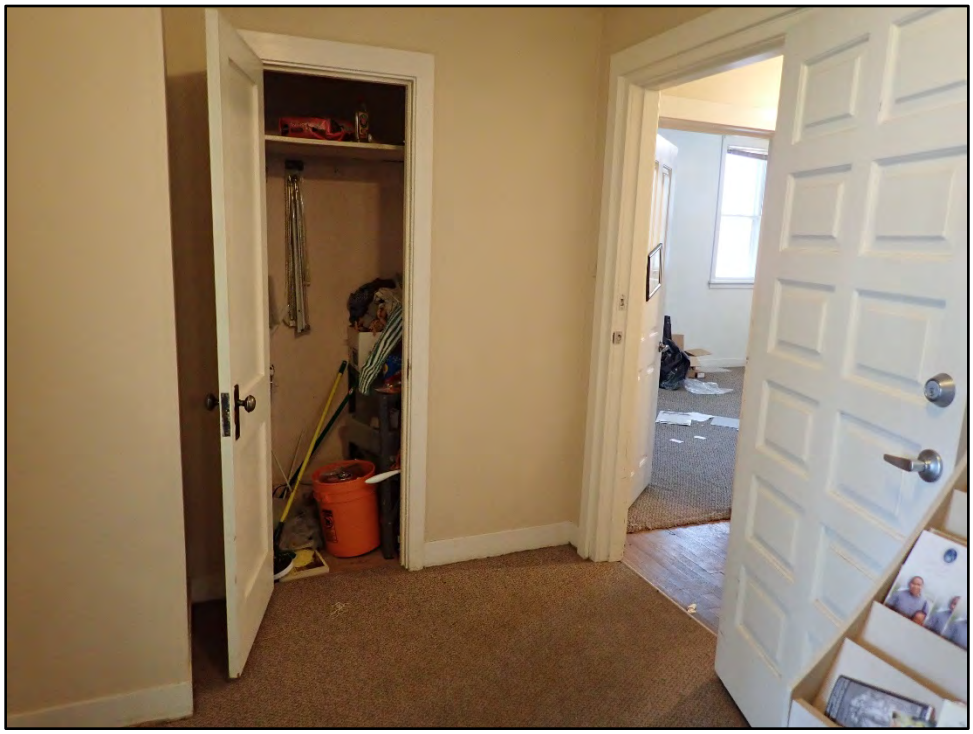

Figure D-202. A view of the supply closet with a peek into the chapel.

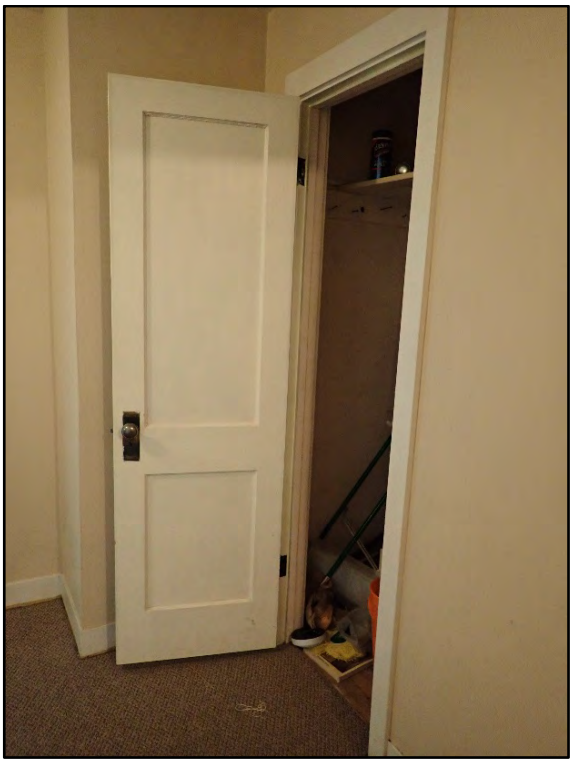

Figure D-203. A view of the open supply closet.

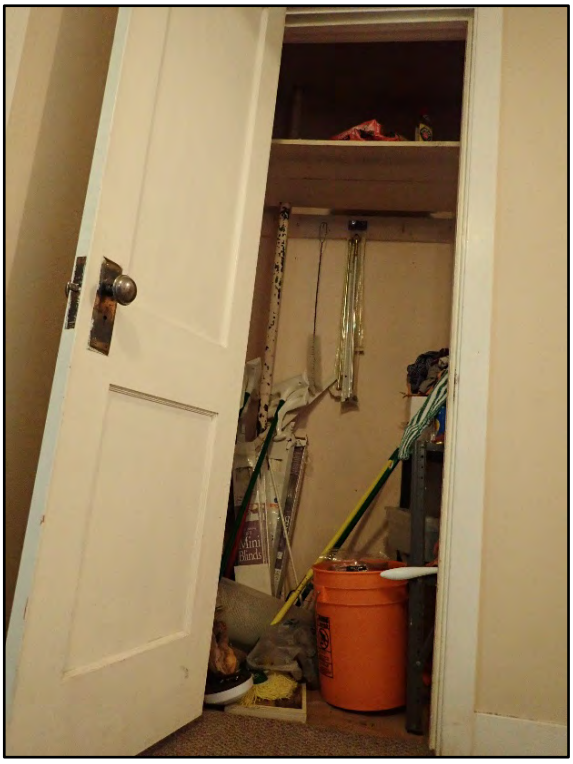

Figure D-204. Detail of the interior of the supply closet.

Figure D-205. West end of the main hall near the dining room.

Figure D-206. A view down the main hallway from outside the dining room.

Figure D-207. The main hallway with the door to the formal living room on the right and built-in cabinet on the left.

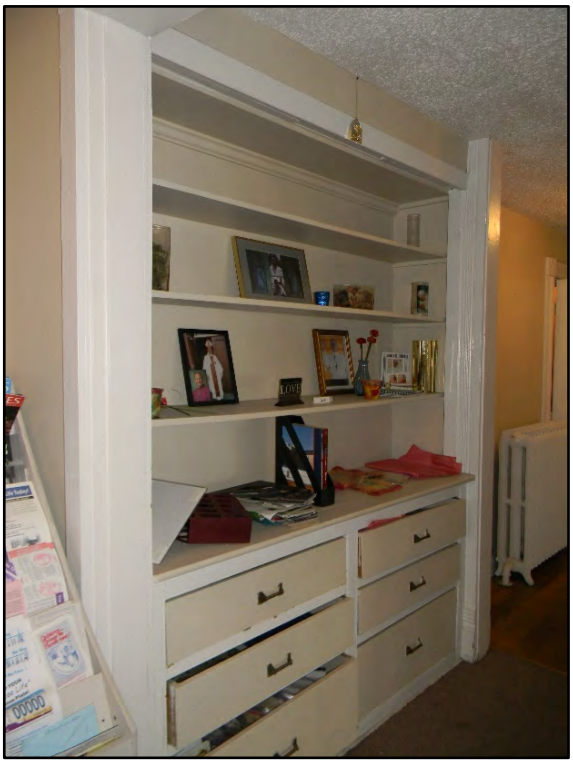

Figure D-208. A view of the large built-in cabinet and shelving.

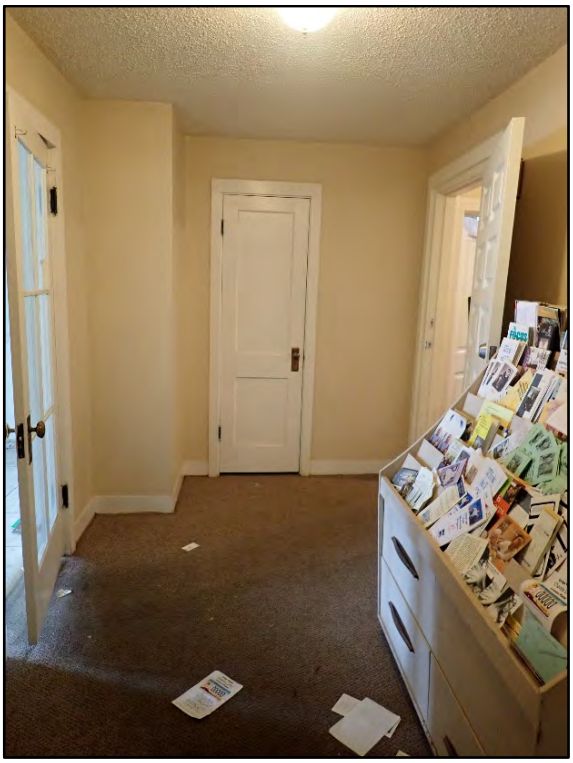

Figure D-209. A view back down the hallway toward the supply closet.

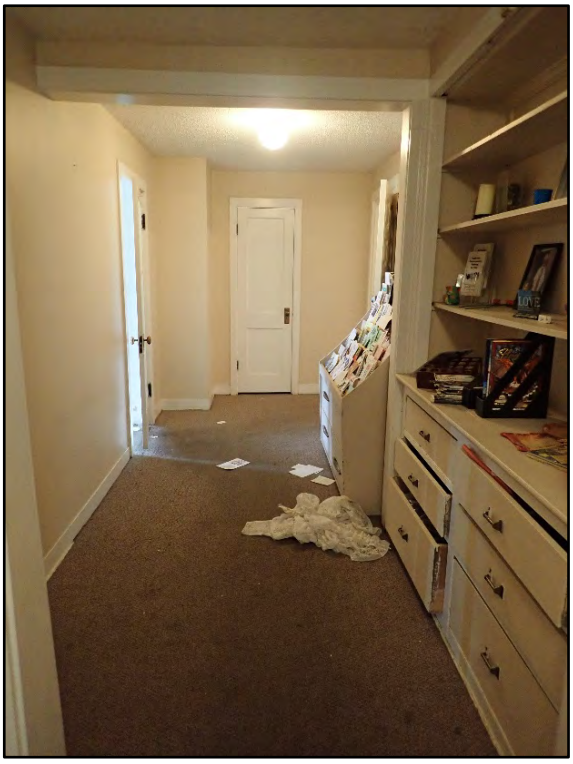

Figure D-210. Backing down the main hallway, looking toward the west side of the residence.

Figure D-211. Alternative view of the built-in cabinet in the main hallway.

Figure D-212. Detail of the craftsmanship of the built-in cabinet shelving.

Figure D-213. Close-up detail of the decorative brass drawer pulls of the built-in cabinet.

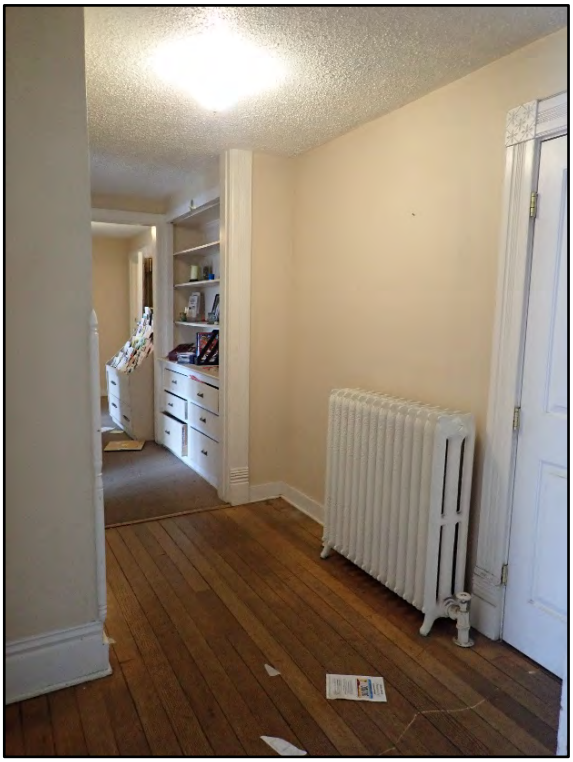

Figure D-214. Overview of the east end of the main hallway.

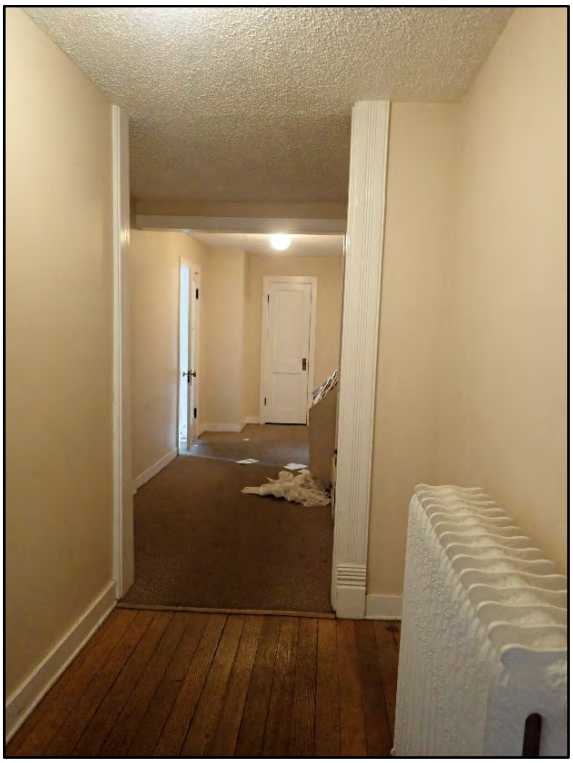

Figure D-215. This section of the main hallway likely dates to the original 1886 construction.

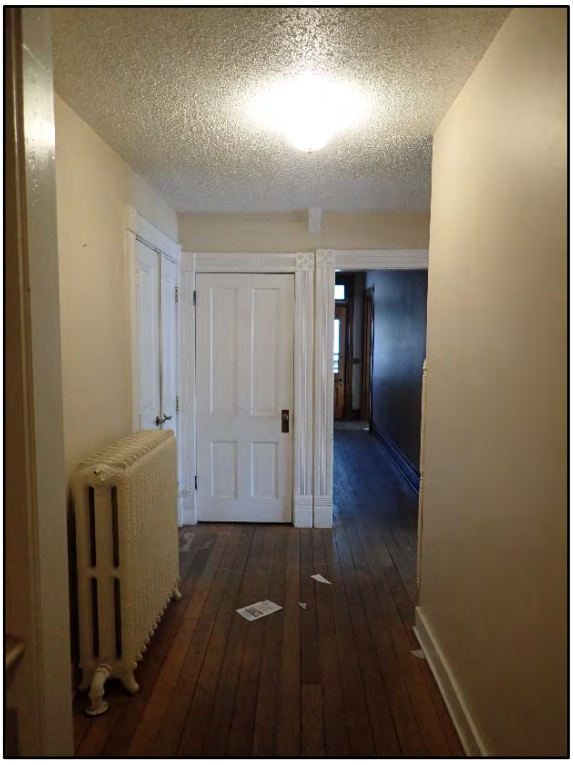

Figure D-216. Looking back down the hall toward the front door and under-stair closet.

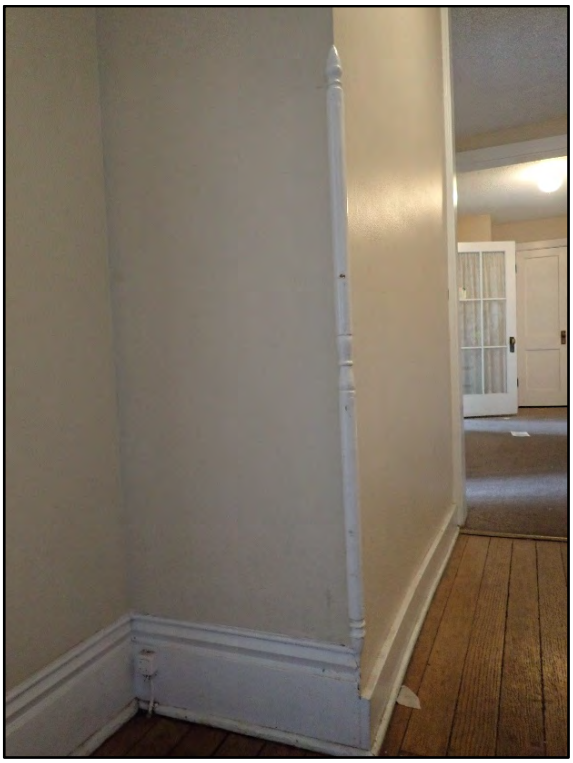

Figure D-217. Decorative wood detailing on the corners of the main hallway.

Figure D-218. An alternate view of the decorative wood details seen throughout the residence.

Figure D-219. View of the closet under the main staircase and the entrance hall.

Figure D-220. Detail of the decorative architraves (side casings) and corner blocks of the under-stair closet and entrance hall as seen in the main hallway.

Figure D-221. Detail of the architraves (side casings) of the entrance hall and formal living room as seen in the main hallway.

Figure D-222. Original door to the under-stair closet in the main hallway of the first floor.

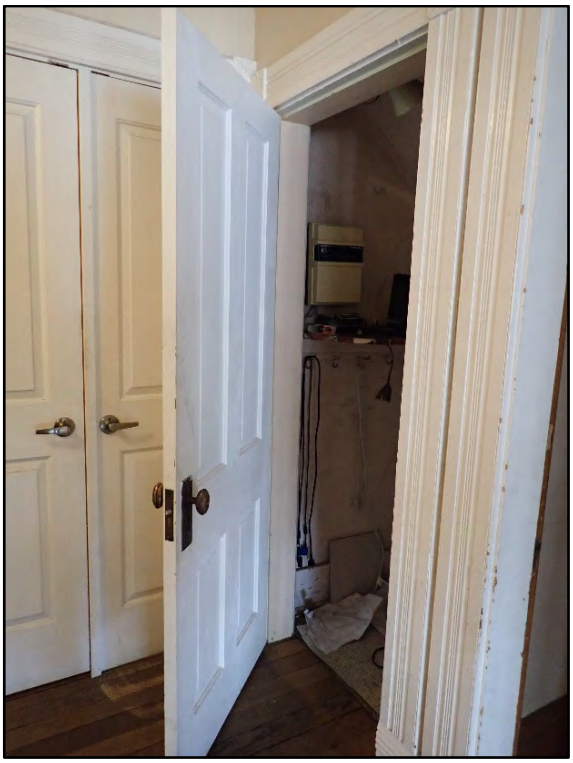

Figure D-223. The door to the under-stair closet next to the modern French doors in the main hallway.

Figure D-224. A view of the closet under the stairs, which is likely original to the 1886 construction.

Figure D-225. An additional view of the under-stair closet.

Figure D-226. Detail view of the lath-and-plaster construction of the walls in the under-stair closet, which are cracking.

Figure D-227. The modern French doors to the hallway to the bedrooms on the first floor.

Figure D-228. Detail of the decorative corner blocks and side casings around the door to the under-stair closet and French doors to the other hallway to the bedrooms.

Figure D-229. The modern French doors opened to the hallway to the bedrooms (the under-stair closet is on the right).

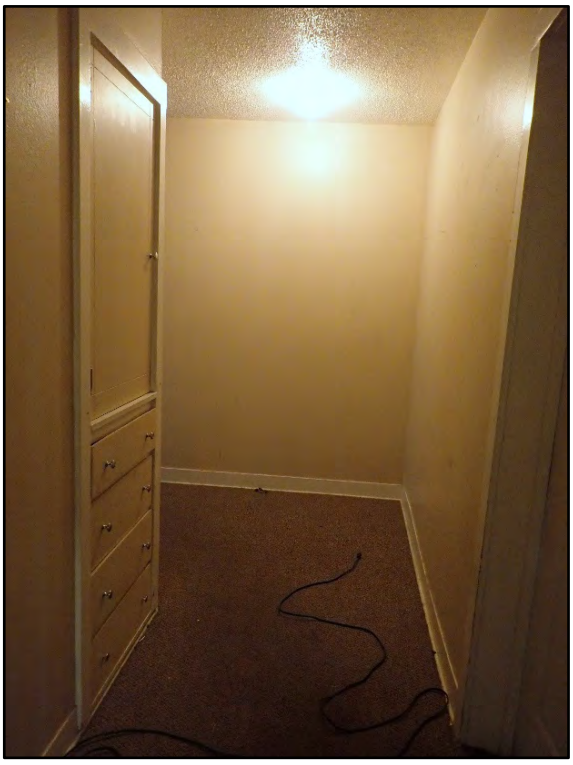

Figure D-230. The hallway to the bedrooms located in the original extent of the 1886 house, with a built-in cabinet on the left.

Figure D-231. Detail of the built-in cabinet in the hallway to the bedrooms.

Figure D-232. The hallway to the bedrooms, the two on the right being original to the 1886 construction.

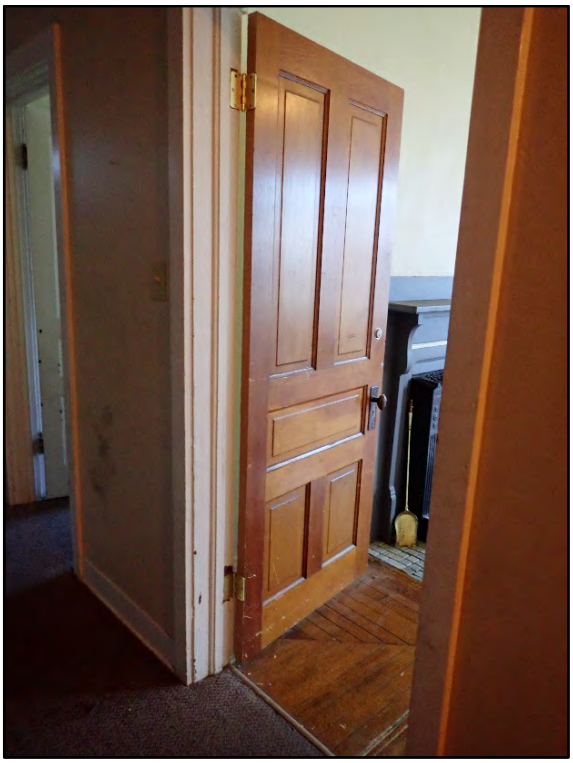

Figure D-233. The solid-core wood door to the master bedroom.

Figure D-234. Overview of the interior of the master bedroom.

Figure D-235. Alternative view of the master bedroom as seen from the other side of the room.

Figure D-236. View of the cant bay window in the master bedroom with original hardwood floors.

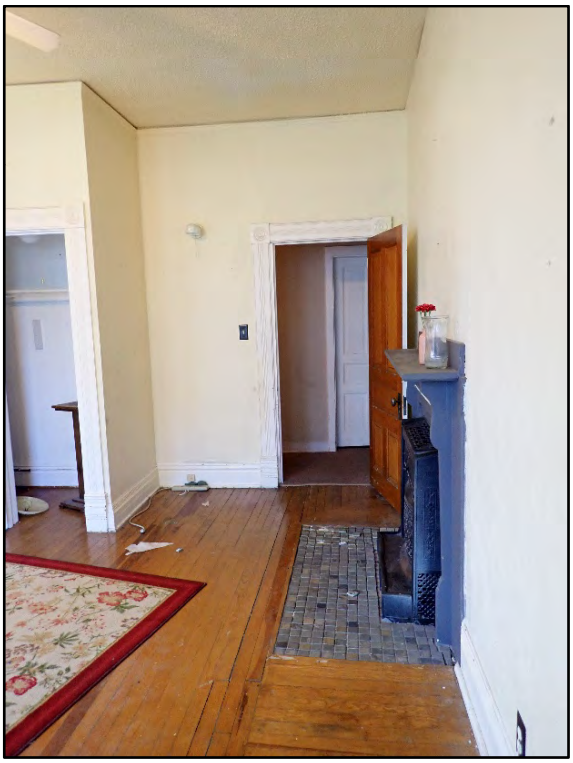

Figure D-237. A view of the profile of the fireplace and door to the hallway.

Figure D-238. A view toward the enclosed porch adjacent to the master bedroom, with the outline of the former entrance door visible in the right of the image (note the change in the baseboard at the lower right).

Figure D-239. Detail of the decorative architrave and corner blocks of the cant bay window.

Figure D-240. An alternative view of the wood details of the cant bay window.

Figure D-241. Close-up view of the elegant details in the brass window lock of the cant bay window in the master bedroom.

Figure D-242. Detail of the decorative radiator in the master bedroom.

Figure D-243. Detail of the closet door and wood trim in the master bedroom.

Figure D-244. An alternate detailed view of the master bedroom closet.

Figure D-245. Close-up view of the decorative plinth blocks and baseboards in the master bedroom.

Figure D-246. A view of the fireplace in the master bedroom, which consists of the same cast bronze insert as seen in the formal living room.

Figure D-247. The similarities between the master bedroom fireplace and that in the living room can be seen here.

Figure D-248. A view showing the details on the knob that opens and closes the fireplace damper in the master bedroom.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 3 of 6

Figure D-249. Detail of the tiles of the hearth extension of the fireplace.

Figure D-250. View showing the patterned hardwood floors in the master bedroom, reminiscent of the sitting room but distinctly more intricate.

Figure D-251. Close-up view of the cracked plaster wall finish (which was once an open door to the entrance hall, as indicated by the difference in baseboards).

Figure D-252. Close-up of the original door knob and rose affixed to the solid-core wood door.

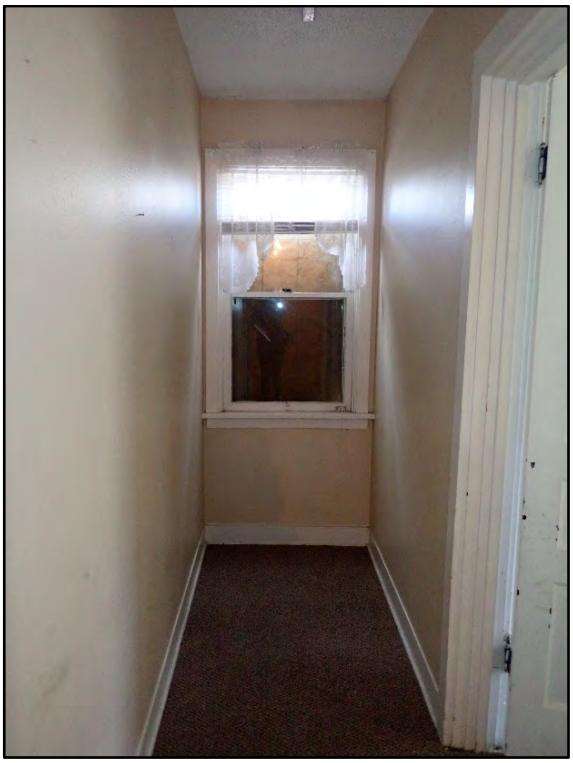

Figure D-253. A view of the north end of the hallway to the bedrooms.

Figure D-254. The solid-core door of the first small bedroom.

Figure D-255. Overview of the interior of the first small bedroom, which is part of the original 1886 house.

Figure D-256. View of the window and radiator of the first small bedroom.

Figure D-257. Detail of the decorative window trim, picture molding, and pipes in the small bedroom.

Figure D-258. Close-up view of the damage around and under the window.

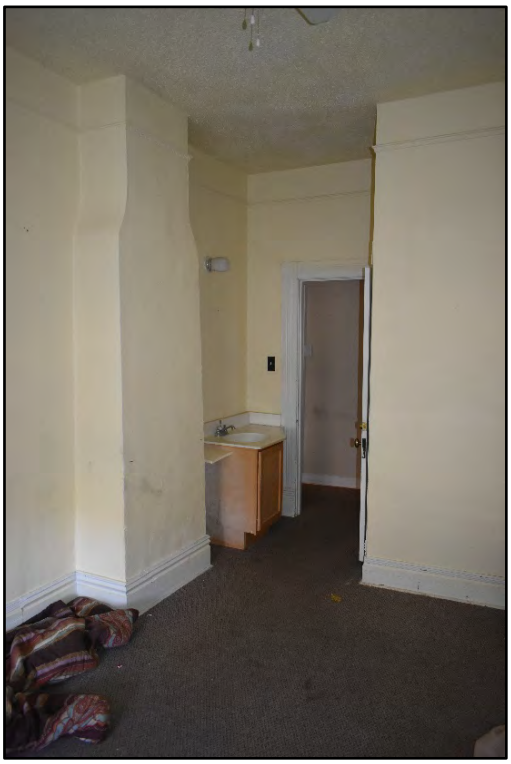

Figure D-259. Overview of the interior of the room, with the chimney and fireplace of the master bedroom visible on the left.

Figure D-260. An alternate view of the first small bedroom (note the picture molding circles the whole room).

Figure D-261. The doors to the closet and hallway.

Figure D-262. The solid-core wood door with upper glass panel.

Figure D-263. Detail view of the interior of the closet.

Figure D-264. Close-up of the picture molding above the wood details of the door trim in the first small bedroom.

Figure D-265. View of the door to the first small bedroom and the end of the hallway.

Figure D-266. The now-boarded-up window at the end of the hall, which was installed sometime between 1910 and 1916 when the home was expanded.

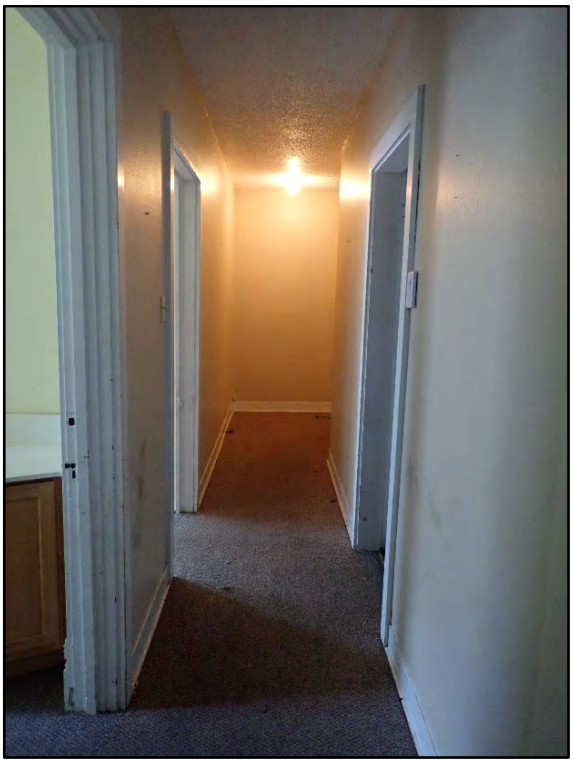

Figure D-267. A view of the hallway to the bedrooms (the first small bedroom on the left and the second on the right).

Figure D-268. Entrance to the second small bedroom on the first floor.

Figure D-269. Overview of the interior of the second small bedroom.

Figure D-270. An alternate view of the interior of the second small bedroom.

Figure D-271. View of the interior of the second bedroom toward the door and hallway.

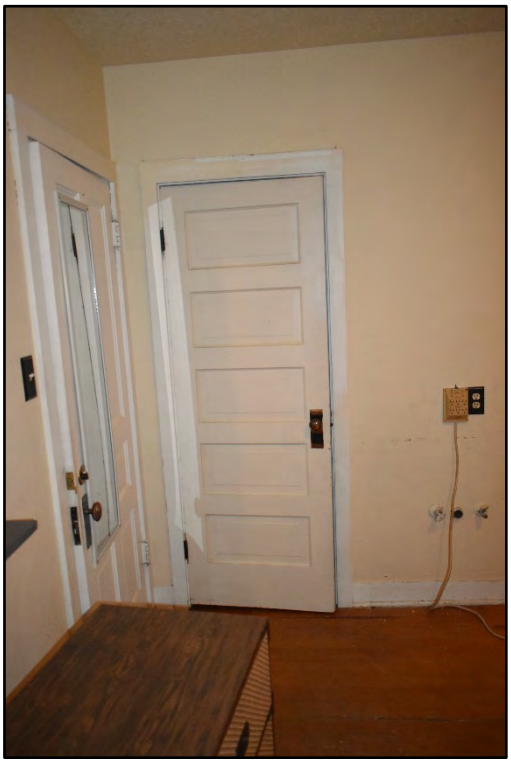

Figure D-272. The small closet with solid-core wood door in the second bedroom on the first floor.

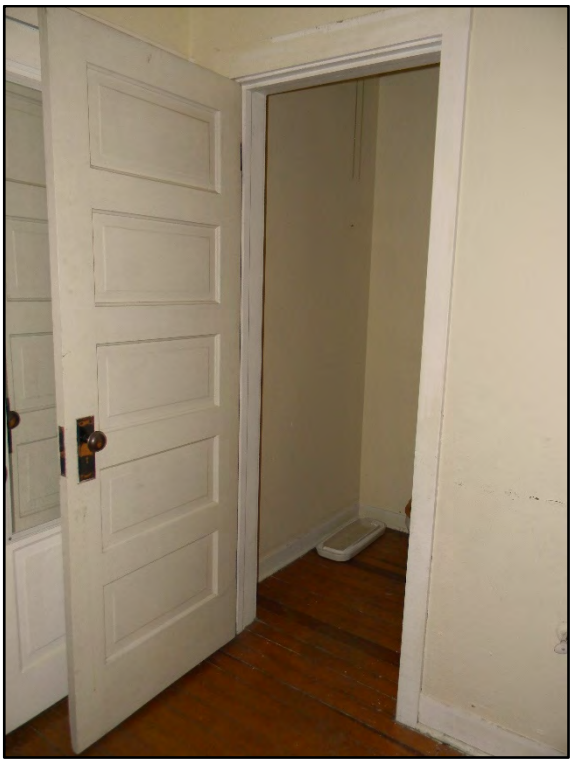

Figure D-273. The corner closet of the second bedroom on the first floor.

Figure D-274. A toilet has been installed in the second small bedroom.

Figure D-275. One last look down the hallway to the bedrooms in the original part of the house.

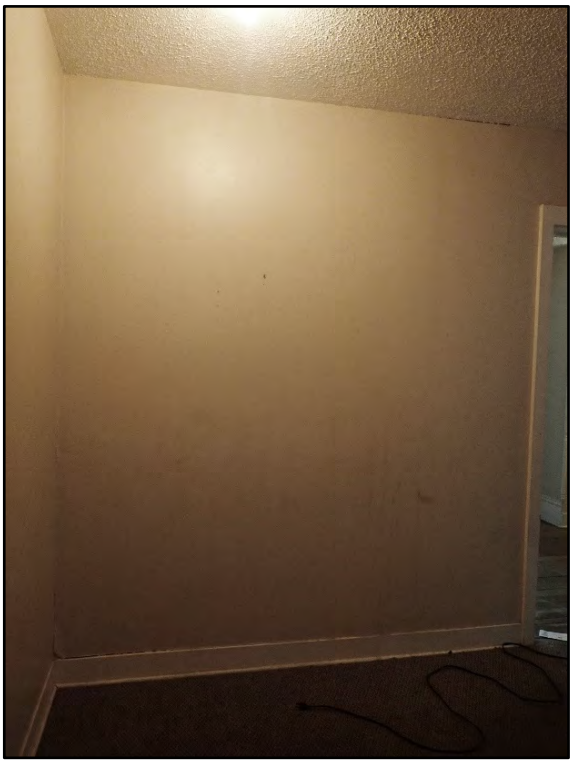

Figure D-276. A view of the corner of the hallway to the bedrooms on the first floor.

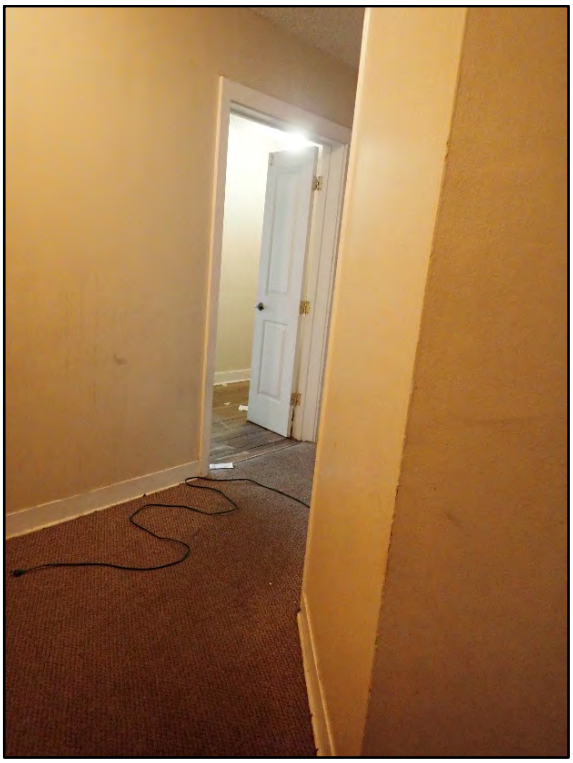

Figure D-277. A view of the angled corner in the hallway on the first floor.

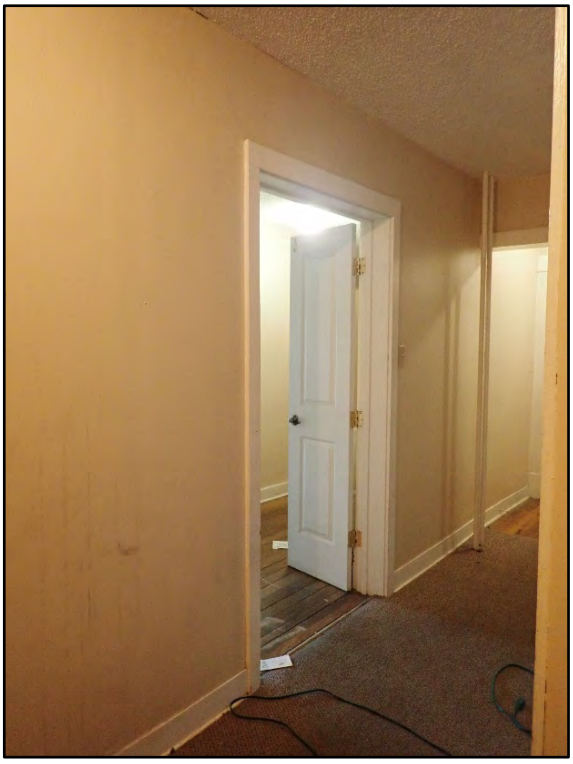

Figure D-278. Around the angled corner are the French doors to the main hallway.

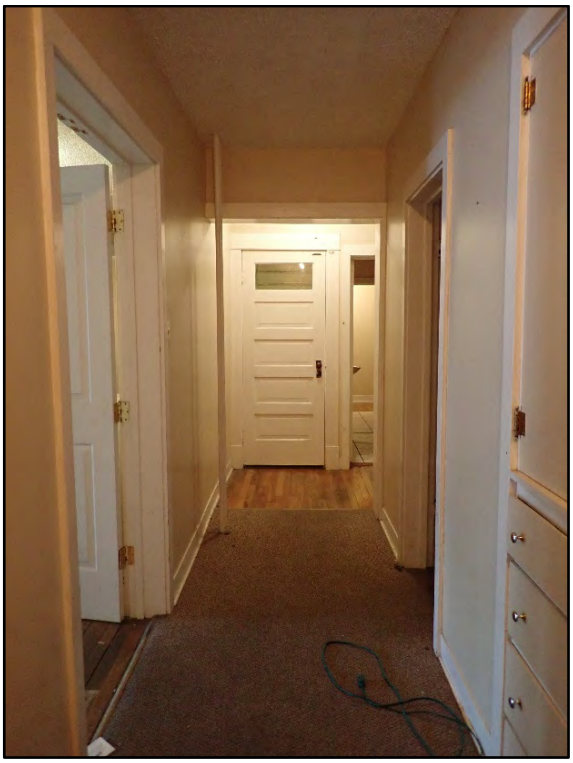

Figure D-279. View down the hallway toward the secondary staircase to the second floor.

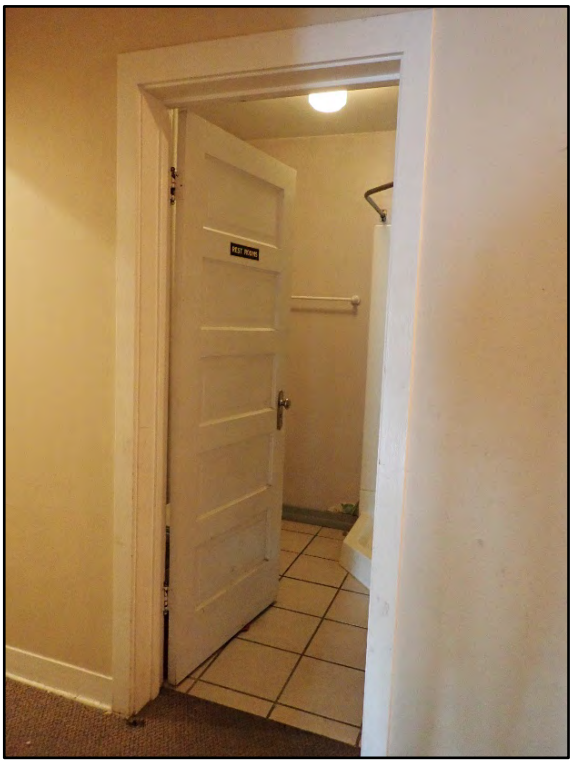

Figure D-280. The small hall bath is located off the hallway to the bedrooms.

Figure D-281. A view through the door of the small hall bathroom.

Figure D-282. A modern stand-alone shower with other modern fixtures as seen in the hall bath.

Figure D-283. A small heater, with modern tile floor and wall juxtaposed with the original historic-era finish of the wall on the right.

Figure D-284. The toilet in the small hall bath (the door is open in this image).

Figure D-285. Detail of the finish of the walls above the tile wainscot and cap molding in the hall bath.

Figure D-286. Detail of the historic-era vent in the ceiling that may indicate this space was used as a bathroom when first constructed (and may be part of the expansion between 1895 and 1901).

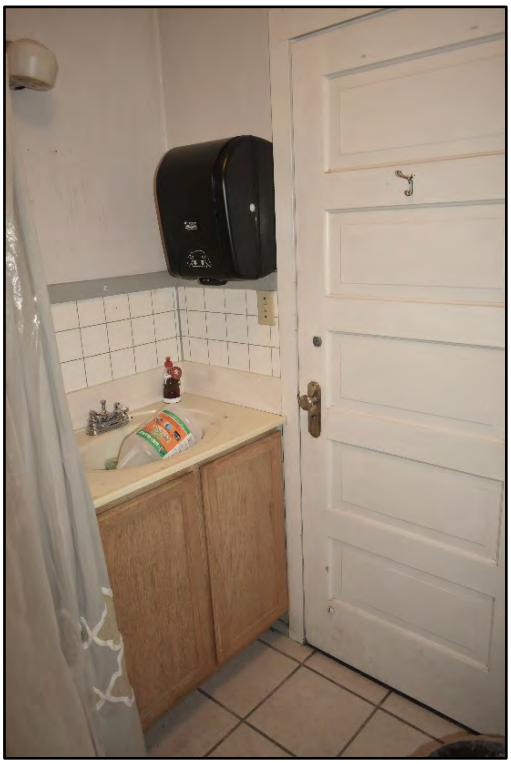

Figure D-287. View of the interior of the hall bath as seen with the door to the hallway closed.

