

PLANNING AND DEVELOPMENT SERVICES REPORT
ZONING MAP AMENDMENT

PUBLIC HEARING
PREZ 2013-0004

DATE: December 20, 2013
MEETING DATE: January 8, 2014
REPORT BY: Tiffany Antol

REQUEST:

A Zoning Map amendment request from the City of Flagstaff Heritage Preservation Commission, on behalf of the property owner Hillside Enterprises, LLC, for approximately 0.26 acres located at 19 W Phoenix Avenue to add Landmarks Overlay (LO) Zone to the existing zoning classifications of Community Commercial (CC) and T5 Main Street Transect Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Zoning Map amendment to the City Council with a recommendation for approval.

PRESENT LAND USE:

The Motel Dubeau Travelers Inn & Hostel in the Community Commercial (CC) Zone and T5 Main Street Transect Zone.

PROPOSED LAND USE:

The property owner proposes to add a beer/wine bar to the existing hostel use on site utilizing the T5 Main Street Transect Zone as an alternative to the Community Commercial (CC) zone.

NEIGHBORHOOD DEVELOPMENT:

North: Altitude's Bar & Grill and a retail thrift shop; Community Service (CS) Zone
East: Saint Anne Apartments; Community Commercial (CC) Zone
South: Macy's European Coffeehouse; Community Commercial (CC) Zone
West: Biff's Bagels and Beaver Street Brews and Cues; Community Commercial (CC) Zone

REQUIRED FINDINGS:

STAFF REVIEW. An application for a Zoning Map amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall set forth whether the Zoning Map amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied; and shall include an evaluation of the consistency and conformance of the proposed amendment with the goals of the General Plan and any applicable specific plans; and a recommendation on the amendment based on the standards of the zones set forth in Section 10-40.20 "Establishment of Zones" of the Zoning Code (Page 40.20-1).

FINDINGS FOR REVIEWING PROPOSED AMENDMENTS. All proposed amendments shall be evaluated as to whether the application is consistent with and conforms to the goals of the General Plan and any applicable specific plans; and the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan; and the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle

access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. If the application is not consistent with the General Plan and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

STAFF REVIEW:

Introduction/Background

The Applicant, the City of Flagstaff Heritage Preservation Commission, on behalf of the property owner Hillside Enterprises LLC, is requesting a Zoning Map amendment to add approximately 0.26 acres located at 19 W. Phoenix Avenue to the Landmarks Overlay (LO) Zone. An overlay zone is a special zoning district placed over an existing zoning district, part of a district, or a combination of districts. Overlay zones build on the underlying zoning, by establishing additional requirements. In this case the Landmarks Overlay zone would be in addition to the existing Community Commercial (CC) Zone and the T5 Main Street Transect Zone.

The site is known as the “Motel Dubeau Travelers Inn & Hostel.” The motel was constructed at its current location in 1929 by Albert Neil Dubeau and originally consisted of 22 individual motel units, a large rooftop sign, and an office/manager’s residence. This site is listed on the National Register of Historic Places as a contributing property to the Railroad Addition Historic District due to its historic association with Route 66, and its importance in the transportation and commercial history of Flagstaff. The Dubeau’s 1929 construction date makes it the oldest remaining Route 66 associated motel in Flagstaff.

At its meeting of November 20, 2013 the City’s Heritage Preservation Commission reviewed this proposal and unanimously recommended that the City Council approve this Zoning Map amendment request. Attached to this report are copies of the Heritage Preservation Commission report and minutes.

Proposed Development Concept Plans

No new development is proposed as part of this application but the owner is proposing to convert part of the existing hostel into a beer/wine bar and possible future retail uses utilizing the T5 Main Street transect zone standards.

General Plan – Flagstaff Area Regional Land Use and Transportation Plan

The proposed Zoning Map amendment meets several policies of the Flagstaff Regional Land Use and Transportation Plan. Specifically, the plan calls for greater efforts at heritage preservation and for the preservation of Flagstaff’s existing traditional neighborhoods. The following RLUTP policies are relevant to this application:

Policy CD2.4 - Preserve Cultural and Historic Resources

“The quality of life in the Flagstaff area shall be enhanced by the preservation of historic resources and inclusion of heritage in the development of the city and region. Historic buildings shall be considered for preservation and reused to provide a sense of connection with the past.” (Regional Plan, Page 5-5)

Policy CD2.7 – Protect the Character, Quality, Historic and Architectural Patterns of the Historic Districts and Other Neighborhoods.

“The planning and design of changes to neighborhoods should respect traditions, identifiable styles, proportions, shapes, streetscapes, relationships between buildings and yards and roadways; use historically appropriate and compatible building and structure materials for the historic district.” (Regional Plan, Page 5-8)

Policy CD2.8 – Promote Restoration of Historic Buildings, Sites and Districts.

“Preserve and improve the quality of housing and other buildings, structures and neighborhoods through their restoration and rehabilitation.” (Regional Plan, Page 5-8)

Policy CD2.9 – Collaborate with Residents to Stabilize, Protect and Improve Historic Districts and Other Neighborhoods While Maintaining Affordability and Viability.

“Involve residents in the process of planning and obtaining financial and technical assistance for the protection, stabilization, affordability and viability of their neighborhoods.” (Regional Plan, Page 5-8)

Policy NCR1.10 – Protect Archeological and Cultural Resources.