Figure D-288. Close-up view of the decorative door hardware of the hall bath.

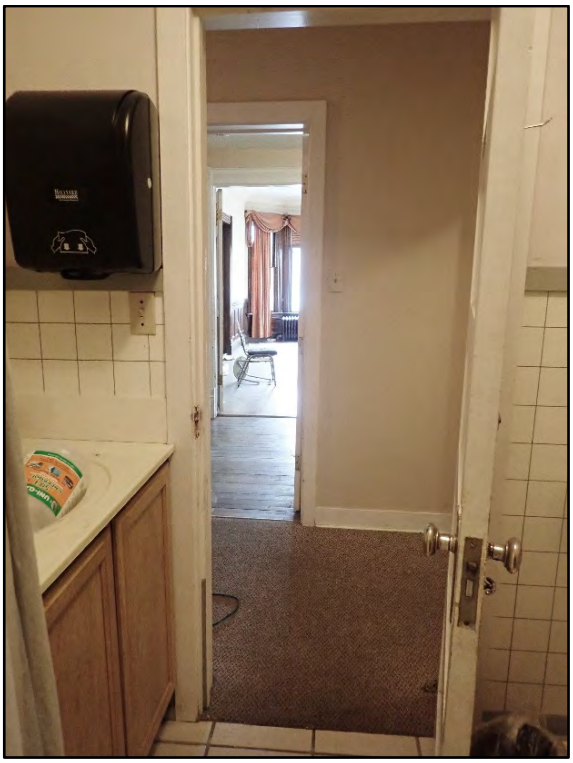

Figure D-289. A look from the hall bath into the hall, with the formal living room beyond.

Figure D-290. An alternate view of the small hall bath with the built-in cabinet in the back right.

Figure D-291. The wood panel door to the small hall bath.

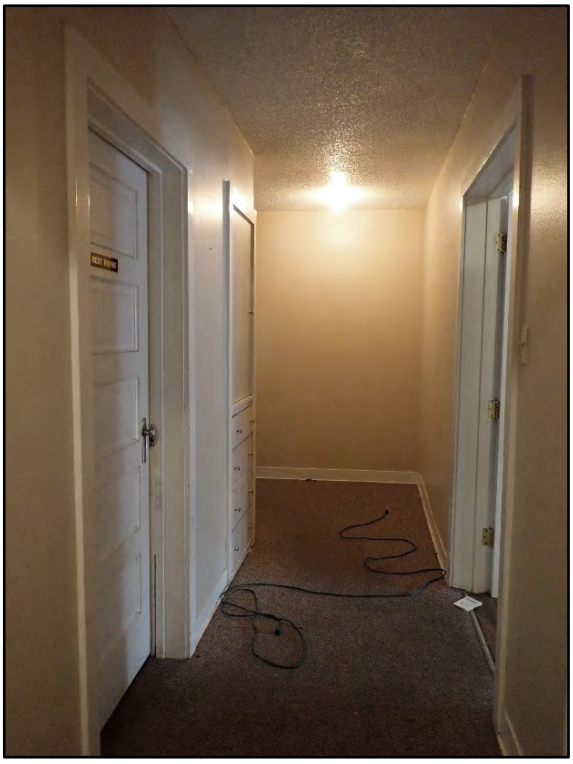

Figure D-292. A view back down the hall toward the bedrooms on the first floor.

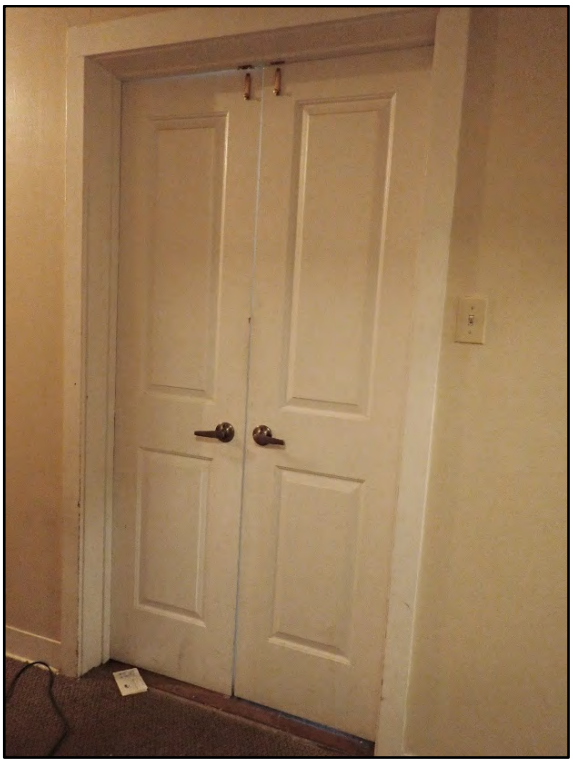

Figure D-293. The French doors to the main hallway as seen from near the small hall bath.

Figure D-294. A view of the end of the hall, showing the secondary staircase to the second floor and the connected bath (on the right).

Figure D-295. The built-in cabinet and shelving on the east side of the connected bath.

Figure D-296. A view through the connected bath to the opposite hall (toward the fourth small bedroom and chapel).

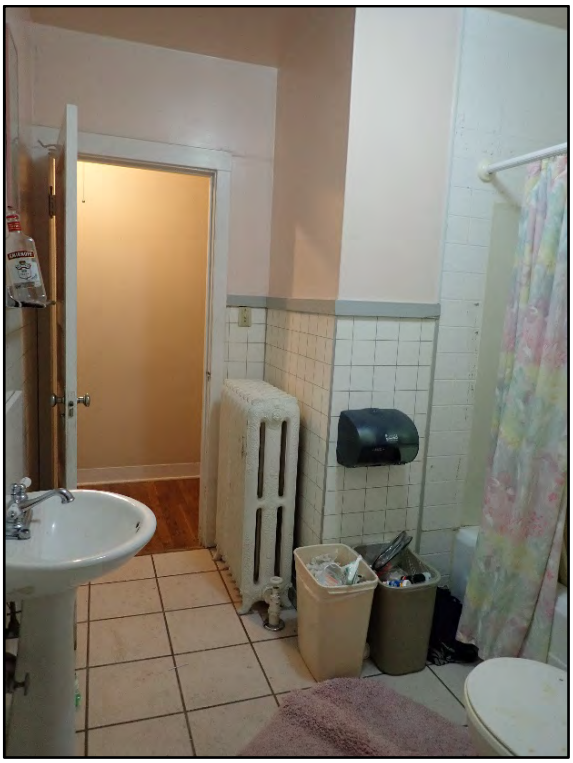

Figure D-297. An interior view of the west side of the connected bath.

Figure D-298. Detail of the modern tub/shower combination.

Figure D-299. A view of the west side of the connected bath with the door closed.

Figure D-300. A view back toward the east side of the connected bath as seen from the hallway outside the fourth small bedroom on the first floor.

Figure D-301. Detail of the decorative radiator in the connected bath.

Figure D-302. An alternate view of the east side of the connected bath.

Figure D-303. The interior of the bathroom door to the east side hallway.

Figure D-304. Close-up of the built-in cabinet drawers in the connected bath.

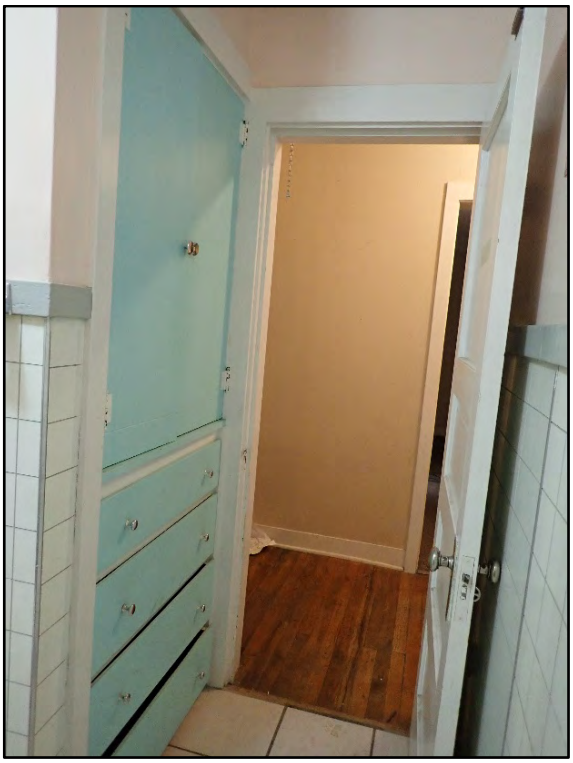

Figure D-305. The built-in cabinet and east side hallway of the connected bath.

Figure D-306. A close-up view of the bathroom door hardware, which is the same as that in the small hall bath down the hall.

Figure D-307. Leaving the connected bath, and moving onto the third small bedroom on the first floor.

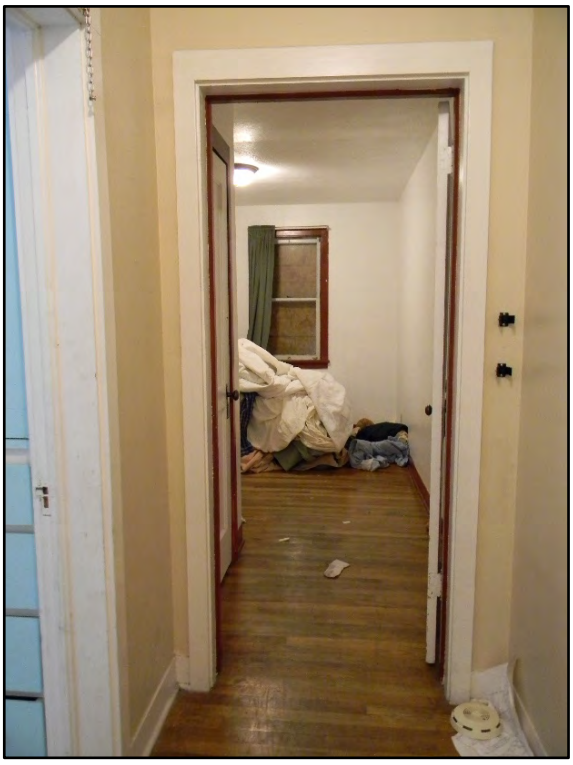

Figure D-308. A look into the third small bedroom on the east side of the connected bath.

Figure D-309. The interior of the third small bedroom and closet.

Figure D-310. Overview of the interior of this small bedroom.

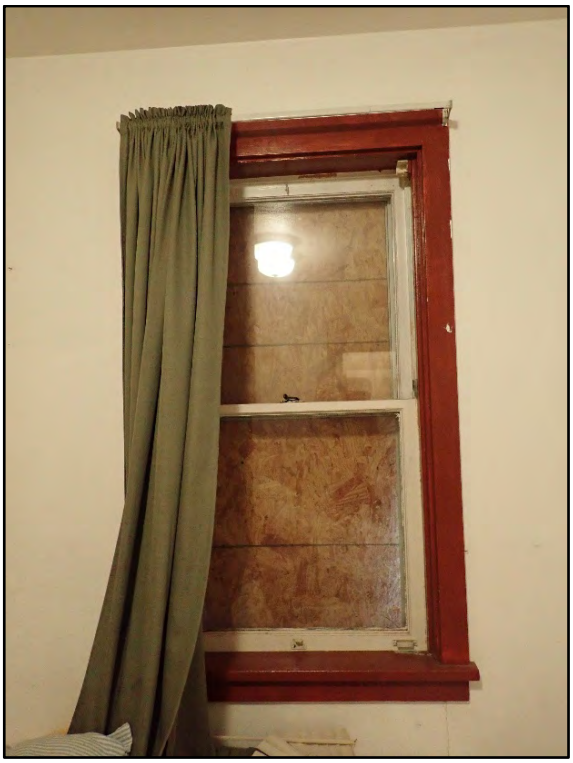

Figure D-311. Detail view of the window in the third small bedroom.

Figure D-312. An alternate view of the interior of the third small bedroom.

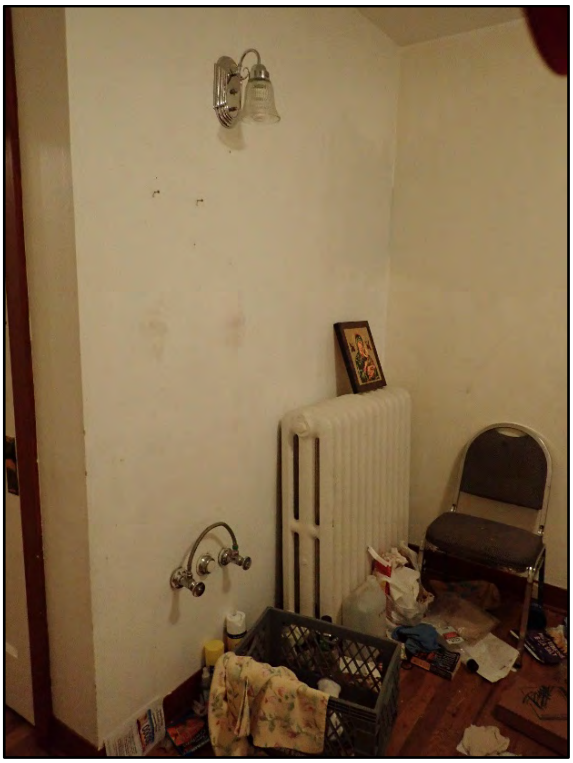

Figure D-313. The decorative radiator in the corner of the bedroom.

Figure D-314. A view of the closet door in proximity to the hallway.

Figure D-315. A peek into the closet of the third small bedroom.

Figure D-316. Detail view of the interior of the closet.

Figure D-317. The upper portion of the closet of the third small bedroom.

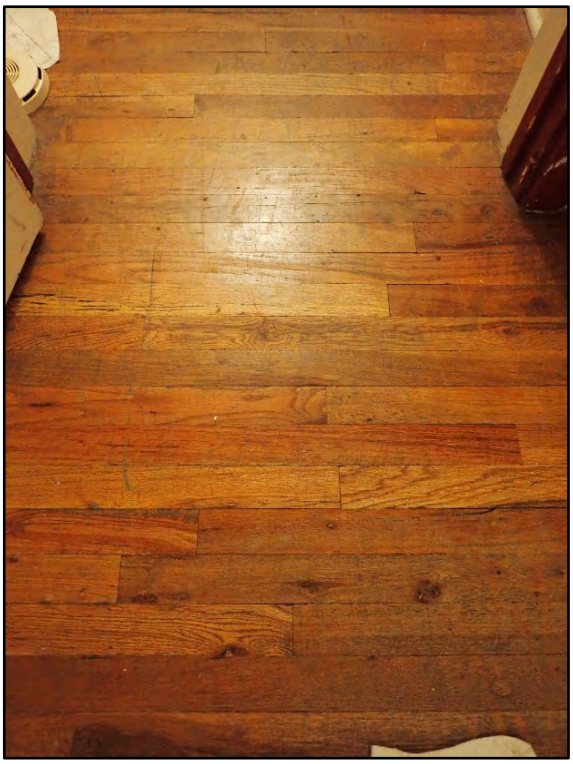

Figure D-318. The original hardwood floors installed when this part of the house was constructed between 1910 and 1916.

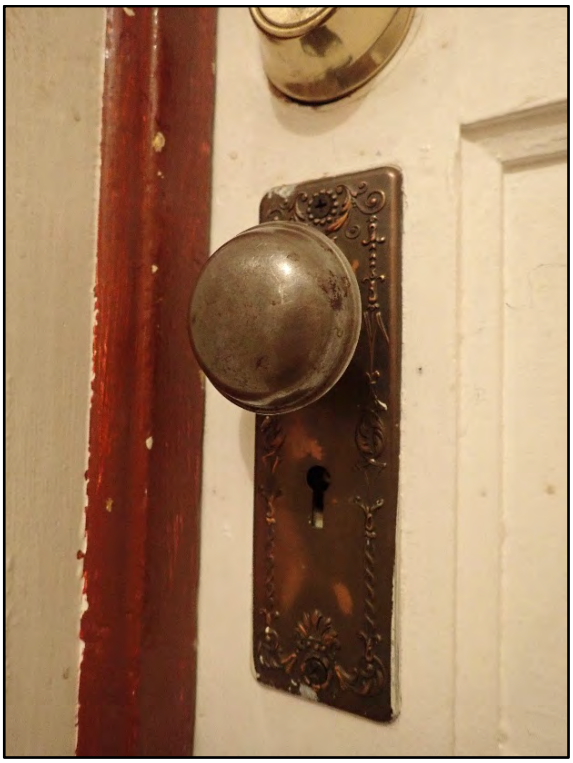

Figure D-319. A close-up view of the original decorative doorknob and plate below a modern deadbolt.

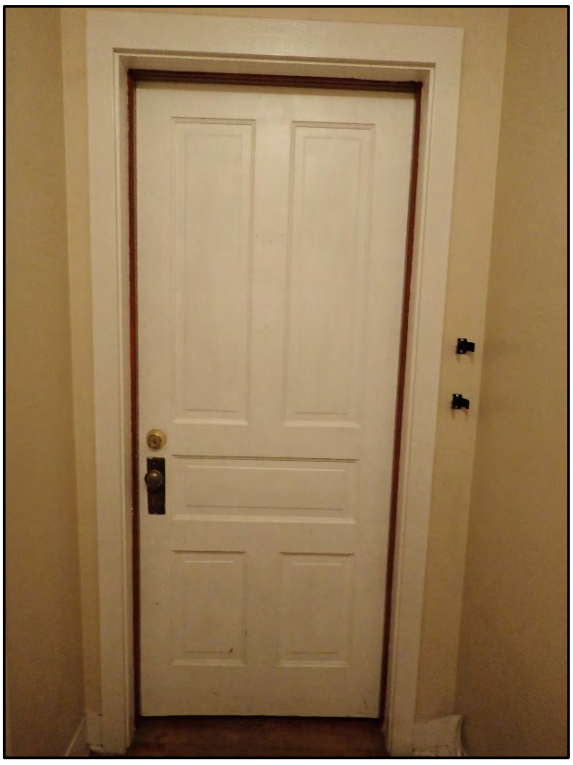

Figure D-320. The original solid-core wood door to the third small bedroom.

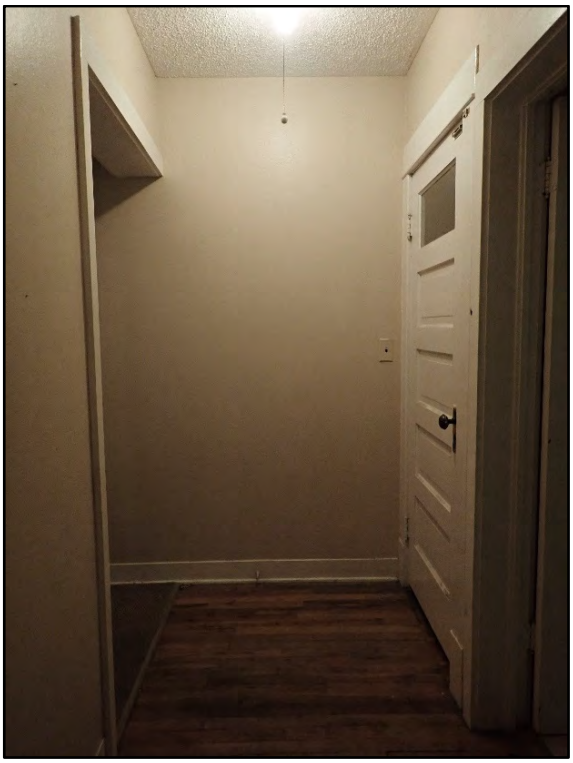

Figure D-321. View of the west end of the hallway with the door to the secondary stair on the right.

Figure D-322. The original door of the secondary stair to the upper floor.

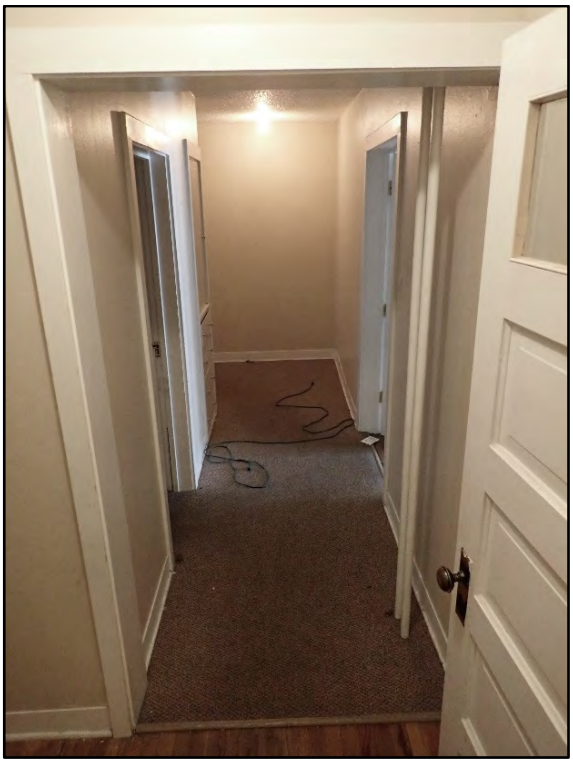

Figure D-323. Looking back down the hall at the small hall bath (left) and French doors to the main hallway (right).

Figure D-324. The secondary staircase on the west end of the home as seen through the upper glass panel of the door.

Figure D-325. A detail view of the hardwood floors in this portion of the hallway and at the base of the secondary stair.

Figure D-326. The batten paneling in the secondary stair to the second stair, which was likely reserved for family use.

Figure D-327. Walking up the stairs toward the second floor.

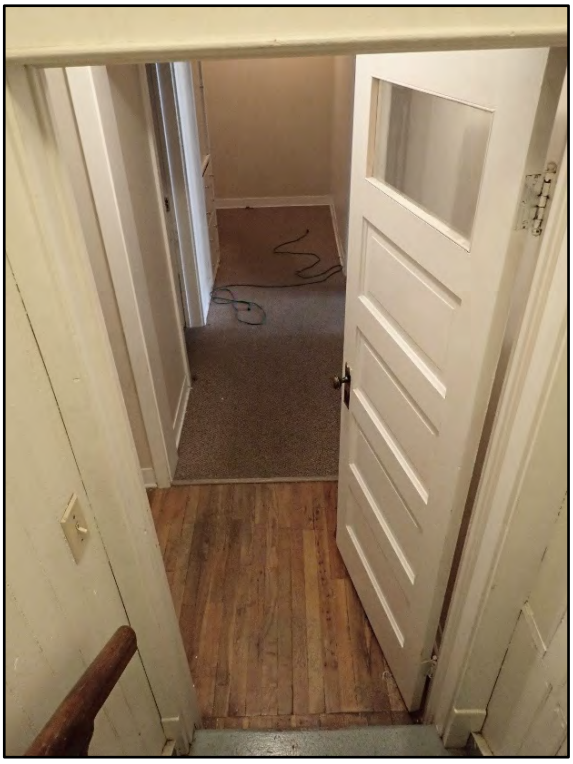

Figure D-328. A view back down the staircase and into the hallway to the bedrooms.

Figure D-329. The interior of the door at the bottom of the secondary stair.

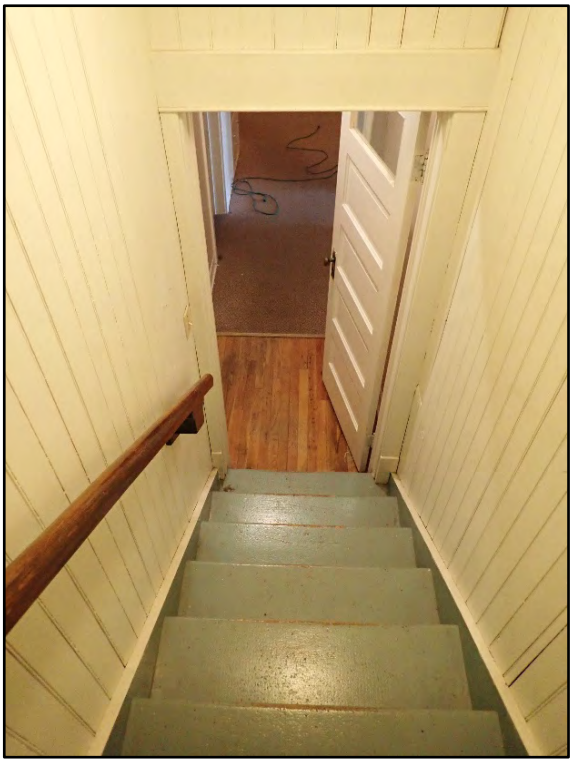

Figure D-330. A look back down the staircase.

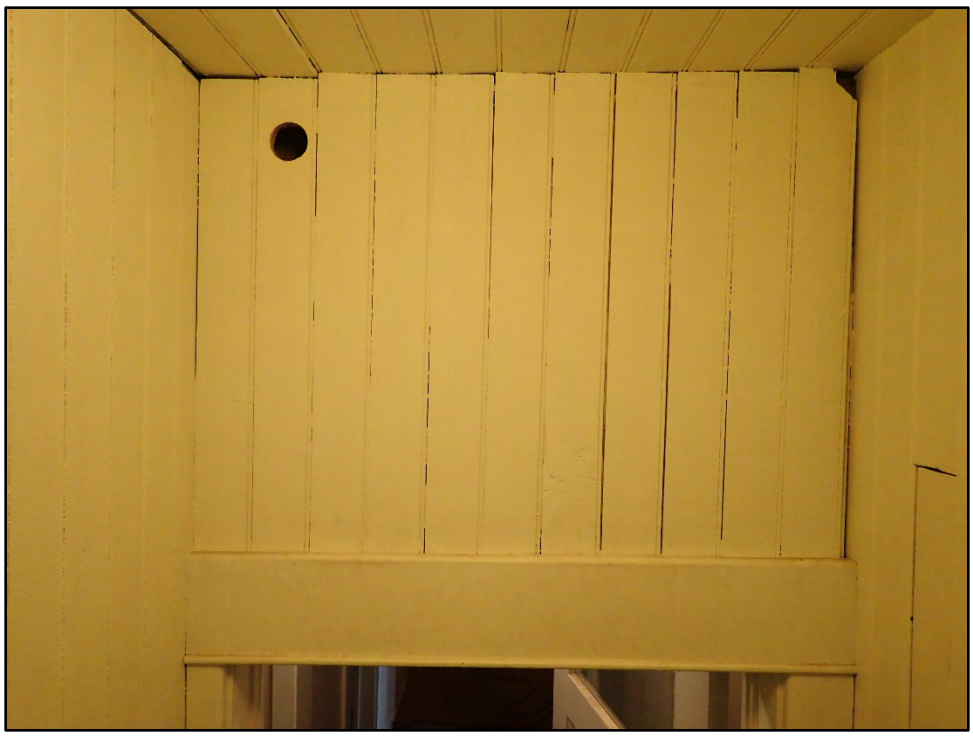

Figure D-331. Detail of the space above the door at the bottom of the secondary staircase.

Figure D-332. A close-up view of the batten wood paneling and cap molding in the secondary staircase.

Figure D-333. An alternative view down the stairs.

Figure D-334. A detailed view of the 90-degree winder of the secondary staircase.

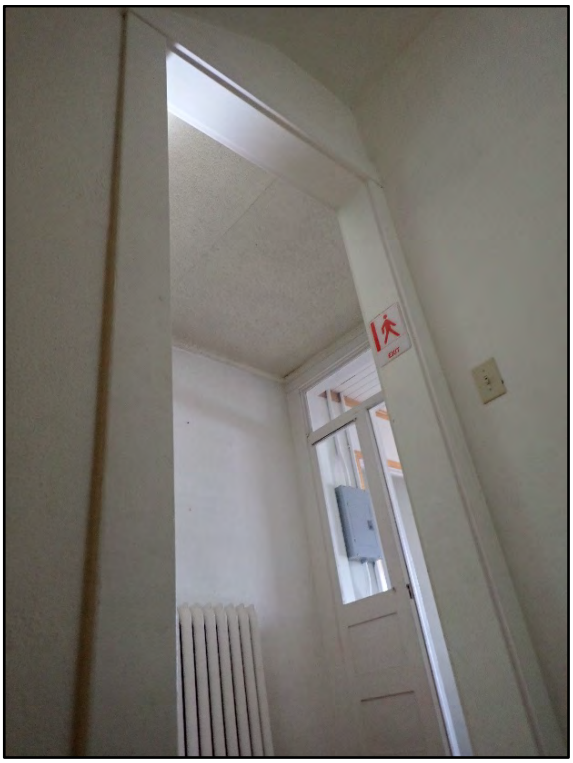

Figure D-335. The approach to the second floor.

Figure D-336. Alternative view showing the construction of the secondary staircase.

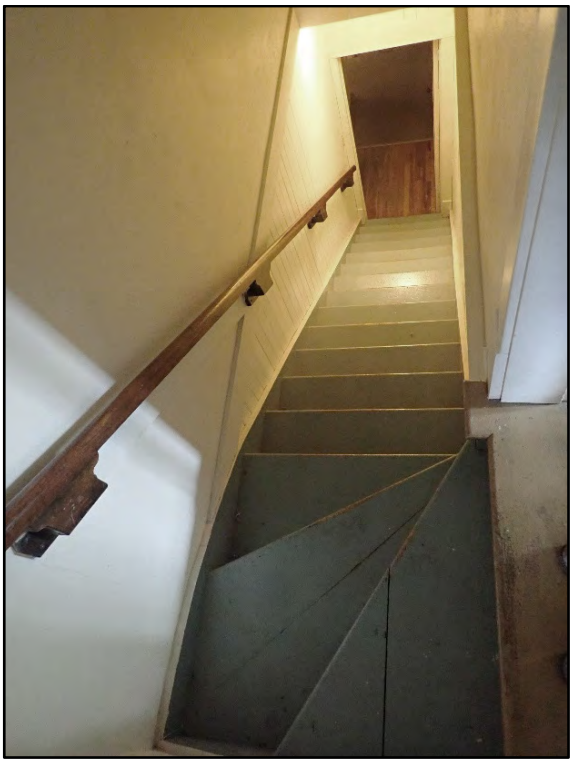

Figure D-337. View down the secondary stair as seen from the second floor.

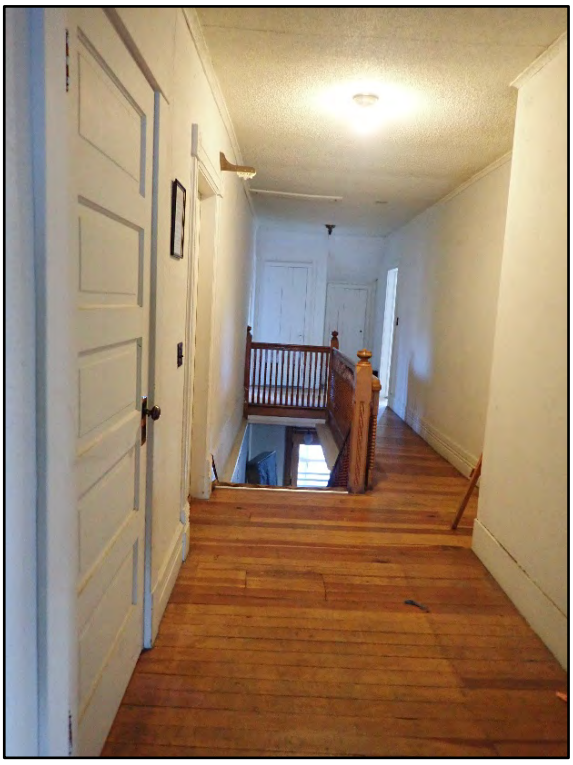

Figure D-338. Overview of the main hallway on the second floor (note the main staircase to the first floor).

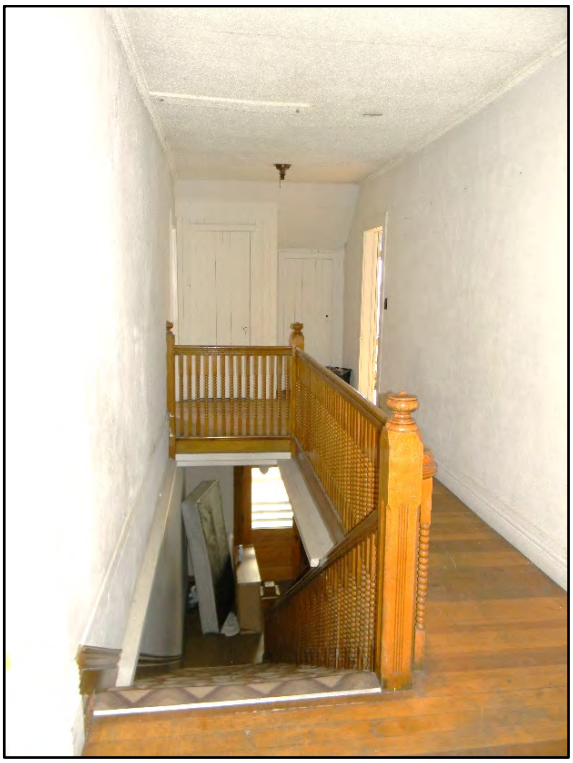

Figure D-339. An alternative view of the main staircase as seen from the second floor.

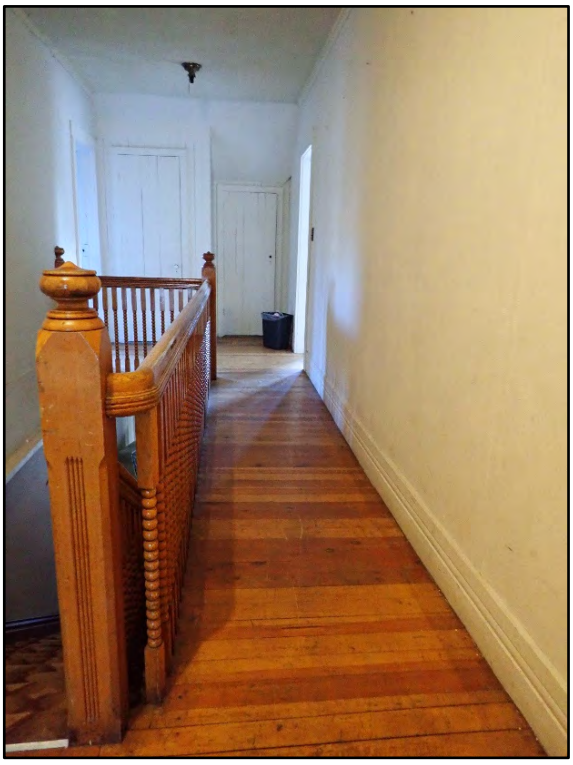

Figure D-340. The narrow hall adjacent to the upper balustrade of the main staircase.

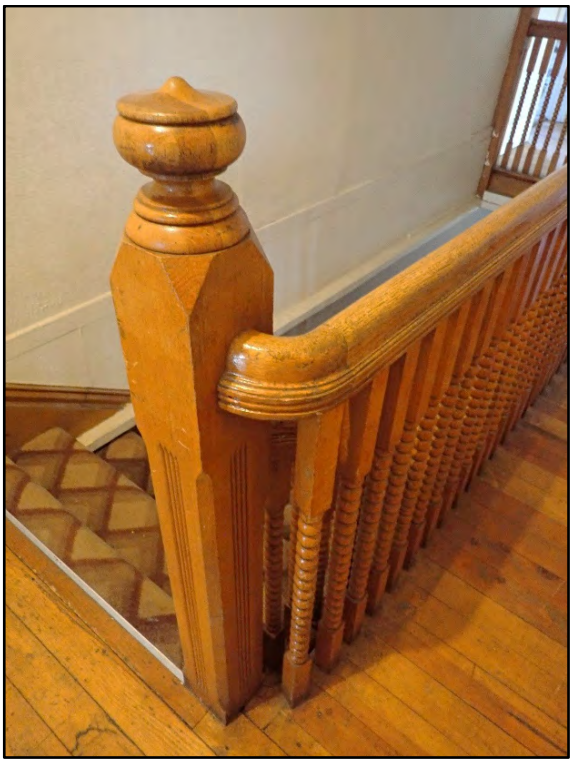

Figure D-341. Detail of the newel post, newel cap, railing and balusters.

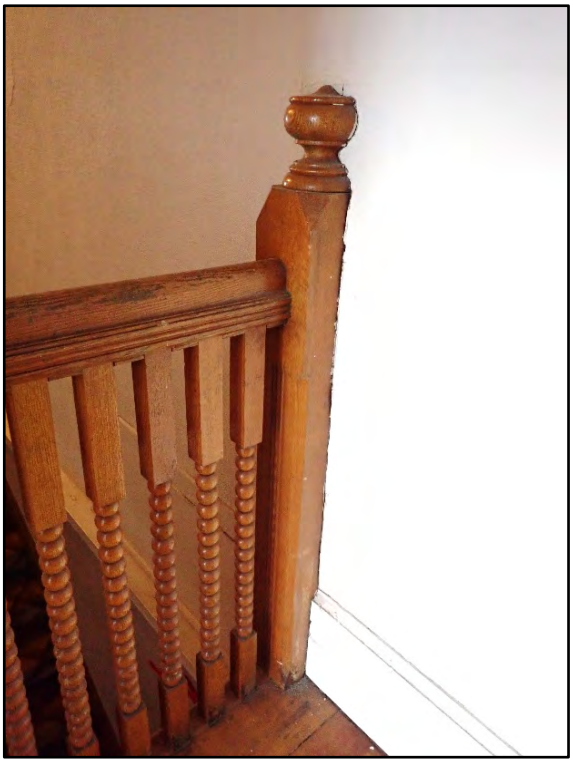

Figure D-342. Detail of the newel post at the end of the balustrade.

Figure D-343. The end of the balustrade of the main staircase.

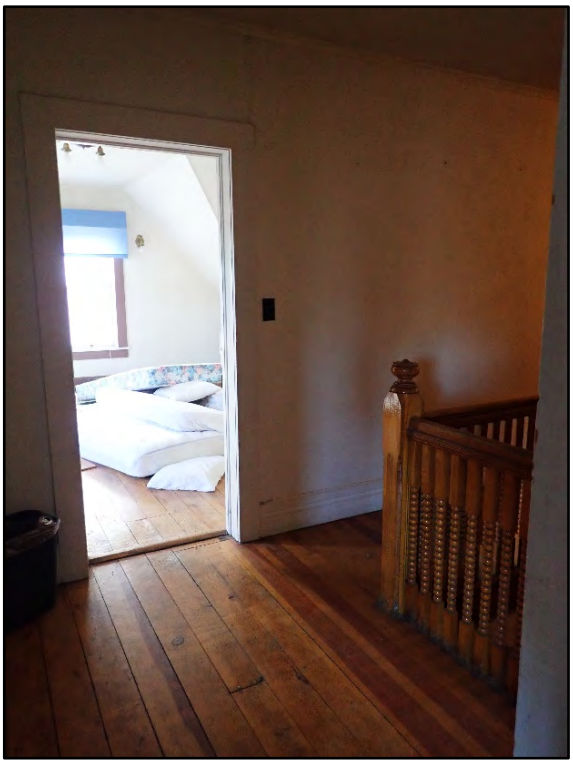

Figure D-344. A glance into the first bedroom on the second floor (part of the original 1886 residence).

Figure D-345. A set of paired windows in the first bedroom as seen from the hallway.

Figure D-346. View of the south gable end of the first bedroom.

Figure D-347. The edge of the gable cuts into the room (note the cracked wall at right).

Figure D-348. View of the east gable end facing North Beaver Street.

Figure D-349. A look back toward the main hallway on the second floor.

Figure D-350. View showing the small closet near the door.

Figure D-351. Interior view of the closet in the first bedroom.

Figure D-352. A decorative radiator, similar to those throughout the residence, sits under the roof which cuts in because of the gable end.

Figure D-353. Detail of the hardwood floors in the first bedroom.

Figure D-354. A close-up view of the decorative bedroom door hinges which are still present.

Figure D-355. Close-up view of the historic-era light switch and brass faceplate in the bedroom.

Figure D-356. View back into the main hallway, with the second bedroom beyond (note the extensive cracking in the walls and ceiling in this part of the hallway).

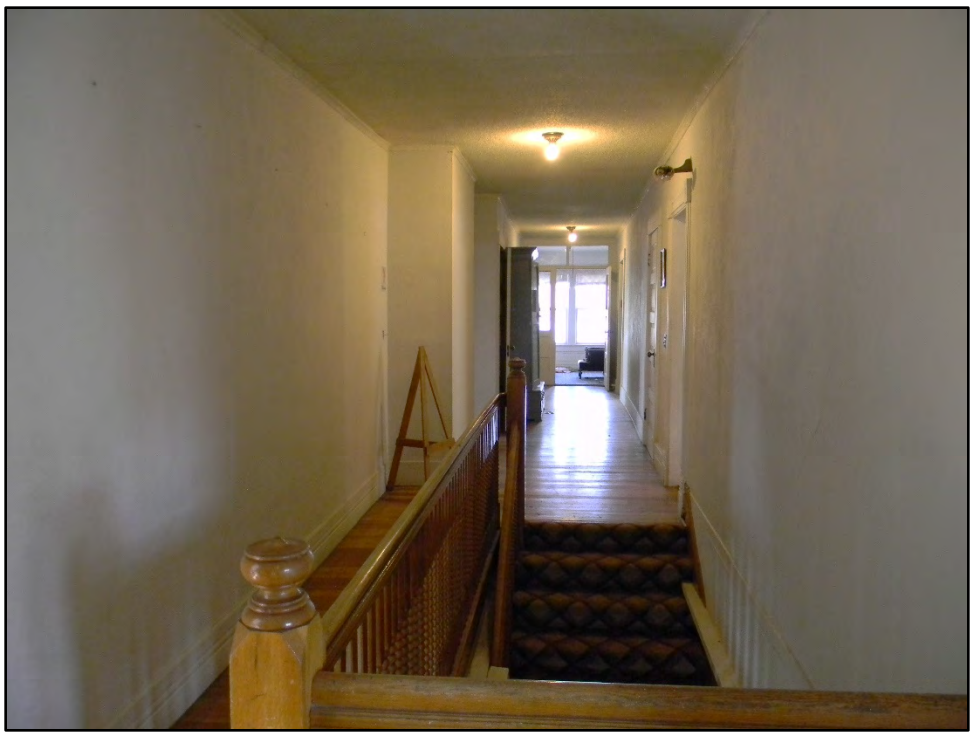

Figure D-357. The main hallway extending down toward the west side of the residence.

Figure D-358. Between the first and second bedrooms are two small storage closets created from batten panels and doors.

Figure D-359. The smaller closet door reveals the angled space obscured by these storage closets.

Figure D-360. A peek into the closet reveals a small bench and the lath-and-plaster wall construction that is original to the 1886 residence.