“Historical, archeological, and cultural resources shall be identified and preserved through restoration or adaptive reuse, as links between past, present and future generations.” (Regional Plan, Page 6-6)

The Landmarks Overlay (LO) Zone implements all of the above noted policies within the current General Plan. The primary intention of this overlay is to preserve cultural and historic resources. Applying the Landmarks Overlay (LO) Zone to the subject property will provide specific guidelines for preservation of the site and will require an additional level of oversight through the Heritage Preservation Commission. This Zoning Map amendment application is a collaboration between the Heritage Preservation Commission and the property owner to achieve the preservation goals of this community.

Zoning – City of Flagstaff Zoning Code

The requirements of the Landmarks Overlay (LO) Zone are intended to promote the preservation and unique character of all structures within the zone. Properties within the Landmarks Overlay (LO) Zone are subject to the Landmark Design Review Overlay District Design Standards and Guidelines and design review by the Heritage Preservation Commission. The subject property currently has Community Commercial (CC) and T5 Main Street Transect Zoning. The Landmarks Overlay (LO) Zone does not change the requirements of the underlying Community Commercial (CC) or T5 Main Street Transect Zoning districts but adds an additional level of design standards for which any development on site would be required to meet. If there were any conflicts between the requirements of the Landmarks Overlay (LO) zone and the requirements of either of the underlying zoning districts, the requirements of the Landmarks Overlay (LO) zone would control.

The property owner is intending to develop utilizing the underlying T5 Main Street Transect Zone in lieu of the existing Community Commercial (CC) Zone. Lodging and Bars are both permitted uses in the T5 Main Street Transect Zone while neither is a permitted use in the existing Community Commercial (CC) Zone. The T5 Main Street Transect Zone requires development to comply with minimum design standards including a minimum building height of two stories. With the application of the Landmarks Overlay (LO) Zone the property would not be required to meet any T5 Main Street development standard that would alter the historic character of the existing building.

PUBLIC SYSTEMS IMPACT ANALYSIS:

Traffic and Access

No analysis is required.

Water and Wastewater

A water and sewer impact analysis is not required by staff. This site currently is served by both City utility systems. No modifications to the current service are proposed.

Stormwater

No stormwater improvements are required.

Parks and Recreation

This Zoning Map amendment is not anticipated to have any impact to the City's parks or recreation systems.

OTHER REQUIREMENTS:

Resources

The subject property is not located within the Resource Protection Overlay (RPO) Zone as defined by Section 10-50.90.020.A of the Zoning Code (Page 50.90-2). Further, this application does not anticipate any physical modifications to the existing structure or site. No impact to resources is anticipated.

Citizen Participation

All property owners within 300-feet of the subject property were notified via mail of the Zoning Map amendment and asked to attend the November 20, 2013 Heritage Preservation Commission (HPC) meeting. Additionally, a notice was run in the Daily Sun, which discussed the Zoning Map amendment and identified the HPC meeting as a venue for discussion. No one from the public attended the HPC meeting other than the applicant to make comment on the Zoning Map amendment. Those meeting minutes are attached.

DISCUSSION:

The application of the Landmarks Overlay (LO) zone to the subject property adds an additional layer of preservation requirements and review for all development. The intention of the zone is to recognize, preserve and enhance attributes having historic, architectural, archeological, cultural or aesthetic significance. Section 10-30.30.040.B.2.a of the Zoning Code states that "an individual property...may be designated as a Landmark if it is significant...and the Development Standards and Guidelines of the Landmark Zone are applicable." Section 10-30.30.050.B.1.a of the Zoning Code defines a cultural resource as significant if it is eligible for the National Register of Historic Places. The Motel Dubeau was listed on the National Register of Historic Places as a contributing property to the Railroad Addition Historic District in 1984. A full detail of how this site meets the standards of significance can be found in the attached Heritage Preservation Commission report dated October 16, 2013.

RECOMMENDATION:

Staff believes that the proposed Zoning Map amendment has been justified and would recommend in favor of amending the Zoning Map for 0.26 acres to add the Landmarks Overlay (LO) zone to the existing Community Commercial (CC) and T5Main Street transect zones.

ATTACHMENTS

- Zoning Map Amendment Application
- Current City of Flagstaff Zoning Map
- HPC Staff Report
- HPC minutes, of November 20, 2013
- Public Hearing Legal Advertisements
- Citizen Participation Plan Waiver



City of Flagstaff

Community Development Division

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

P: (928) 213-2618
 F: (928) 213-2609

PREZ/PGM

Date Received DEC 09 2013	Application for Zoning Map Amendment and/or Regional Plan Amendment	File Number DEV13-054
Property Owner(s) Hillside Enterprises, LLC	Title	Phone 779-8639
Mailing Address 2 N. Hillside Drive		City, State, Zip Flagstaff, AZ 86001
Applicant(s) CoF - Heritage Preservation Commission	Title	Phone 213-2969
Mailing Address 211 W. Aspen Avenue		City, State, Zip Flagstaff, AZ 86001
Project Representative) Karl Eberhard	Title HPO	Phone 213-2969
Mailing Address 211 W. Aspen Avenue		City, State, Zip Flagstaff, AZ 86001
Requested Review	<input checked="" type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Regional Plan Amendment <input type="checkbox"/> Continued

Site Address 19 W. Phoenix Avenue	Parcel Number(s) 100-41-014	Subdivision, Tract & Lot Number Railroad Addition
Existing Zoning District CC	Proposed Zoning District: CC w/ LO	Existing Regional Plan Land Use Category
Existing Use		Proposed Use
Property Information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing Local/National Historic District? (Name: Southside) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?	
Requested Urban Growth Boundary Change (If Applicable)	State Reason for Request Preservation of the property.	