Figure D-361. The rear of the closet space shows that, while there are two doors, the actual space is not divided, but the bench extends across the back.

Figure D-362. The larger batten door of the storage closets.

Figure D-363. A close-up view of the lock mechanism of the larger batten door.

Figure D-364. An alternative view of the interior of the storage closet, the doors of which likely served to hide what would have been an awkward wall space.

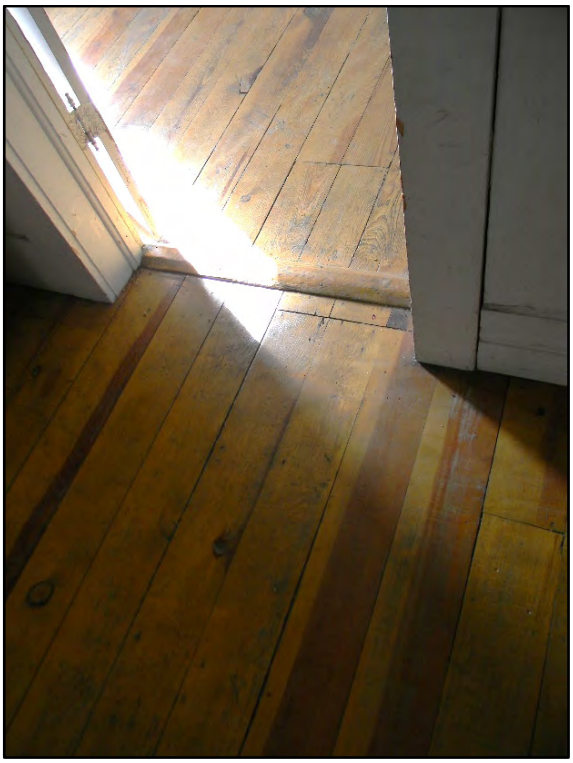

Figure D-365. A view admiring the original hardwood floors between the main hallway and the first bedroom.

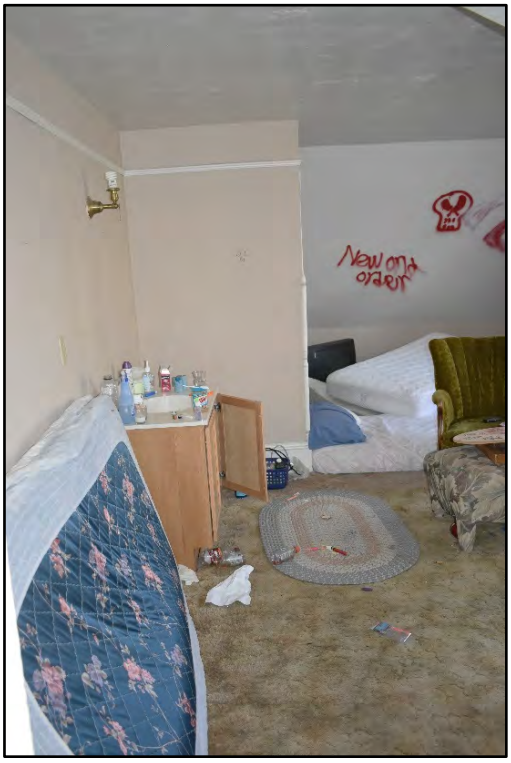

Figure D-366. Walking into the second bedroom reveals extensive graffiti due to squatters that broke into the residence.

Figure D-367. The vandalism of the second bedroom attempts to distract from the original elements still present in this room (please excuse the inappropriateness of the graffiti in this image).

Figure D-368. The first bedroom across the hallway is visible through the door to the second bedroom, both of which were constructed in 1886.

Figure D-369. A close-up view of another late nineteenth century brass door hinge.

Figure D-370. A close-up view of the most ornate architrave and corner blocks in the residence (note the picture molding).

Figure D-371. A close-up view of the decorative wood baseboard and plinth block of the second bedroom.

Figure D-372. A view from the gable cut in in the second bedroom, with the original bedroom door and picture molding that encircles the room.

Figure D-373. An overview of a portion of the interior of the residence, with the picture molding and small connected closet to the next room.

Figure D-374. An alternate view of the interior of the room, showing the elegant elements that were incorporated into the construction of this room when it was built in 1886.

Figure D-375. An oblique view of the original windows in the second bedroom.

Figure D-376. A small yet very decorative radiator sits beneath the paired windows in the gable end facing North Beaver Street.

Figure D-377. A close-up view of the carved brass window lock.

Figure D-378. An even closer look reveals the metal strip mechanism that opens the single-hung window, which is still in working order after 130 years.

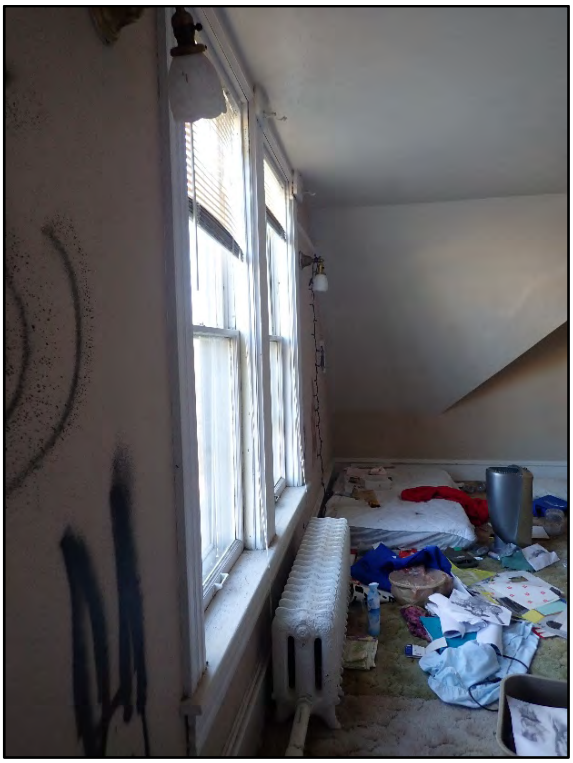

Figure D-379. An alternate view of the other side of the windows in the gable end facing the south end of the room.

Figure D-380. Another overview of the interior of the room, showing how the Babbitts took wood detailing into all portions of the house, even the private bedrooms.

Figure D-381. The roof substantially cuts into this room due to the gable design (note the modern carpet, which hopefully protects original hardwood floors below).

Figure D-382. A peek through the connected closet reveals the same wood trim around the original solid-core wood door.

Figure D-383. A close-up view of the architrave and corner block of the connected closet.

Figure D-384. A view of the interior of the connected closet, which may have allowed the Babbitt children to pass between bedrooms without having to run around the staircase in the main hall.

Figure D-385. Shelving has been placed between the outline of the chimney (from the master bedroom below) and the closet wall.

Figure D-386. A close-up view showing the workmanship of the connected closet, which made use of even the tightest of spaces resulting from the chimney.

Figure D-387. The small, narrow door of the west side of the connected closet.

Figure D-388. With the door open, the third bedroom can be seen through the doorway.

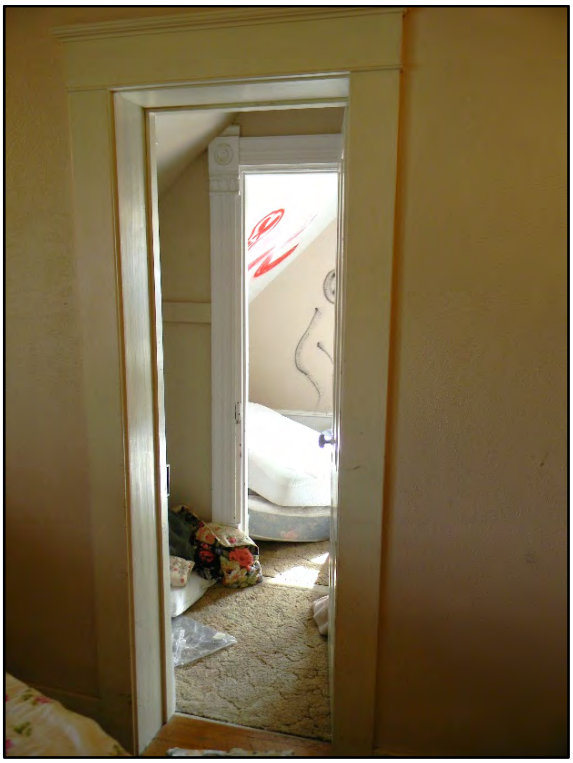

Figure D-389. A glance back through the connected closet shows the layout between these bedrooms.

Figure D-390. Compared to the trim in the second bedroom, the door trim of the third bedroom appears rather plain, but still reveals a high-level of craftsmanship through the cap molding and side door jambs.

Figure D-391. View of the east side of the bedroom, with the connected closet to the left and the door of the small corner closet on the right.

Figure D-392. An overview of the interior of the third bedroom, which was reconfigured to eliminate the steeply pitched roof and incorporate a grouping of three windows and full-height ceiling.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 4 of 6

Figure D-393. A detail view of the wood-frame windows that face West Dale Avenue, installed between 1910 and 1916 during the last phase of renovation by David Babbitt.

Figure D-394. An overview of the interior of the room looking toward the laundry room.

Figure D-395. The main hallway as seen through the bedroom door.

Figure D-396. Another decorative radiator can be found in the third bedroom near the hall door.

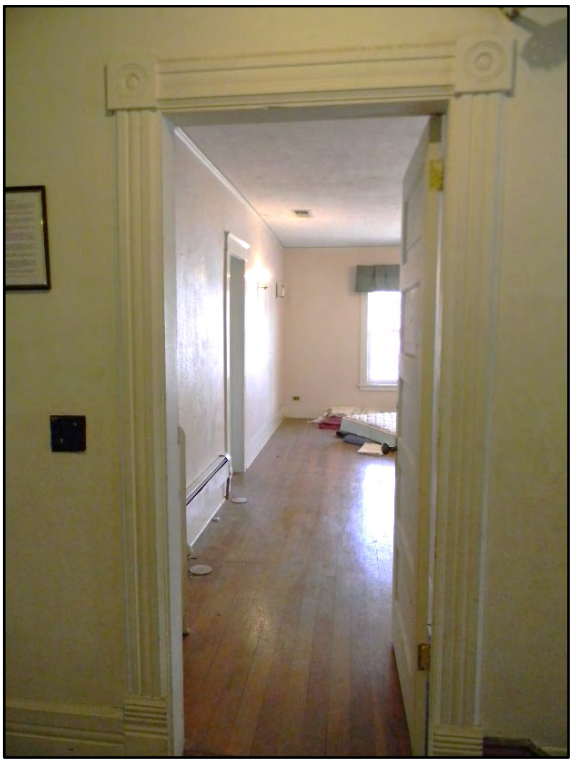

Figure D-397. The door to the third bedroom retains similar decorative wood trim as seen throughout the home.

Figure D-398. Stepping back into the room, this view shows the orientation of yet another closet space in relation to the hall door.

Figure D-399. A close-up view of a historic-era Yale deadbolt lock on the door to the third bedroom.

Figure D-400. A peek into what is today a linen closet in the third bedroom.

Figure D-401. Unlike the other closets, the interior of this one is unfinished and highlights its wood construction.

Figure D-402. A close-up view of the wood-panel walls of the closet.

Figure D-403. An overview of the interior of this bedroom, looking toward the corner closet (the door to the connected closet is at the right).

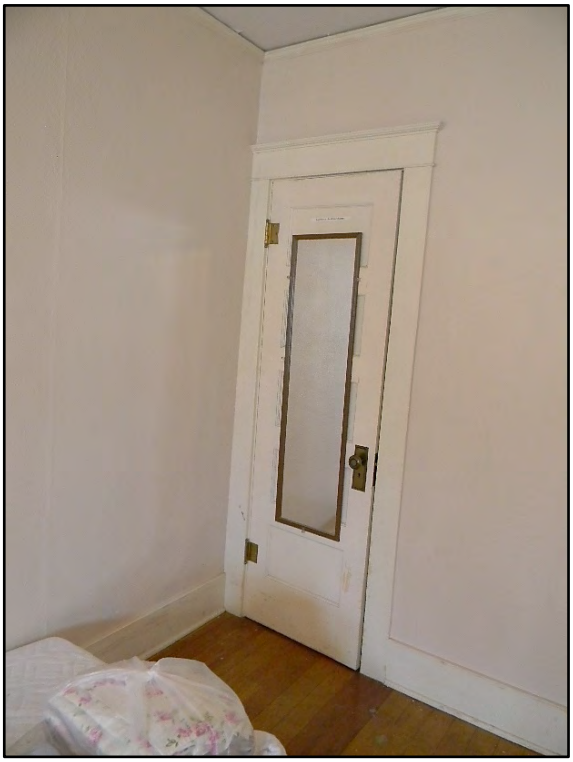

Figure D-404. The narrow corner closet of the third bedroom.

Figure D-405. An interior view of the corner closet of the third bedroom.

Figure D-406. An alternative view of the interior of the bedroom.

Figure D-407. The brass ceiling light fixture in the third bedroom.

Figure D-408. A close-up view of one of the wall sconces of the third bedroom.

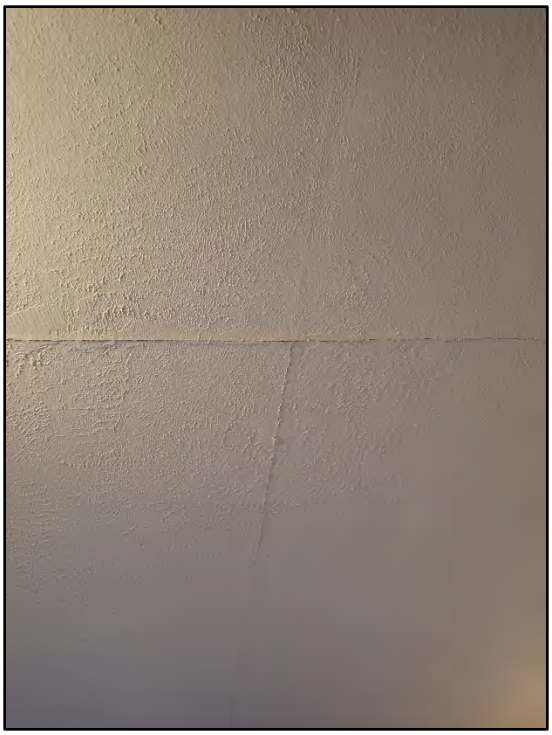

Figure D-409. The ceiling panels of the third bedroom are evident as it is suspected the ceiling is separating from the walls in this and other rooms throughout the house.

Figure D-410. A view toward the laundry room, which is located on the west side of the third bedroom (note the modern electric baseboard heater and ceiling register in this room).

Figure D-411. The narrow door to the laundry room.

Figure D-412. A peek into the laundry room (which was likely a small bath as originally constructed) as seen from the third bedroom.

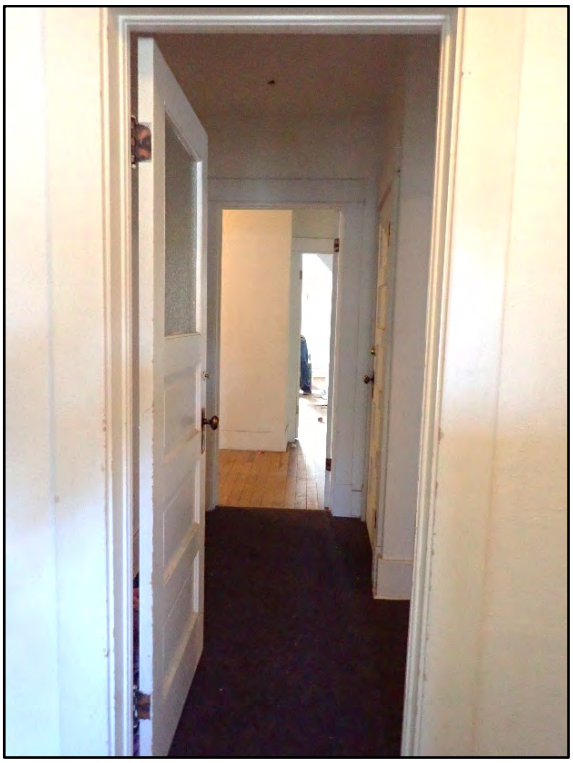

Figure D-413. Walking through the laundry room into the interior hallway.

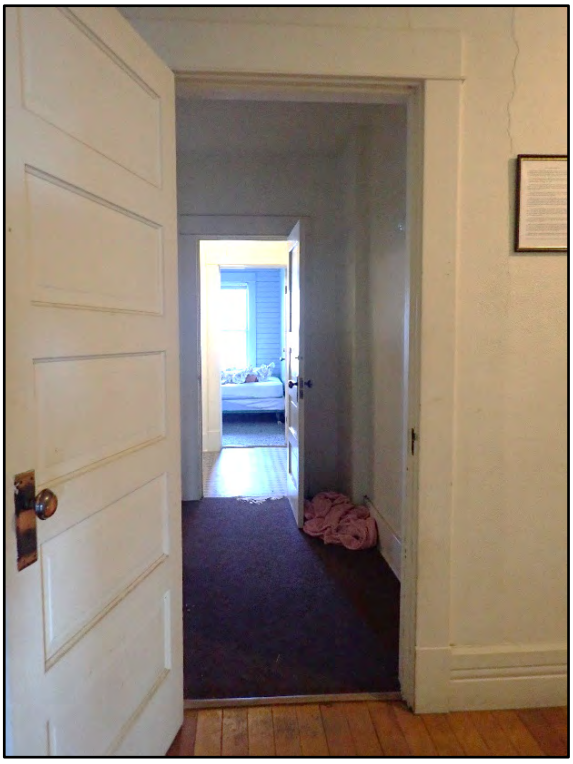

Figure D-414. Passing through the interior hall and looking back into it from the main hallway of the second floor (the sleeping porch is visible beyond).

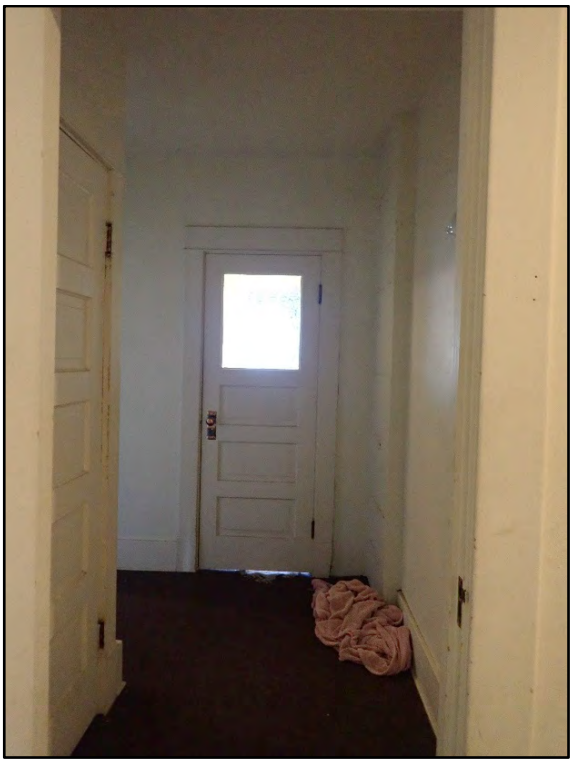

Figure D-415. A view of the closed door of the laundry room as seen from the main hallway.

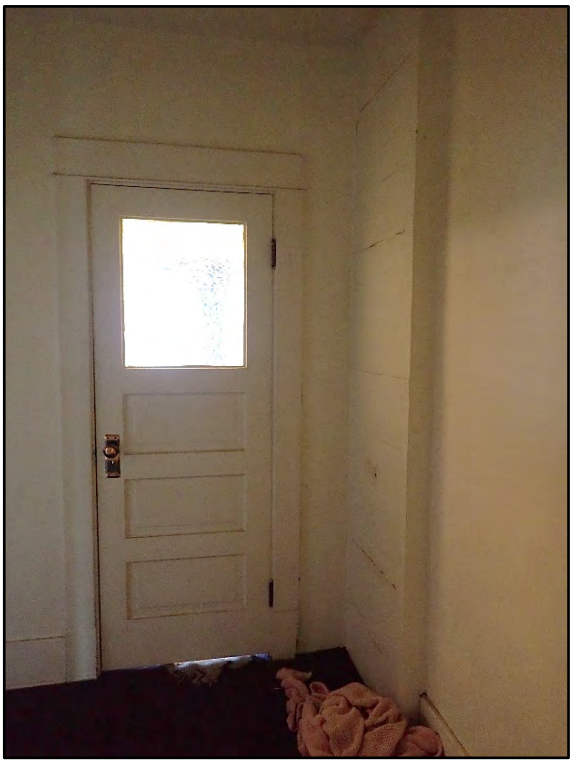

Figure D-416. A view of the closed laundry room door and interior hallway.

Figure D-417. Turning left, the interior bedroom can be seen from the interior hallway.

Figure D-418. Looking toward the corner closet and enclosed windows of the interior bedroom from the interior hallway.

Figure D-419. An overview of the interior bedroom, which was part of the renovation completed between 1910 and 1916, with the French doors to the sleeping porch seen at center.

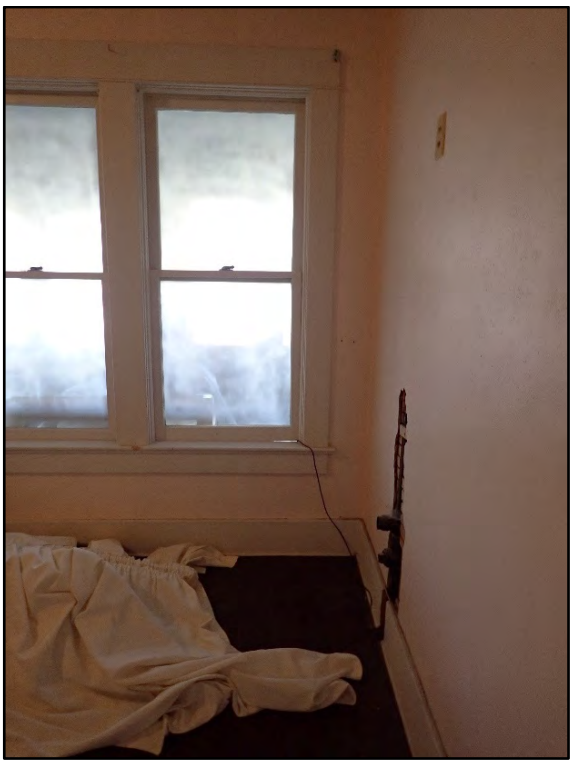

Figure D-420. View of the corner of the interior bedroom with the windows to the sleeping porch.

Figure D-421. Detail view of the formerly exterior, wood-frame windows of the interior bedroom, spray painted over to obscure the view.

Figure D-422. View along the north wall of the interior bedroom.

Figure D-423. An alternate view of the interior of this bedroom toward the corner closet.

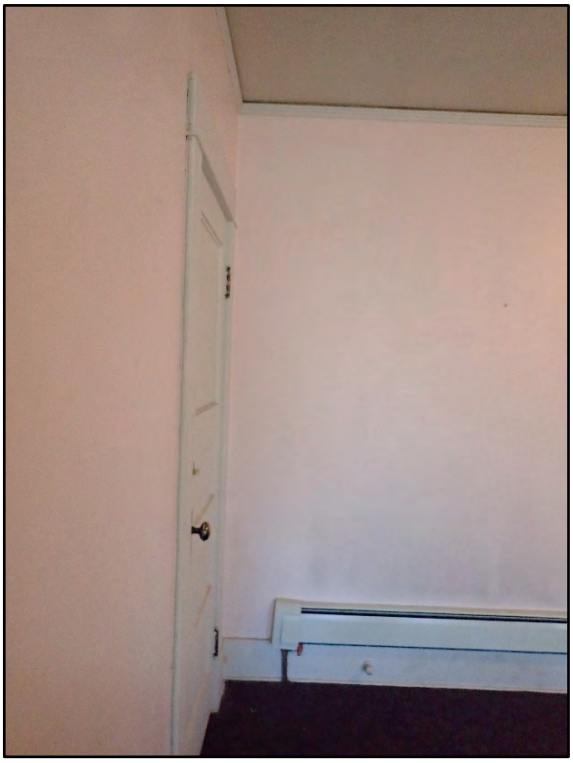

Figure D-424. A look back toward the hall door (note the visible gap between the top of the walls and ceiling, which are separating due to age).

Figure D-425. Alternative view of the interior of the bedroom (this is the door to the interior hallway).

Figure D-426. Overview of the French doors and windows to the sleeping porch.

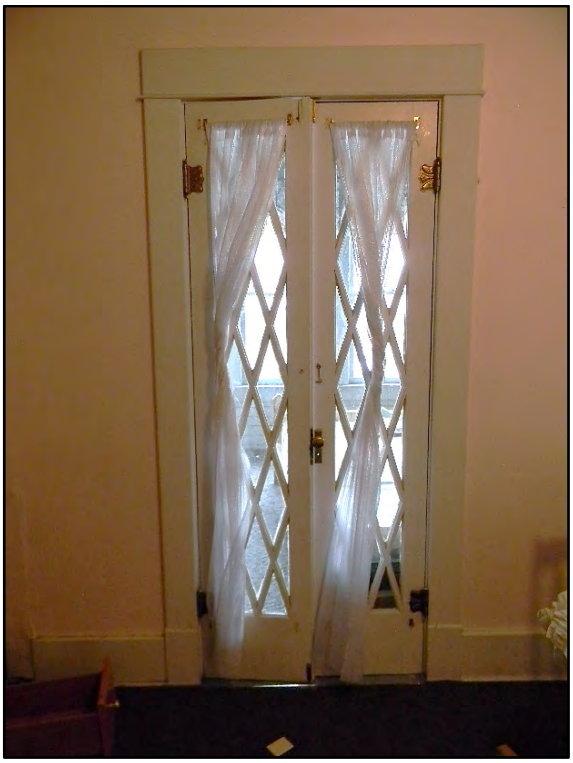

Figure D-427. Detailed view of the decorative French doors to the sleeping porch.

Figure D-428. A close-up view of the brass door hinges of the French doors.

Figure D-429. A close-up view of the original doorknob of the French doors to the sleeping porch.

Figure D-430. The sleeping porch as seen through the French doors of the interior bedroom.

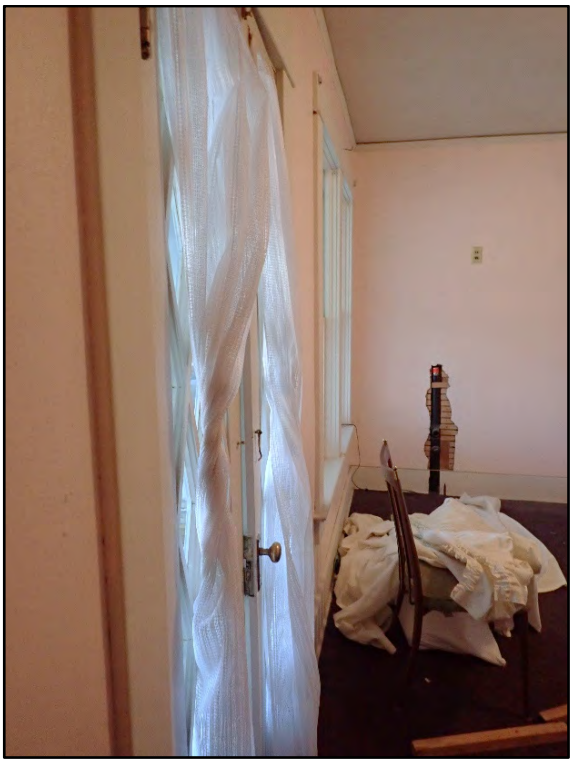

Figure D-431. An alternative view down the north wall of the interior bedroom.

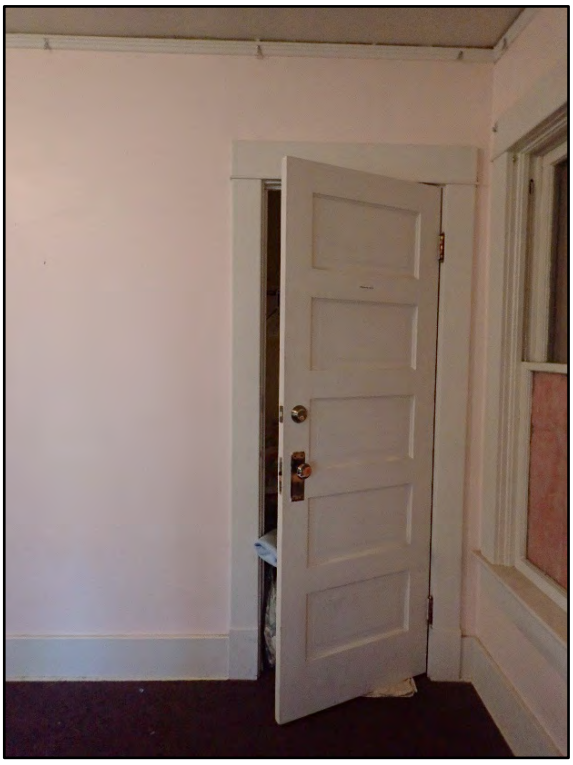

Figure D-432. A look toward the corner closet of the interior bedroom.

Figure D-433. A detailed view of the once-exterior windows that have been filled in with insulation and covered over with drywall.

Figure D-434. A view of northwest corner of the interior bedroom.

Figure D-435. A view of the ceiling above the corner sink, which reveals portions of the ceiling and walls have been filled in with sheetrock/drywall.

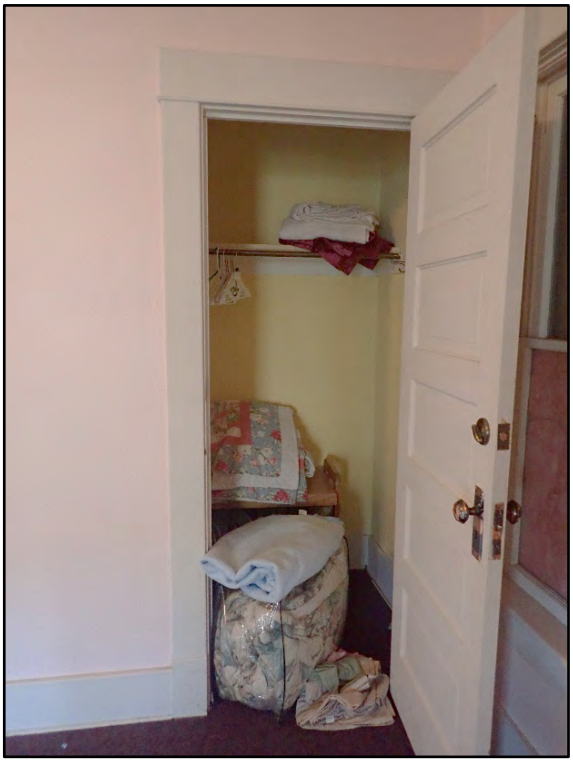

Figure D-436. A peek into the corner closet of the interior bedroom.

Figure D-437. A view toward the hallway door in the southeast corner of the interior bedroom.

Figure D-438. Detail of the wood door trim as well as the upper molding which is indicating the ceiling may be separating from the walls.

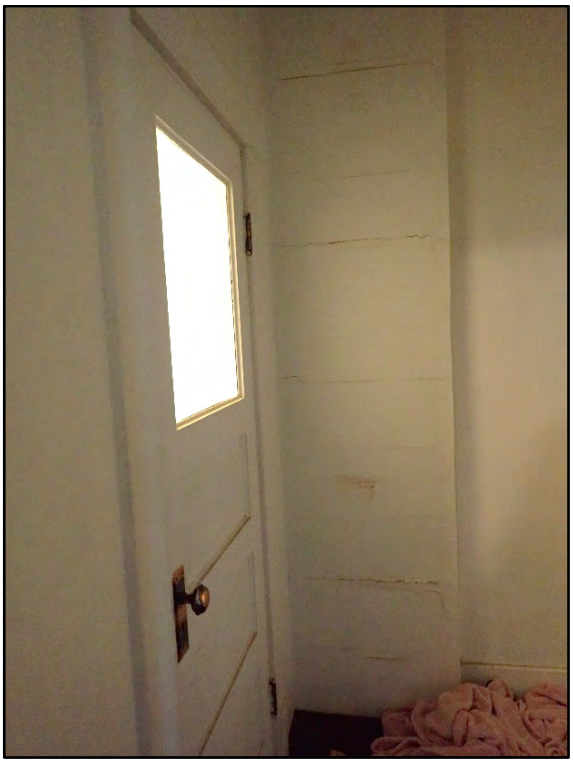

Figure D-439. Looking toward the laundry room door from outside the interior bedroom.

Figure D-440. The original wood panel door with privacy glass, suggesting this small space was once a bathroom.

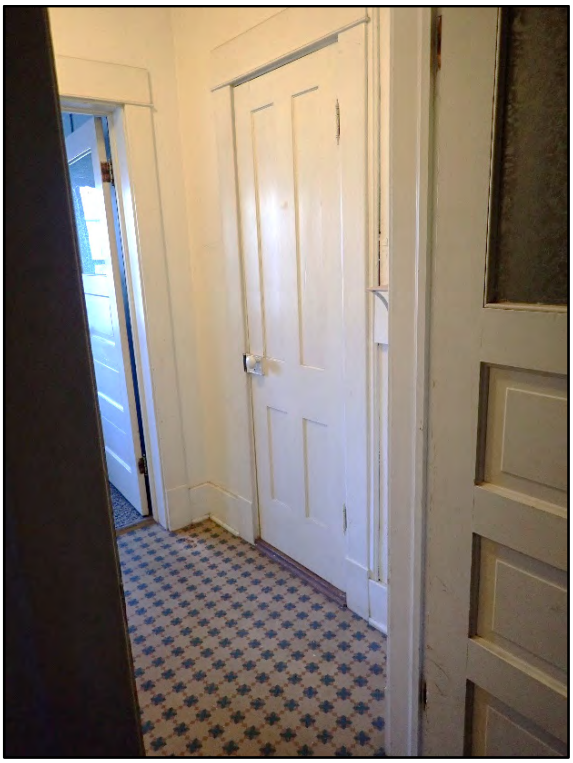

Figure D-441. View from the interior hall into the laundry room toward the door to the third bedroom.

Figure D-442. The opposite wall of the laundry provides a look into the sleeping porch.

Figure D-443. The door to the sleeping porch also has an upper panel of privacy glass.

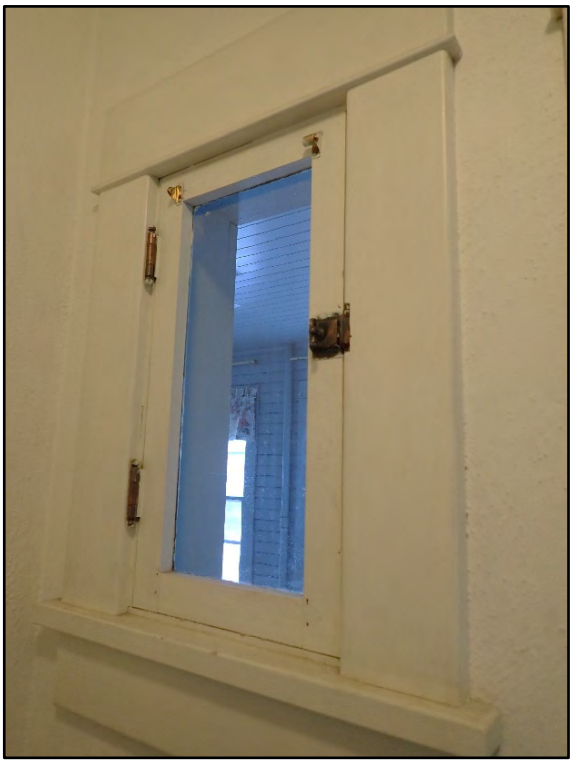

Figure D-444. A peculiarly small casement window in the laundry room.

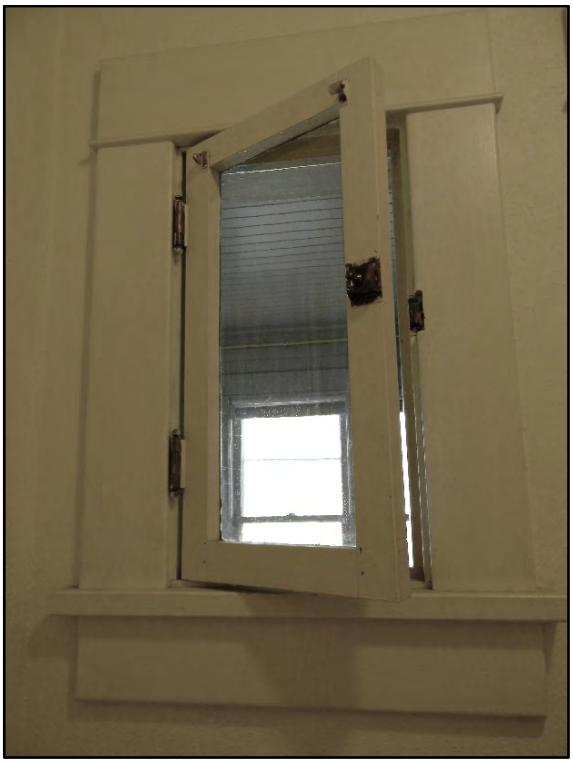

Figure D-445. A detail view of the small casement window and oversized wood trim.

Figure D-446. A close-up view of the brass latch of the small casement window.

Figure D-447. The southwest corner of the laundry room (door jamb of the interior hallway to the left).

Figure D-448. A look back through the interior hall into the main hallway (and the fourth bedroom on the second floor in the background).

Figure D-449. An alternative view of the door to the interior hallway as seen from inside the laundry room.

Figure D-450. The interior of the door to the third bedroom within the laundry room.

Figure D-451. The door between the third bedroom and the laundry room.

Figure D-452. A close-up view of the doorknob and lock to the third bedroom.

Figure D-453. A close-up view of the historic-era linoleum and original hardwood floors between the third bedroom and laundry room on the second floor.

Figure D-454. A peek through the laundry room into the sleeping porch as seen from the doorway to the third bedroom.

Figure D-455. The door and window of the laundry room as seen from the interior of the sleeping porch.

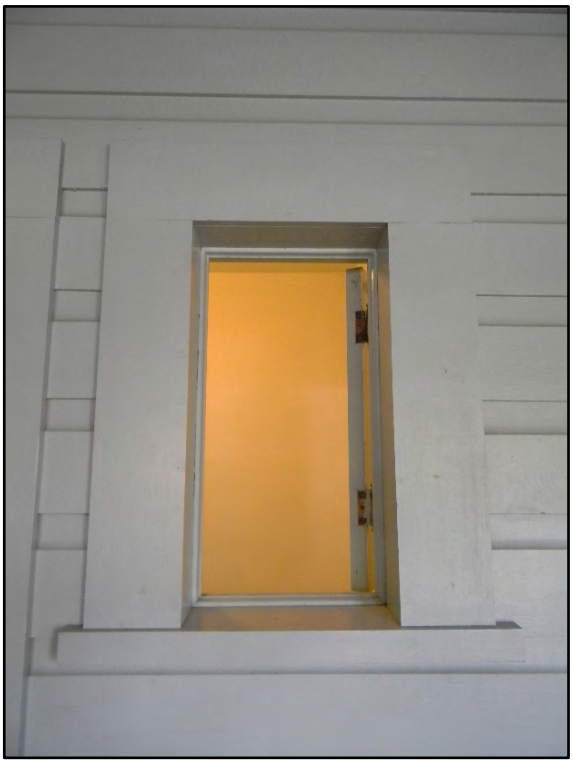

Figure D-456. Detail of the small casement window of the laundry room.

Figure D-457. View from the door to the laundry room into the sleeping porch.

Figure D-458. View down the windows of the sleeping porch which faces West Dale Avenue.

Figure D-459. Overview of the interior of the sleeping porch.

Figure D-460. Detail of the windows to the interior bedroom as seen from the sleeping porch.

Figure D-461. Overview of the interior of the sleeping porch looking back toward the laundry room door, showing the original drop siding of the expansion completed between 1910 and 1916 by David Babbitt.

Figure D-462. Alternative view of the interior of the sleeping porch toward the small bedroom in the northwest corner of the residence.

Figure D-463. A glance into the interior bedroom from the sleeping porch.

Figure D-464. Another view of the French doors.

Figure D-465. View of the corner of the sleeping porch, revealing the wood construction as built between 1910 and 1916.

Figure D-466. View back toward the east side of the sleeping porch.

Figure D-467. Detail of the wood panel ceiling of the sleeping porch.

Figure D-468. View into the sleeping porch from the first small bedroom on the second floor.

Figure D-469. The row of continuous windows between the sleeping porch and the first small room facing West Dale Avenue.

Figure D-470. View of the corner of the first small room on the second floor, created when this sleeping porch was divided into smaller spaces.

Figure D-471. Overview of the first small room, with the modern sheetrock/drywall on the left installed to divide up the sleeping porch on this side of the house.

Figure D-472. View of the corner of this small room, showing the comparison of the original wood construction on the left and modern sheetrock/drywall on the right.

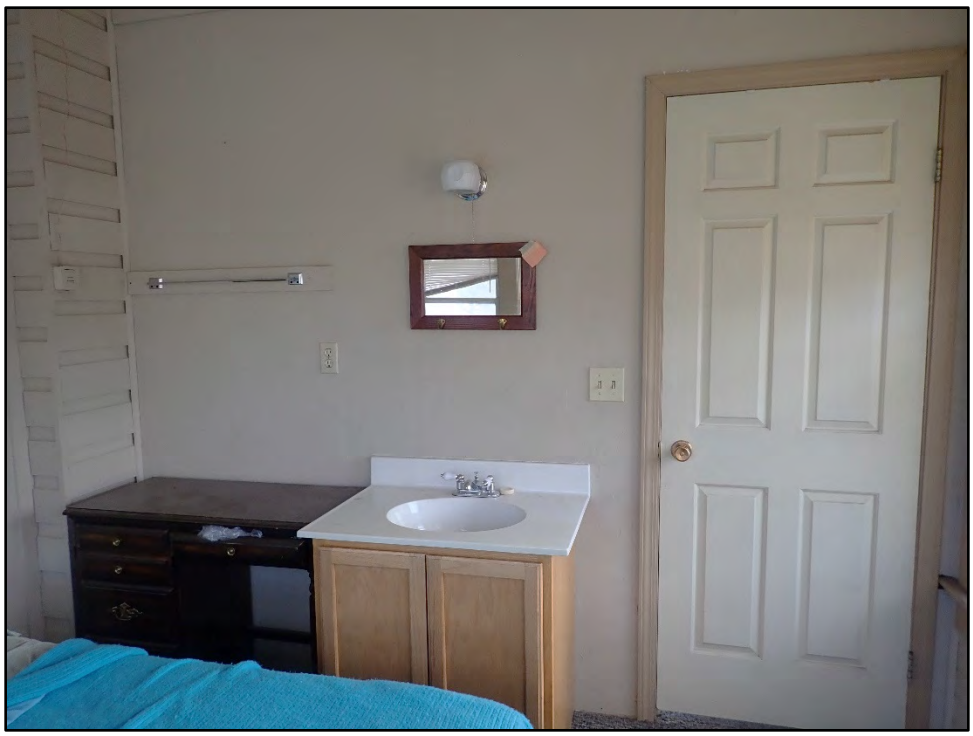

Figure D-473. View of the south wall of the first small room, showing the modern dividing wall, hollow-core door, and other upgraded amenities.