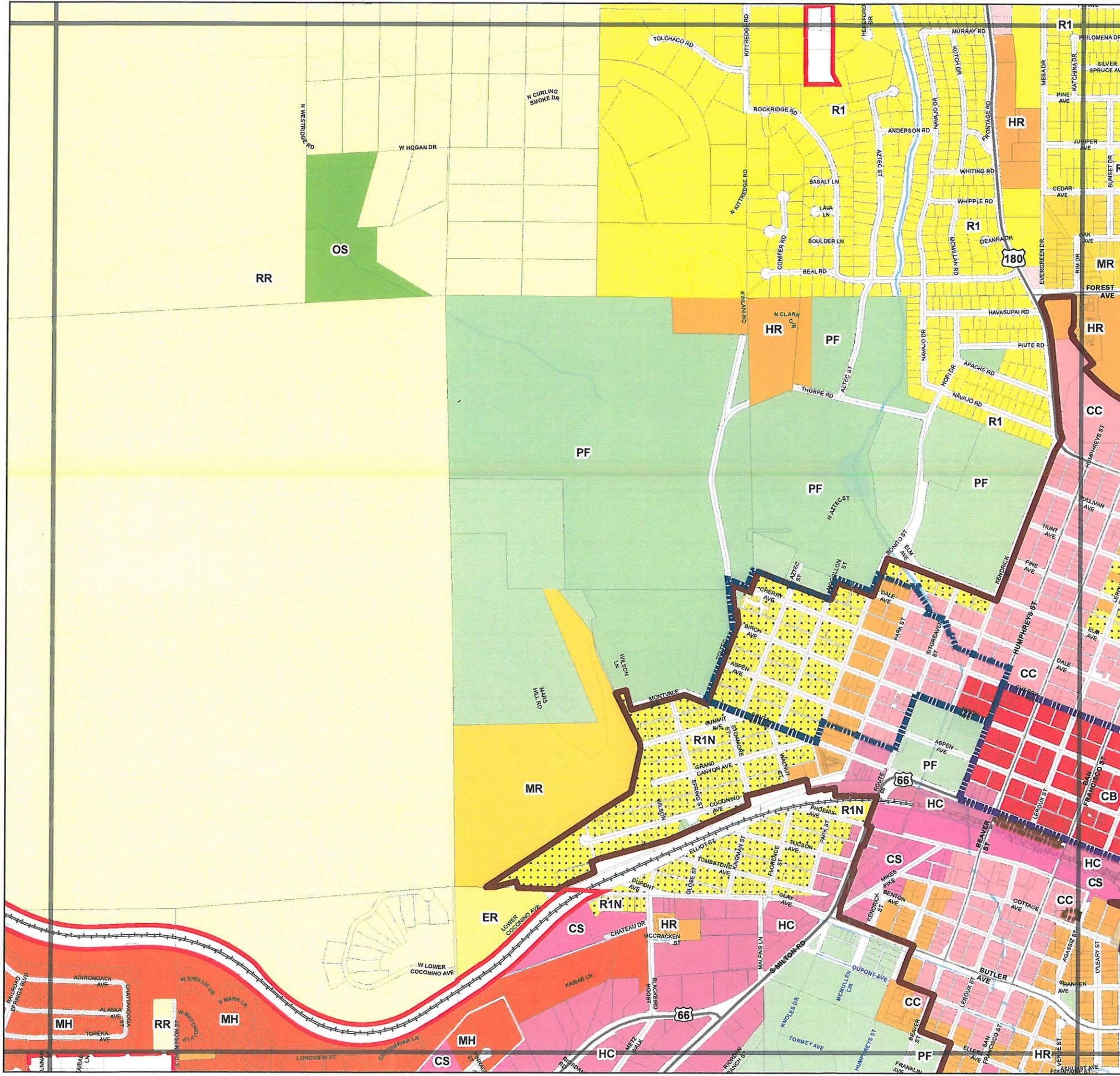
Note: Indicate how the change of zone will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If modification to the Regional Plan is requested, clearly state reason(s) for modification. (Attach separate sheets as necessary). **Incomplete submittals will not be scheduled.**

Property Owner Signature (required) <i>[Signature]</i>	Date: 12-4-13	Applicant Signature <i>[Signature]</i>	Date: 12/4/13
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For City Use			
Date Filed:	File Number(s): PREZ 20130004	Type of Zoning Map Amendment:	
P & Z Hearing Date:	Publication and Posting Date:	<input type="checkbox"/> Small-scale	
Council Hearing Date:	Publication and Posting Date:	<input type="checkbox"/> Medium-scale	
Fee Receipt Number:	Amount:	Date:	<input type="checkbox"/> Large-scale

Action by Planning and Zoning Commission:			Action by City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

City of Flagstaff Zoning Map 8



Residential Zones:

- Rural Residential (RR)
- Estate Residential (ER)
- Single-family Residential (R1)
- Single-family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)

Commercial Zones:

- Central Business (CB)
- Highway Commercial (HC)
- Commercial Service (CS)
- Community Commercial (CC)
- Suburban Commercial (SC)

Industrial Zones:

- Business Park (BP)
- Light Industrial (LI)
- Light Industrial Open (LI-O)
- Heavy Industrial (HI)
- Heavy Industrial Open (HI-O)

Resource and Open Space:

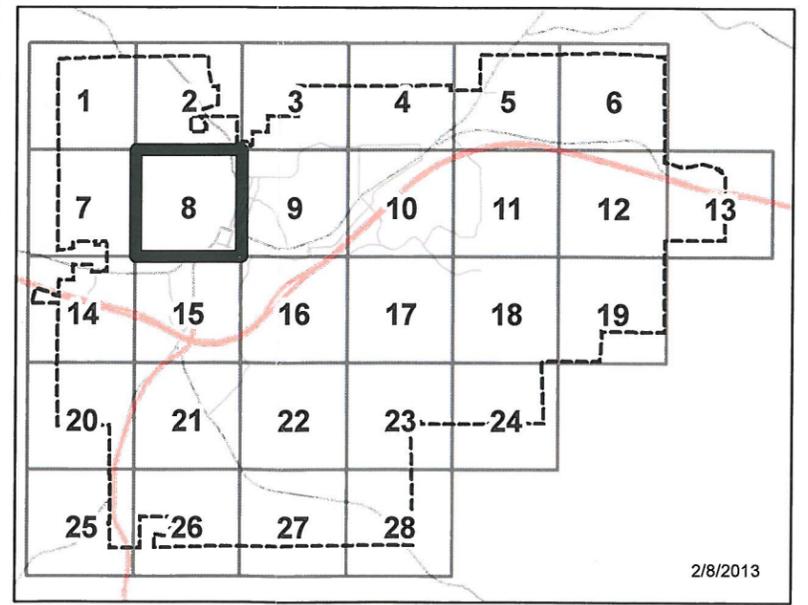
- Public Facility (PF)
- Public Lands Forest (PLF)
- Open Space (OS)

Other Symbols:

- Airport Overlay Zone
- Downtown Overlay Zone
- Townsite Overlay Zone
- Landmark Overlay Zone
- Regulating Plan Boundary
- City Limits
- Parcels

Scale: 0 500 1,000 1,500 2,000 Feet

This map is known as the "City of Flagstaff Official Zoning Map" or the "City of Flagstaff Official Regulating Plan," and is intended to implement the City of Flagstaff Zoning Code per Ordinance 2011-20 adopted on 11/01/2011 and all subsequent amendments. These maps are based on the most accurate graphic information available at the time they were produced. The City of Flagstaff furnishes these maps "as is" and assumes no responsibility for their accuracy. All zoning information should be verified by legal description whenever possible.





City of Flagstaff

Community Development Division

211 W. Aspen Ave P: (928) 213-2969
 Flagstaff, AZ 86001 F: (928) 779-7684
 www.flagstaff.az.gov

HPC

Date Received 9/24/13	Application to Heritage Preservation Commission	File Number
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Property Owner(s) Hillside Enterprises, LLC	Title	Phone (928) 779-3180	Email itmedianow@yahoo.com
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Mailing Address 2 N. Hillside Dr	City, State, Zip Flagstaff, AZ 86004
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Applicant Heritage Preservation Commission	Title	Phone (928) 213-2969	Email keberhard@flagstaffaz.gov
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Mailing Address 211 W. Aspen Avenue	City, State, Zip Flagstaff, AZ 86001
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Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Agent

Site Address 19 W. Phoenix Avenue	City, State, Zip Flagstaff, AZ 86001
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Parcel Number(s) 100-41-014	Zoning District(s) CC (Community Commercial)
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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
- Historic Facades and Signs Grant

Property Information:

- Yes No Listed on the National Register of Historic Places? (Name: Southside NRHD)
- 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 Non-residential development; structure is over 50 years old at the time of application?
- Yes No Residential development; structure is pre-World War II housing?
- Yes No Subject property is undeveloped land?

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

Property Owner Signature: 	Date: 10-11-13	Applicant Signature: 	Date: 10/11/13
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For City Use

Date Filed: _____	HPC Hearing Date: _____
Fee Receipt #: _____	Amount: _____ Date: _____
Action by HPC: <input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied <input type="checkbox"/> Continued
Staff Initial: _____	Date: _____

Project Description (Insert additional pages if necessary)

No work is proposed. This is a request for designation as a Landmark.

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.

Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

See attached Staff Report _____

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

See attached Staff Report _____

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

See attached Staff Report _____

Source(s) of Information Used:

See attached Staff Report _____

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

See attached Staff Report _____

**CITY OF FLAGSTAFF
HERITAGE PRESERVATION COMMISSION
STAFF REPORT**



To: Heritage Preservation Commission
From: Mark Di Lucido, CD & R Staff
Date: October 16, 2013
Meeting Date: TBD

TITLE: Consideration of Landmarks Designation for:
Motel Du Beau and Sign Tower
19 W. Phoenix Avenue
Parcel 100-41-014

REQUEST:

This is a request to rezone a 0.26 acre parcel, Assessor's Parcel Number 100-41-014, located at 19 W. Phoenix Avenue, including sign tower, to the Landmarks Overlay (LO) Zone. The LO zone is an overlay, meaning that the current CC (Community Commercial) zoning applicable to the site will remain in place and requirements of the LO zone are added to the underlying requirements.