Figure D-474. An alternative view of the corner of the small room.

Figure D-475. Looking toward the same corner from the door to the next small room.

Figure D-476. Overview of the interior of the first small bedroom toward the door to the sleeping porch.

Figure D-477. A view along the west side windows toward West Dale Avenue, showing the corner of the second sleeping porch.

Figure D-478. An overview of the interior of the second small room, looking toward the south wall (the original window of the interior bedroom that are now covered up are under the sheetrock/drywall on the left).

Figure D-479. View of the row of three original windows in this part of the former sleeping porch, with the midcentury Catholic school visible outside.

Figure D-480. Detail view of the south wall of the second small bedroom, showing the modern building materials and amenities (including upgraded electrical wiring).

Figure D-481. An alternative overview of the interior of the second small room, looking back toward the first small room (note the modern drywall covering the original wood wall on the right).

Figure D-482. Detail of the modern ceiling fan and heating register in the second small room.

Figure D-483. View of the south wall of the sitting area, which consists of modern materials, with the door to the modern bath at left and storage area for the small furnace and water heater on the right.

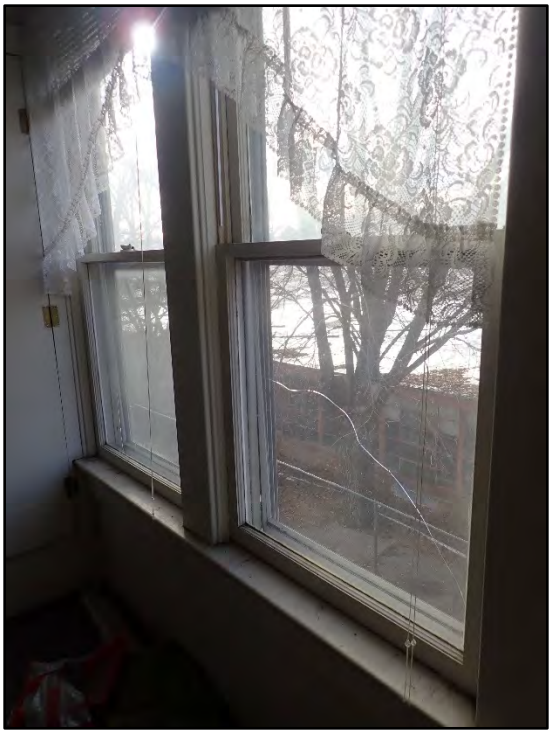

Figure D-484. A glance through the original windows of the sitting area (installed as part of the 1910–1916 addition) with the former Catholic school outside.

Figure D-485. A look back toward the door to the second small room, showing the modern sheetrock/drywall installed to divide up the former sleeping porch.

Figure D-486. The original windows of the west wall of the small sitting area on the second floor (on the west side of the residence).

Figure D-487. View of the door to the modern bath with an upgraded electrical box next to it.

Figure D-488. Looking into the modern bath, which was constructed by dividing up the sleeping porch along the west side of the second floor.

Figure D-489. A view of the interior of the modern bath.

Figure D-490. A detail view of the modern tub/shower combination.

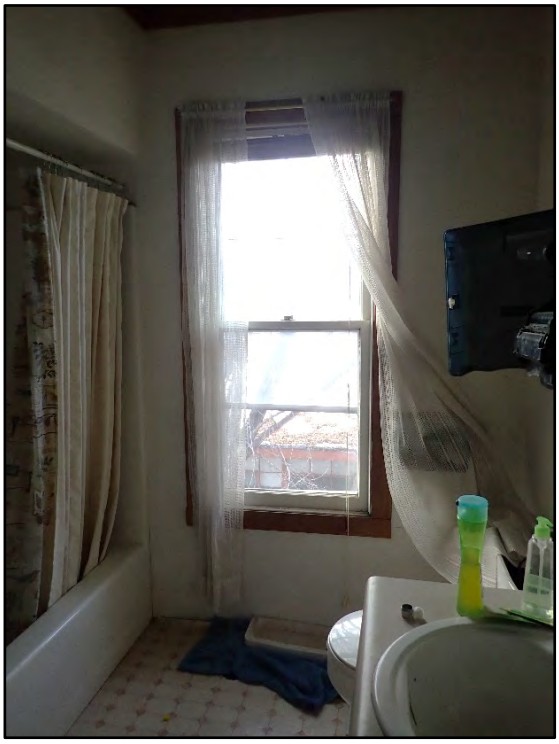

Figure D-491. The solitary single wood-frame window in the modern bath, which is part of the original construction at this end of the home.

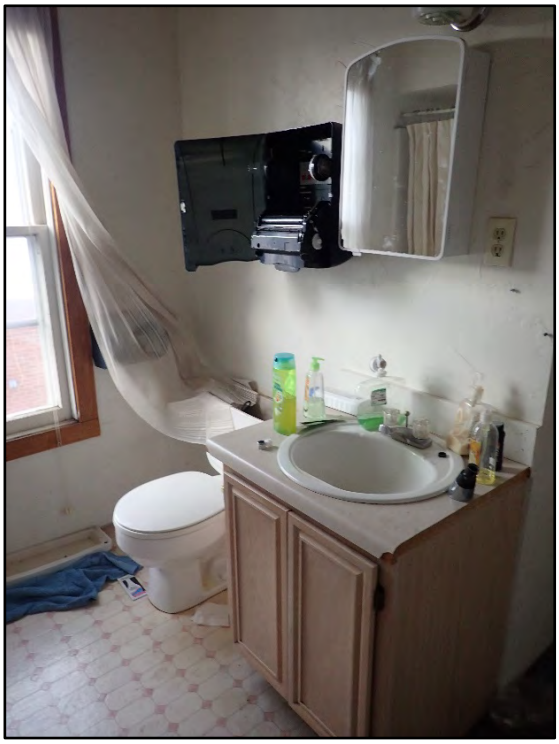

Figure D-492. The modern bathroom amenities affixed to modern sheetrock/drywall which houses the water heater and small furnace in the adjacent sitting area.

Figure D-493. Detail view of the original ceiling and exterior wall juxtaposed with modern materials incorporated when the modern bath was constructed.

Figure D-494. A repurposed door fit into the modern sheetrock/drywall construction that closes off a small storage area behind the tub/shower.

Figure D-495. The interior of the storage area reveals the modern drywall behind the tub/shower.

Figure D-496. The modern framing above the tub/shower.

Figure D-497. Interior of the small storage area behind the tub/shower with the original wood batten paneling on the walls and floor.

Figure D-498. The original drop siding and wood paneling of this small space, which is part of the construction completed between 1910 and 1916.

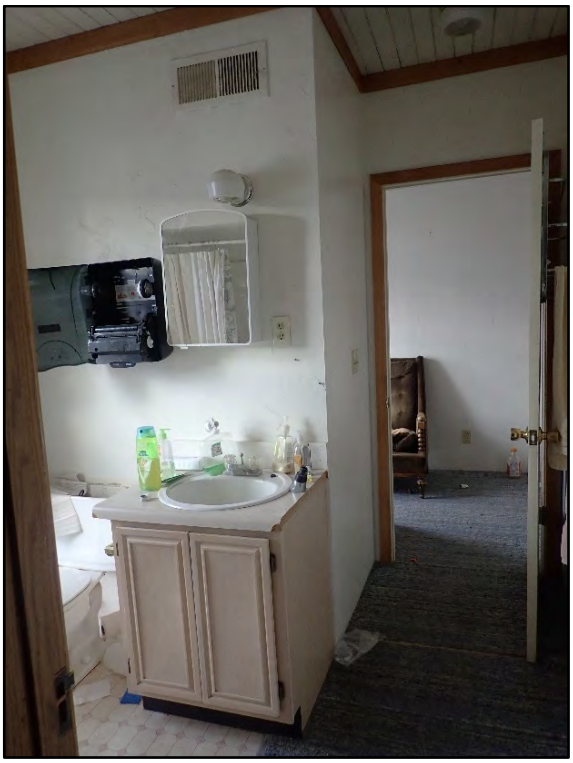

Figure D-499. A glance back toward the small sitting room.

Figure D-500. Detail view of the original wood construction of the ceiling with the modern drywall and trim.

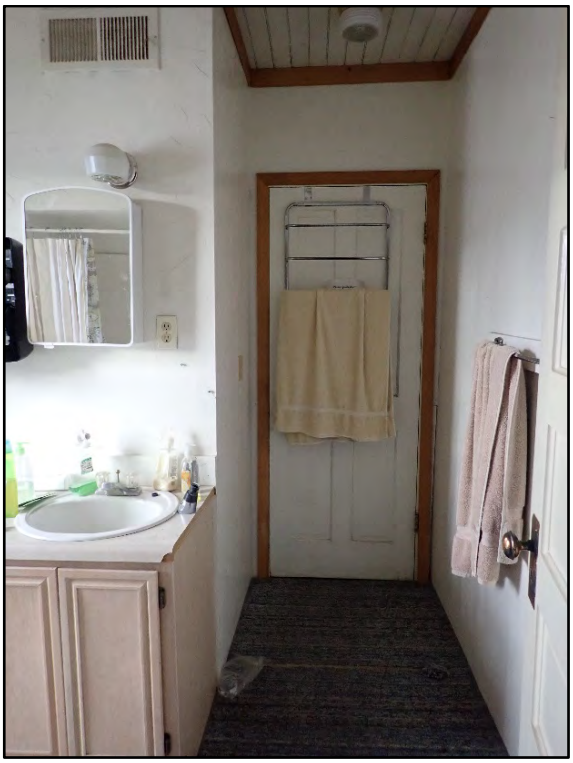

Figure D-501. View of the modern bath looking toward the door to the small sitting area.

Figure D-502. Looking into the small sitting area through the door to the modern bath.

Figure D-503. Overview of the interior of the small sitting room.

Figure D-504. Detail view of the once-exterior door that provided access to the sleeping porch that once stretched the length of the west side of the residence on the second floor.

Figure D-505. Detail view of the original wood construction of the former sleeping porch (note the drop siding) with the modern drywall on the left.

Figure D-506. A look down the main hallway on the second floor as seen from the former sleeping porch.

Figure D-507. The interior of the sitting room as seen from the main hallway.

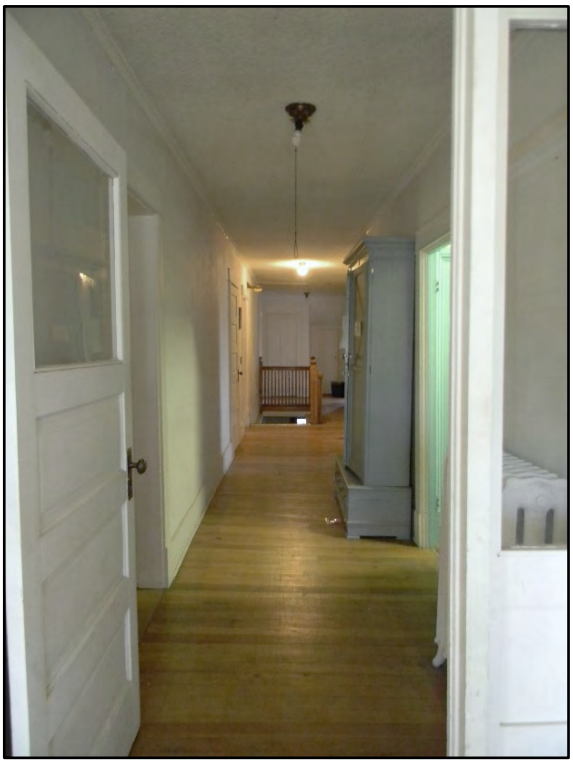

Figure D-508. Within the main hallway, the door to the large bath is visible on the right.

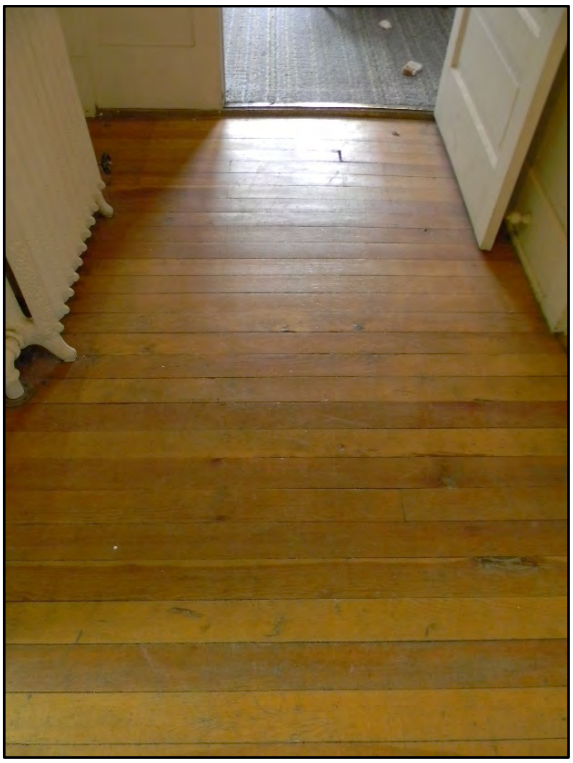

Figure D-509. Detail of the original hardwood floors on the west end of the main hallway near the small sitting room.

Figure D-510. The brass ceiling light figures with modern spiral CFL lightbulb.

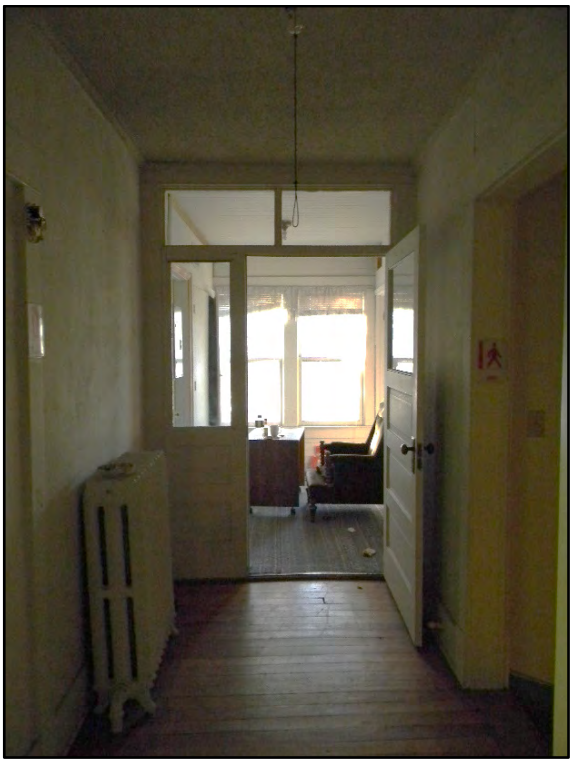

Figure D-511. Looking back down the hallway into the sitting room (the large bath is to the left in this image).

Figure D-512. Peeking into the large bath on the second floor.

Figure D-513. A view of the door to the small toilet area, which is part of the original construction of the large bath (completed by 1901).

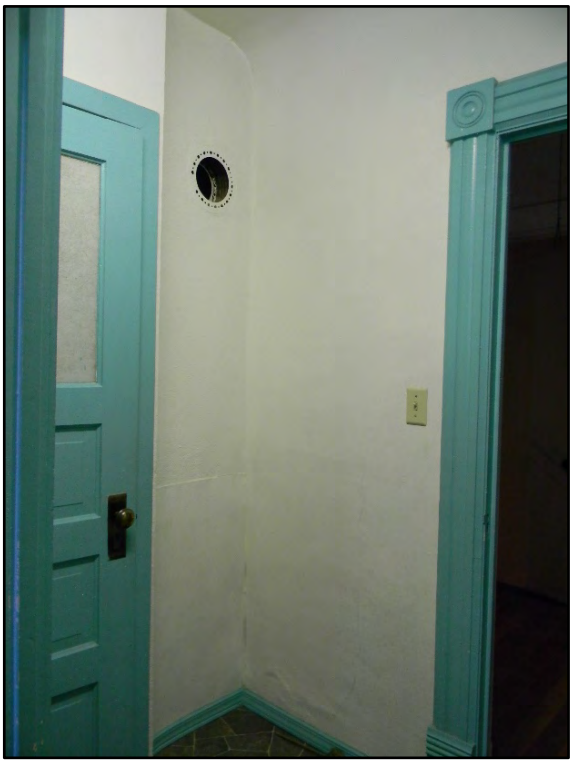

Figure D-514. View of the corner of the large bath (door to the hallway is on the right and small toilet area on the left).

Figure D-515. A detailed view of the ceiling-wall junction showing the curved design of this wall.

Figure D-516. A detailed view of the floor-wall junction of the same wall, also showing its curved design (the linoleum likely covers original hardwood floors).

Figure D-517. A view of the interior of the small toilet area.

Figure D-518. Detail of the floor of the toilet area, showing the back of the curved wall (note the missing baseboard suggests this was reconfigured or renovated after it was completed).

Figure D-519. Detail of the original window and door to the small toilet area that are now closed off (the shower room is on the other side of the door on the left and the modern bath is behind the small upper window).

Figure D-520. View of the interior door of the large bath, framed by decorative wood panels on either side (door to the small toilet area is open to the right).

Figure D-521. View of the other side of the same door, showing the decorative wood construction and creative detailing in the large bath.

Figure D-522. View of the original door to what is now a separate shower.

Figure D-523. A peek into the shower room reveals the back of the now closed-off door in the small area of the separate toilet.

Figure D-524. The interior of the separate shower, showing yet another doorway that has since been closed off (also into the modern bath).

Figure D-525. Detail view of the separate shower that now fills in the space between the modern bath and large bath.

Figure D-526. The original decorative panel above the door to the separate shower.

Figure D-527. Overview of the interior of the large bath as seen from the doorway to the separate shower.

Figure D-528. View of the large bath (east wall), showing the wood wainscoting and other decorative details original to the bathroom when constructed by 1901.

Figure D-529. Detail view of the decorative wainscot panels and corner accents.

Figure D-530. The opulent clawfoot tub that may be original to the home.

Figure D-531. Close-up view of the fish-shaped foot of the clawfoot tub.

Figure D-532. View of the clawfoot tub and wood-paneled wall.

Figure D-533. Detail of the wood accent on the corner of the cut in of the ceiling formed by the framing of the dormer (which was constructed by 1901 and is seen in the 1906 photographs in Appendix B).

Figure D-534. Close-up view of the window casings and corner block in the large bath.

Figure D-535. The large radiator under the paired windows of the large bath.

Figure D-536. View of the paired windows in the gable end framed by the shape of the ceilings and walls of the hipped-roof dormer.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 5 of 6

Figure D-537. Exterior of the small closet in the large bath.

Figure D-538. A view of the interior of the small closet, with the upper pass-through glass panels above.

Figure D-539. Detail view of the upper glass panels of the small closet, indicating the space was likely intended to be used and occupied because of the need for interior light.

Figure D-540. An alternative view of the upper glass panels as seen from the interior of what is now a small closet in the large bath.

Figure D-541. The far wall of the small closet reveals what was once a door with an upper glass pane, which now leads to a small hall closet in the main hallway.

Figure D-542. Close-up view of the copper doorknob of the closet door in the large bath.

Figure D-543. A look down the main hallway of the second floor as seen from just outside the large bath.

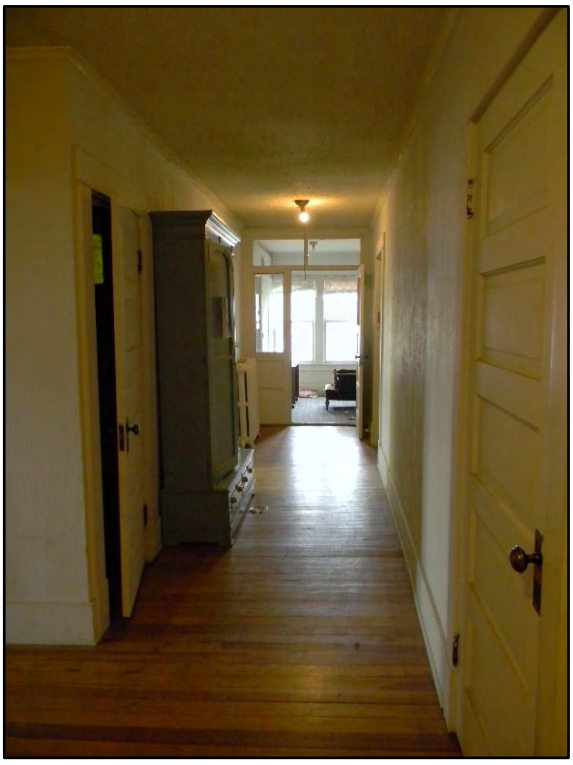

Figure D-544. View of the main hallway looking back down toward the small sitting area.

Figure D-545. Cracks in the lath-and-plaster walls and ceilings on the second floor are visible.

Figure D-546. Another view of the east end of the second floor main hallway, with the door on the left to the third bedroom.

Figure D-547. Turning to the right, this wall represents two chimneys, one of which goes to the formal living room (the other down to the basement), with the door to the fourth bedroom on the right.

Figure D-548. View into the fourth bedroom as seen from the main hallway.

Figure D-549. The west side of the fourth bedroom on the second floor.

Figure D-550. An overview of the interior of the fourth bedroom, which was constructed above the formal living room by 1901.

Figure D-551. A view of the opposite corner on the east wall of the bedroom.

Figure D-552. The south end of the bedroom, shaped as a result of the large gable end built by 1901 (and is visible in the 1906 photographs in Appendix B).

Figure D-553. A view of the shape of the west corner near the windows, shaped as such because of the canted walls of the bay windows on the first floor.

Figure D-554. View of the opposite corner, revealing the same canted shape, with the decorative trim around the windows and baseboards.

Figure D-555. Similar to other rooms, a small radiator sits in the corner of the bedroom.

Figure D-556. An alternate view of the canted walls of the cutaway bay.

Figure D-557. Overview of the interior of the fourth bedroom looking toward the small closet and door to the main hallway.

Figure D-558. View from the radiator toward the front of the room.

Figure D-559. View along the windows in the gable end.

Figure D-560. Alternative overview of the interior of the bedroom.

Figure D-561. A look back toward the door to the main hallway.

Figure D-562. Detail view of the deterioration and water damage that is present in the fourth bedroom.

Figure D-563. A close-up view of the rotting wood and ceiling damage.

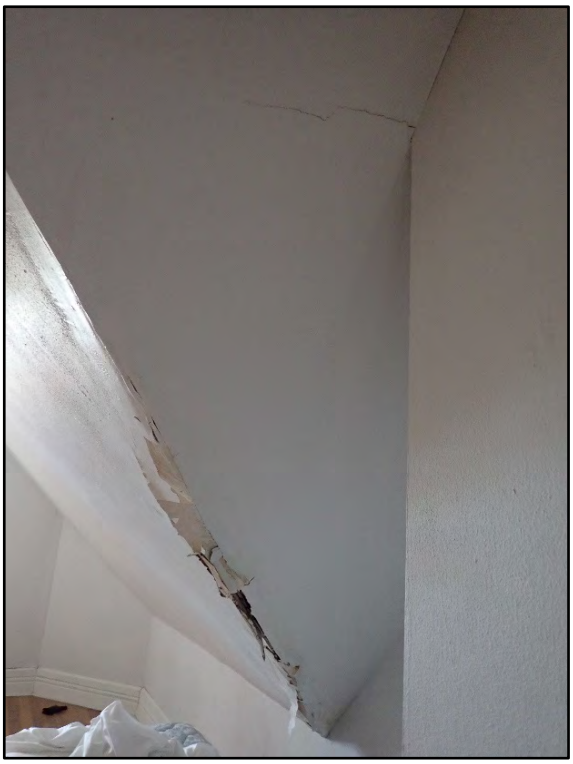

Figure D-564. Alternative view of the damage to the ceiling as a result of a roof breach.

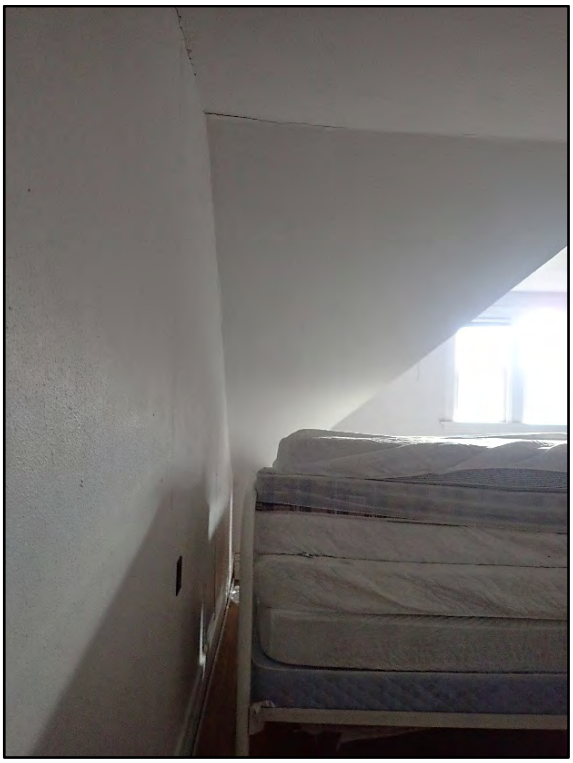

Figure D-565. View of the angled ceiling and wall on the east side of the bedroom (note the cracking and separation at the ceiling juncture).

Figure D-566. Alternate overview of the interior of the room.

Figure D-567. View of the corner closet of the large fourth bedroom.

Figure D-568. A glance into the interior of the small closet, with the decorative wood casings and corner blocks.

Figure D-569. Close-up view of the architrave and corner block of the closet.

Figure D-570. Close-up view of the door and door lock to the small closet which is the same type as that seen in the laundry room.

Figure D-571. A detail view of the windows of the large upper gable.

Figure D-572. A close-up view of the brass window latch.

Figure D-573. A close-up view of the window mechanism that opens the lower sash via a rope.

Figure D-574. Close-up view of the ceiling light fixture of the fourth bedroom on the second floor.

Figure D-575. Across from the fourth bedroom is the door to the interior hallway.

Figure D-576. Circling back into the interior hallway, the laundry room and sleeping porch can be seen at the back, with the door to the third floor/attic on the left.

Figure D-577. The door to the third floor/attic staircase.

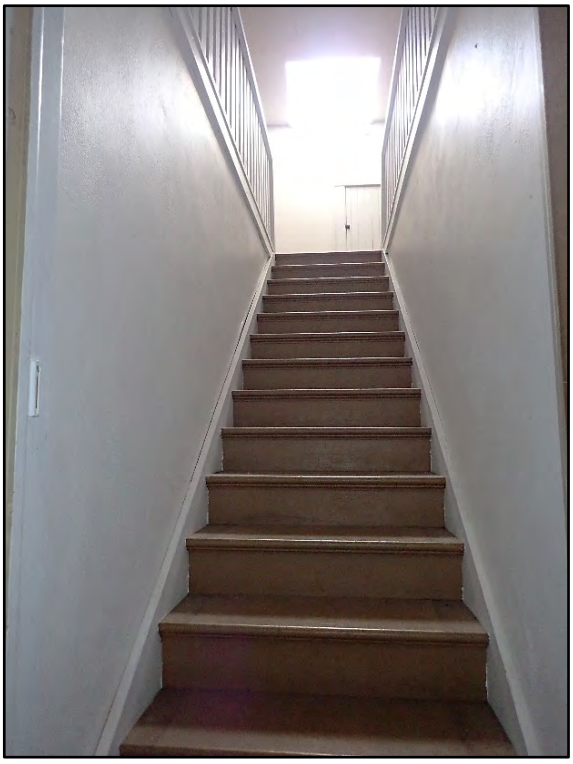

Figure D-578. Up the stairs to the third floor/attic, which was constructed between 1910 and 1916 by David Babbitt.

Figure D-579. The batten door at the top of the stairs, also trimmed with care.

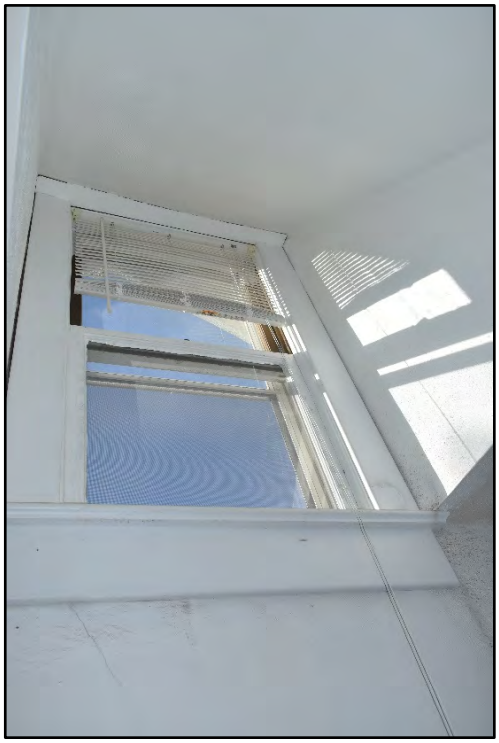

Figure D-580. The uppermost story of the residence is marked by this solitary window in the gable, which is the only source of natural light on the third floor/attic.

Figure D-581. The sill and apron of the window and the cap trim of the door frame the cracking of the original lath-and-plaster walls.

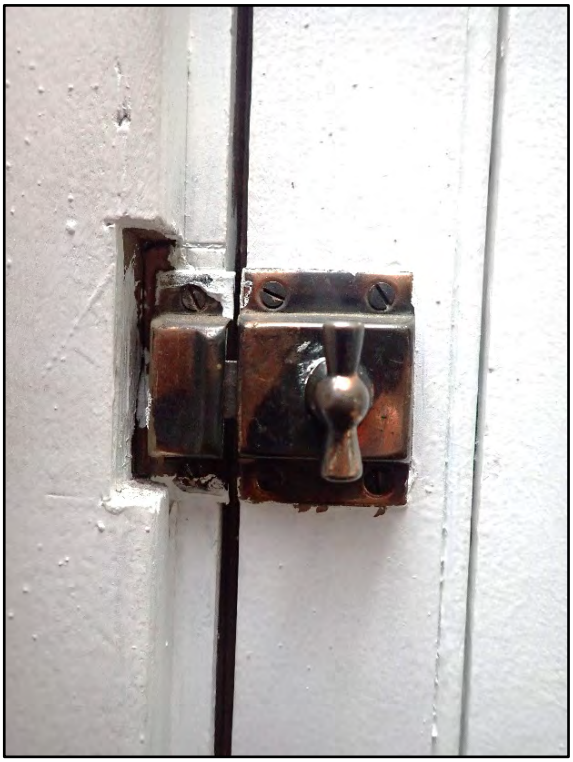

Figure D-582. Close-up view of the latch on the batten door, which is the same as that on the window in the laundry room.

Figure D-583. The batten door with diagonal bracing that provides a peek into the construction of the home between 1910 and 1916.

Figure D-584. The original twentieth century electrical wiring is visible here.

Figure D-585. The high-level of craftsmanship in the construction of the lath-and-plaster walls is clearly evident in this space.

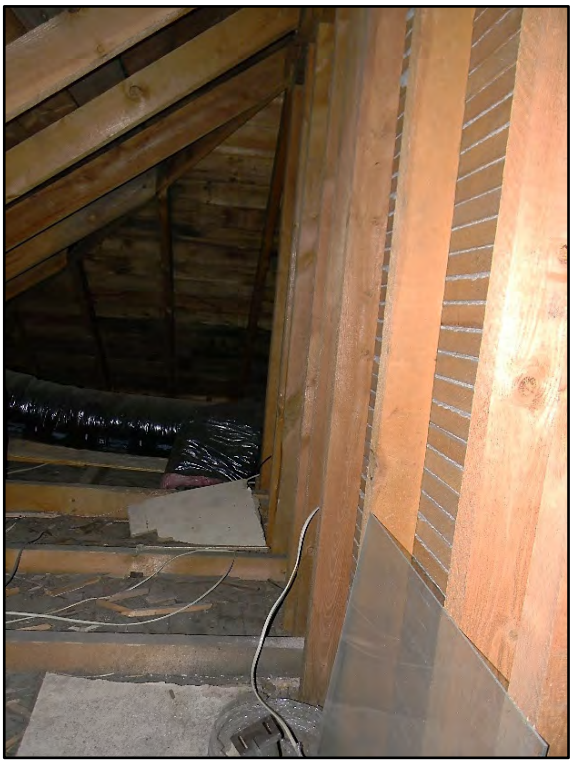

Figure D-586. A glance toward the northwest corner of the third floor reveals the framing and roof construction, which was completed by 1916.

Figure D-587. Another view of the original electrical wiring that is still present in the residence.

Figure D-588. Overview of the interior of the third floor/attic.

Figure D-589. Looking to the east wall of the third floor/attic toward another door that provides yet another glance into the past of the David Babbitt house.

Figure D-590. The solid-core wood panel door at the east end of the third floor room.

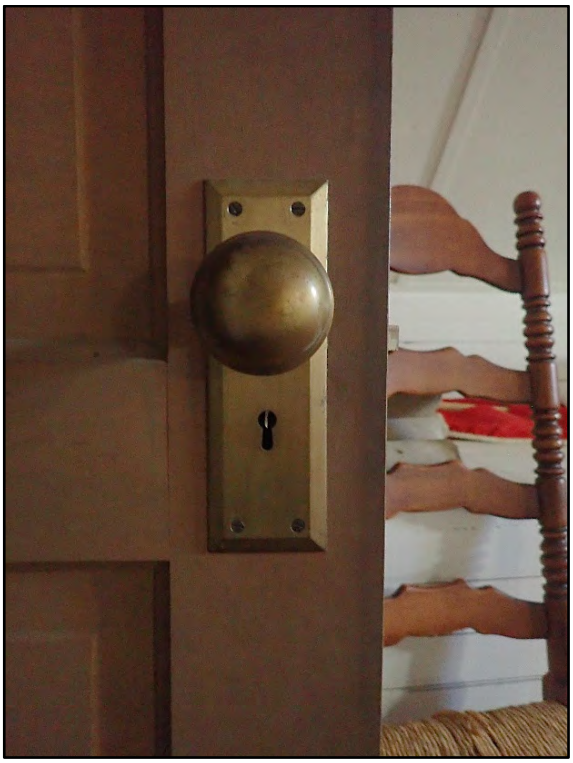

Figure D-591. A close-up view of the brass door hardware.

Figure D-592. A peek into the dark void of the third floor.

Figure D-593. The original hipped roof and wood shingles seen in the 1906 photographs (see Appendix B) hide beneath the roof expansion that was completed by 1916.

Figure D-594. The plank-and-rafter construction of the roof as completed between 1910 and 1916 when David Babbitt expanded his residence, which has protected the original roof for well over 100 years.

Figure D-595. Additional view of the roof framing as well as the historic-era electrical wiring in the attic space.

Figure D-596. A look behind the chimney into the southern portion of the third floor attic space.

Figure D-597. A view of the double chimney that is visible in the 1906 photographs (one on the left goes to the basement while the other is for the fireplace in the formal living room).

Figure D-598. This image shows how the original 1886 hipped roof (seen in some of the 1906 photographs) was configured.

Figure D-599. Detail view of the original hardwood floor of the third floor as it extends into the attic space.

Figure D-600. An alternate view of the interior of the finished third floor room.

Figure D-601. Overview of the interior as seen from the northeast corner.

Figure D-602. View of the south wall of the third floor, showing a built-in bench that extend the length of the wall.

Figure D-603. View of the ceiling and the modern light fixture at the center of the room.

Figure D-604. The removal of a substantial section of original wall on the third floor is indicted by the outline of the modern drywall, upgraded electrical outlet and ceiling light fixture.

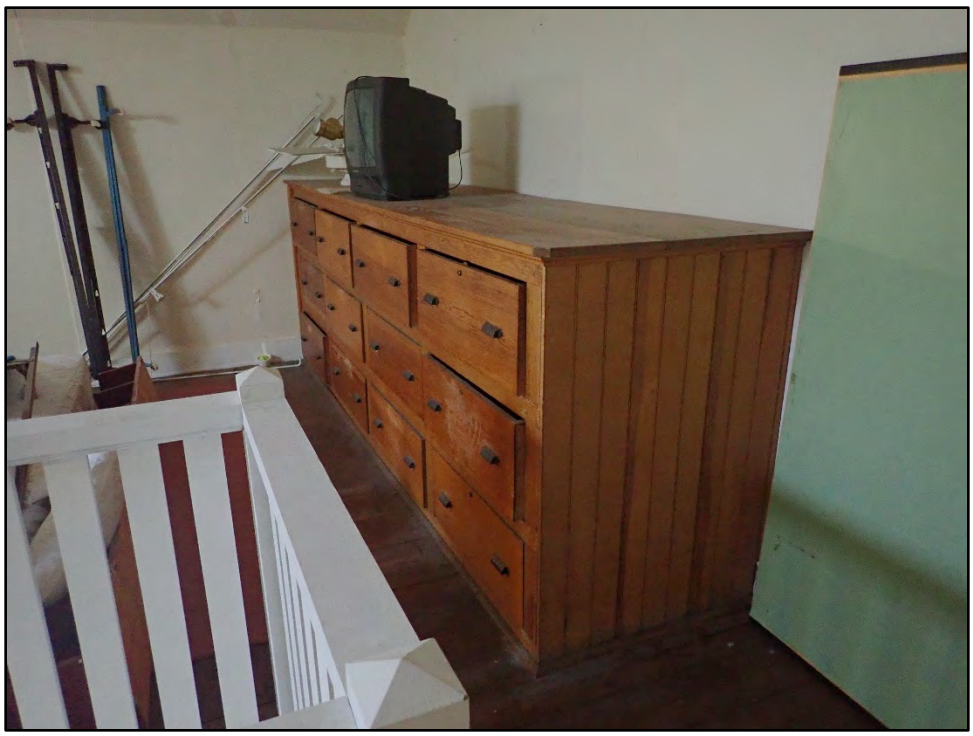

Figure D-605. A large wood dresser that was likely assembled in place is located at the northeast corner of the third floor.

Figure D-606. Cracks and peeled paper affixed to the wall show past repairs and the current condition of this section of the third floor at the northwest corner of the room.

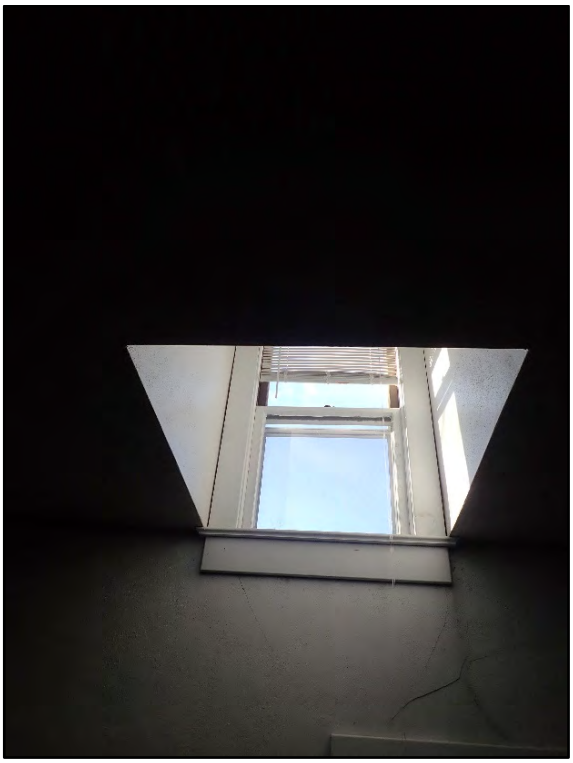

Figure D-607. The outline of the ceiling of the third floor below the upper gable window.

Figure D-608. Looking down the stairs from the third floor, heading back to the lower floors of the residence.

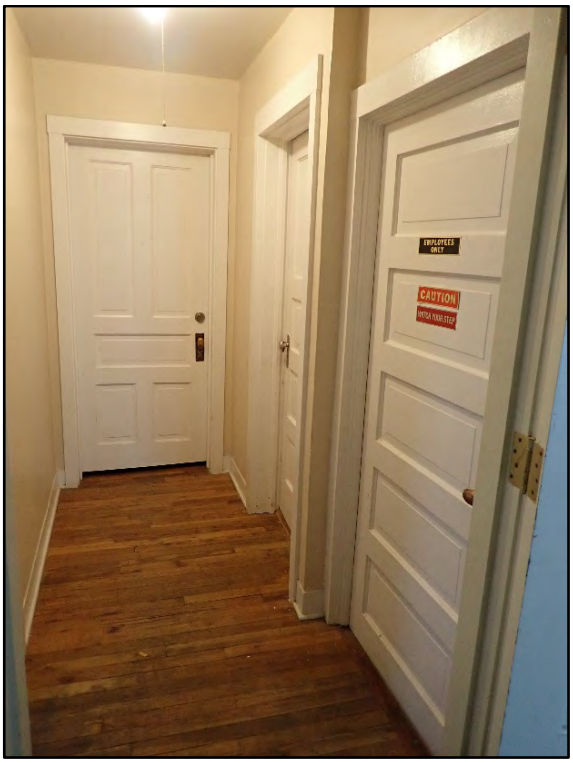

Figure D-609. Returning to the first floor outside the chapel, this image shows the door to the basement in the foreground on the right (with the fourth bedroom at the rear next to the connected bath to the right).

Figure D-610. The steps descending down into the partial basement.

Figure D-611. Detail view of the stair treads, that likely date to the original construction of the home in 1886.

Figure D-612. A look at the framing and building materials of the partial basement and under the main staircase.

Figure D-613. A close-up view of the wood framing and brick construction under the main staircase to the second floor as seen within the basement.

Figure D-614. Close-up view of the original hardwood floors of the entrance hall as extended under the main staircase.

Figure D-615. A peek into the main area of the partial basement beyond the stairs.

Figure D-616. The main basement support at the center of the basement.

Figure D-617. The chimney that extends down to the basement as seen on the third floor terminates here, behind the metal door at the center of this image.

Figure D-618. What is likely the original steam boiler of the residence that feeds to all of the decorative radiators throughout the first and second floors.

Figure D-619. Modern water heaters installed next to the original brick-and-mortar components of the basement.

Figure D-620. View of the rear of the brick firebox and chimney that extends up to the third floor.