STAFF RECOMMENDATION:

Staff recommends that the Heritage Preservation Commission review the application, conduct and receive testimony at a Public Hearing, and forward to the City Council a recommendation to approve rezoning the parcel.

INTENT:

The application of the Landmarks Overlay (LO) Zone is intended to promote the preservation of individual properties of cultural significance. The LO Zone district designation applies the Landmark Design Review Overlay District Design Standards and Guidelines, and design review by the Heritage Preservation Commission, to development on properties located within the boundaries of the Zone.

REQUIRED FINDINGS:

DESIGNATION (Zoning Code 10-30.30.040.B.2.a): An individual property, object, structure, site, sign or landscape feature may be designated as a Landmark if it is significant in accordance with the provisions of this Division and the Development Standards and Guidelines of the Landmarks Zone are applicable.

SIGNIFICANCE (Zoning Code 10-30.30.050.B.1): A cultural resource is significant if:

- a. It is eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or,
- b. 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, the State of Arizona, or the United States of America; or,
- c. It represents the work of, or for, an important individual; or,
- d. 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,
- e. It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.

INTEGRITY (Zoning Code 10-30.30.050.B.2.b): A resource is generally not significant if the features, materials, patterns and relationships that contributed to its significance are no longer present or no longer have integrity.

To be significant, the resource must also have integrity, meaning that the general character of the significant period must be evident, the characteristics that define its significance are present, and any incompatible alterations are reversible. In addition, the integrity of the setting is a contributing factor in assessing integrity of a resource.

APPLICABILITY OF THE LANDMARKS ZONE DEVELOPMENT STANDARDS AND GUIDELINES: The applicable Development Standards and Guidelines of the Landmarks Zone are summarized as having two general parts. The first is "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings". The second is a series of "Design Compatibility" requirements that have since been incorporated into the Zoning Code (10-30.60.080).

STAFF REVIEW

Background:

The first three motels in downtown Flagstaff to take advantage of the increased motor traffic along Route 66 (Phoenix Avenue) were opened between 1927 and 1937. Nackard's Auto Inn opened in 1927; the Motel Du Beau (current name is Du Beau Hostel) opened in 1929; and the Sierra Vista opened in 1937. Development of these businesses was in response to the increased number of well-to-do tourists driving through Flagstaff.

Albert Neil Du Beau¹ of Los Angeles became convinced that he could be successful by constructing what he called a "motor inn" in the downtown area of the city. His one-story brick Motel Du Beau was described as "a hotel with garages designed for the better class of motorists".² The motel originally had 22³ individual motel units, a large rooftop sign, and an office/manager's residence. The office has a hipped-roof covered in asphalt shingles, a concrete foundation and exterior walls of wire cut brick. On the main (north) façade is a gable roof entry porch supported by square brick columns. The main entrance has an original single-light glass and wood door. Windows are original three-over-one vertical light sash. On the west side of the original office building is a one-story wing added between 1929 and 1934 which is constructed of Malpais stone veneer, wire brick, and three-over-one vertical light sash.⁴ An additional one-story wing was added to the rear of the original building ca. 1970, with a wire brick skirt wall, stucco exterior and aluminum windows added ca. 1990.

The east wing was built with 13 units. The building has a gable roof covered in asphalt shingles, an exterior of five-course wire brick and a concrete foundation. Unit entrances have original and replacement paneled wood doors. Most windows facing the courtyard are original two-over-one paired casement design; and most of those facing Beaver Street and the adjoining property to the east are original three-over-three vertical light sash. Shed roof canopies over the unit entrances were original to the east and west wings but were extended out several inches ca. 1980.⁵ The west wing was built with nine units and has similar detailing in its doors and windows. The interiors of the units have remodeled baths, plaster walls and ceilings and original wood floors.⁶

Following the 1934 relocation of Route 66's alignment to Santa Fe Avenue, Nackard's Auto Inn and the Motel Du Beau built 60' steel frame towers for their motel signs so that motorists could see them from Route 66's new alignment.

¹ Thomason and Associates cite Albert Neil's father, Albert Eugene Du Beau as the builder.

² Cline, Mountain Town, 241.

³ Thomason and Associates also states there originally were 24 units.

⁴ Photograph documentation provided by John McCulloch.

⁵ Ibid.

⁶ Excerpted from National Register of Historic Places Multiple Property Documentation Form as prepared by Thomason & Associates, December 2005.

See Site Layout (Attachment 1) for arrangement of buildings referenced in this report.

Significance:

The Motel Du Beau was listed on the National Register as a contributing property to the Railroad Addition Historic District in 1984.

Significance Criterion "a" has been met. While this is sufficient for designation, decision-makers may also be interested in the following:

Significance Criteria "b" and "d" are also applicable; the historical background being briefly summarized as follows:

The Motel Du Beau is significant under criterion "b" for its historic association with Route 66, and its importance in the transportation and commercial history of Flagstaff. Within the period of significance (1929 through 1968) for Route 66 motel development and activity in Flagstaff, the Du Beau's 1929 construction date makes it the oldest remaining Route 66 associated motel in Flagstaff (portions of Nackard's Auto Inn were constructed in 1921 but its motel court and multi-unit building were built in 1935 and 1937 respectively).⁷

Developments along Route 66 reflected trends in the national economy. Route 66 motels represent the rise and fall of small privately-owned lodging facilities which paralleled the life span of Route 66. The motels along Route 66 represent a unique type of business and building type—many were designed to reflect local sensibilities and use local materials for economic construction. Their individuality conveyed a distinctive charm, and those with remaining integrity represent a notable type of roadside architecture.