Figure D-621. A hodgepodge of old and new as seen in the basement.

Figure D-622. Modern ducts and utilities weave throughout the basement space.

Figure D-623. Areas of the basement also exhibit sections of brick retaining walls, as seen here.

Figure D-624. The floor system of the formal living room, with both historic-era and modern electrical wiring strung underneath.

Figure D-625. Sections of steel rail have been incorporated into the structural framework of the basement.

Figure D-626. Flooring joists with crisscrossing diaphragms are visible under the formal living room, which is likely original to its construction (completed by 1901).

Figure D-627. The patchwork of materials is also illustrated here with the historic-era wood, rubble-and-mortar, and brickwork, with the modern concrete block retaining wall (note the shoring jack at the back).

Figure D-628. The shape of the cant bay above of the formal living room can be seen here in the basement, which has been reinforced by a modern concrete block retaining wall.

Figure D-629. A peek behind the Moenkopi red sandstone stem wall of the cant bay window that supports the floor system of the formal living room.

Figure D-630. Shoring jacks have been installed to prevent the collapse of the formal living room, which is structurally compromised.

Figure D-631. A detail view of the shoring jacks which now support this part of the first floor under the formal living room.

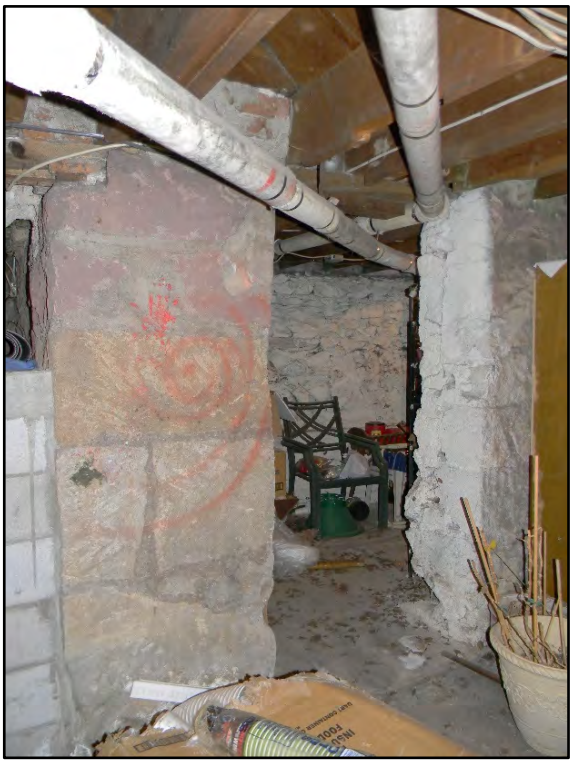

Figure D-632. The structural sandstone walls likely constructed when the house was expanded between 1895 and 1901.

Figure D-633. A portion of the basement below what is now the dining room.

Figure D-634. Additional view of the space below the dining room (the masonry walls are painted).

Figure D-635. A detail view of the former exterior window now boarded up below the dining room area (note the brick stem wall above).

Figure D-636. Alternative view of the brick stem wall supporting the floor joists of the dining room.

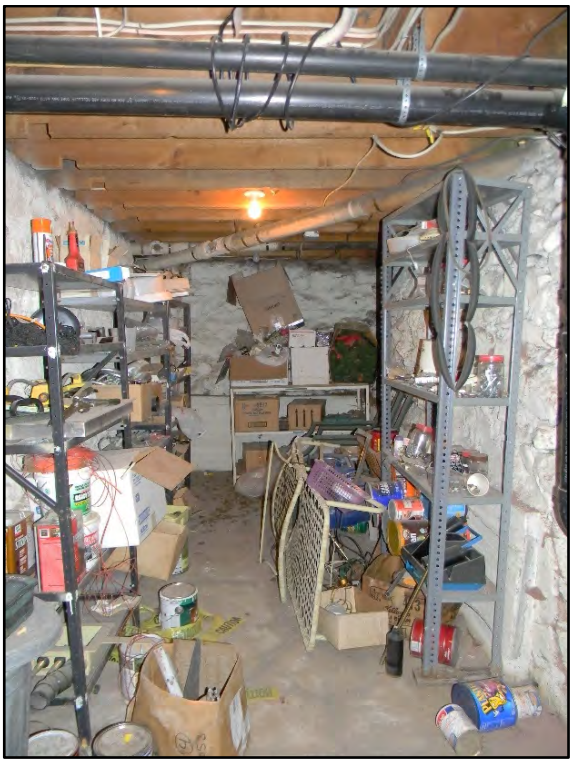

Figure D-637. A glance back into the basement space below the dining room.

Figure D-638. The sump pump and pit that drains water out of the basement.

Figure D-639. View of the southwest corner of the basement, showing the rubble masonry construction adjacent to the door that was accessible via the cellar door below the kitchen window on the exterior.

Figure D-640. View of the now boarded-over window below the kitchen as well as the rubble masonry construction of this end of the house, completed between 1910 and 1916.

Figure D-641. The west side of the basement, showing the extent of the sandstone construction of the phase of renovation that occurred between 1895 and 1901 on the right.

Figure D-642. An opening through the original sandstone masonry walls that were completed by 1901 when David Babbitt expanded his residence.

Figure D-643. An additional view through the same wall opening toward the east side of the partial basement.

Figure D-644. Turning to the left, this image shows the northwest portion of the basement as constructed between 1910 and 1916, with the 1901 extent of the home visible on the right (this is below the kitchen and chapel).

Figure D-645. A modular wall is seen through an opening in the 1895–1901 basement wall.

Figure D-646. The workmanship of the construction of this portion of the basement (completed by 1901) is still clearly visible today.

Figure D-647. Another section of masonry wall in the basement representing the extent of the house as seen in the 1906 photographs in Appendix B.

Figure D-648. A view facing what is likely the circular well/cistern seen on the 1895 Sanborn map on the west side of the residence.

Figure D-649. Detail view of what may have been the original well, now filled in with concrete and covered up by the last major extension of the residential footprint (completed by 1916).

Figure D-650. Detail view of the masonry construction of the circular well/cistern now below the chapel.

Figure D-651. An additional detailed view of the upper portions of the circular well/cistern in the basement.

Figure D-652. Surplus decorative radiators are stored within the circular outline of the former well/cistern.

Figure D-653. The intriguing profile of the walls of the former well/cistern are evident here, as is the historic-era brick construction adjacent.

Figure D-654. A glance back down the west side of the residence as seen in the basement, with the 1901 extent of the house on the left in this image.

Figure D-655. View toward the center of the residence (eastern portion of the partial basement) with the stairs up to the first floor shown.

Figure D-656. A peek through a hole in the central basement wall, which may have been constructed as part of the original 1886 residence.

APPENDIX D

Interior Photographs of the David Babbitt House (319 North Beaver Street)

Section 6 of 6

Figure D-657. Detail of the floor system resting atop the basement wall, which is below the main hallway on the first floor.

Figure D-658. The north side of the basement has a plethora of brick and rubble masonry retaining walls, the dates and purposes of which remain unknown.

Figure D-659. The northern side of the basement with its original masonry rubble construction (this section likely dates to the earliest period of the residence based on its design and materials).

Figure D-660. A detail view of the same crawlspace in the basement.

Figure D-661. The floor joists of the first floor atop the stem wall (which is seen at the back).

Figure D-662. This image shows the post-and-beam construction of the original extent of the residence (this is below the bedrooms).

Figure D-663. Portions of the basement walls have collapsed over time.

Figure D-664. A detail view of the wood posts and concrete footings that hold up the original extent of the house as built in 1886, which is marked below by this crawlspace which extends back to the stem wall along the North Beaver Street side of the home.

Figure D-665. A detail view of the original masonry construction in the basement dating to the mid-to-late 1880s when the residence was initially built.

Figure D-666. A glance back toward the well/cistern area of the basement (with the stairs to the first floor at the left).

Figure D-667. An ice machine sits at the bottom of the stairs at the corner of the original basement wall dating to 1886.

Figure D-668. A close-up view of the steel rail and other materials that still hold up the original 1886 extent of the residence over 130 years later.

Figure D-669. A segment of steel rail from the Atlantic & Pacific railroad that first came through Flagstaff beginning in August 1882, incorporated into the post-and-beam construction of the 1886 residence.

Figure D-670. A close-up view of the main basement support still shows the mark of the ax which shaped it over 130 years ago.

Figure D-671. At one point during his youth, Joe Babbitt took a nail gun and carved his name into the main basement support post (likely in the mid-to-late 1890s or early 1900s), which is clearly visible today.

APPENDIX E

Photographs of Setting for the David Babbitt House (319 North Beaver Street)

Figure E-1. Overview of the former Catholic school and the David Babbitt House, as seen from the intersection of West Cherry Avenue and North Beaver Street.

Figure E-2. View of the Church of the Nativity (completed in 1929), with the David Babbitt House in the background on the left.

Figure E-3. View along North Beaver Street next to the Church of the Nativity.

Figure E-4. Overview of the former Catholic school and the David Babbitt House as seen from the east side of North Beaver Street.

Figure E-5. View along North Beaver Street in front of the David Babbitt residence (note the 2018 condominium development on the right).

Figure E-6. View of the streetscape along North Beaver Street at West Cherry Avenue.

Figure E-7. Overview of the intersection at West Cherry Avenue and North Beaver Street (note the new construction occurring on the north side of West Cherry Avenue in the background).

Figure E-8. View of the office complexes on the north side of West Dale Avenue across the street from the residence.

Figure E-9. View of the streetscape down West Dale Avenue toward the former Catholic school.

Figure E-10. Overview of the north side of the Catholic school as seen in proximity to the residence along West Dale Avenue.

Figure E-11. Overview of the north side of the home as seen along West Dale Avenue (note the new courthouse is visible even at this distance).

Figure E-12. View of the streetscape along West Dale Avenue near North Humphreys Street looking back toward the residence.

Figure E-13. Overview of the former Catholic school and the residence as seen from the large parking lot the extends over the entire south half of the block.

Figure E-14. Overview of the south side of the residence and the 2018 condominium development along North Beaver Street as seen from the former school parking lot.

Figure E-15. Overview of the Craftsman residence at 314 North Beaver Street that is now dwarfed on its north side by the three-story condominium complex completed in 2018.

Figure E-16. View of the new Flagstaff Municipal Courthouse as seen from West Cherry Avenue (completed October 2020).

Figure E-17. View through the south kitchen window of the new municipal courthouse along West Cherry Avenue.

Figure E-18. View of the former school parking lot and new courthouse through the dining room window on the south side of the residence.

Figure E-19. Alternative view of the former Catholic school as seen from the kitchen.

Figure E-20. View of the Church of the Nativity and the former Catholic school parking lot as seen from the formal living room through the cottage windows.

Figure E-21. View of the new courthouse as seen from the formal living room.

Figure E-22. The former Catholic school is still prominently visible through the formal living room window.

Figure E-23. The upper stories of the new condominium complex across the street as seen through the window of the enclosed porch.

Figure E-24. The condominium complex (completed in 2018) is clearly visible through the window of the small corner bedroom (constructed in 1886) on the first floor.

Figure E-25. The modern office complexes along West Cherry Avenue line the street as seen through the windows of the second floor bedroom (north side of the residence).

Figure E-26. The modern office complexes as seen through the window of the sleeping porch on the second floor.

Figure E-27. The enormous roof of the former Catholic school as seen from one of the small second-story rooms created when the sleeping porch here was divided up with modern sheetrock/drywall.

Figure E-28. One can see the roof of the former school dominates the view from the modern bath on the second floor of the home.

Heritage Preservation Commission **5. B.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

~~**St Mary's Catholic School Phase 1 Cultural Resource Study**~~

PROPERTY INFORMATION:

~~**Address:** 320 N Humphreys St~~
~~**Assessor's Parcel Number:** 101-13-008A~~
~~**Property Owner:** FSL Holdings~~
~~**Applicant:** Stephen L. Hastings Director of FSL RES~~
~~**City Staff:** Mark Reavis, AICP, NCARB~~

REQUESTED ACTION:

~~The applicant is requesting approval of the Phase 1 Cultural Resource Study for a school property commonly known as the St. Mary's School, 320 N Humphreys Street, Flagstaff Arizona.~~

RECOMMENDED ACTION:

~~Recommendation pending completion of staff report~~

Alternative Actions:

Has There Been Previous Commission Decision on This:

No Heritage Preservation Commission decisions on this property have taken place on this building with the exception of excluding it from the North End Historic Residential District, National Register of Historic Places.

Attachments

HPO report
St Mary HP app
St Mary Phase 1

St Mary's Catholic School

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT

Phase -1 Cultural Resource Study Review | **DATE: December 7th, 2020**
PZ-19-00031-01 | **MEETING DATE: December 16th,2020**
Address: 320 N Humphreys St | **REPORT BY: Mark Reavis, AICP, NCARB**

BACKGROUND

As included in the HPC application the following description of the proposed project was provided. The applicant proposes to demolish the school structure commonly known as the St Mary's Catholic School. The adjacent David Babbitt Home is also proposed for demolition to make way for the construction of the proposed housing project stated as follows:

The project known as San Francisco Square sits on approximately 2.064 acres of land in downtown Flagstaff, Arizona. The site is currently improved with an existing 25,000 square foot elementary school as well as a 1,500 square foot 3-story residential home. The site is not currently in use, but was formerly occupied by the San Francisco de Asis Catholic School and Catholic Renewal Center. The school closed in December 2016. The school structure will be demolished and developed separately as senior and workforce housing in two phases over two years. Phase I, the senior project will consist of a 70-unit apartment with structured or podium parking and will be well positioned near a number of amenities and services appropriate for seniors. San Francisco Square will serve seniors age 62 years and older at 40%, 50% and 60% of Area Median Income. The project will include 60 one-bedroom and 10 2-bedroom apartments. The one-bedroom units are approximately 700 square feet and the two-bedroom units are 900 square feet. Green features include low water plumbing fixtures, Energy Star appliances, lighting, fixtures, and mechanical equipment, low emissions wood solids and finishing materials and recycled materials in roofing and insulation. The multi-story building will include a lobby, administrative offices and community room with kitchen. It will focus on sustainability and will incorporate high R-value wall and roof systems that will save energy while providing a comfortable environment for the occupant's appliances, light fixtures and windows will be Energy Star® rated. Water efficiency will be accomplished with the use of low flow fixtures. Phase II Workspace Housing to be developed in 2021.

PREVIOUS HP DECISIONS

This property has not been previously evaluated beyond exclusion from the North End Historic District or had related Heritage Preservation determinations regarding its disposition.

REQUEST

This is a request to review the Phase-1 Cultural Resource Study. The study is for a school property commonly known as the St. Mary's School, 320 N Humphreys Street, Flagstaff Arizona. The report was prepared b**y SWCA Environmental Consulting,** Flagstaff, Arizona 86001. The report was prepared as part of a housing project to document the historic property with a Phase-1 Cultural Resource Study. SWCA

Architectural Historian Annie J. Lutes was principle author of the report. The property owner is: FSL Holdings, 1201E. Thomas Rd. Phoenix AZ 85014, Stephen L. Hastings Director of FSL RES 602.285.1800 shastings@fsl.org. The application and report indicate a request for total demolition of the School with no additional actions or mitigation.

STAFF RECOMMENDATION

The Phase 1 Cultural Resource Study meets submission requirements for Heritage Preservation Commission review. The Commission review will need to determine if the report is sufficient or if additional research and reporting is required or if mitigation is required to move forward with the development of the site and the demolition of the school. The Heritage Preservation Commission has the sole authority to approve the report with consideration of the Secretary of the Interior Standards for evaluating historic properties and local provisions.

Staff recommends that the Heritage Preservation Commission (HPC) review the Cultural Resource Study, and its photo documentation and become fully familiar with its content. The HPC is to listen to the consultant's presentation of the report and their conclusions. The HPC may ask the consultant any relevant questions regarding their determinations made in the report.

Staff recommends that the HPC provide additional inquires to clarify the report determinations of the evaluation of significance. The HPO recommends additional questions and considerations as follows:

- Is the report substantial in scope and meets the Secretary of the Interior Standards and local provisions for the loss of a resource of 50 plus years?
- Is the report enough and appropriate mitigation, either in the execution of the proposed project or as a separate mitigation product?
- Is the report in a form that returns the lost value of the resource to the public?

Staff recommends that additional mitigation be provided for the adverse impacts to the resource. Staff recommends that the Commission request modifications, additional information as conditions of approval for demolition of the school.

Recommended additional mitigation may include all or some of the following to be considered as appropriate mitigation.

- Provide additional investigative research into the relationship of David Babbitt as a Catholic and his and his families contributions to the Catholic Church and Catholic parochial schools.
- Provide additional written and photo documentation of the school that could include but is not limited to the architect of record and construction details.
- Prepare an architectural salvage plan for the preservation and utilization of features of the school.
    - Arrange for the professional salvage of exterior and interior features and materials with generated funds provided to various heritage preservation projects.
    - Promote the reuse and availability of quality building materials for reuse to limit landfill materials and promoting sustainability goals.

INTENT & PURPOSE

The intent of the preparation of Cultural Resource Study is to preserve aspects of a property in and alternative report form when demolition is the requested alternative. Cultural Resource Reports are intended to fully mitigate the loss of a property but also mandate a recommendation for appropriate mitigation. The Secretary of the Interior's Standards are incorporated into evaluation requirements for required research and documentation purposes.

The purpose of Heritage Preservation as noted in division **10-30.30.010** is to protect and enhance the cultural, historical, and archaeological heritage of the City of Flagstaff by recognizing, preserving, enhancing, and perpetuating the use of those objects, structures, sites, and landscape features that represent distinctive elements of the City's cultural, political, architectural, and archaeological history.

Cultural resources are an important consideration in an application for development. Professionally prepared cultural resource studies are therefore a requirement of an application for development. The type and format of studies required are determined based on the particular circumstances of the property on which development is proposed. Cultural resource studies assess the significance and integrity of potential resources, major impacts that would result from the proposed work and mitigation measures that could eliminate or offset any major impacts. This section provides detailed requirements for cultural resource studies and explains how such assessments are performed.

A. **Cultural Resource Studies.**

1. **Purpose.** To identify significant cultural resources and potential impacts of proposed development so that mitigation measures can be established for major impacts prior to development of the property.

2. **Applicability.**

a. Cultural resource studies are required for all public and private developments involving:

(5) Structures over 50 years old at the time of application.

Scope of Work

The primary considerations for this level of review.

10-30.30.050 3. **Specific Application Requirements.**

a. **Types of Studies.** Upon consultation with the Historic Preservation Officer and based on the resources that are known or likely to be present, the applicant shall provide an archeological resource study and/or a historic resource study.

b. **Preparation.** Cultural resource studies shall be prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.

c. **Report Format.** The Historic Preservation Officer will work with the professional conducting the study to determine which one of the report formats is appropriate. *The resource present at the site did at a minimum require a Phase-2 Cultural Resource Study, that was required by the HPO. In consultation with the consultant a Historic American Building Survey (HABS) format was determined to be the best because of the requested demolition.*

(2) **Phase 1 Cultural Resource Studies.** When a letter report is not appropriate, a Phase 1 Cultural Resource Study shall be prepared. A Phase 1 Cultural Resource Study shall:

(a) Identify the presence of cultural resources;

(b) Evaluate the potential for additional cultural resources being discovered;

(c) Assess the significance of identified and potential cultural resources;

(d) Assess the integrity of identified resources;

(e) Assess identified and potential impacts proposed;

(f) Provide measures to mitigate major impacts on cultural resources; and

(g) Advise whether Phase 2 or Phase 3 Cultural Resource Studies will be required.

DISCUSSION

COMMUNICATION BACKGROUND

The applicant contacted the HPO and included various individuals involved with the housing project. The communication by the HPO to the development team stressed Flagstaff's Heritage Preservation requirements and processes. The HPO has asked the applicant to confirm that the project does not require Section 106 review as a Federal Undertaking requiring both SHPO and Federal clearance under the National Historic Preservation Act, the applicant has indicated it is not a Federal Undertaking. The applicant's heritage consultant contacted the Heritage Preservation Officer (HPO) noting that they had been retained by the property owner. Within initial IDS plan review it was noted the entire block was to be developed and that the home would not be avoided, and demolition was proposed and confirmed by the submitted preliminary plans. The HPO made the determination that a Phase-1 report would be required and the results of that report after HPC review will determine further actions.

The Heritage Preservation Officer (HPO) was told by the developer that the project did not intend to preserve any structures on the site and intended to demolish the school building. As such the HPO along with consultation with the selected Cultural Resource Consultant determined that a Phase-1 Cultural Resource Study would be required. The report describes the significance of the property as follows:

The former St. Mary's Catholic School was first constructed in the mid-1950s as a classroom annex for the St. Anthony's Academy, and subsequently renovated and converted into a main school facility by the early 1960s. It is a midcentury, nonresidential example of the Contemporary style at the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood once occupied by the community's middle-upper-class white families. The former school was excluded from the North End Historic Residential District listing in 1986 because it was not yet 50 years of age and the terminal date for the period of significance for the district was 1935.

The school is a two-story, concrete building located along the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood. Since its construction in the mid- to late 1950s, the former Catholic school has had relatively few alterations to its current footprint and little modification to its midcentury design.

As the former Catholic school is over 50 years of age, the work requires a Historic Resource Study (HRS) to be conducted prior to project implementation. FSL Real Estate Services, LLC, the real estate affiliate of FSL, retained SWCA Environmental Consultants (SWCA) to conduct a Phase 1 HRS, the results of which are presented herein.

While acknowledging the importance of an affordable housing project and its desirable aspects the proposed project still must consider heritage preservation requirements. The provided report is acceptable in scope and documentation and is professionally prepared by the Cultural Resource Firm of SWCA Environmental Consultants. The report does not propose any additional mitigation beyond that of the report itself. Flagstaff's Heritage Preservation Officer (HPO) commends the consulting firm and its preparers in providing a professional report. The HPO does agree with the report conclusion that the demolition of the school will not impact to the North End District and with the report's overall conclusions of significance. The Phase-1 study does require a recommendation if additional mitigation is required.

HISTORIC ERA INTEGRITY

The Heritage Preservation Officer Mark Reavis, AICP, NCARB has reviewed the property and the submitted Phase-1 report and has determined that the property does not retain historic significance and concurs with the report's conclusion of significance under Criterion of the Federal Standards and Flagstaff Criterion, but this does not exclude review of the Study as complete and fully researched for properties of 50 plus years of age that have contributed to the rich history of Flagstaff architectural legacy.

ARCHITECTURAL DISCRIPTION:

The Phase-1 report and the photos look at the architectural description of the school along with the architectural changes that have taken place.

Basis of Report:

The information in this summary report was derived from the application to the Heritage Preservation Commission for the preparation of a Cultural Resource Report, the Flagstaff Zoning Code, The US Secretary of the Interior Standards for the Treatment and evaluation of Historic Resources and other Historic Preservation Resources and evaluation experience.

Evaluation of Effects & Mitigation

The evaluation of effect can be reviewed after full consideration of findings by the consultant. Regarding the demolition proposal and resource report the project can be considered for acceptance, though the HPO is recommending additional mitigation. Recent discussions regarding the disposition of the school as well as the David Babbitt Home established the most current history and efforts in evaluation and preservation of the property. Discussions with the project developer and city staff reviewed plans for the proposed senior citizen's affordable housing project. Providing affordable senior housing in the proximity of the Central Business District was also discussed. Conversations pointed toward demolition as the preferred alternative by the developer.

Considering the age of the school, its architectural aspects a Phase-1 Cultural Resource Study was appropriate; a determination made by the Heritage Preservation Officer. Flagstaff's Heritage Preservation ordinance 10-30.30 provisions regarding Phase-1 reports cover requirements intended to protect cultural resource values. The Heritage Preservation Officer (HPO) in a dialogue with the Cultural

Resource (CR) consulting firm (that was chosen by the developer) considered the developer preferred option of the demolition. The Heritage Preservation Officer and the CR consultant felt that the Phase-1 report should be focused to uncover unique aspects of the property. Flagstaff's Heritage Preservation program still requires appropriate mitigation for the loss of a cultural resource. It will be the Heritage Preservation Commissions responsibility to determine if the report is sufficient in its scope as mitigation

Recommended Mitigation
The Heritage Preservation Officer feels that the St Mary's School is representative of the City of Flagstaff's mid-century architecture and as such deserves additional mitigation beyond the required documentation. It is up to the applicant to meet the requirements and specifics of appropriate mitigation. Mitigation can take on various forms of compliance.

OPTIONS FOR COMMISSION DECISION-MAKING:

1) The Commission could accept the conclusions of the Phase-1 Cultural Resource Study and require no further actions or requirements.
2) The Commission could hold off on determinations until next regularly scheduled meeting reviewing the report and information presented at the Commission meeting.
3) The Commission could request modifications, additional information and a comprehensive mitigation plan. that includes additional research and salvage that is in addition to the Phase-1 report and include this as conditions of approval for demolition of the St Mary's School. (Staff Recommendation)

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City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2969
F: (928) 779-7684

HPC

Application to Heritage Preservation Commission

Date Received		File Number

Property Owner(s)	Title	Phone	Email
FSL Holdings	Owner	602.285.1800	shastings@fsl.org

Mailing Address	City, State, Zip
1201 E. Thomas Rd.	Phoenix, AZ 85014

Applicant	Title	Phone	Email
Stephen L. Hastings	Director of FSL RES	602.285.1800	shastings@fsl.org

Mailing Address	City, State, Zip
1201 E. Thomas Rd.	Phoenix, AZ 85014

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner

Site Address	City, State, Zip
320 N. Humphreys St.	Flagstaff, AZ 86001

Project Name
San Francisco Square

Parcel Number(s)	Zoning District(s), including Overlays
101-13-008A	T5

Type of HPC Application Requested:

- ☐ Historic Overlay District Designation (If new, Name:_____)
- ☐ Landmark Overlay District Designation
- ☐ Certificate of Appropriateness
- ☐ Certificate of No Effect
- ☐ Certificate of Economic Hardship
- ☒ Cultural Resource Study Review - Please check all that apply: ☐ Letter Report ☒ Phase I ☐ Phase II
- ☐ Historic Facades and Signs Grant

Property Information:

- ☐ Yes ☒ No Listed on the National Register of Historic Places? (Name:_____)
- ☐ Yes ☒ No Listed on the Arizona Register of Historic Places? (Name:_____)
- ☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name:_____)
- ☐ Yes ☒ No Has the structure every been inventoried or evaluated for the National Register?
- ☒ Yes ☐ No Is the structure over 50 years old at the time of application?
- ☐ Yes ☒ No Was all or a portion of the structure built before World War II as housing?

Is the subject property: ☒ Developed ☐ Vacant Land?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature:	Date:	Applicant Signature:	Date:
Steve Hastings	11/23/2020		

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **Date:** _____

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Project Description (Insert additional pages if necessary)

The project known as San Francisco Square sits on approximately 2.064 acres of land in downtown Flagstaff, Arizona. The site is currently improved with an existing 25,000 square foot elementary school as well as a 1,500 square foot 3-story residential home. The site is not currently in use, but was formerly occupied by the San Francisco de Asis Catholic School and Catholic Renewal Center. The school closed in December 2016. The school structure will be demolished and developed separately as senior and workforce housing in two phases over two years. Phase I, the senior project will consist of a 70-unit apartment with structured or podium parking and will be well positioned near a number of amenities and services appropriate for seniors. San Francisco Square will serve seniors age 62 years and older at 40%, 50% and 60% of Area Median Income. The project will include 60 one-bedroom and 10 2-bedroom apartments. The one-bedroom units are approximately 700 square feet and the two-bedroom units are 900 square feet. Green features include low water plumbing fixtures, Energy Star appliances, lighting, fixtures, and mechanical equipment, low emissions wood solids and finishing materials and recycled materials in roofing and insulation. The multi-story building will include a lobby, administrative offices and community room with kitchen. It will focus on sustainability and will incorporate high R-value wall and roof systems that will save energy while providing a comfortable environment for the occupants Appliances, light fixtures and windows will be Energy Star® rated. Water efficiency will be accomplished with the use of low flow fixtures. Phase II Workspace Housing to be developed in 2021.

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.
2. Eight copies of drawings 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.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
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.

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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:

_____

Describe 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):

_____

_____

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Preservation Budget Summary:

Complete this section only for consideration of Historic Facades and Sign Grants (Attach additional pages as necessary).

Construction Budget: _____

Preservation Work Budget Detail:

Item of Preservation Work:	Total Cost:	Grant Request:	Matching Funds:
Totals:			

Notes:

1. Grant request cannot exceed 50% of Project Costs.
2. Grant request cannot exceed $10,000.
3. Grant recipient or property owner labor cannot be used as matching funds.

Phase 1 Historic Resource Study for the Former St. Mary's Catholic School at 320 North Humphreys Street in Flagstaff, Coconino County, Arizona

NOVEMBER 2020

PREPARED FOR

FSL Real Estate Services, LLC

PREPARED BY

SWCA Environmental Consultants

PHASE 1 HISTORIC RESOURCE STUDY FOR THE FORMER ST. MARY'S CATHOLIC SCHOOL AT 320 NORTH HUMPHREYS STREET IN FLAGSTAFF, COCONINO COUNTY, ARIZONA

Prepared for

FSL Real Estate Services, LLC
1201 East Thomas Road
Phoenix, Arizona 85014
Attn: Stephen L. Hastings

Prepared by

Annie Jay Lutes, M.A., M.S.

SWCA Environmental Consultants
114 North San Francisco Street
Suite 100
Flagstaff, Arizona 86001
928.774.5500
www.swca.com

SWCA Project No. 63186

SWCA Cultural Resources Report No. 20-649

November 2020

EXECUTIVE SUMMARY

FSL Real Estate Services, LLC, commissioned this Phase 1 Historic Resource Study (HRS) as required by the Flagstaff Zoning Code, Division 10-30.30, Heritage Preservation. For this report, background information on the historic-era property at 320 North Humphreys Street, historically known as the St. Mary's Catholic School, was gathered to obtain a baseline of knowledge of the historical character and defining features of the property, as well as the general conditions of the building. Additionally, the historical significance of the former school and its proximity to the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, both listed in the National Register of Historic Places (NRHP) in 1986, was also considered. This report and evaluation process is required by the City of Flagstaff (City) as provided for in the City Zoning Code, Division 10-30.30: Heritage Preservation.

This Phase 1 HRS was designed to identify and record the character-defining features of the midcentury school building, for the purposes of evaluating the property's significance and identifying mitigation measures (if appropriate) to be established prior to the proposed total demolition of the property (Section 10-30.30.050: Cultural Resources) the proposed San Francisco Square Apartments project. These features are noted under Study Findings and Conclusions.

To meet the City's requirements, an archival search on the property was conducted, which included property information from the City and Coconino County, and historic property surveys applicable to the project parcel (Assessor's Parcel Number 101-13-008A). Research was limited to available online resources due to the ongoing COVID-19 pandemic, which precluded in-person searches due to safety considerations. The direct area of potential effects for the project consists of the geographic boundary of the property's parcel at 320 North Humphreys Street in addition to the portions of the adjacent North End Historic Residential District and Flagstaff Townsite Historic Residential District from which the school is visible.

The former St. Mary's Catholic School was first constructed in the mid-1950s as a classroom annex for the St. Anthony's Academy, and subsequently renovated and converted into a main school facility by the early 1960s. It is a midcentury, nonresidential example of the Contemporary style at the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood once occupied by the community's middle-upper-class white families. The former school was excluded from the North End Historic Residential District listing in 1986 because it was not yet 50 years of age and the terminal date for the period of significance for the district was 1935.

Based on field documentation and the research conducted for this study, the former St. Mary's Catholic School does not meet the criteria for significance for the Arizona or National Registers of Historic Places, nor for the local Flagstaff Register of Historic Places. Because of this, demolition of the former school does not warrant preparation of a Phase 2 HRS. Additionally, while the former school is adjacent to the boundary of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, the portions of the NRHP historic districts and surrounding areas outside the districts' boundaries have changed substantially since they were first listed in 1986 due to demolition of former historic-era properties and subsequent infill of incompatible development over the past 20 to 30 years. Therefore, the demolition and redevelopment of the parcel for the proposed San Francisco Square Apartments project would not detrimentally affect the integrity of either of the portions of these NRHP-listed districts adjacent to the project to the extent that they no longer qualify for listing.

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1 INTRODUCTION AND BACKGROUND

1.1 Introduction

The former site of the San Francisco de Asís Catholic School, located at 320 North Humphreys Street, is at present an unoccupied building near the heart of downtown Flagstaff in Coconino County, Arizona (Figure 1). Historically known as St. Mary's Catholic School, the approximately 23,700-square-foot building was constructed in the mid-1950s/early 1960s and is not within any national historic district, nor is it within a local overlay zone. At present, the property is zoned Community Commercial under the City of Flagstaff Zoning Code (Flagstaff Zoning Code), a zone designated to promote both commercial and residential development.[1]

The City of Flagstaff (City) requires resource studies for all public and private developments that meet certain criteria. Per the City Heritage Preservation Officer, a Phase 1 is the appropriate level of study for the former Catholic school. In accordance with Division 10-30.30 (Heritage Preservation) of the Flagstaff Zoning Code, the objective of this study conducted for the former school building at 320 North Humphreys Street was to

- assess the significance and integrity of the property;
- identify the potential impacts of future development or demolition on the property, including any indirect or residual impacts; and
- recommend measures to mitigate potential impacts of the proposed project on the property and to the adjacent North End Historic Residential District and Flagstaff Townsite Historic Residential District as National Register of Historic Places (NRHP) districts.

1.2 Project Background

The Foundation for Senior Living (FSL) is a 501(c)(3) organization established by the Roman Catholic Diocese of Phoenix in 1974 to provide housing and social services to seniors and individuals with disabilities irrespective religion, race, or social status. Since its founding, FSL has evolved to support elder quality of life and care through home and community-based services through the development of energy-efficient, affordable housing (FSL 2020). FSL Holding Properties, LLC, is the business entity that holds title to investment real estate properties on behalf of the private non-profit, including the former Catholic school.

The school is a two-story, concrete building located along the periphery of Flagstaff's commercial downtown and the historic North End residential neighborhood. Since its construction in the mid- to late 1950s, the former Catholic school has had relatively few alterations to its current footprint and little modification to its midcentury design.

The property owner wishes to redevelop the property to build the proposed San Francisco Square Apartments, a dual-phase development to include affordable senior housing and workforce housing, which will require demolition of the school building. The San Francisco Square Apartments will be located on the corner of West Cherry Avenue and North Humphreys Street. The senior-living phase of the

[1] The Community Commercial zone applies to parcels within the Flagstaff City Limits appropriate for dispersed commercial areas designed to serve communitywide needs. In accordance with the Flagstaff Zoning Code, the development of residential uses in addition to commercial uses is encouraged in this zone to provide diversity in housing choices (for additional information relative to non-transect zones in Flagstaff, see https://www.codepublishing.com/AZ/Flagstaff/html/Flagstaff10/Flagstaff1040030.html#10.40.30.040).

project will consist of a 33,000-square-foot, 70-unit apartment site with podium parking that will serve seniors 62 years and older.

As the former Catholic school is over 50 years of age, the work requires a Historic Resource Study (HRS) to be conducted prior to project implementation. FSL Real Estate Services, LLC, the real estate affiliate of FSL, retained SWCA Environmental Consultants (SWCA) to conduct a Phase 1 HRS, the results of which are presented herein.

The property is located on Assessor's Parcel Number (APN) 101-13-008A, an approximately 2-acre parcel bounded by North Humphreys Street to the west, West Dale Avenue to the north, North Beaver Street to the east, and West Cherry Avenue to the south (see Figure 1), corresponding to Block 45 of the original Plat of the Townsite of Flagstaff (Coconino County Recorder 1890).

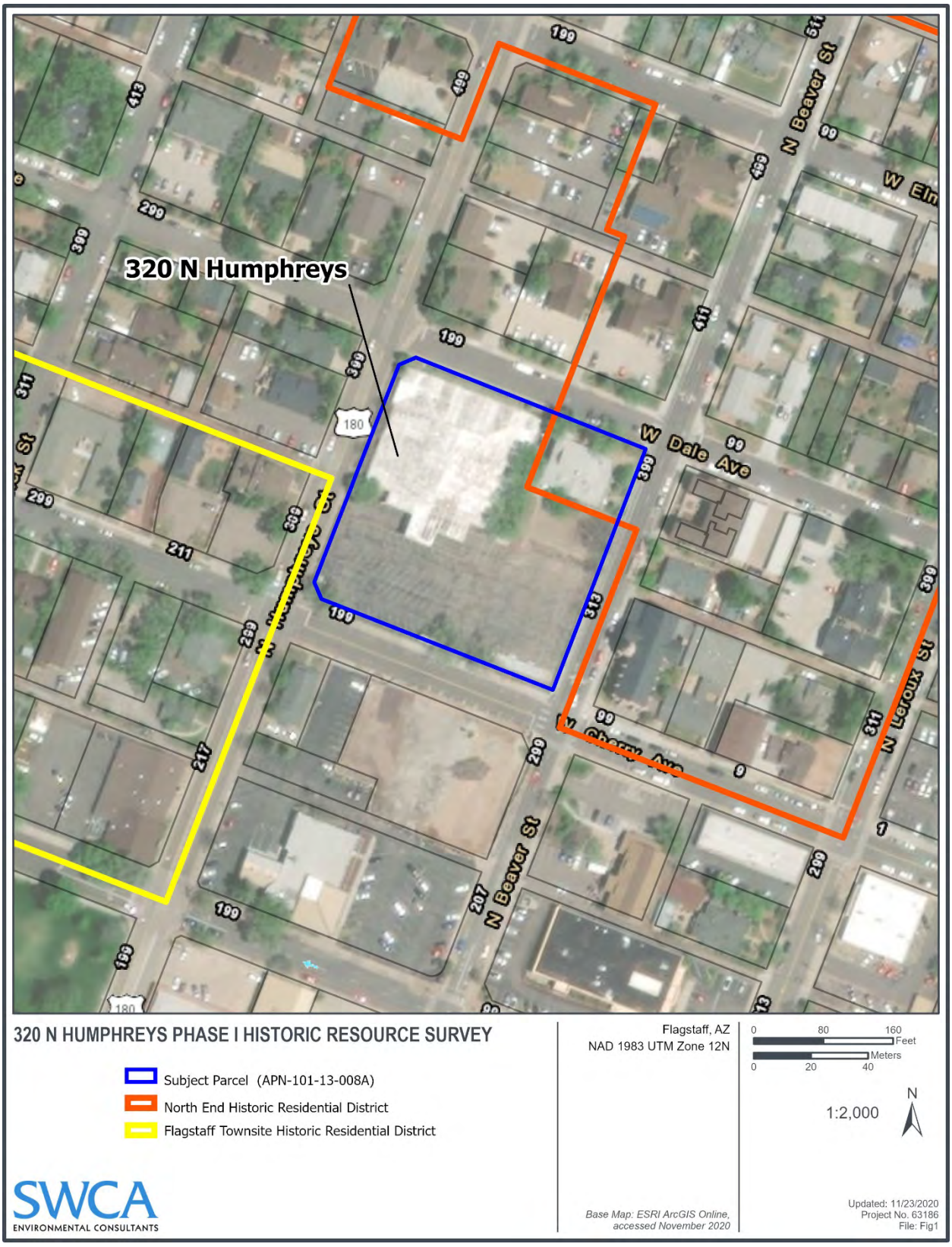

Figure 1. Location of the former St. Mary's Catholic School property.

2 METHODOLOGY

2.1 Archival Research

The first step in the Phase 1 HRS was archival research. Research methods are based on the procedures established by the U.S. Department of the Interior National Park Service (NPS) in *National Register Bulletin 39: Research a Historic Property* (1998a). Several sources were examined to complete this task, including specific newspaper articles, published books, and Coconino County records. These research documents were found in the Colorado Plateau Archives (online), among public records available online from the Coconino County Recorder's and Assessor's offices, as well as among other readily available online resources.[2] SWCA was not tasked with conducting a formal title search and none was undertaken for the purposes of this study. SWCA was provided with an American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) land title survey prepared by Superior Surveying Services, Inc. in July 2018, which is presented for reference in Appendix A.

In addition to these records, a Phase I Environmental Site Assessment (Phase I ESA) completed by Terracon Consultants, Inc. (Terracon), for the property in June 2018. This type of report is prepared for a real estate holding and identifies existing or potential environmental contamination liabilities. Phase I ESA documents are prepared with detailed site histories, including previous environmental reports, Sanborn Map Company (Sanborn) fire insurance maps, historical aerial photographs and topographic maps, local street directories and historical city directories, city/county building department records, zoning/land use records, and property tax records, as well as other historical documents. Conducting a Phase I ESA involves consultation of databases and other sources that require subscriptions in order to access site-specific and area data. The Phase I ESA prepared for the former Catholic school building provided invaluable information for the property that has been incorporated into this study as appropriate (Terracon 2018).

2.2 Fieldwork

Fieldwork conducted for the Phase 1 HRS for the former Catholic school consisted of examining the interior and exterior of the property. SWCA Architectural Historian Annie Lutes and SWCA Cultural Resources Technician Jacqueline Muehlbauer conducted a site visit on October 2, 2020, to walk around the inside and outside of the building, taking photographs and noting character-defining elements of the building. Ms. Lutes and Ms. Muehlbauer were met on-site by Mr. Luis Arevalo on behalf of FSL, who facilitated access to the school and provided background information on the property.

Overall, fieldwork consisted primarily of digital photography, to document not only the building's current condition, but also the integrity and significance of the property through a visual record. Select photographs are presented in this report to support the study findings and illustrate the current condition and configuration of the building. Because of the construction of a new courthouse facility for the City of Flagstaff, much of the parking lot of the former school was being utilized to stage equipment, materials, and crew vehicles and therefore, was not accessible during the site visit. The parking lot was cleared by the contractor by the end of October, and SWCA returned in November to take photographs documenting

[2] Due to the current COVID-19 pandemic, in-person research at the Northern Arizona University (NAU) Cline Library, Special Collections and Archives was restricted to current university students, faculty, staff. Additionally, in-person searches were not conducted at Coconino County also because of health safety concerns. Because of this, SWCA was unable to consult hardcopy archival records that would otherwise be included in this study. While this did not preclude the ability to evaluate and assess the former school building, there may be pertinent records found at NAU and at Coconino County that could have added to the background and history of the property as summarized herein.

the setting of the former school property as well as areas of the parking lot that had not been able to be photographed the preceding month. These photographs are provided in Appendix B for reference.