The Du Beau is also significant under criterion "d" for its embodiment of distinctive characteristics of type and period, and for its methods of construction. The most common type of motel along Route 66 was the tourist or motor court which is considered to have come into vogue in the late 1920s. These motor courts commonly featured arranged lines of identical small cabins or cottages positioned back off the road.⁸ A larger building, generally housing an office and /or the owner's living quarters would be situated near the roadway in front of the cabins.⁹

⁷ Ibid. Thomason

⁸ Ibid

⁹ Ibid

Integrity:

On the office structure, the addition of the south wing is the most significant feature potentially affecting integrity. Added ca. 1970, this one-story wing has a wire brick skirt wall, and stucco exterior. Aluminum windows were added ca. 1990. The addition of the west wing to the office structure was ca. 1934, and continued the original office structure's architectural proportions, combinations of form, and materials (except for the use of Malpais stone veneer). The west wing's design elements also include three-over-one sash, wire brick trim around the Malpais stone, and continuation of the roof shingles used on the original office. These materials and motifs seamlessly integrate the addition to the original office. Other, more recent changes include the addition of gutters and downspouts; new copper gutters and rain chains added in 2013; an attic vent; a roof sign on the entry porch; and security lighting.

On the motel units, add-ons that affect integrity in a minor way are the extensions to the rain canopies of the original roof. Located over each unit's entry, these very small canopy extensions negligibly take away from the integrity and are a reversible alteration. Other, minor changes include metal heater vents through the exterior brick wall of each unit; the replacement of original bathroom windows with sliding aluminum windows; and the replacement of some three-over-one vertical light sash with one-over-one vinyl windows.

Several changes to the paving and hard-scape portions of the property were made in 2013 and consist of a concrete parking lot between the office and the units; exposed aggregate concrete walkways and steps adjacent to the unit entries; concrete pavers in the courtyard in front of the office; and tubular steel decorative fence and gate around the front and west side of the office. Most of these courtyard improvements are generally not visible from the street thus the setting generally retains its integrity, albeit degraded slightly.

Sign Towers:

The Motel Du Beau's free-standing, 60 foot tall structure/sign is also considered for landmarks' designation by this request. According to Flagstaff's Zoning Code:

1. Signs which may be unusual, significant or meaningful to the City streetscape and the City's history may be worthy of special recognition and may be designated as a landmark in accordance with the provisions of this Division if they meet the following criteria:
 - a. The sign has been in continuous existence at its present location for not less than 50 years;
 - b. The sign is of exemplary technology, craftsmanship or design for the period in which it was constructed; uses historic sign materials or means of illumination; and/or is unique in that it demonstrates extraordinary aesthetic quality, creativity or innovation;

- c. The sign is structurally safe or is capable of being made so without substantially altering its historical character or significance;
- d. If the sign has been altered, it must be restorable to its historic function and appearance; and,
- e. The sign complies with movement, bracing and illumination requirements contained in Section 10-50.90.050.D, Structure and Installation.

Constructed between 1929 and 1934, the Du Beau and the Downtowner (formerly Nackard's Auto Inn) motels' sign towers are the two earliest examples of free-standing sign towers in Flagstaff. The Du Beau tower sign is significant under criteria "a": it's been in continuous use as a sign advertising lodging for over 79 years; "b", it demonstrates innovation in the form of downtown, street-side advertising for motorists traveling on roads at some distance from the Du Beau's location; "c", the sign is structurally safe; "d", the sign still performs its original function and has few, if any alterations; and "e", it complies with current movement, bracing, and illumination requirements.

Applicability of the Landmarks Zone Development Standards and Guidelines:

The Secretary of the Interior's Standards that are the basis of the district standards and guidelines were developed specifically to address the preservation needs of unique resources such as this. The Design Compatibility requirements were developed to ensure compatibility within individual designs and within neighborhood designs, and as such, are inherently appropriate for the protection of this resource. Furthermore, the inclusion of Design Compatibility requirements within the Zoning Code overall will help prevent adjacent development from jeopardizing the setting of this resource.

Basis of Report:

The information in this summary report was derived from notes written by John McCulloch (current owner) from an oral history by Neil Du Beau; photographs taken by the Du Beau family between 1931 and 1939 (donated by John McCulloch); a National Register of Historic Places Multiple Property Documentation Form as prepared by Philip Thomason; and 1901 and 1916 Sanborn Maps, with addenda thru 1948. Finally, on-site observations were made by an Arizona licensed architect (the city's Historic Preservation Officer) with professional experience concerning historic structures.

Heritage Preservation Commission
Consideration of Landmarks Designation
Motel Du Beau and Sign Tower
October 16, 2013

STAFF CONCLUSION:

Staff believes that multiple criteria for Landmarks designation have been met.

CITIZEN PARTICIPATION:

The Heritage Preservation Commission (HPC) meeting serves as the Citizen Participation event associated with the pending Re-zone Application. The meeting was advertised in the Daily Sun and notices were mailed to all properties within 300 feet of the property.