2.3 Framework for Evaluation

2.3.1 *Evaluating Historic Significance*

For a property to be significant, it must represent a significant part of history, architecture, engineering, or culture of an area; therefore, a property can only be assessed for significance when it is evaluated within its historic context. As defined by NPS, a historic context is a theoretical construct that is linked to a property through the concept of a property type that is further understood through its connection with a trend or pattern in history (NPS 1997, 2001). For the former St. Mary's Catholic School to be considered a significant property within its historic context, five things must be ascertained for the property: 1) the aspect of history for Flagstaff, the state of Arizona, or the nation that the former Catholic school represents; 2) whether that aspect of history is significant; 3) whether the former Catholic school is a property that has relevance and is important within its historic context; 4) how the former Catholic school represents that importance within history; and 5) whether the former Catholic school possesses the historic character-defining elements (i.e., physical features) necessary to convey the historic importance with which it is associated (NPS 1997:7).

A historic context defines the important theme(s), geographical extent, and specific period in time for a property that collectively assist in identifying what the property represents. This is different from a historical overview, which simply recounts a property's history through time. Instead, historic themes help frame a property within various cultural patterns in history, such as education, industry/technology, and social and ethnic groups. Additionally, for the former Catholic school to be considered historically important, it cannot simply be connected with a theme in history, but it must be associated with a *significant* theme in history. Historic themes are considered significant if they can be demonstrated through scholarly research and are considered important in American history, be it locally, at a state level, or nationally (NPS 1997). These themes can be found within larger "areas of significance" when evaluating a property's significance.[3]

An area of significance is also related to a defined chronological period, a distinct "period of significance" that represents the property's importance within that historic theme. Additionally, as an important property is bound in time, so too is it constrained to a specific geographic extent within the area of significance. The geographic scale of a property's historic context may be associated with a pattern of development within historic, political, or other boundaries (e.g., a community, region, state), or even a particular cultural area. Ultimately, the historic context sets up a framework to facilitate evaluation and assessment of historic-age properties (NPS 1997, 2001).

2.3.2 *Criteria for the Evaluation of Significance and Integrity*

For the City, five criteria are applied in the evaluation of properties' eligibility for listing in the Flagstaff Register of Historic Places (FRHP). These five criteria are based on the four national criteria established for the NRHP, with these same four criteria applying to the state's Arizona Register of Historic Places (ARHP).

[3] See NPS 1997 for established areas of significance used relative to the NRHP.

A property must demonstrate significance under one or more of these local, state, and/or national criteria when evaluated within its historic context (NPS 1997). To be considered eligible (i.e., significant with sufficient integrity), a property must be at least 50 years old (historic age) and meet at least one criterion for listing in the FRHP, ARHP, or NRHP. According to the four criteria for the ARHP and NRHP (henceforth referred to as the ARHP/NRHP Register Criteria), the quality of significance in American history, architecture, engineering, and culture is present in buildings, structures, sites, objects, and districts that

A. are associated with events that have made a significant contribution to the broad patterns of our history; or

B. are associated with the lives of significant persons in our past; or

C. embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction; or

D. have yielded, or may be likely to yield, information important in prehistory or history.

For the City, the determination of significance of cultural resources is provided for under Section 10-30.30.050.B of the Flagstaff Zoning Code. According to these provisions (henceforth referred to as the FRHP Register Criteria), a property is significant if it

A. is listed or eligible for the ARHP, NRHP, or as a National Historic Landmark; or

B. is associated with events or persons in the architectural, engineering, archaeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City, the State of Arizona, or the United States of America [similar to ARHP/NRHP Criterion A]; or

C. represents the work of, or for, an important individual [similar to ARHP/NRHP Criterion B]; or

D. 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 [similar to ARHP/NRHP Criterion C]; or

E. has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources [similar to ARHP/NRHP Criterion D].

These register criteria and the registers to which they apply allow a property to be evaluated in terms of significance at the local, state, and national levels.

2.3.2.1 ASPECTS OF INTEGRITY

As discussed above, for a property to meet these register criteria (whether FRHP, ARHP, or NRHP), the property must be considered significant within an important historic context and must also retain integrity and the ability to convey that significance. A property that demonstrates integrity expresses its historic significance via its physical characteristics that existed during the property's historic (or prehistoric) use (NPS 1997). Integrity is evaluated in terms of seven aspects: location, design, setting, materials, workmanship, feeling, and association. A property that fails to retain its historic character-defining elements can no longer convey its association with its historic context, and does not have integrity. A property that cannot convey its significance cannot meet any of the FRHP, ARHP, and NRHP Register Criteria, nor can it be considered a historic property.[4]

[4] A resource that is eligible for, or listed in, the National Register is a "historic property" (NPS 1997), but this is not to be confused with a "historic-age" or "historical" property, which is simply one that is over 50 years in age since construction.

One important aspect of integrity is *location*. Location is the place where a property was constructed. In order to retain this aspect, a historic property must be in the same location in which it was constructed, and the relationship between a property and its historic associations is typically destroyed if a property is moved (NPS 1997). The relationship between a property and its location is very important in terms of understanding why the property was constructed, as well as its relationship and association to surrounding properties. This is especially true if a property is within or near an area of important historical significance, like that of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District.

The location of a property is complemented by its *setting*, which is another aspect of integrity. Setting is the actual physical environment of a historic property, and it includes many characteristics of a particular property's surroundings. These characteristics may be natural features such as topography, vegetation, and even undeveloped areas like forests or fields. However, these characteristics can also be human-made, referring to a property's relationship with adjacent buildings, along a streetscape, or within a neighborhood. Setting refers to the character of a property within its environment. Although it is much more abstract than location (a property's specific place), setting is very important in demonstrating how, not just where, a property fits within a larger landscape (NPS 1997).

A third aspect of integrity is that of *design*, which refers to the physical elements of a historic property "that create its form, plan, space, structure, and style" (NPS 1997:44). Design captures the historical functions and aesthetics of a property that were the result of human decisions and choices when the property was first conceptualized. Design is by its nature one of the aspects of integrity that is associated directly with areas of significance such as community planning and architecture. The organization of interior spaces, the proportion and scale of the exterior, the shape and form of a property, ornamentation (textures, colors, type, style, and arrangement), and materials are all related to design (NPS 1997).

Materials is another aspect of integrity. Materials are the physical elements that were used during a particular period of time and in a particular way to create a historic property. The materials used to construct a property reveal availability, style preferences, technologies, and traditions. A property must retain the key exterior materials dating from the period of significance for that property in order to have integrity in this aspect (NPS 1997). Closely related to materials is *workmanship*, which may be applied to a property as a whole or its individual components. Workmanship can be expressed in vernacular methods of construction, not just elaborate ornamental detailing or finishes, and is the "physical evidence of the crafts of a particular culture or people during any given period in history or prehistory" (NPS 1997:45). This aspect of integrity helps illustrate the aesthetics of a particular time period, as well as technology in construction that may be characteristic of an individual property, a neighborhood, a region, or even on a national level.

Another aspect of integrity is *feeling*, which is defined as a historic property's expression of a particular time period. As a whole, integrity of feeling is a property's ability, through its physical features, to convey its historic character (NPS 1997). Often, feeling is the result of several aspects of integrity that, when taken together, relate a property's place within a historical framework and period of significance.

The last aspect of integrity is *association*. Association is the direct link between a historic property and an important historic event or person. A property retains integrity of association if it is the place where the event occurred and is "sufficiently intact to convey that relationship to an observer" (NPS 1997:45). Much like integrity of feeling, integrity of association is the ability to convey historic character through physical features.

2.3.2.2 INTEGRITY VERSUS CONDITION

It is important to understand that a property can still retain NRHP aspects of integrity, and thereby be considered a significant historic property, yet be in poor physical *condition*. Integrity and condition, while not mutually exclusive, are separate concepts within the realm of historic preservation. Although integrity can be affected by condition, the two are not interchangeable in meaning. As discussed above, integrity is the retention of characteristics or traits that existed during the period of significance. Conversely, condition pertains to the usability of the property and its current appearance and/or state. For example, a historic residence that has since had portions of the home reconstructed and replaced, or with added additions to the original building may be in good condition, but could at the same time fail to retain integrity due to its many modifications following the period of significance. Thus, the home would not be able to meet the criteria for significance because its characteristics would no longer convey its association with important themes in history.

3 HISTORICAL OVERVIEW

In compliance with the *U.S. Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation* (NPS 1983), historic contexts are developed to facilitate the evaluation and assessment of historic-age properties. For the property evaluated in this report, applicable historic themes have been identified in established historic contexts. The following brief descriptions of these themes associated with the former St. Mary's Catholic School are adapted from the Flagstaff Multiple Resource Area National Register of Historic Places nomination form (NPS 1986a), the North End Historic Residential District National Register of Historic Places nomination form (NPS 1986b), the Flagstaff Townsite Historic Residential District National Register of Historic Places nomination form (NPS 1986c) and the 1985 Flagstaff Historic Properties Survey (Janus Associates, Inc. [Janus Associates] 1985). Other sources from which applicable historic themes for this historic context were adapted include the following:

- *The History of Flagstaff* (Shock 1952)
- *They Came to the Mountain: The Story of Flagstaff's Beginnings* (Cline 1976)
- *Brothers Five: The Babbitts of Arizona* (Smith 1989)
- *Mountain Town: Flagstaff's First Century* (Cline 1994)
- *A Field Guide to American Houses* (McAlester 2018)

Overall, these established contexts, studies, and other literature apply to the former St. Mary's Catholic School as a parochial institution with its roots in the development of Flagstaff's educational system, as well as a midcentury building located in the historic North End residential neighborhood of the original Flagstaff Townsite. The historic themes presented below briefly summarize the framework developed for the Catholic school property for the purposes of evaluation.

3.1 Community Development

3.1.1 *Development of Flagstaff Townsite*

The original settlement of Flagstaff was initially clustered around Antelope Spring at the base of Mars Hill west of modern-day downtown (Janus Associates 1985; NPS 1986a). With the anticipation surrounding the advancing Atlantic & Pacific (A&P) Railroad, Antelope Spring was the perfect place to set up camp for the crews constructing the railroad, where they would be close to both water and their job

on the railroad line. It additionally was a critical spot for the railroad, which also needed substantial amounts of water for its operations. In response to these preparation activities, Patrick B. (P.B.) Brannen and his nephew Peter J. (P.J.) Brannen saw an opportunity and chose a site near Antelope Spring for a general merchandise store located along what is today West Coconino Avenue (Cline 1976; Janus Associates 1985; NPS 1986a). Often referred to as Antelope Park, the railroad camp quickly became a thriving, bustling community growing rapidly during its pre-railroad heyday. There were 20 wood-frame buildings and at least as many tents by late fall 1881 near Antelope Spring. The wood-frame establishments faced southeast and abutted the north side of railroad right-of-way and the street on which these buildings were situated, today West Coconino Avenue, was a rough dirt road that intersected an important route between Flagstaff and Prescott, the Overland Road (Cline 1976, 1994).

The evolving community of Flagstaff received a tremendous boost with the arrival of the railhead. Within a period of weeks after the railroad reached Flagstaff on August 1, 1882, there were several saloons and other general businesses operating (Cline 1976, 1994; Janus Associates 1985; NPS 1986a). Despite little direct involvement by the A&P, decisions made by the railroad did influence the development of Flagstaff, leading to the decline of the commercial district along Coconino Avenue in "Old Town." Due to the rather steep slope around Antelope Spring, the railroad depot was placed 0.5 mile east in the southwest quarter of Section 15 on land owned by the railroad as part of its charter. This resulted in the emergence of a second settlement around the depot (Shock 1952). In 1883, P.J. Brannen again had the foresight to build a commercial building where none had previously existed. This time, instead of his tent-cabin combination, Brannen constructed this building of cut stone opposite the railroad depot, which at the time was modestly composed of two railroad boxcars. Streets for this "New Town" were laid out in a grid pattern, parallel to the railroad right-of-way. After a devastating fire destroyed the old commercial row in the Old Town settlement near Antelope Spring, New Town became the commercial center of Flagstaff in 1884 (Cline 1976; Janus Associates 1985; NPS 1986a; Shock 1952).

Despite the setbacks caused by what seemed to be an endless number of local fires (see Shock 1952:61–69), Flagstaff remained a fast-growing settlement, much like other towns in the Arizona Territory such as Holbrook and Winslow. It was a town focused on the railroad as it fostered new industries and expanded existing commercial enterprises in the region. With its transcontinental significance, Flagstaff was set up to serve a critical role, focused on its own development and growth as fledging community, but also aiding that of the region as a whole. It was at this time that local residents set to work obtaining a townsite patent and incorporating it as a town. This was a complex process primarily due to the checkerboard pattern of land ownership due to land owned by the railroad company. Old Town was within Section 16, and was available for a patent; however, Sections 15 (with the depot) and 21 belonged to the railroad. The townsite survey identified the layout of blocks, lots, streets, and alleys, as well as public areas like parks and open spaces (Coconino County Recorder 1890). Flagstaff's townsite patent, establishing an irregular grid of 92 blocks oriented based on the alignment of the rail line, was granted by the U.S. Government in January 1889 and recorded 1 year later on January 24, 1890 (Janus Associates 1985; NPS 1986a). Approximately 1 year after the townsite patent was granted, Coconino County was created from Yavapai County on February 21, 1891, while Flagstaff itself was later incorporated as a town on May 26, 1894 (Cline 1976, 1994; Janus Associates 1985; NPS 1986a).

3.1.1.1 THE NORTH END HISTORIC RESIDENTIAL DISTRICT

The North End Historic Residential District comprises 10 blocks roughly bounded by Hunt Street to the north, Cherry and Elm Streets to the south, Verde Street to the east, and Humphreys Street to the west (NPS 1986b). The identity and character of this neighborhood has been defined over time, cultivated by its relationship and proximity to the Townsite neighborhood to the west and the commercial heart of downtown to the south. This neighborhood illustrates social stratification of the community's white middle to upper classes as evidenced by the presence of some of Flagstaff's most sizable residences built

by members of its most prestigious families including the Babbitts, the Greenlaws, and the Verkamps along San Francisco, Leroux, and Beaver Streets. The North End Historic Residential District traces the development of Flagstaff from the early 1880s through pre–World War II with a variety of architectural styles, including local adaptations of national stylistic trends (e.g., the vernacular Queen Anne cottage, the Western or Builders Colonial, the Neo-Colonial/Classic Box, and the Bungalow, to name a few) (Janus Associates 1985; NPS 1986b).

The former St. Mary's Catholic School was excluded from the historic district boundary when it was listed in the NRHP in 1986 (NPS 1986b) because the building was not yet 50 years of age and the period of significance established for the historic district was cut off at 1935 (that is, 50 years before 1985, when the neighborhood building inventory was conducted).

3.2 Education

3.2.1 *Parochial Schooling in Flagstaff*

The first school district in Flagstaff was authorized in November 1882 and by January 1883, Mrs. Eva Marshall, Flagstaff's first teacher, was in front of the very first class held in a small makeshift log cabin near Old Town (Cline 19676; Shock 1952). Quickly realizing the importance of a proper building, the first schoolhouse was built and dedicated on Thanksgiving evening (noted as the first meeting ever held in Flagstaff) in 1883. Located in the north end of what is today the NAU campus, this modest school was removed from the noise and violence of the saloons of Old Town, initially housing only a small number of students (Cline 1976; Shock 1952).

As the community grew, so too did the number of children in attendance at the local school. By January 1884, 35 students were enrolled, with 58 by December 1885. Spring 1887 found the small schoolhouse rather packed with young minds, and as a result, a new wing was added, which would accommodate upwards of 88 students by the fall months of 1889 (Cline 1976). Grades were added as students advanced each year, beginning with elementary grade levels. With the increasing numbers of students, it was decided in spring of 1894 that a new public school building—a high school—was needed (Cline 1994). Construction of the Emerson School—named after Ralph Waldo Emerson—was begun in spring of 1895 and was quickly completed to welcome its first high school students in September of that same year. With an enrollment of 155, the school held its first commencement with its graduating class in April 1897 (Cline 1976, 1994).[5]

By the mid-1890s, there were several prominent Catholic families in town intent on providing their children with a religious education. While the Emerson School was still under construction, local Catholic parents were already in the process of establishing Flagstaff's first parochial institution for early grade levels in a small log cabin on the northwest corner of Beaver Street and Cherry Avenue, coinciding with the southeast corner of APN 101-13-008A (subject parcel), or of the original plat of the Flagstaff Townsite. This small cabin is visible on both the December 1892 and the July 1895 Sanborn fire insurance maps (Figure 2) (Sanborn 1892, 1895).

[5] Cline (1976) notes that the Emerson School building was later used as an elementary school with high school students attending at the Arizona Normal School, which is today NAU.

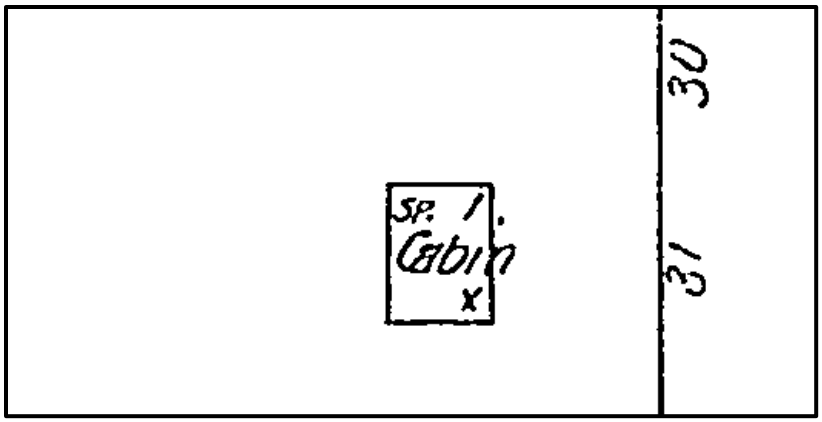

Figure 2. The small, one-room cabin depicted on the July 1895 Sanborn map (Sanborn 1895).

Shortly thereafter, a small, wood-frame, one-room school was built on the northwest corner of Cherry Avenue and Beaver Street in the fall of 1896 (Smith 1989). This small parish school can be seen on the October 1901 Sanborn map (Figure 3). It was at this time in the mid- to late 1890s that the Catholic parish acquired the southern half of the block along Cherry Avenue as a gift from Gerhard Verkamp of Cincinnati, Ohio, who was the father-in-law of Charles J. (C.J.) and David Babbitt (both of which married Verkamp daughters) (Cline 1994). The Babbitts themselves were a dedicated Catholic family, as even after David Babbitt passed away on November 8, 1929, his home at 319 North Beaver continued to be used as the residence of the nuns who taught at the then-small parish school (Smith 1989).

Sometime from 1904 to 1905, the parish erected a two-story on the same property, just northwest of the original school (Shock 1952; Sanborn 1910). The school boasted nine classrooms, a chapel, and living quarters for the Sisters of Loretto, who would instruct the Catholic youth of Flagstaff at the new St. Anthony's School (Cline 1994). With its first Catholic Church built on Ellery Street south of the railroad tracks in the Southside neighborhood abandoned around the same time, the parish made improvements to the former school building in order to convert it to house its worshippers (Figure 4).

Within the next 6 years, the parish undertook the complete renovation of St. Anthony's School, creating an expansive educational institution with a large central courtyard, assembly hall, and other educational amenities for its DAY SCHOOL FOR BOYS & GIRLS (Figure 5). By 1916, the converted church had been demolished and those attending mass and other services did so at the academy until the Church of the Nativity of the Blessed Virgin Mary, built in the Gothic Revival style of local malpaís cobbles collected by parishioners, was dedicated several years later in 1930 across the street to the east (see Figure 5; Figure 6).

With its brick construction and stone veneer, the ST. ANTHONY'S ACADEMY & CATHOLIC CHURCH[6] stood prominently along West Cherry Avenue for many years until it was demolished for to make way for the new St. Mary's School, which offered modern, midcentury amenities in a growing and evolving community (Figure 7). The school continued to promote a Catholic education for preschool, kindergarten as well as 1st through 8th grades at 320 North Humphreys for several decades until December 2015 when the San Francisco de Asís Parish constructed a new school facility and church atop the south end of McMillan Mesa.

[6] St. Anthony's Academy stood as the primary Catholic school in Flagstaff until 1953, when Our Lady of Guadalupe Parish built an elementary school for families in the Southside neighborhood.

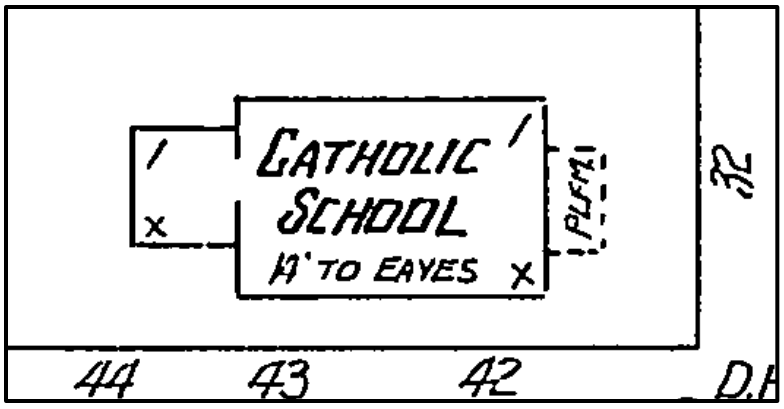

Figure 3. The Parish Catholic School as shown on the October 1901 Sanborn map (Sanborn 1901).

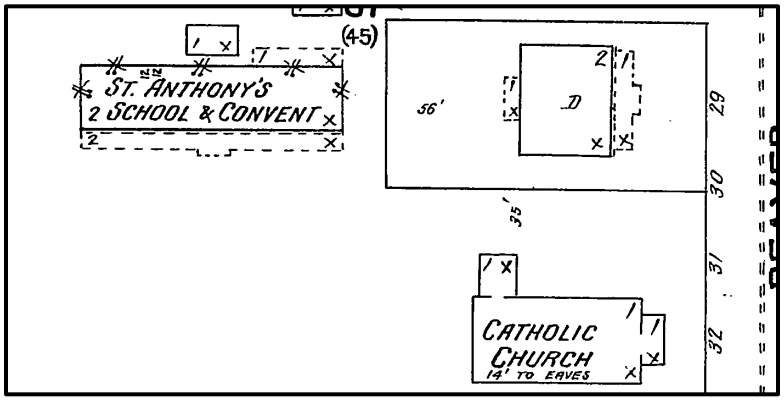

Figure 4. St. Anthony's School and the converted Catholic Church as drawn on the October 1916 Sanborn map (Sanborn 1910).

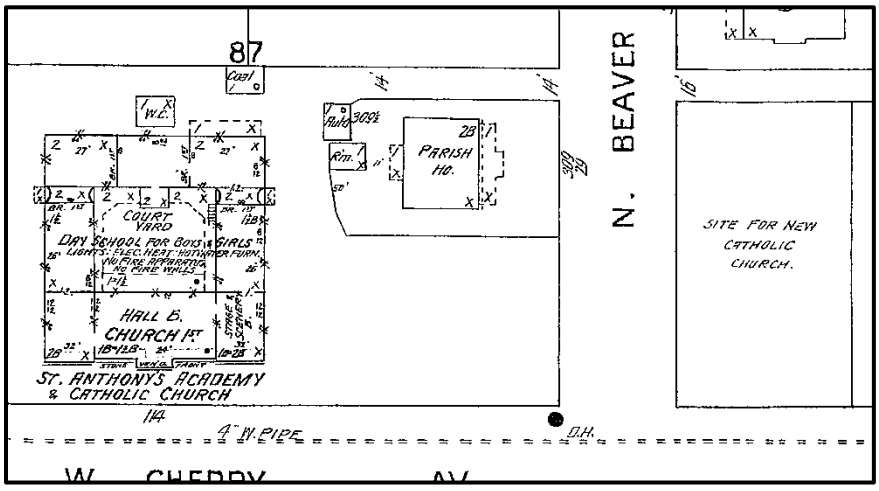

Figure 5. St. Anthony's Academy & Catholic Church on the original January 1916 Sanborn map (Sanborn 1916a).

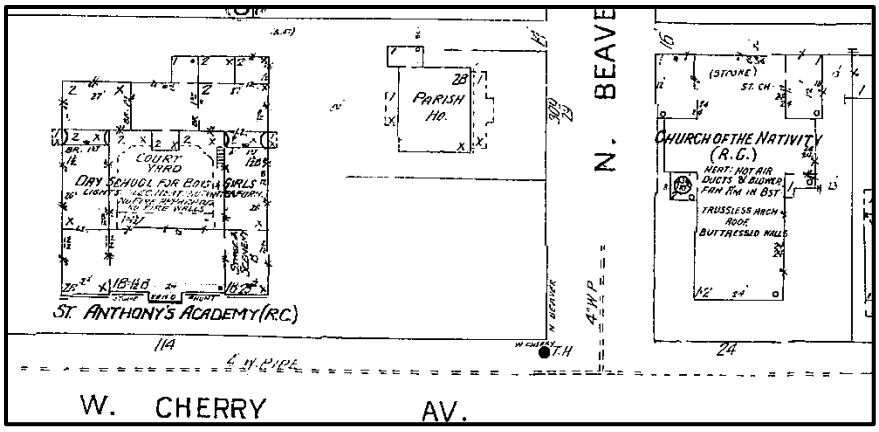

Figure 6. St. Anthony's Academy with the Church of the Nativity across North Beaver Street as seen on the January 1916, revised October 1943/July 1948 Sanborn map (Sanborn 1916b).

Figure 7. St. Anthony's Academy along West Cherry Avenue as seen in an old postcard (NAU 1910).[7]

3.3 Architecture

3.3.1 *Midcentury Contemporary Style*

The architectural styles of the 1950s represent the post-war building boom and have no particular concern for style or ornate design (Baker 2002). The Contemporary houses of the 1950s, a design spearheaded by tract developer Joseph Eichler and the architecture firm of Anshen & Allen, were inspired by the principles of Modernism where form follows function and "less is more" while allowing for creativity in design (City of Phoenix Historic Preservation Office and Ryden Architects, Inc. [Phoenix SHPO and

[7] The online Colorado Plateau Archives at NAU dates this postcard of St. Anthony's Academy to 1910; however, based on the Sanborn maps, at least by fall of 1910 (see Sanborn 1910), the school had not yet been expanded. Given this, it is likely that this postcard dates to after 1910.

Ryden Architects] 2010). Characterized by simplicity, Contemporary residences are defined by a rectangular floor plan with a low-pitched, front-gabled roof, wide overhanging eaves, with robust beams projecting from the gable end at the roof ridge and often the sidewalls. Characteristics also typically include gable ends lighted by large panes of glass windows, recessed entrances, and uninterrupted expanses of concrete, brick, or other modern materials (McAlester 2018; Phoenix SHPO and Ryden Architects 2010).

Much like other cities and towns in Arizona, Flagstaff's Contemporary commercial construction was derived from its residential neighborhoods. Local examples are broad, typically single-story residences that have very low-pitched, front-gabled roofs that extend the width of the footprint giving the impression of enclosing large volumes of space inside (McAlester 2018). Many have carports as well as walls of large, fixed single-pane windows in the gable ends. The design advantages of the Contemporary style over the Ranch (which is much more prevalent in Flagstaff's midcentury subdivisions) allowed it to be easily applicable to a two-story home and also very adaptable to placement on hillsides. Thus, a larger residence could be constructed within a smaller footprint. The ability to build on a steep slope made the simple style appropriate for local Flagstaff topography and could explain why most Contemporary homes of the area are seen in parts of the Swiss Manor, Shadow Mountain, Paradise Hills, and Mount Elden Foothills subdivisions, all of which encircle the southern base of Mount Elden.

4 BUILDING HISTORY

The history of the former St. Mary's Catholic School presented herein provides a brief summary of the history of the building as documented in the Phase I ESA (Terracon 2018), supplemented by other historical sources. Beginning in the 1950s, the Nativity Parish (as it was then known) constructed a large, U-shaped annex at the corner of West Dale and North Humphreys Street to provide additional classrooms for St. Anthony's Academy (Figure 8). Based on field observations for this study, the annex was constructed of concrete block, with a low-pitched gabled roof and long expanses of rolled metal windows that are typically characteristic of the Ranch style common to Flagstaff during this time (McAlester 2018).

Prior to the construction of the annex, there had been few buildings on the site of the former St. Mary's Catholic School, and the lots remained largely vacant with the exception of a barn/stables and later an auto garage owned by David Babbitt who lived at 319 North Beaver Street on the adjacent lots (Arizona Historical Society [AHS] 1919–1925; Sanborn 1892, 1895, 1901, 1910, 1916a, 1916b). David Babbitt's family owned the northern half of Block 45 of the Flagstaff Townsite while the southern half was owned by the parish (AHS 1909). His daughter Gertrude, who cared for him before he died in November 1929, assumed ownership of the northern half of the block, as noted on the 1939 Coconino County plat map (AHS 1939; Smith 1989).

Based on known information, the entire north half of the block was transferred to the Roman Catholic Church of the Diocese of Phoenix (the Diocese) in November 1950 (see Figure 8). In the late 1950s or early 1960s, the academy building was demolished (where the school parking lot is now), and the U-shaped annex facility was renovated to include a gymnasium (which doubles as a cafeteria), kitchen, theatre stage, and music room as a new school. The name "St. Mary's" does not appear in the local telephone and city directories until 1980 (Terracon 2018), but there is a "Nativity School" at 340 North Humphreys in the 1961 Flagstaff City Directory, indicating that the school had transitioned to the newly renovated building by that time (Johnson Publishing Company 1961).

Owned by the Diocese, St. Mary's School later became San Francisco de Asís Catholic School, which, as noted above, closed in December 2015 to move to a new modern school facility east of downtown Flagstaff. The entire block (APN 101-13-008A) was sold to FSL Holding Properties, LLC, in late 2018 (Coconino County Recorder 2018).

The former St. Mary's Catholic School is an example of a nonresidential adaptation of the Contemporary style of the Modern architectural movement. With its front-gabled, almost monumental façade and deep open eaves, the exterior suggests a high ceiling inside, but with its low-pitched roof and broad massing as seen from the east and west elevations, few would perceive the full-sized gymnasium within. Figures 9 to 35 present representative photographs taken during documentation of the former school building.

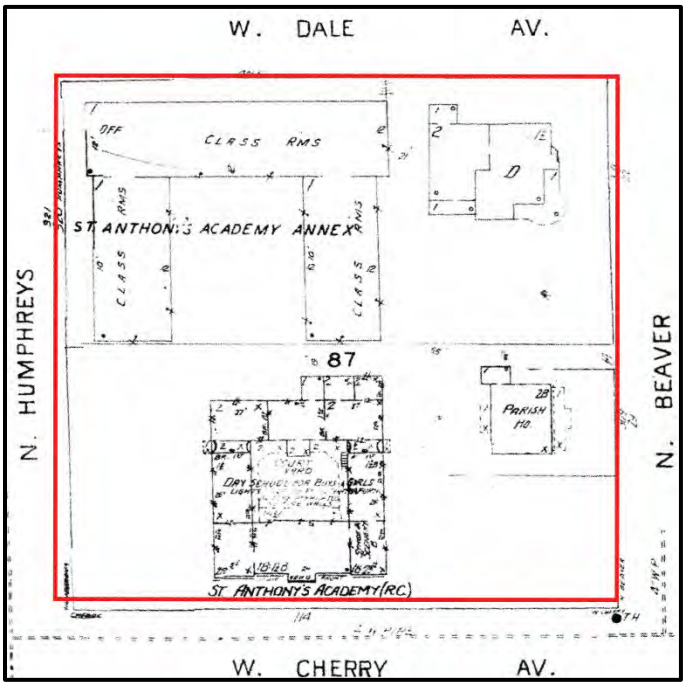

Figure 8. January 1916 Sanborn, revised in 1958 (Sanborn 2016c, adapted from Terracon 2018).

Figure 9. South elevation of the Catholic School building.

Figure 10. View of the south elevation depicting the low-pitched, front-gabled roof, recessed entrance, and windows of the Contemporary style.

Figure 11. South elevation of the school building, showing the local malpaís columns supporting the low-pitched, elevated roof of the entrance.

Figure 12. Detail view of one of the side entrances recessed under the main roof.

Figure 13. Detail view of the school's sign in front of the low-pitched roof and expanse of uninterrupted brick of the façade.

Figure 14. Detail view of one of the window walls of the entrance to the former Catholic school.

Figure 15. East elevation of the school building, showing the 1950s multiple-light metal windows that once lighted the classrooms.

Figure 16. Detail view of the metal windows of the east side of the former Catholic school.

Figure 17. View of the back entrance to the school building along West Dale Avenue.

Figure 18. North elevation of the former school along West Dale Avenue.

Figure 19. Portions of the north and west elevations of the school as seen from the intersection of West Dale Avenue and North Humphreys Street.

Figure 20. West elevation of the former Catholic school along North Humphreys Street.

Figure 21. South elevation of the school building as seen from the west side of North Humphreys Street.

Figure 22. View of the entrance along North Humphreys Street, showing the low-pitched roof, window wall, and expanse of brick characteristic of the Contemporary style.

Figure 23. Interior view of the entrance along North Humphreys Street, near what was once the principal's office.

Figure 24. View of the former computer lab located at the north end of the school building.

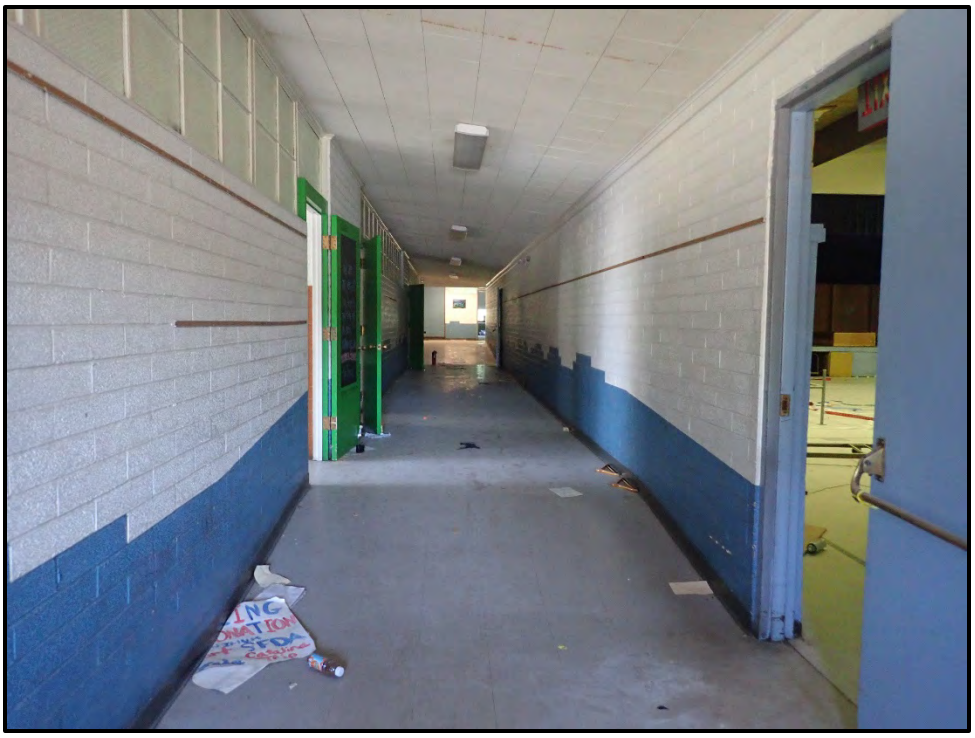

Figure 25. Interior hall along the west side of the school building that was once part of the classroom annex for St. Anthony's Academy.

Figure 26. View of the interior of one of the classrooms along the north end of the building, showing the upper windows along the hallway.

Figure 27. View of the hallway along the north side of the building, that was once part of the classroom annex for St. Anthony's Academy.

Figure 28. Interior view of one of the classrooms along the east side of the building, showing the walls of windows that lighted each classroom as built in the mid-1950s (note the low-pitched gable ceiling of the original annex).

Figure 29. View of the theatre stage and the expansive interior of the full-size gymnasium that was constructed to convert the former classroom annex into St. Mary's Catholic School.

Figure 30. View of the gymnasium (note the upper windows of the music room).

Figure 31. The music room on the second floor above the main entrance of the school at the south side of the building.

Figure 32. View of the stage that also functioned as a library space for the former Catholic school.

Figure 33. View of the interior of a room near the entrance of the former school with its Contemporary detailing and design still evident.

Figure 34. View of the midcentury Contemporary design of the south entrance of the school.

Figure 35. A scattering of yearbooks in the former computer lab of the school.

5 STUDY FINDINGS AND CONCLUSIONS

5.1 Findings of Significance

The former St. Mary's Catholic School was excluded from the listing of both the North End Historic Residential District and the Flagstaff Townsite Historic Residential District in 1986 (NPS 1986b). At that time, the building was not yet 50 years in age, and the terminal date for the period of significance of the historic districts was defined as 1935. However, due to the character of the North End and Townsite residential neighborhoods and their associated themes as they were listed in the NRHP, the Catholic school building would not contribute to an expansion of either of the existing districts. Therefore, as an example of a nonresidential, Contemporary-style building, the school must be evaluated for significance individually.

The former St. Mary's Catholic School as configured today represents the period during which it served as the main school facility for the parish, likely beginning in the early 1960s. Therefore, it is assumed that it became a historic-age property no earlier than 1961, based on known records. The 50-year timespan, which ensures that enough time has passed to evaluate a property within its historic context, was not meant to be applied automatically on a year-by-year basis. Therefore, it must be determined whether a particular period (as associated with its historic theme) should be considered under a standard evaluation, or whether the property should be assessed within the framework of exceptional importance.

The school's period of use has been within the last 59 years, with no established local or Arizona statewide historic context for it, and as demonstrated by the 2018 Phase 1 ESA and the research conducted for this study, very little is available in the archival record. Therefore, viewing it within the

context of exceptional importance, similar to the approach used for evaluating a property that has achieved significance within the past 50 years, may be more appropriate (NPS 1998b).

Determining whether the period of use of the former St. Mary's Catholic School is of exceptional importance requires a closer look at the circumstances surrounding its operation. With its inception as an annex to provide additional classrooms for a growing student body at St. Anthony's Academy, the former school's current configuration represents the adaptation of an ancillary building and subsequent conversion to a primary structure. The existing U-shaped annex provided the parish with an opportunity to not have to start from scratch, but to utilize the most modern facility (still recently new) at the time. The configuration was not ideal, as there was no separate library (the stage functioned as such), and the gymnasium was also used as the cafeteria during the day so space was always at a premium during its existence as a school.

The former St. Mary's Catholic School is not associated with an important event or trend that has made a significant contribution to the broad patterns of our history at the local, state, or national level. Therefore, the building does not qualify for significance under Criterion A (event) for the ARHP or NRHP, or Criterion B for the FRHP. Additionally, neither the research conducted for the Phase 1 ESA nor for this study identified any association with the life of a significant person in our past and as such, the building does not qualify for significance under Criterion B (person) for the ARHP or NRHP, or Criterion C for the FRHP.

The former Catholic School was originally constructed as an annex for the St. Anthony's Academy sometime in the mid-1950s and field observations suggest it was first built in the Ranch style, with its large picture windows and low-pitched roof (McAlester 2018). The renovation and conversion to a main school facility was accomplished by infilling the central courtyard area (formed by the U-shape of the original layout) with the theatre, kitchen, gymnasium, and the music room on the upper story. This introduced Contemporary-style elements as discussed above. The development of educational institutions in Flagstaff and Arizona, particularly private and religious institutions, and the historical circumstances associated with them, have not yet been the subject of scholarly evaluation. This is also true for midcentury architectural trends in the region. Unlike Phoenix and other municipalities in the Phoenix Valley, extensive studies pertaining to the development of midcentury styles in Flagstaff (such as the Ranch, Contemporary, and Split-Level) have not yet been developed to establish whether the local adaptation of national movements in design in the 1950s, 1960s, and even into the 1970s was of importance. Returning to the concept of "exceptional importance," while intriguing, the former St. Mary's Catholic School does not represent an exceptional example of a type, period, or method of construction (nor does it represent the work of a master or possess high artistic values). Therefore, the former school does not qualify for significance under Criterion C (design) for the ARHP or NRHP, nor does it represent the oldest of its type or best example of its type under Criterion D for the FRHP.

Lastly, the former St. Mary's Catholic School does not contain important information, and is not itself (and has not been) the principal source of important information to be considered significant under Criterion D (information) for the ARHP or NRHP, or under Criterion E for the FRHP.

5.1.1 *Assessment of Integrity*

While the former St. Mary's Catholic School does not qualify as a significant property, this discussion of its integrity is presented herein for the purposes of a complete assessment. All properties change over time, and it is not necessary for a property to retain all its historical physical characteristics in order to retain integrity and express its significance within an important historic context. The property does need to retain those essential features that enable it to convey its historic identity (NPS 1997). The primary

historic character-defining features necessary to retain integrity for the former St. Mary's School are those design elements that define the Contemporary style of architecture.

Based on the guidelines for assessing integrity for historic properties provided in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 1997:45), all aspects of integrity for the school are briefly summarized below.

Location. The former St. Mary's School, originally constructed as an annex for the St. Anthony's Academy and later converted to a main school facility, is in its original location. This building is located on the periphery of Flagstaff's commercial downtown and the historically middle-upper-class white North End neighborhood. As the relationship between the property and its historic location has been maintained, the property retains a strong degree of location.

Design. The Catholic school retains its midcentury design details, including the 1950s stretches of picture windows of the classrooms, the very low-pitched roof, broad façade, and expanses of uninterrupted brick wall space with walls of fixed windows of the 1960s Contemporary style. With very few visible modifications, the school building retains a strong degree of design.

Setting. The setting of the area has substantially changed in recent years, particularly with the construction of the new municipal courthouse on the corner of West Cherry Avenue and North Beaver Street, which towers above this part of Flagstaff. There have also been modern intrusions into the historic setting of the North End Historic Residential District along the eastside of North Beaver at West Dale Avenue with the construction of a new condominium complex in the last 5 years, and the recent completion of the Flagstaff Municipal Courthouse at the corner of North Beaver Street and West Cherry Avenue. The construction of the school itself were detrimental to the setting of both the North End and Flagstaff Townsite Historic Residential Districts being it was an uncharacteristic design within these historic residential areas. Given this, the former St. Mary's Catholic School has lost much of its aspect of setting.

Photographs documenting the setting of the former St. Mary's Catholic School are presented in Appendix B. These photographs were taken after the completion of the new courthouse in October 2020 and the parking lot of the former school was cleared of construction equipment and materials.

Materials and Workmanship. The former St. Mary's Catholic School retains its aspects of materials and workmanship, with its concrete construction and brick façade, local malpaís cobbles forming the columns around the entrance, as well as the metal windows from the 1950s and fixed-pane window walls of the 1960s.

Feeling. The aspect of feeling, as discussed above, is a property's expression of its historic sense of a particular period of time (NPS 1997). Feeling results from the physical elements of the property that come together to convey its historic character. Those having attended school at St. Mary's would recognize it both inside and outside, so it does retain a strong degree of feeling.

Association. While documented in the archival record, association also requires the presence of physical features to convey that relationship to an observer (NPS 1997). Association is the direct connection between either an important historic event or person and a historic property. As the discussion above illustrates, while its characteristics convey its midcentury design, the period of use of the former St. Mary's Catholic School has not been demonstrated as significant, therefore, the building is not directly associated with an important event in history.

5.2 Conclusions

The former St. Mary's Catholic School at 320 North Humphreys Street does not meet the threshold for significance under any of the four ARHP/NRHP Register Criteria or any of the five FRHP Register Criteria. While it does retain integrity of location, design, materials and workmanship, and feeling, it does not possess integrity of setting or association. While it does convey its function as a midcentury school facility, it is not considered a significant historic resource based on the research, evaluation, and assessment conducted for this study.

The direct area of potential effects for the former St. Mary's Catholic School includes the entirety of the block in which it is located (APN 101-13-008A), as well as portions of the North End Historic Residential District and the Flagstaff Townsite Historic Residential District from which the property is visible. While the building is not located within the NRHP-listed district, the district boundaries were drawn to immediately exclude the school building (see Figure 1), and therefore, the former Catholic school sits at the edge of the historic district.

5.2.1 *Impacts of Demolition to the Property*

An adverse effect occurs when a project may directly or indirectly diminish the integrity of a historic property by altering any of the characteristics that qualify the property for the NRHP/ARHP/FRHP. If a project diminishes or destroys one or more of a significant property's seven qualities of integrity, as described herein, there is an adverse effect on that property. Adverse effect is not limited to physical destruction or damage of a historic property, but also includes relocation of the property, change in the character of setting of the property, and the introduction of incompatible visual, atmospheric, or audible elements.

Overall, the former St. Mary's Catholic School is not considered a significant historic property (or cultural resource). While it may be considered an important community value for those connected with the property, in terms of adverse impacts to significant historic properties, the demolition of the former school would not have an adverse effect on the property due to a lack of significance. The Flagstaff Zoning Code requires that significant historic resources be documented under a Phase 2 study. Given this, the former school is not considered a significant historic resource and SWCA recommends that no Phase 2 HRS is warranted. No further documentation or recording of the property is recommended for the former St. Mary's Catholic School.

Lastly, while the former school building is immediately adjacent to the North End Historic Residential District and the Flagstaff Townsite Historic Residential District, the portions of these NRHP historic districts and the surrounding areas outside of the districts' boundaries have changed since they were first both listed in 1986 due to demolition of former historic-era properties and subsequent infill of incompatible development over the past 20 to 30 years. Therefore, the demolition and redevelopment of the parcel for the proposed San Francisco Square Apartments project is not anticipated to adversely affect the integrity of setting of either of the portions of these NRHP-listed districts adjacent to the project to the extent that they no longer qualify for listing.

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7 QUALIFICATIONS

7.1 Annie J. Lutes, M.A. (Preparer)

Annie J. Lutes is an archaeologist and architectural historian who meets and exceeds the Secretary of the Interior's Standards for Professional Qualifications in the disciplines of Archaeology and History. She has been working in the Southwest for nearly 16 years, and her career has included prehistoric and historical archaeology, as well as historic preservation. She holds a bachelor's degree in archaeology from the University of Michigan, and a master's degree (Master of Arts) in area studies (Near Eastern) from the University of Arizona. She completed a second master's degree (Master of Science) in applied geospatial sciences and cultural geography in 2013.

Ms. Lutes has worked professionally for both local and federal agencies. She served as a Historic Preservation Officer and Zoning Administrator for 2 years for the Town of Jerome, a National Historic Landmark in north-central Arizona. She has worked as a professional archaeologist and cultural resource specialist in Arizona, New Mexico, and Texas. Her experience includes managing and conducting cultural resources surveys and historical research. She is a former U.S. Forest Service archaeologist (Pathways Program) who has conducted damage assessment on historic properties, including a nineteenth century historic homestead in Fannin County, Texas. She has written NRHP eligibility evaluations; completed extensive historical research; conducted impact assessments on both prehistoric and historical resources; completed National Historic Preservation Act Section 106 compliance; and has experience in evaluating impacts to cultural resources under the National Environmental Policy Act. She has conducted several Phase 1 and Phase 2 resource studies for historic properties in compliance with the Flagstaff Zoning Code.

APPENDIX A

American Land Title Association (ALTA)/National Society of Professional Surveyors (NSPS) Land Title Survey (Prepared by Superior Surveying Services, Inc.)

ALTA / NSPS
LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA

NOTES

1) The basis of bearing is the monument line of Humphreys Street using a bearing of North 20 degrees 58 minutes 53 seconds East.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Lawyers Title of Arizona, Inc., Order Number 01891949–295–NA–LER, dated June 29, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The number of striped parking spaces on the subject property are as follows:

Regular:	80
Handicapped:	0
Total:	80

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

6) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263–1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

7) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

8) The subject property has direct physical access to Dale Avenue, Humphreys Street, Cherry Avenue & Beaver Street, being improved and open public right–of–way.

9) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

10) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

"PLAT OF THE TOWNSITE OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 1, COCONINO COUNTY RECORDS

"FLAGSTAFF EAST" RECORDED IN BOOK 1 OF MAPS, PAGE 7, COCONINO COUNTY RECORDS

"MAP OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 16, COCONINO COUNTY RECORDS

UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE WLB GROUP, DATED MARCH 23, 2016

DESCRIPTION

LOTS 1 THROUGH 24 (INCLUSIVE) AND ALL OF THE EAST AND WEST ALLEY AND ALL OF THE NORTH AND SOUTH ALLEY, ALL IN BLOCK 45, TOWNSITE OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGE 7 RECORDS OF COCONINO COUNTY, ARIZONA AS SURVEYED AND PLATTED BY H. C. NUTT, TRUSTEE FOR THE ATLANTIC AND PACIFIC RAILROAD COMPANY IN COCONINO COUNTY, STATE OF ARIZONA.

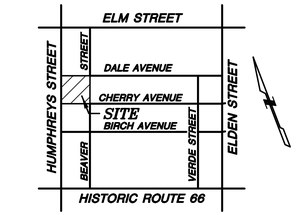
EXCEPTING THEREFROM A TRIANGULAR–SHAPED PORTION OF LOT 12, BLOCK 45 OF SAID FLAGSTAFF TOWNSITE;
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHEASTERLY 15.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 12;
THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12 WHICH LIES SOUTHEASTERLY 15.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM A TRIANGULAR–SHAPED PORTION OF LOT 18, BLOCK 45 OF SAID FLAGSTAFF TOWNSITE;
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18;
THENCE SOUTHEASTERLY 15.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 18;
THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY LINE OF SAID LOT 18 WHICH LIES SOUTHWESTERLY 15.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 18;
THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

4 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: pipelines
Recording No.: Docket 24, Page 205
(PLOTTED HEREON)

5 Reservations, exceptions and provisions contained in the patent recorded November 24, 1902 in Book 15 of Deeds, page 340 and recorded February 18, 1903 in Book 14 of Deeds, page 494.
(PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY – NOT PLOTTABLE)



VICINITY MAP

NOT TO SCALE

SIGNIFICANT OBSERVATIONS

A EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER SOUTHWEST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.

B EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER NORTHEAST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.

C EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EASEMENT BY A MAXIMUM OF 23.84 FEET.

AREA = 2.064 ACRES

89,903 SQ. FT.

CERTIFICATION

To: FSL HOLDINGS PROPERTIES, LLC, an Arizona limited liability company; U.S. BANK, NATIONAL ASSOCIATION, a national banking association, its successors and/or assigns; LAWYERS TITLE OF ARIZONA, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on June 15, 2018.

Date of Plat or Map: June 18, 2018
Date Last Revised: July 27, 2018
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
7/27/18
Date Signed
ARIZONA U.S.A.

EXPIRES 3/31/20

REVISIONS

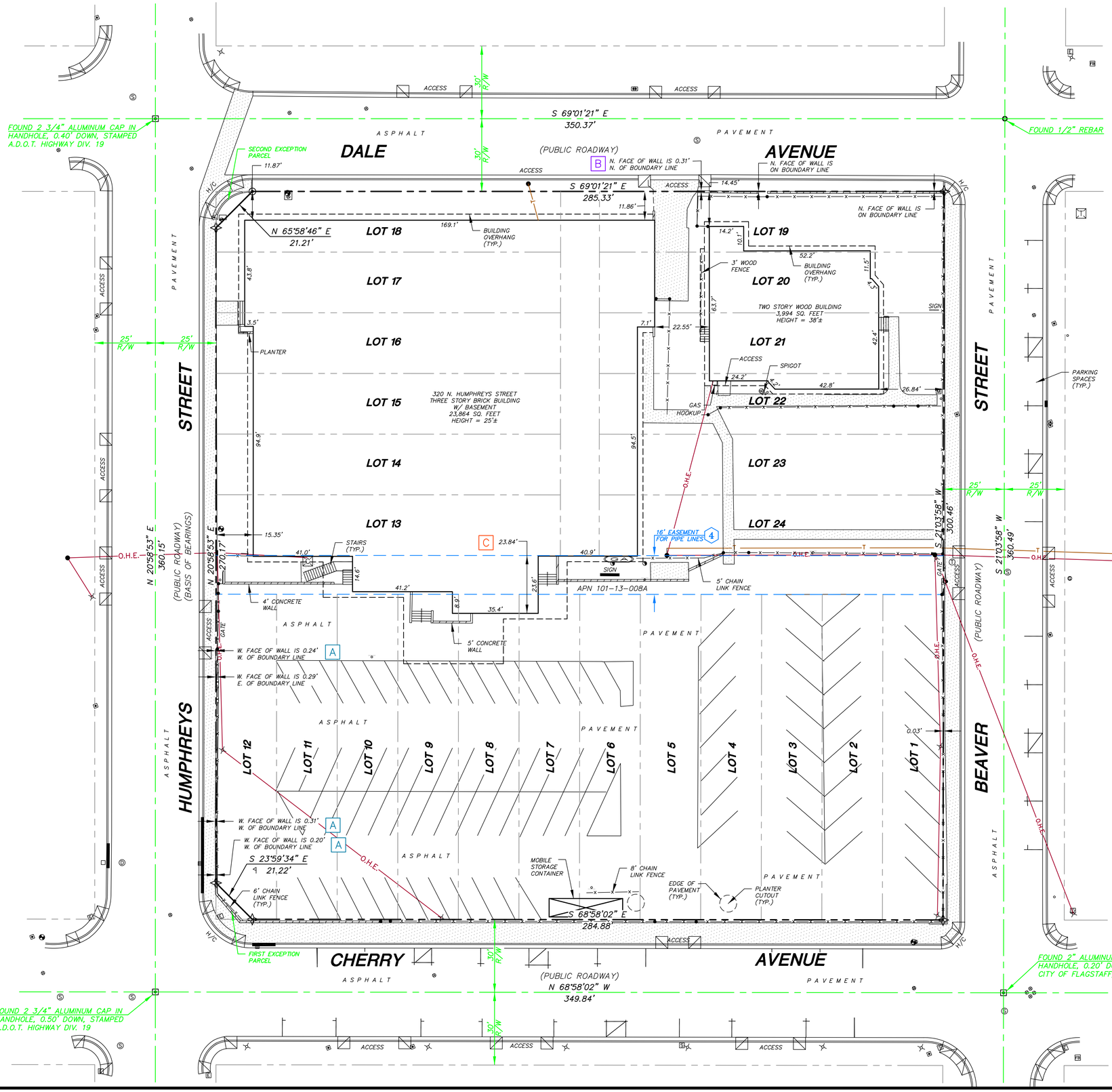
DESCRIPTION	DATE
Revised per attorney's comments.	7/27/18

ALTA / NSPS LAND TITLE SURVEY
320 N. HUMPHREYS STREET
FLAGSTAFF, AZ 86001

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623–869–0223 (office) 623–869–0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: ELR CHK: DK
SHEET 1 OF 2
DATE: 6/18/18
JOB NO.: 180590



20 10 0 20 40 60

SCALE IN FEET
SCALE : 1" = 20'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- CATCH BASIN
- ACCESS — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- X — GATE
- O.H.E. — OVERHEAD ELECTRIC LINE
- T — OVERHEAD TELECOMMUNICATIONS LINE
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137
- SET NAIL IN WASHER STAMPED 42137
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- BASKETBALL GOAL
- DOWN GUY
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FLAG POLE
- GA — GAS ASSEMBLY
- GAS METER
- GUARD POST OR GATE POST
- GAS VALVE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- H/C — PEDESTRIAN ACCESS RAMP
- POWER POLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- STREET LIGHT JUNCTION BOX
- SEWER MANHOLE
- STUB OUT
- TELECOMMUNICATIONS MANHOLE
- WATER METER
- WATER VALVE
- A.P.N. — ASSESSORS PARCEL NUMBER
- M.C.R. — MARICOPA COUNTY RECORDS
- R/W — RIGHT OF WAY
- BK. — BOOK
- PG. — PAGE
- (TYP.) — TYPICAL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S. KLEIN
DATE 7/27/18
ARIZONA U.S.A.

EXPIRES 3/31/20

REVISIONS	
DESCRIPTION	DATE
Revised per attorney's comments.	7/27/18

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SUPERIOR SURVEYING SERVICES, INC.

DWN: ELR CHK: DK
SHEET 2 OF 2
DATE: 6/18/18
JOB NO.: 180590

APPENDIX B

Photographs Documenting the Setting of the Former St. Mary's Catholic School (November 2020)

Figure B-1. Overview of the former St. Mary's Catholic School next to the David Babbitt House (319 North Beaver Street) as seen from the southeast corner of the intersection of West Cherry Avenue and North Beaver Street.

Figure B-2. View down West Cherry Avenue from the southeast corner of the intersection.

Figure B-3. The former Catholic school with the David Babbitt House as seen from the east side of North Beaver Street.

Figure B-4. West Dale Avenue north of the former Catholic school, with the modern development on the left and the historic David Babbitt House beyond (right).

Figure B-5. A view down North Humphreys Street (southward) as seen from the northeast corner at West Dale Avenue.

Figure B-6. View along the north side of West Dale Avenue, showing the modern office complexes down the street.

Figure B-7. View of North Humphreys Street (northward) from the southeast corner at West Dale Avenue.

Figure B-8. Overview of West Dale Avenue west of North Humphreys Street.

Figure B-9. North Humphreys Street still retains some of the former Craftsman-style residences of the early twentieth century between West Dale and West Cherry Avenues.

Figure B-10. The sidewalk on the west side of the former Catholic school along North Humphreys Avenue.

Figure B-11. An overview of the former Catholic school parking lot where the grand St. Anthony's Academy once stood until it was demolished in the late 1950s–early 1960s.

Figure B-12. A look back northward up North Humphreys Street and the former Craftsman-style residences (309 North Humphreys is on the left).

Figure B-13. West Charry Avenue west of North Humphreys Street, which is the boundary of the Flagstaff Townsite Historic Residential District.

Figure B-14. The building on the left (121 West Cherry Avenue) housed the original Catholic school and later Catholic church at the northwest corner of North Beaver Street and West Cherry Avenue, but was moved here after the construction of the Church of the Nativity in 1929.

Figure B-15. The west and north elevations of the new Flagstaff Municipal Courthouse recently completed in October 2020.

Figure B-16. A view of the south elevation of the former St. Mary's Catholic School with the parking lot now cleared of construction equipment and materials.

Figure B-17. West Cherry Avenue is now cast in shadow because of the new, multiple-story courthouse facility on the corner.

Figure B-18. The Church of the Nativity (completed in 1929) is dwarfed in comparison to the new courthouse facility and because of its uncharacteristic height and massing, it is incompatible with the historic setting of this area.

Figure B-19. Overview of the former Catholic School and David Babbitt House as seen from the parking lot.

Figure B-20. Overview of spot where the Parish house once stood at 309 North Beaver Street, but was demolished in the late 1950s, early 1960s (note the new condominium complex at the right recently completed in 2018 within the boundaries of the North End Historic Residential District).

Figure B-21. Overview of the spot where the original Catholic school (later used as a church) once stood before being moved to 121 West Cherry Avenue when the Church of the Nativity (left) was completed in 1929.

Figure B-22. The towering profile of the new courthouse facility now darkens this stretch of West Cherry Avenue having been completed in October 2020.

Heritage Preservation Commission **5. C.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Neon sign review for "The Mayor"

PROPERTY INFORMATION:

Address: 101 S San Francisco St
Assessor's Parcel Number: 10308011A
Property Owner: JLA Mad LLC - Jim Mansene
Applicant: 'Total Signs & Graphics - Z-Hess
City Staff: Mark Reavis, HPO - AICP, NCARB

REQUESTED ACTION:

Teh applicant is requesting HPC approval of Neon within Flagstaff Central Sign District & Southside HRD.

RECOMMENDED ACTION:

The Heritage Preservation Officer (HPO) finds that the sign is historically compatible in this area and recommends the use and approval of neon.

Alternative Actions:

The Heritage Preservation Commission can revise or not allow the use of neon within the District.

Has There Been Previous Commission Decision on This:

No known decisions. The building is not contributing to the Southside National register Historic District.

Attachments

HP app and sign design
HPO Report

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2969
F: (928) 779-7684

HPC

Date Received	Application to Heritage Preservation Commission	File Number

Property Owner(s)	Title	Phone	Email
JLA MAD LLC / Jim MANSENÉ		928-380-8604	/

Mailing Address	City, State, Zip
2670 N. RIO DE FLAG Dr.	FLAGSTAFF AZ 86004

Applicant	Title	Phone	Email
Total Signs & GRAPHICS / Z. HESS	Project Manager	602-350-4572	Z.HESS91@GMAIL.com

Mailing Address	City, State, Zip
2240 W. Desert Cove # 106	Phoenix AZ 85029

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Contractor

Site Address	City, State, Zip
101 S. SAN FRANCISCO ST	FLAGSTAFF, AZ 86001

Project Name
THE MAYOR

Parcel Number(s)	Zoning District(s), including Overlays
10308011A	

Property Information:

- ☐ Yes ☐ No Listed on the National Register of Historic Places? (Name: _____)
- ☐ Yes ☐ No Listed on the Arizona Register of Historic Places? (Name: _____)
- ■ Yes ☐ No Located in an existing City of Flagstaff Historic District? (Name: Southside National Register)
- ☐ Yes ☐ No Has the structure every been inventoried or evaluated for the National Register?
- ☐ Yes ☐ No Is the structure over 50 years old at the time of application?
- ☐ Yes ☐ No Was all or a portion of the structure built before World War II as housing?

Is the subject property: ■ Developed ☐ Vacant Land?

Type of HPC Application Requested:

- ☐ Historic Overlay District Designation (If new, Name: _____)
- ☐ Landmark Overlay District Designation
- ■ Certificate of Appropriateness
- ☐ Certificate of No Effect
- ☐ Certificate of Economic Hardship
- ☐ Cultural Resource Study Review - Please check all that apply: ☐ Letter Report ☐ Phase I ☐ Phase II
- ☐ Historic Facades and Signs Grant

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature:	Date:	Applicant Signature:	Date:
			11/30/20

For City Use

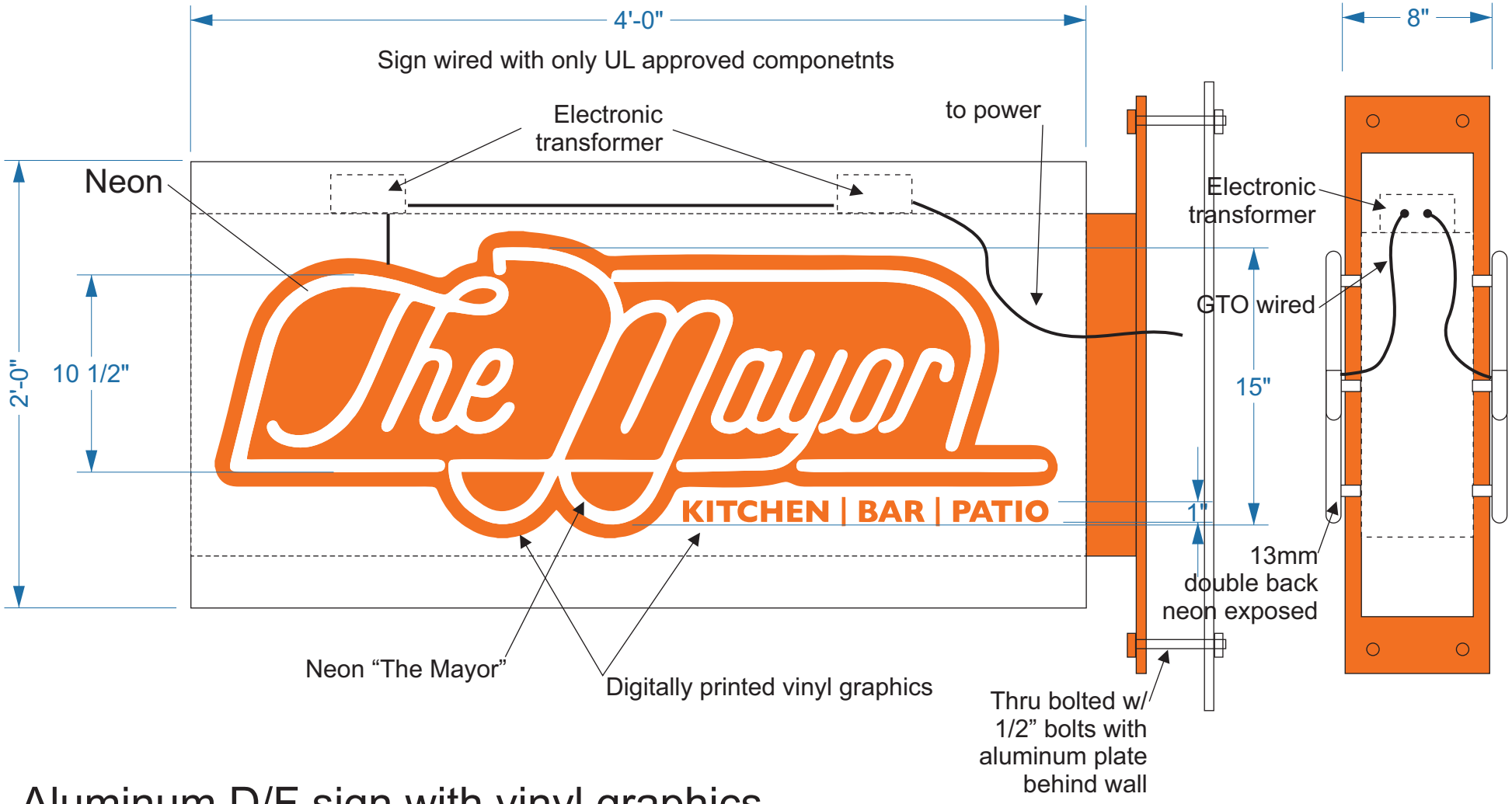
Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **Date:** _____



Aluminum D/F sign with vinyl graphics

TOTAL SIGNS & GRAPHICS LLC
2240 W. DESERT COVE AVE #106
PHOENIX, AZ 85029
602.861.6762 fax:602.861.5815
e-mail- info@totalsigns.net
LICENSED • BONDED • INSURED ROC 291227

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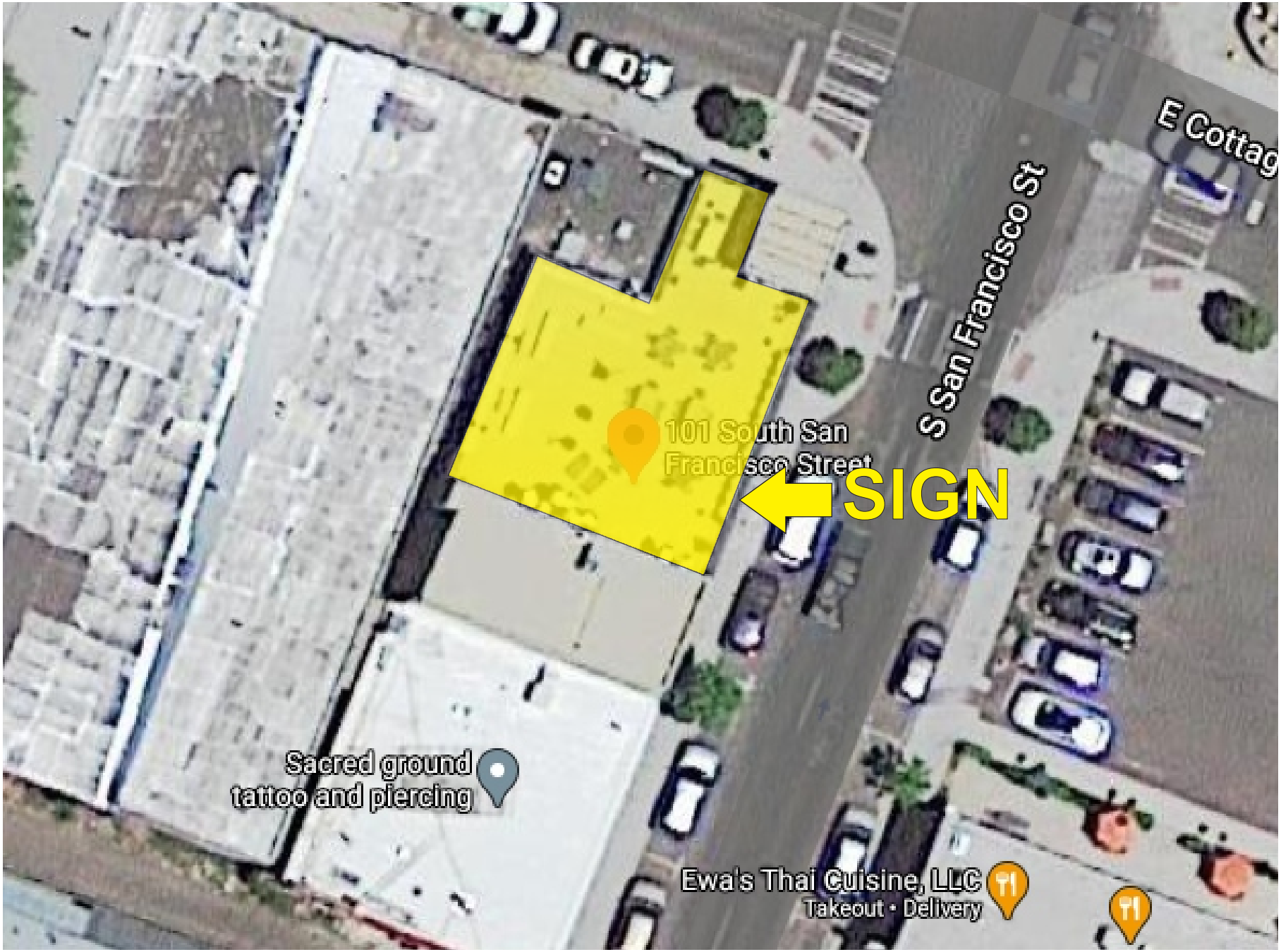

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The Mayor – Neon Sign

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT

HPC review – Neon sign in Southside NRD **DATE: December 7th, 2020**
PZ-19-00031-01 **MEETING DATE: December 16th,2020**
Address: 319 N Beaver St **REPORT BY: Mark Reavis, AICP, NCARB**

BACKGROUND

As included in the HPC application and accompanying design the proposed project plans for a 2-sided cabinet sign with graphics & lettering and accented with neon. Sign is a 2' x 4' projecting blade sign.

Previous Decisions

None are known regarding this non-historic building.

Request

Applicant is requesting review and approval in the use of Neon within the Southside HRD and the Central Sign District.

Staff Recommendation

Approve the use of Neon for this business "The Mayor".

Intent & Purpose

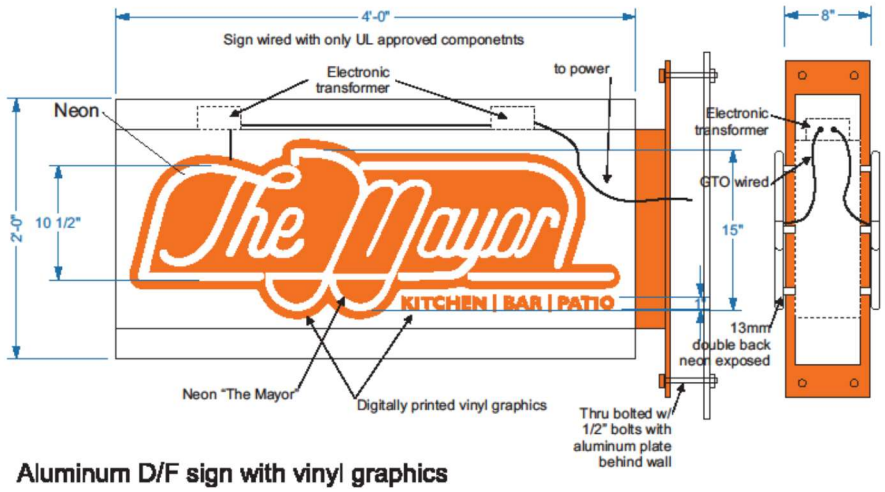
The intent and purpose of HPC review within this area is compatibility with adjacent historic properties and the Southside district.

DISCUSSION

The Heritage Preservation Officer (HPO) finds that the sign is historically compatible in its design, construction and lighting. The sign has a neon component featuring its main text "The Mayor". The neon feature requires the review and approval by the Heritage Preservation Commission (HPC) for the use of neon within a historic district.

These several blocks of San Francisco Street contain a wide variety of businesses and a concentration of bars, restaurants and breweries. These businesses function into the night and adding to the night life vitality is sign lighting. This street has examples of historic neon use and the introduction of new neon should be considered as compatible.

The HPO recommends that the HPC approve the signs design and use of neon as compatible to the Southside National register Historic District and the Flagstaff Central Sign District.



Aluminum D/F sign with vinyl graphics

TOTAL SIGNS & GRAPHICS LLC
2340 W. DESERT COVE AVE #106
PHOENIX, AZ 85029
602.861.6762 fax:602.861.6816
e-mail- info@totalsigns.net
LICENSED • BONDED • INSURED ROC 291227

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salesman: | designer: | design #:
date: | scale: | revisions: | page:

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6. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Sara Dechter, AICP, Comprehensive Planning Manager

Co-Submitter: Nicole Antonopoulos

Date: 12/07/2020

Meeting Date: 12/16/2020

TITLE:

Climate Emergency Declaration and Carbon Neutrality
A presentation by the Sustainability Division

STAFF RECOMMENDED ACTION:

Information Only.

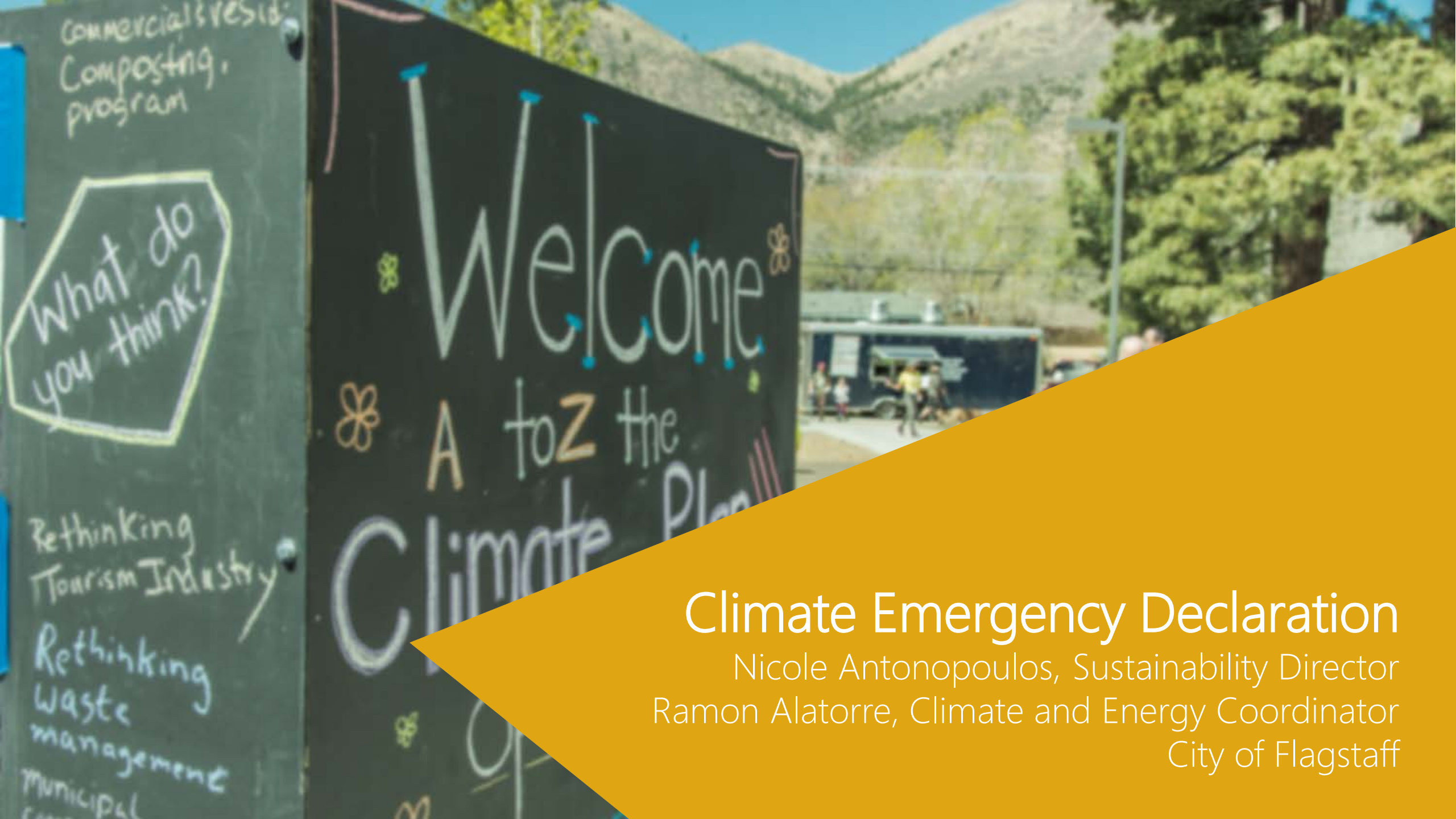
Executive Summary:

A presentation on the Climate Emergency Declaration, a Resolution (Res. 2020-09) adopted by Council on June 23, 2020, which sets the target of community-wide carbon neutrality by the year 2030. Achieving this goal will require sustained and focused commitment, both across the municipal organization and throughout the community at large. The main purpose of the 15-minute presentation is to inform and provide updates on staff's work including updating the Climate Action and Adaptation Plan. Staff is happy to remain on the meeting beyond 15-minutes to answer questions and otherwise have a discussion – please moderate the post-presentation time as appropriate for your agenda.

Policy Impact:

Climate action intersects with the work of the Heritage Preservation Commission as they consider projects in the built environment that can contribute to the reduction in emissions related to buildings and vehicles. From embodied emissions in materials to the implementation of energy efficiency measures, the goals of historic preservation standards and climate action are regularly aligned.

Attachments: Presentation



Climate Emergency Declaration

Nicole Antonopoulos, Sustainability Director
Ramon Alatorre, Climate and Energy Coordinator
City of Flagstaff

Events and reports referenced in the Climate Emergency Declaration

December 2015: Paris Agreement

October 2018: IPCC special report on the impacts of global warming above 1.5 C

November 2018: Flagstaff Climate Action and Adaptation Plan

November 2019: UN Emissions Gap Report

Flagstaff's Climate Emergency Declaration

September 20, 2019: Flagstaff community members gathered signatures during the Global Climate Strike

September 24, 2019: Citizen Petition 2019-02 was submitted to City Council

January 28, 2020: Approved by City Council to move forward

June 23, 2020: Adopted by City Council, unanimously

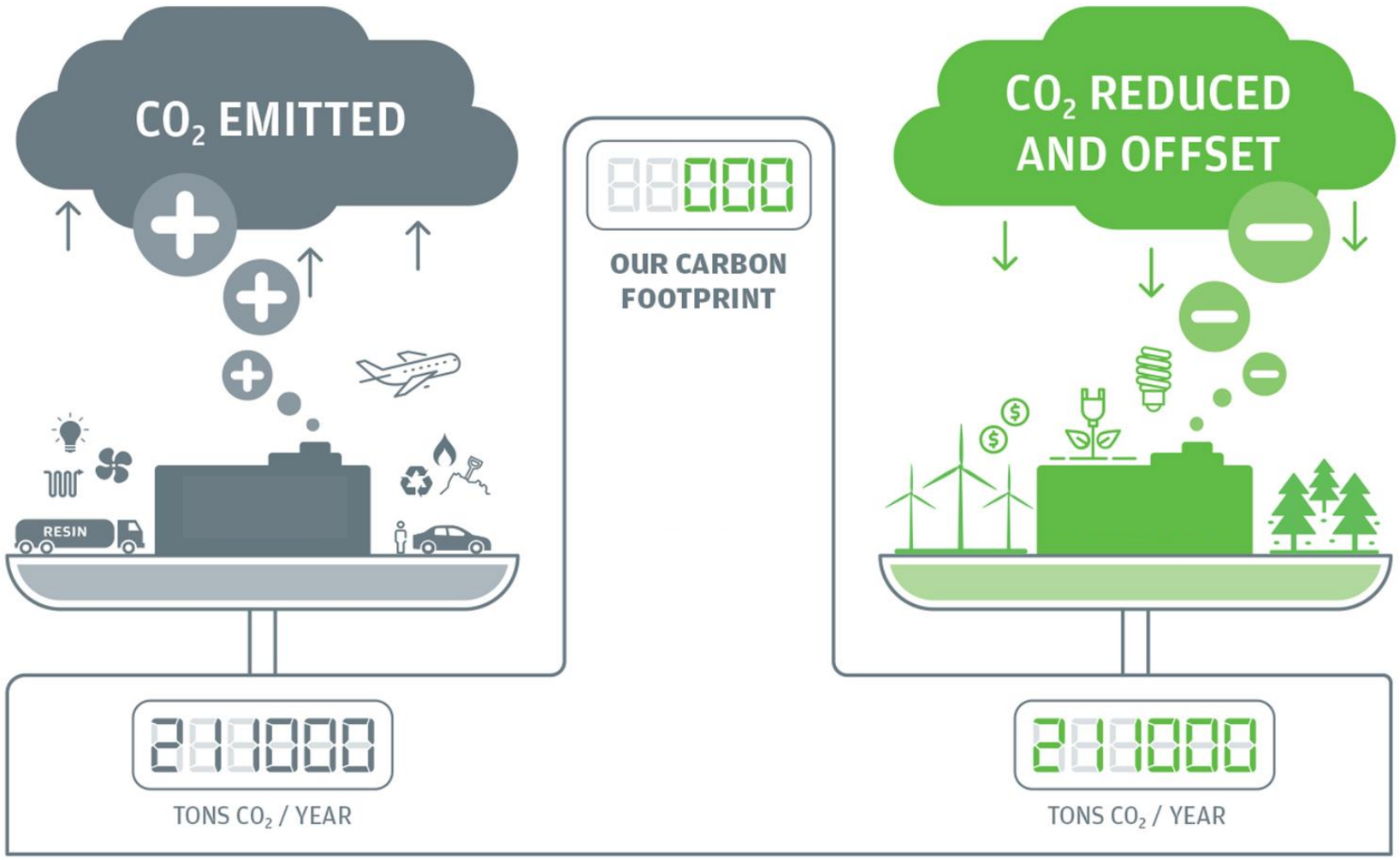
Flagstaff's Climate Emergency Declaration

1. Dramatic increase in ambition to combat climate change
2. Commits to City-wide transition and climate emergency mobilization effort
3. Commits to educating residents and especially youth
4. Underscores the need for full community participation
5. Commits to keeping vulnerable communities at the forefront of decision making
6. Joins a nationwide call for mobilization
7. **Advance goals of the Climate Action and Adaptation Plan (CAAP)**
8. Calls on all governments to initiate a transition

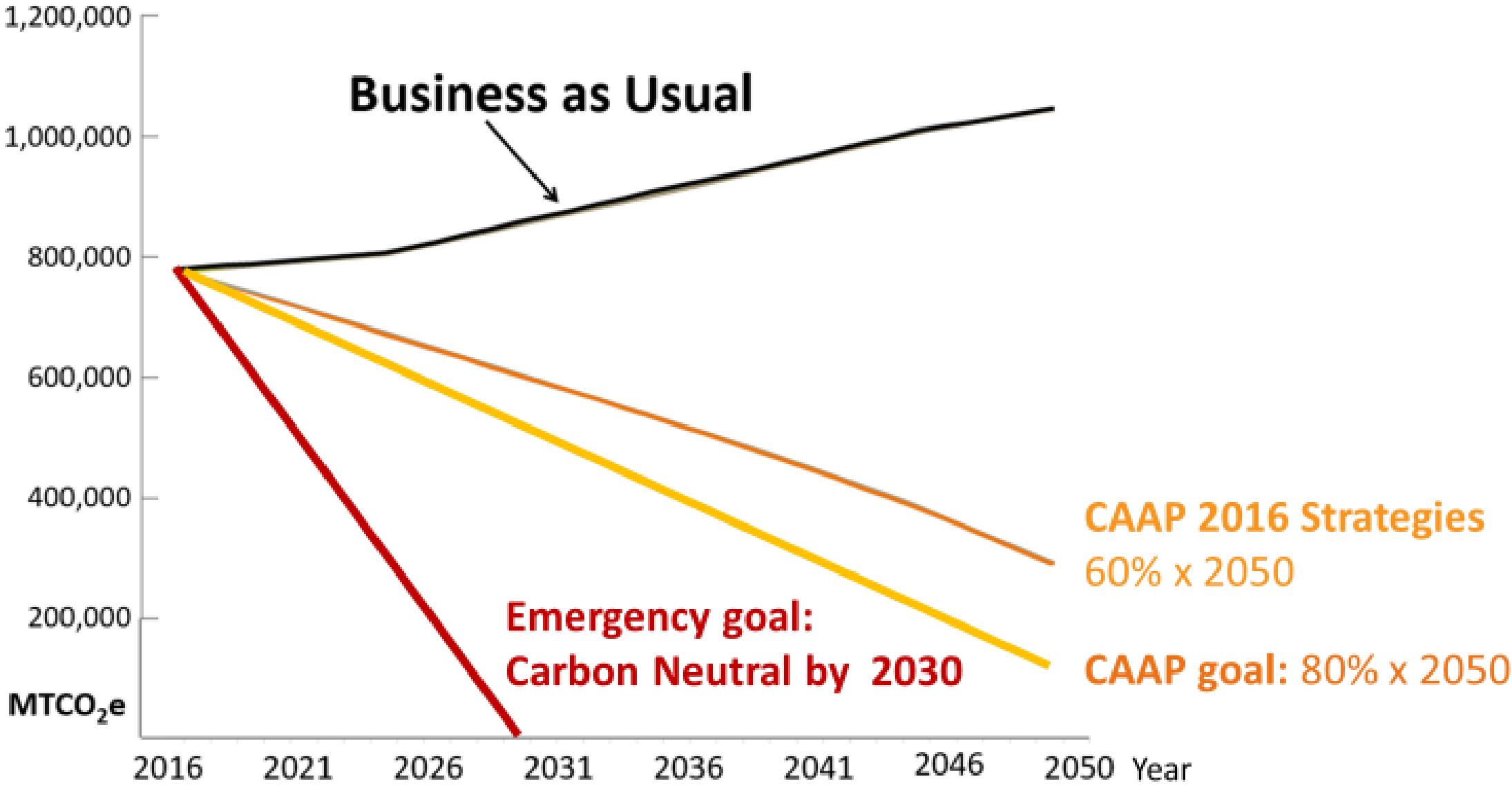
What We've Been Working On Since June 23, 2020

1. Revise Climate Action and Adaptation Plan (CAAP) 80x50 goal to Carbon Neutrality
2. Reengage CAAP consultants to "crunch the numbers" and co-develop preliminary targets necessary for achieving carbon neutrality
3. Reinvigorate CAAP Steering Committee with additional representatives from the community and climate emergency effort
4. Based on targets, begin developing Flagstaff specific strategies and actions
5. Inform all sectors of the Flagstaff community about the new goals and request their input
6. Presented the Climate Emergency Update to City Council on October 27, 2020
    - An emphasis on the need to commit attention and resources to equitable, systems-level solutions that will benefit and be accessible to the entire Flagstaff community.
7. Return to the Flagstaff community for input on draft final plan of action during November and December 2020
8. Present updated plan of action to City Council for formal adoption in February 2021

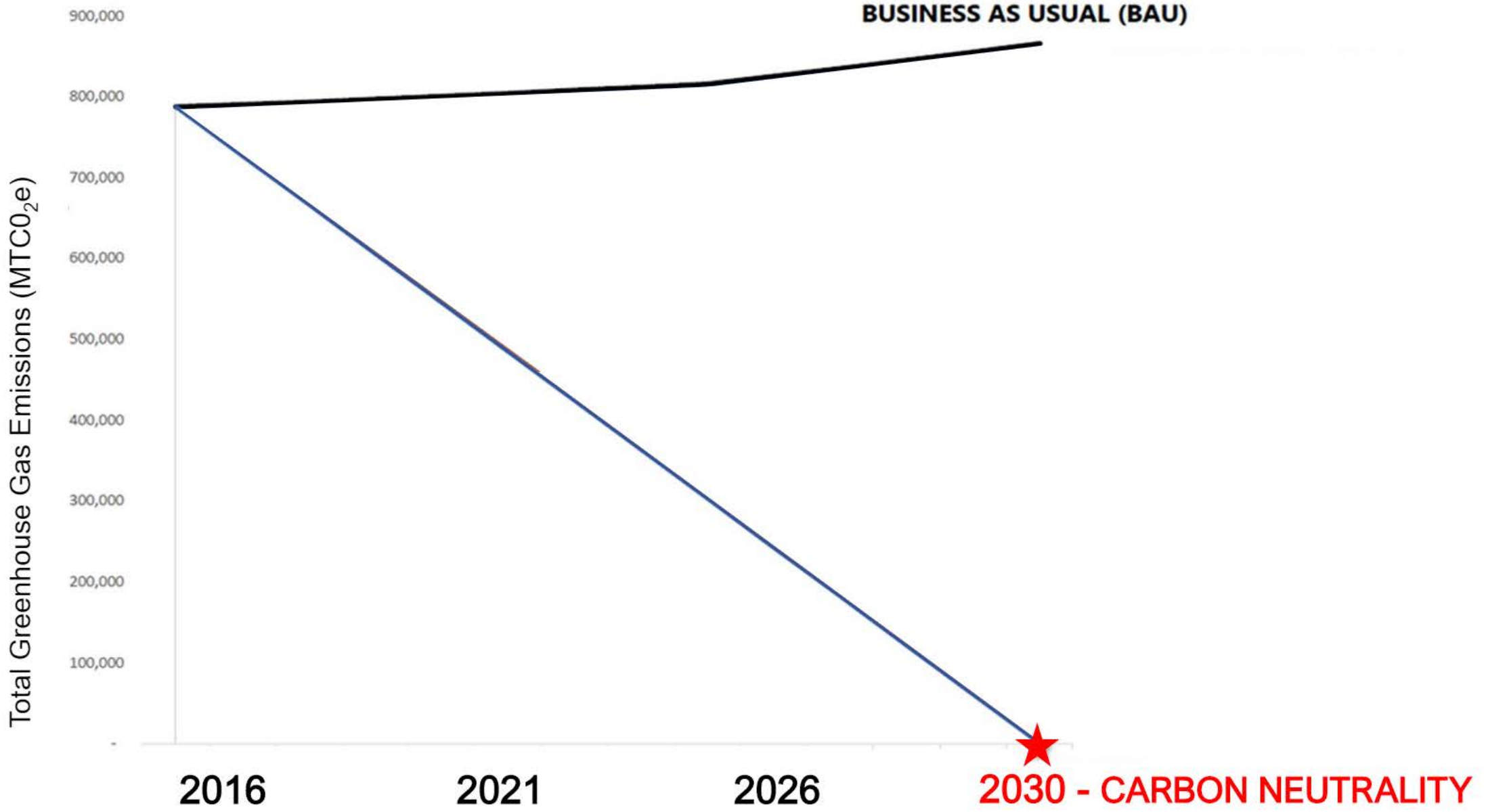
Carbon Neutrality = Net Zero Emissions



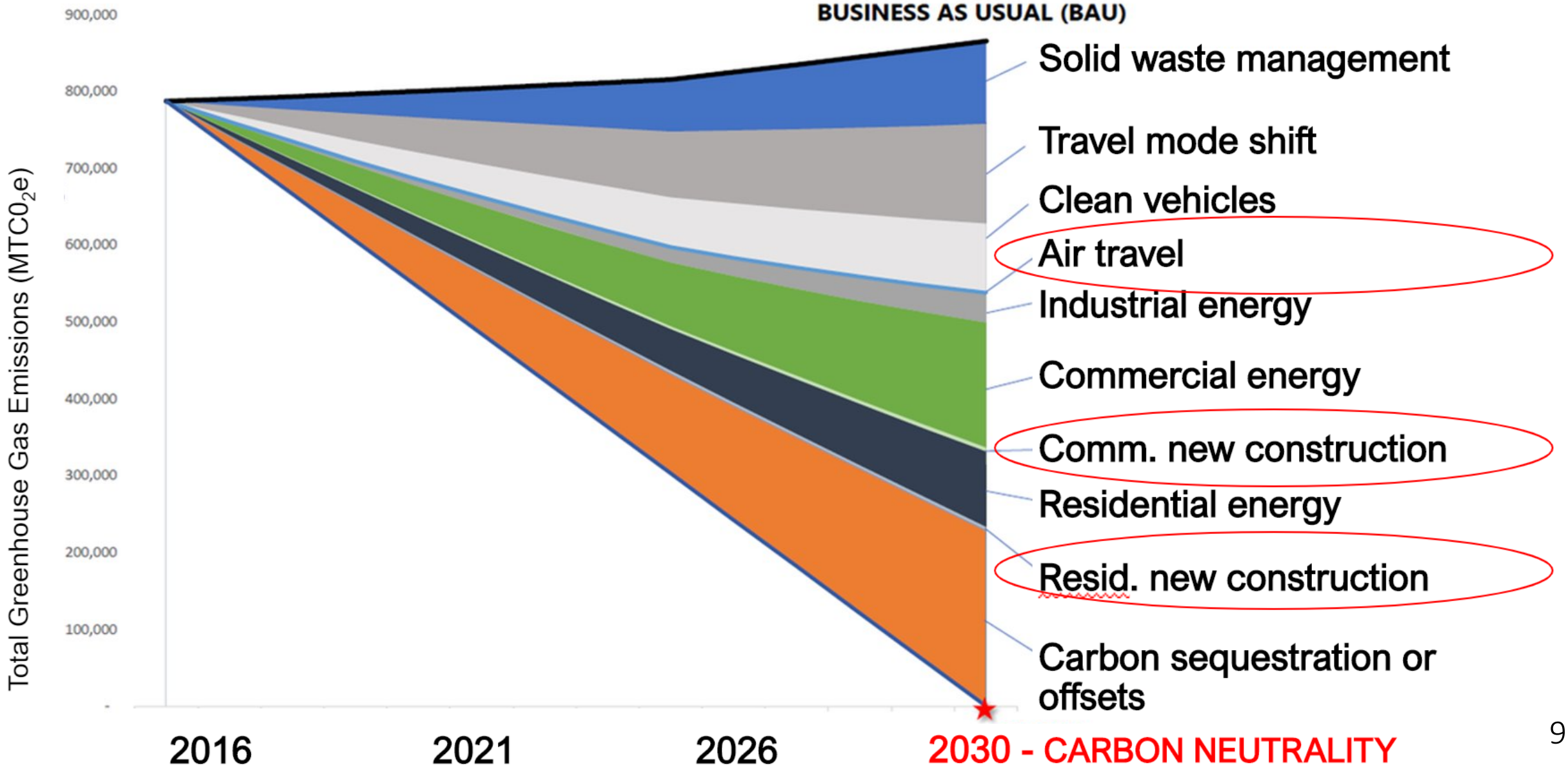
CAAP GHG Emissions Goals



The Carbon Neutrality Gap



Closing the Gap - Preliminary Targets



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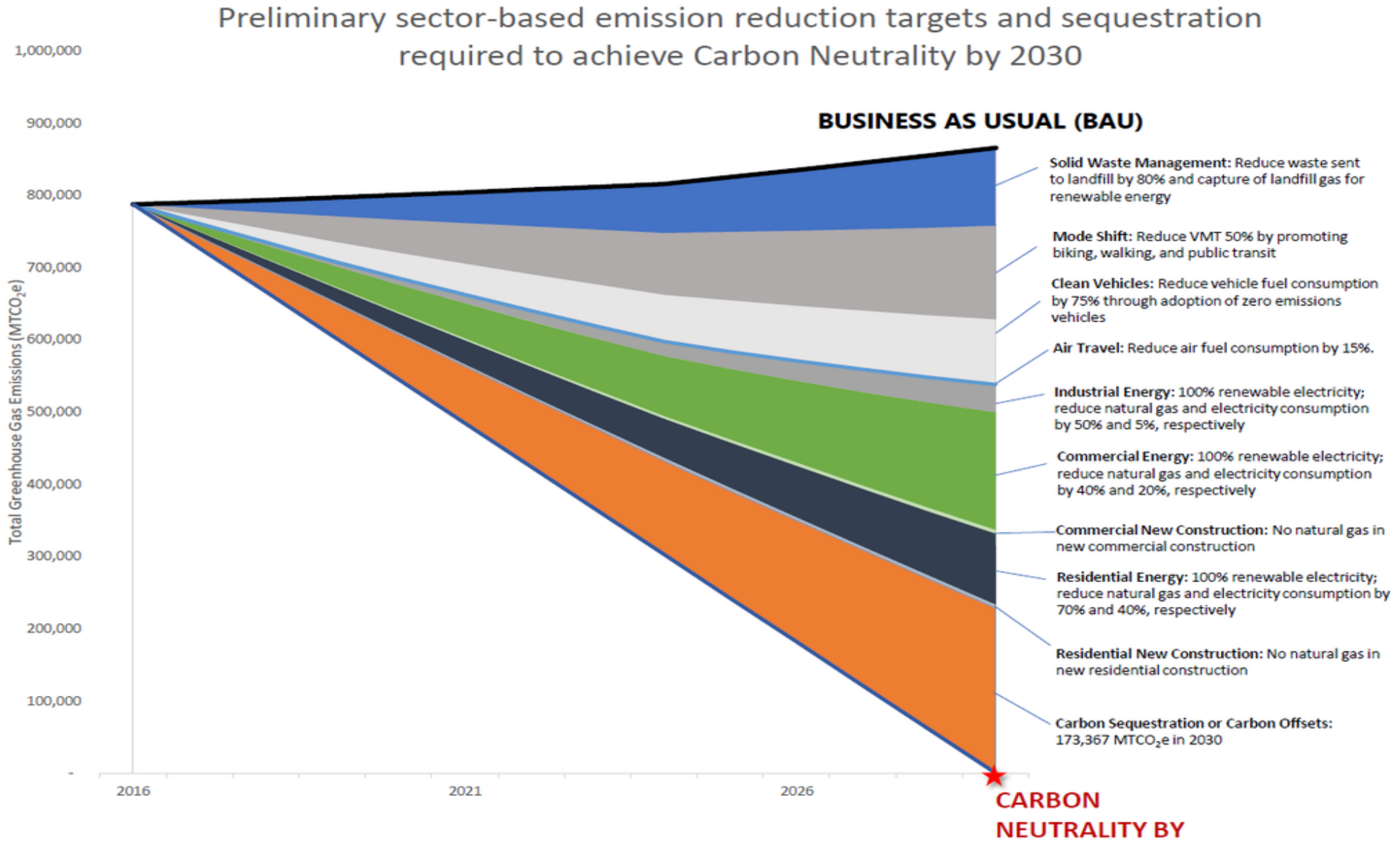

High Level - What Needs to Happen

How do we get to carbon neutrality?

The path to carbon neutrality can be visualized by sector (see image below) and organized by strategic 'bundles' that describe what needs to happen broadly, regardless of sector. We've identified 7 bundles that describe what needs to happen to achieve carbon neutrality.

Bundle 1: Cleaner Electricity

Bundle 2: Reduced Building Energy Demand

Bundle 3: Building Fuel Switching

Bundle 4: Reduced Vehicle Miles Traveled

Bundle 5: Low-emission/Zero-emission Vehicles

Bundle 6: Reduced Waste

Bundle 7: Carbon Sequestration

These bundles broadly describe what needs to happen to achieve carbon neutrality. How we achieve these 7 bundles is the conversation we are having with the community now - please complete the survey to make sure your voice is heard.

What's Next?

- Continue community engagement efforts
  - Host 2 Open Houses in January
- Continue to synthesize and incorporate feedback from community members
- Refine sector-based targets
- Lock-in the first iteration of specific actions intended to achieve these targets
  - Mix of accelerated CAAP actions and NEW strategies
- Submit preliminary set of actions for impact analysis
  - Do they forecast to align with the preliminary and refined reduction goals?
- Develop a 10-year investment scenario
- Develop funding scenarios
- Next Council Update: February 16
  - Refined targets and prioritized actions
- The 2030 carbon neutrality goal necessitates that this will be a living document

Taking Action

1. Take climate action every day. Need inspiration? Visit www.flagstaff.az.gov/climate

2. Do you have any groups that you would like Sustainability staff to present to?

3. Would you like to help us spread the word on the Climate Emergency Declaration? Contact Jillian Goulet at: Jillian.Goulet@flagstaffaz.gov

We need your help!

Commercial/Resid
Composting
program
What do you think?
Welcome
A to Z the
Climate
Rethinking
Tourism Industry
Rethinking
Waste
management
Municipal

Thank you.

Heritage Preservation Commission **7. A. 1.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Miller Duplex - Demo & new construction

PROPERTY INFO

Permit Number(s): PZ-20-00203
Address: 18 S Pinegrove Rd
Type of Approval: HPO approval for demolition
Approval Date: 11/19/2020

Findings:

The Heritage Preservation Officer (HPO) made a determination that the home was Post WWII production housing. Our Heritage Ordinance does not allow for HPO comments on Post WWII production housing. In IDS review, THe HPO made comments to allow for demolition of the existing home for the construction of a new duplex. Project wil continue to be in the HPOs IDS reviews but cleared of any "Heritage Requirements"

Information:

The determination of post WWII production housing was determined by research of Assessor's date and in viewing other properties along the street that had similar style, form and detailing that was all similar.

Heritage Preservation Commission **7. A. 2.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

LNN RV Storage

PROPERTY INFO

Permit Number(s): PZ-19-00208-01
Address: 2690 E Huntington Dr
Type of Approval: Update and HPO approval of IDS review
Approval Date: 11/19/2020

Findings:

Applicant had been asked to provide Cultural Resource Study of largely undeveloped acreage. Applicant only provided an environmental assessment. HPO requested additional documentation regarding the property. Additional written documentation regarding the extensive use of the site made clear that any Cultural Resource aspects would not be relevant because of site disturbance. HPO approved IDS review with no further Heritage Preservation requirements.

Information:

I made it clear tha in the future that Environmental Assessments are not Cultural Resource Studies and EAs would not be accepted as such.

Heritage Preservation Commission **7. A. 3.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

Crystal Magic Sign

PROPERTY INFO

Permit Number(s): CC-20-02692
Address: 1 N San Francisco
Type of Approval: HPO sign review within downtown CBD
Approval Date: 12/9/2020

Findings:

The Heritage Preservation Officer (HPO) finds that the sign design and its lighting is compatible with the buildings design (Art Deco - streamline) and Route 66. Signage has been reviewed per the Downtown Design Handbook as a unique sign specific to Downtown Flagstaff.

Information:

Sign elements are back-lit with LED for a halo effect w/ graphic crystals with acrylic show-thru, rounded brushed aluminum back panel compatible w/ rounded building corner.

Attachments

Crystal Magic Sign design

Name: Crystal Magic

Date: 11.23.2020

INV #: 34843

Rev # 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Approved With Changes
- ☐ Revise and Proof Again

Signature

Date

PROPERTY MANAGER'S APPROVAL

- ☐ Approved
- ☐ Approved With Changes
- ☐ Revise and Proof Again

Signature

Date

PRODUCTION STAGES

- ☐ Design
- ☐ Material
- ☐ Printed/ Cut
- ☐ Production
- ☐ Install

☐ DONE Signature

Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Ph: (928) 714-0740
Fax: (928) 526-9579
Email: signs@sarflagstaff.com
Web: www.SARflagstaff.com

Custom Building Sign / Qty. [x1]

This design and drawing submitted for your review and approval is the exclusive property of *SIGN-A-RAMA*. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of *SIGN-A-RAMA*.

Color : ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000

Notes:

Name: Crystal Magic

Date: 11.23.2020

INV #: 34843

Rev # 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Approved With Changes
- ☐ Revise and Proof Again

Signature

Date

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Night View

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Color : ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000

Notes:

Name: Crystal Magic

Date: 11.23.2020

INV #: 34843

Rev # 0

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- ☐ Design
- ☐ Material
- ☐ Printed/ Cut
- ☐ Production
- ☐ Install

☐ **DONE** Signature

Date

Signarama FLAGSTAFF

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Color :

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes: **WALL IS CURVED
**SUPERIMPOSINGS ARE APPROXIMATE

Heritage Preservation Commission **7. A. 4.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Trathnigg Unit 4 - small accessory building, demolish for new construction

PROPERTY INFO

Permit Number(s): PZ-20-00190
Address: 314 N Beaver St
Type of Approval: Update - Demolition small accessory home
Approval Date: 11/19/2020

Findings:

Previous HPO review had requested determination of significance of the small older building, this had not been previously provided. This oversight has now been corrected and a "Letter Report" has been provided. Demolition approved by HPO.

Information:

The small accessory home behind restored (Historic Grant project) historic bungalow was encroaching upon the public alley ROW by several feet and interfering with communication lines in the ROW. The home showed significant foundation failures and other condition problems. The Unit number 4 is far back on the lot and is hidden from view by the large church to the south.

The replacement Unit #4 is a simple nondescript design that does not impact the main and adjacent historic properties.

Attachments

Letter report

LA Neal Consulting, LLC

Cultural Resources Management · Environmental Regulatory Compliance

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 ft^2), 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*).

3038 Shonto Trail · Flagstaff, Arizona 86005
Tel: (928) 606–2258 · email: lneal@npgcable.com

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 facia 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*). Bact 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, 11:49:20 AM

Figure 1. Parcel map

County Parcels

Addresses

Secondary

Primary

1:1,600

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Coconino County GIS

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

314 N Beaver Street Outbuildings

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

Figure 2. Aerial parcel map

1:800

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

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.

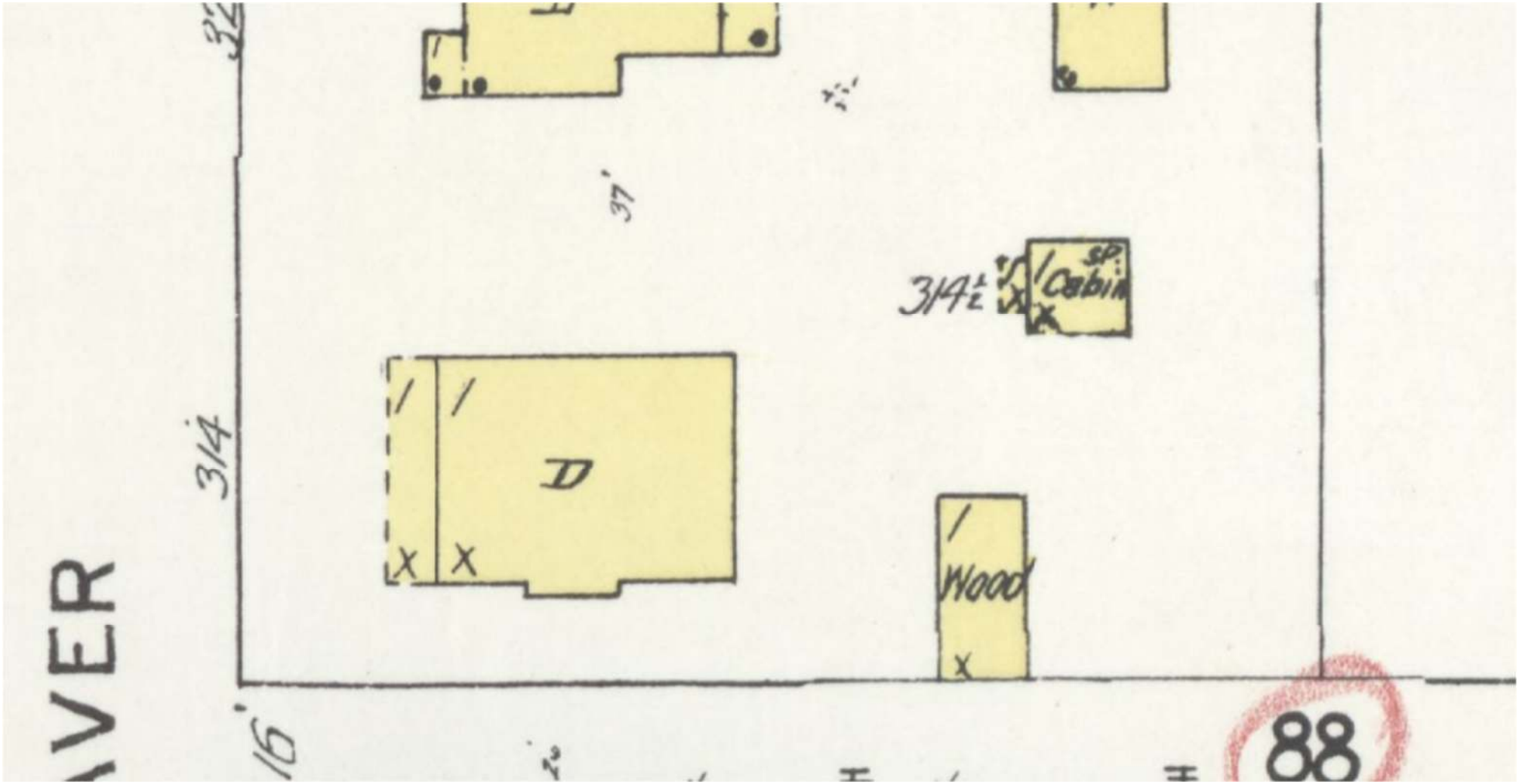


Figure 3. 1916 Sanborn Fire Insurance map focused on 314 N Beaver Street property.

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).

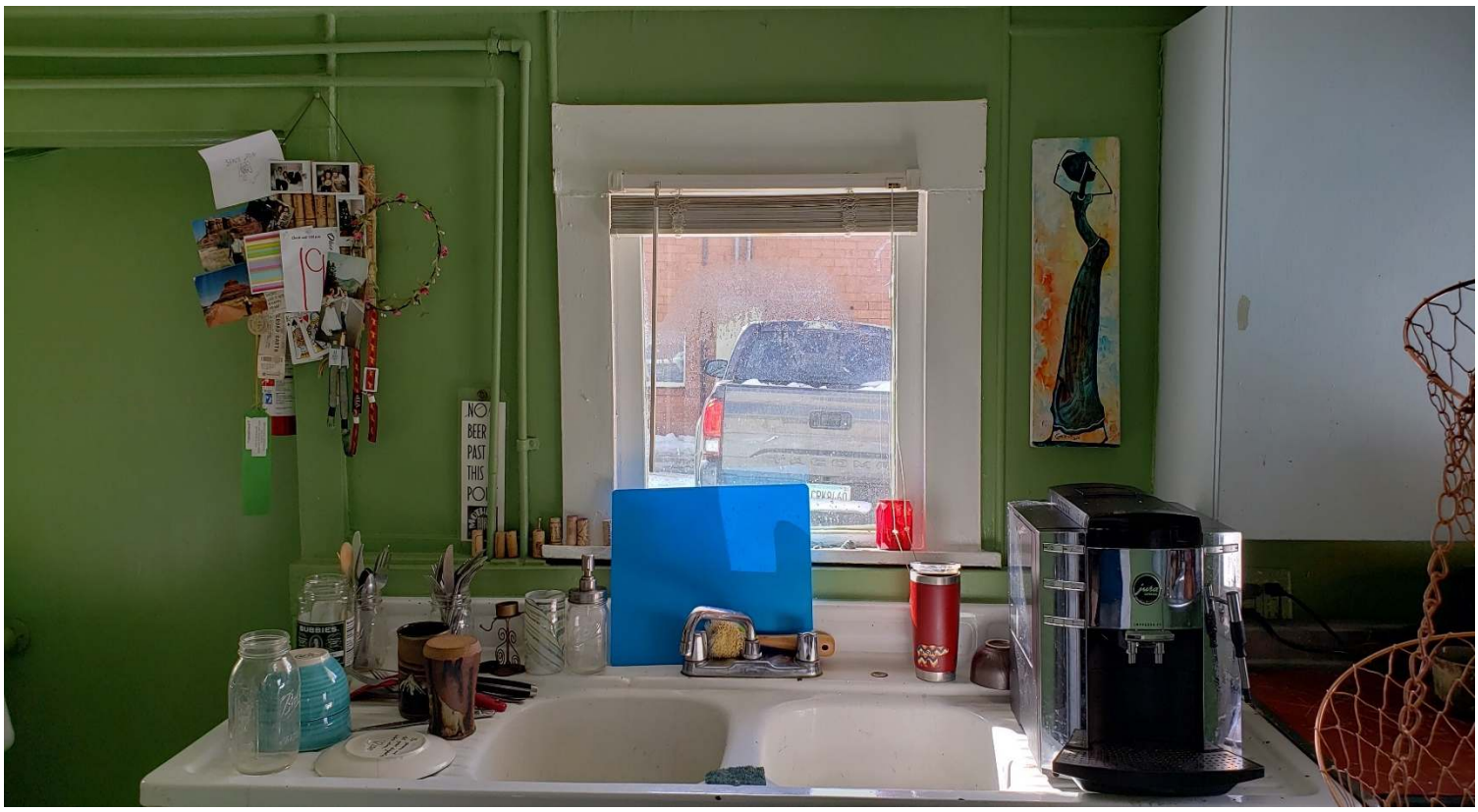
Photos 9–10. 314 N Beaver St Unit 4 E and N façades to SW with Chapel in background (left) and NE corner facing SE (right).

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).

Heritage Preservation Commission **7. A. 5.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Heritage Square Temporary Gazebos

PROPERTY INFO

Address: Heritage Square
Type of Approval: Certificate of No Effect
Approval Date: 12/10/2020

Findings:

Temporary placement of Gazebo structures were determined as "no effect" upon the Downtown CBD by the HPO

Information:

Being placed for the purpose od additional sheltered outdoor seating for the CBD

Attachments

Gazebo Heritage Plaza

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2969
F: (928) 779-7684

HPC

Date Received	Application to Heritage Preservation Commission	File Number

Property Owner(s)	Title	Phone	Email
CITY OF FLAGSTAFF		213-2605	tantol@flagstaffaz.gov
Mailing Address		**City, State, Zip**	
211 W ASPEN AVENUE		FLAGSTAFF AZ 86004	
Applicant	**Title**	**Phone**	**Email**
CITY OF FLAGSTAFF		213-2605	tantol@flagstaffaz.gov
Mailing Address		**City, State, Zip**	
211 W ASPEN AVENUE		FLAGSTAFF AZ 86004	

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
CITY OF FLAGSTAFF

Site Address	City, State, Zip
ASPEN AVENUE	FLAGSTAFF

Project Name TEMPORARY GAZEBOS

Parcel Number(s)	Zoning District(s), including Overlays
101-19-009E	CB/TC / DOWNTOWN

Property Information:

- ☐ Yes ☒ No Listed on the National Register of Historic Places? (Name: _____)
- ☐ Yes ☒ No Listed on the Arizona Register of Historic Places? (Name: _____)
- ☒ Yes ☐ No Located in an existing City of Flagstaff Historic District? (Name: DOWNTOWN)
- ☐ Yes ☒ No Has the structure every been inventoried or evaluated for the National Register?
- ☐ Yes ☒ No Is the structure over 50 years old at the time of application?
- ☐ Yes ☒ No Was all or a portion of the structure built before World War II as housing?

Is the subject property: ☐ Developed ☐ Vacant Land?

Type of HPC Application Requested:

- ☐ Historic Overlay District Designation (If new, Name: _____)
- ☐ Landmark Overlay District Designation
- ☐ Certificate of Appropriateness
- ☒ Certificate of No Effect
- ☐ Certificate of Economic Hardship
- ☐ Cultural Resource Study Review - Please check all that apply: ☐ Letter Report ☐ Phase I ☐ Phase II
- ☐ Historic Facades and Signs Grant

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature:	Date:	Applicant Signature:	Date:
Tiffany Antol	12/8/20	Tiffany Antol	12/8/20

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **Date:** _____

Project Description
Installation of temporary gazebos for the purpose of expanding outdoor seating in heritage square.

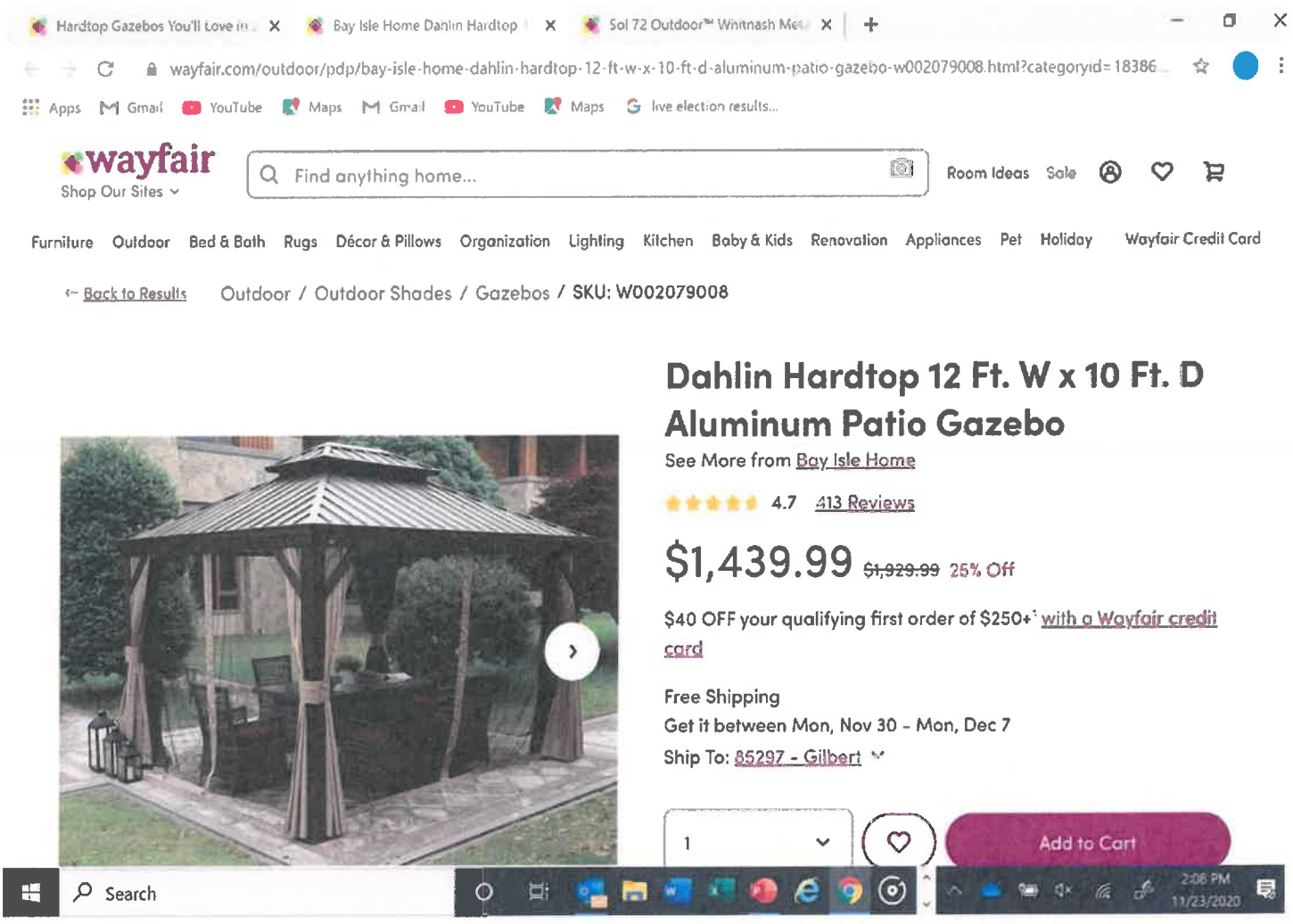
Explanation of how the project meets the applicable sections of the Zoning Code
Tempory use

Insert additional pages if necessary

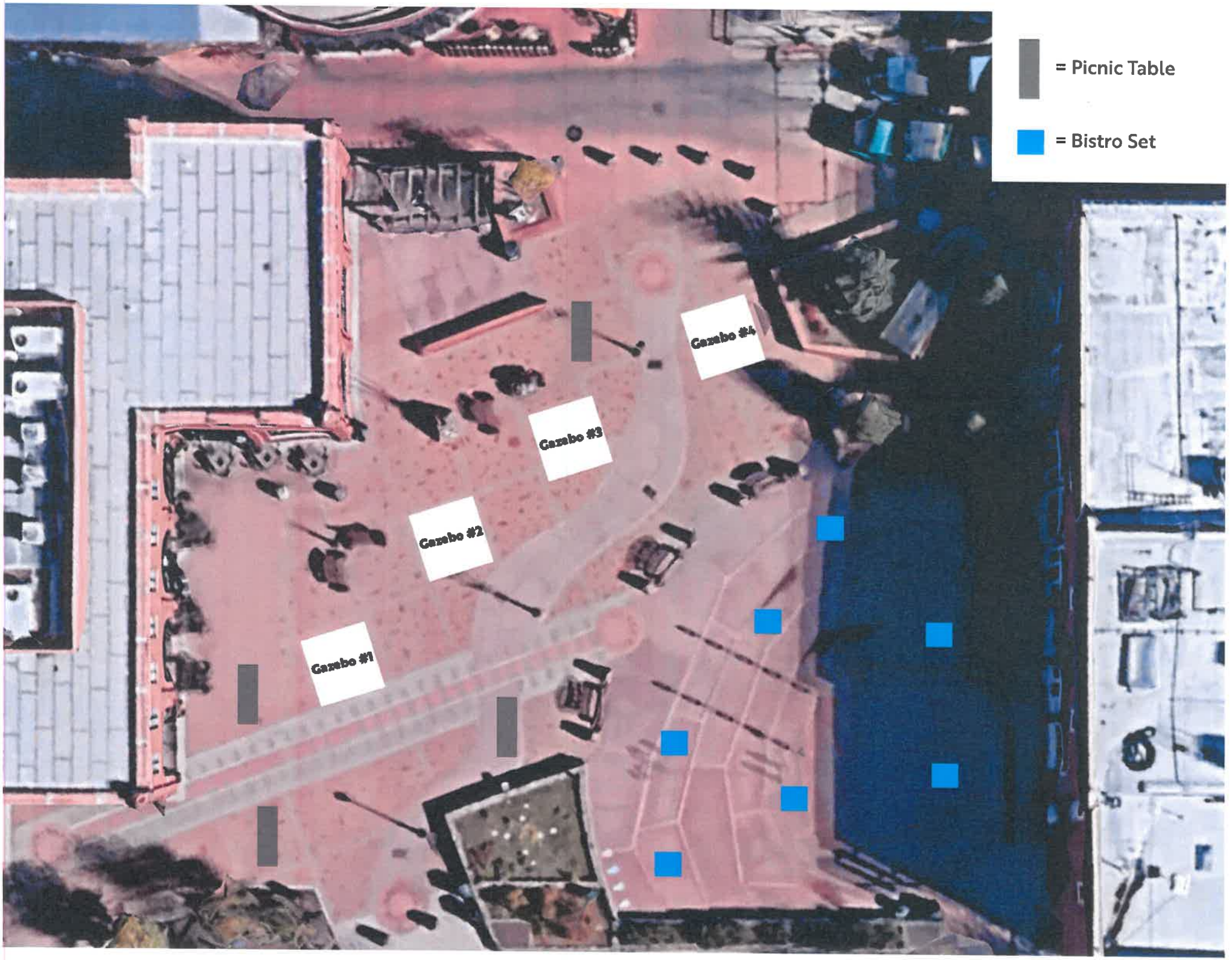
Tiffany Antol

From: Heidi Hansen
Sent: Tuesday, December 8, 2020 1:25 PM
To: Tiffany Antol
Cc: Jessica Young; Lori Pappas; Terry Madeksza; Gail Brockman
Subject: Gazebo

Hi Tiffany – Per your request, this is the gazebo that we are purchasing for downtown. We will be purchasing four of them. Amy Palmer already saw them and looked at the specs, etc. and said they are fine for temporary use. Thank you!



Heidi Hansen
Economic Vitality Director
City of Flagstaff
Airport, Community Investment
Library & Tourism
hhansen@flagstaffaz.gov
W: (928) 213-2905


= Picnic Table
= Bistro Set
Gazebo #1
Gazebo #2
Gazebo #3
Gazebo #4

Heritage Preservation Commission **7. B. 1.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

Plaza Way Condos

PROPERTY INFO

Permit Number(s): PA-20-00164-01
Address: 1580 S Plaza Way
Type of Review: New concept plan review

Findings:

Project is on undeveloped land surrounded by development. Needs initial investigation is survey was conducted for cultural resource. Applicant asked to confirm

Information:

Site is surrounded by development and is unlikely to have cultural resources present.

Heritage Preservation Commission **7. B. 2.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Lofts on Continental

PROPERTY INFO

Permit Number(s): PZ-20-00183
Address: 5531 E Cortland
Type of Review: IDS Update review

Findings:

Applicant notified that potential Heritage Resources may be present - in regards to railroad resources.

Heritage Preservation Commission **7. B. 3.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

Proposed Oak Street North Apartments - Demolition of Historic Mortuary

PROPERTY INFO

Permit Number(s): IPZ-20-00191
Address: 302 W Oak Street
IDS review of proposed apartment complex - on hold

Findings:

Applicant was told that a Phase 1 Cultural Resource report would be required for the property because of consideration of age and architectural design and a integral aspect of life and death of the Flagstaff community. Its significance to the community is not fully know and is the justification for at a minimum a Phase 1 CR study is required.

It appears that the project is on hold and that a realtor is again promoting the sale of the property. A realtor contacted the HPO inquiring on any restrictions on demolition. HPO indicated yes and provided incentives for preservation.

Information:

The design of the mortuary is unique and specific to its use. The gable forms and the use of native stone is in keeping with well known design characteristics in Flagstaff. On architectural merit alone it is significant to Flagstaff and is of 50 + years of age and does require compliance with Heritage Preservation Review and compliance requirements.

Heritage Preservation Commission **7. B. 4.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

---

TITLE:

Lumpkin Basement ADU

PROPERTY INFO

Permit Number(s): BP-20-01922
Address: 918 W Summit
Type of Review: Permit review for Basement ADU conversion

Findings:

Working with owner developer in presenting a compatible design for the east basement facade being converted for an ADU. Design is close to compliance, awaiting final drawing regarding not providing a picture window but a historically compatible window configuration.

Heritage Preservation Commission **7. B. 5.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

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TITLE:

Whispering Winds Sign

PROPERTY INFO

Permit Number(s): PZ-20-00141-02
Address: 922 E Route 66
Type of Review: Update on zoning map amendment

Findings:

HPO working on process to approve zoning map amendment for historic overlay on sign only.

Information:

Application has been deemed complete and has been returned for some documentation corrections. Will be resubmitted this month. Request for waiver of second neighborhood meeting will be made with the second submittal.

Heritage Preservation Commission **7. B. 6.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

TITLE:

Lofts on the Mesa

PROPERTY INFO

Permit Number(s): PZ-20-00168
Address: 1571 N Pine Cliff
Type of Review: IDS Review

Findings:

Review of a proposed 158 unit apartment complex on 19.93 acres McMillan Mesa. Cultural Resource Study requested and required by HPO. CRS is apparently almost complete for HPC review in the near future.

Heritage Preservation Commission **7. B. 7.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

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TITLE:

ARC-Flagstaff Rehab Campus

PROPERTY INFO

Permit Number(s): PZ-20-00164
Address: 7000 N Highway 89
Type of Approval: Update: HPO IDS Concept plan review

Findings:

Applicant advised project has the high potential for subsurface archeological resources, provide artifact recovery plan w/ procedures established.

Information:

The proposed project has multiple buildings within a large area developed as a Rehabilitation Campus. I**nclude a statement of Federal involvement in funding, approval or licensure which would initiate Section 106 reviews under the National Historic Preservation Act.**

Heritage Preservation Commission **7. B. 8.**

Meeting Date: 12/16/2020

From: Mark Reavis, Heritage Preservation Officer and Neighborhood Planner

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TITLE:

Cell Tower - on Museum of Norther Arizona property.

PROPERTY INFO

Permit Number(s): PZ-20-0039
Address: 3100 N Frt Valley Rd
Type of Review: Update - HPO IDS review - project submitted for Section 106 compliance not finilized.

Findings:

Project has provided visual impacts study for Museum of Northern Arizona's Landmark Overlay - impacts are mitigated by "tree cell tower design"