ATTACHMENTS:

1. Site Layout
2. Portion of 1901 Sanborn Fire Insurance Map - Flagstaff
3. Portion of 1916 Sanborn Fire Insurance Map - Flagstaff
4. Portion of 1916 Sanborn Fire Insurance Map - Flagstaff, adapted to include added wings
5. Pages 12 through 16: Du Beau family photographs provided by John McCulloch
6. Page 17: State of Arizona Historic Property Inventory Form
7. Pages 18 through 20: National Register of Historic Places Continuation Sheets

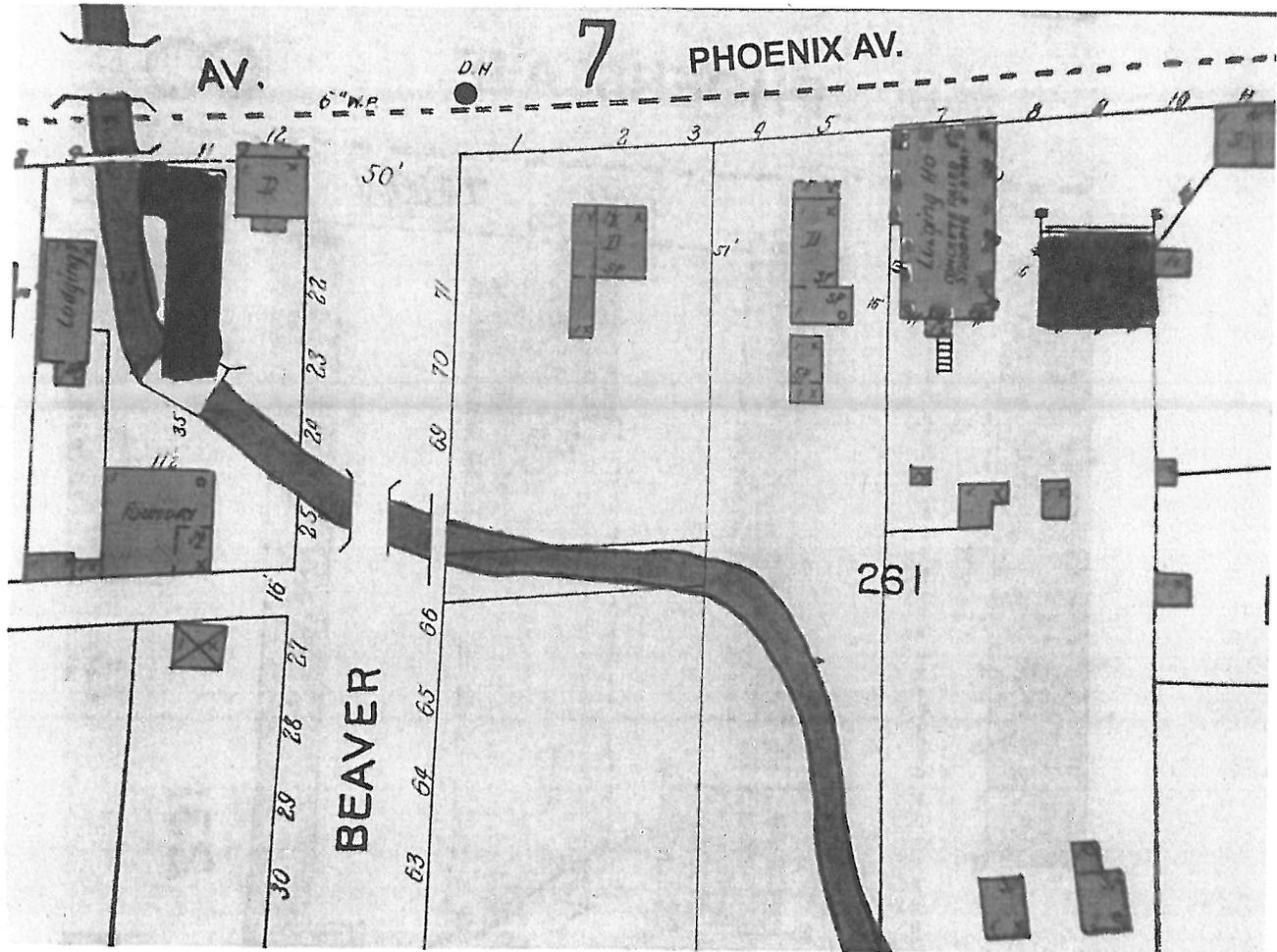
Attachment 1

Site Layout



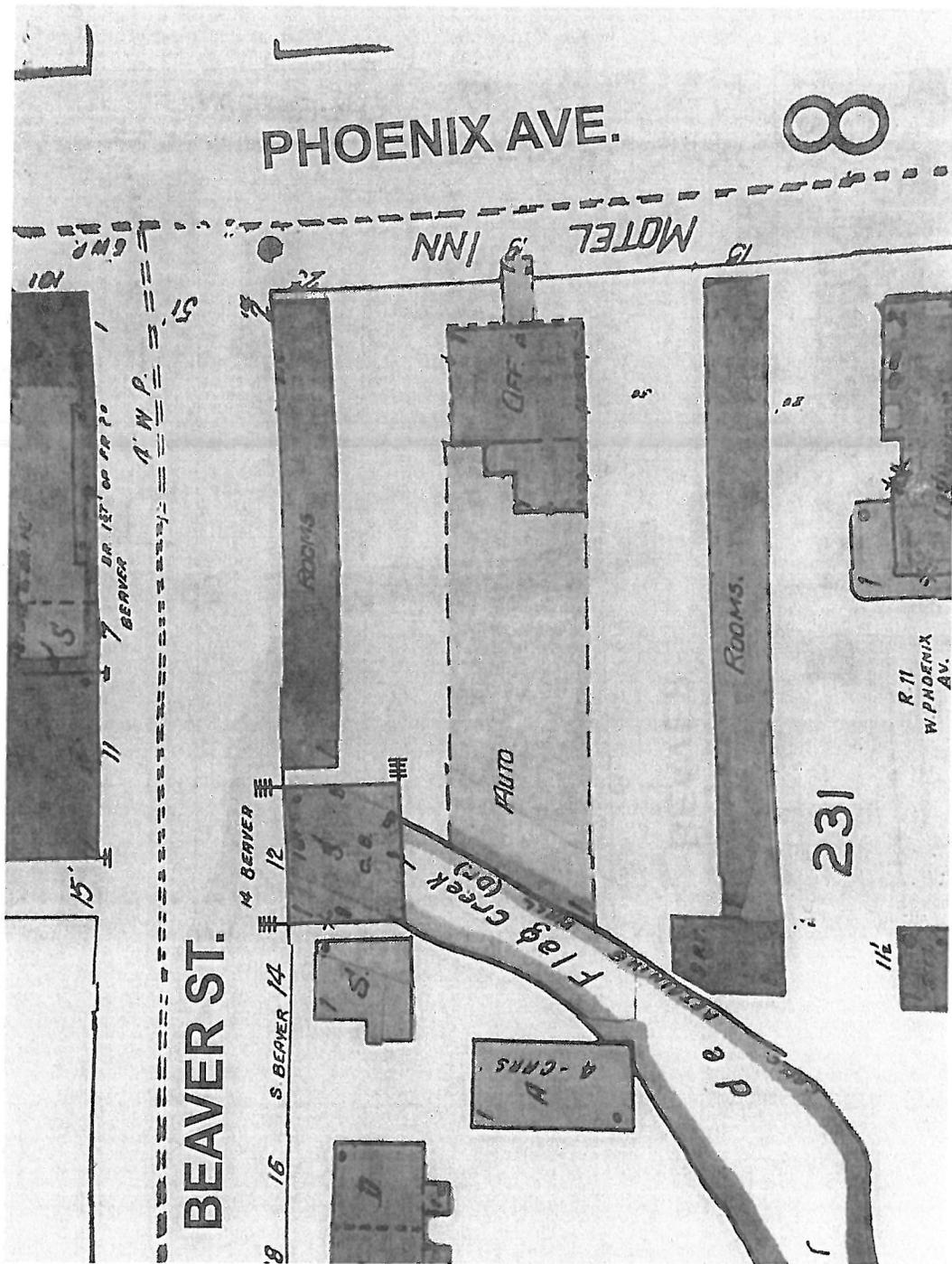
Attachment 2

Portion of 1901 Sanborn Fire Insurance Map – Flagstaff



Attachment 3

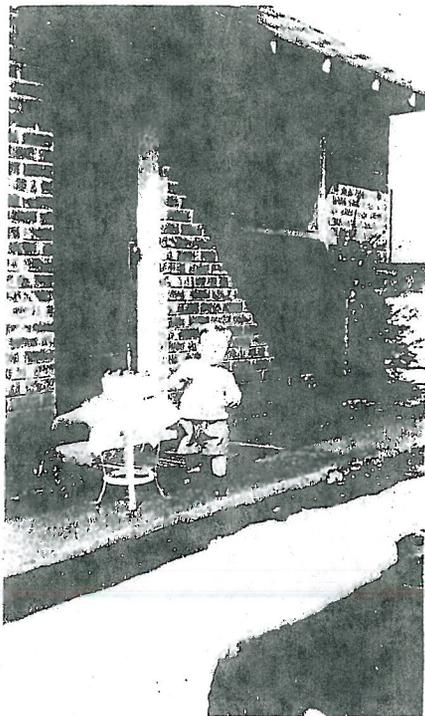
Portion of 1916 Sanborn Fire Insurance Map – Flagstaff



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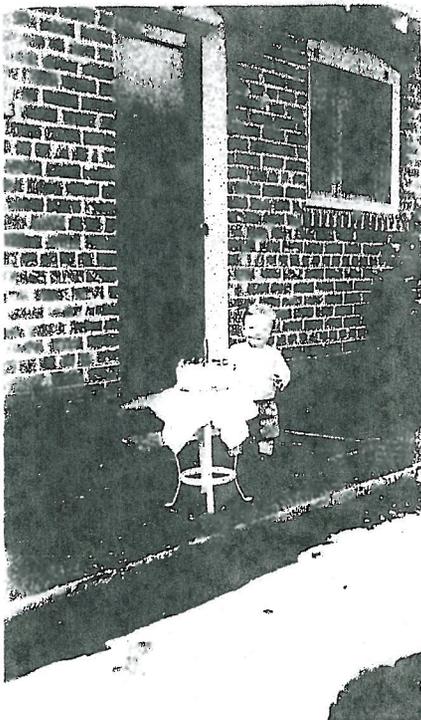
Neil duBeau 1935



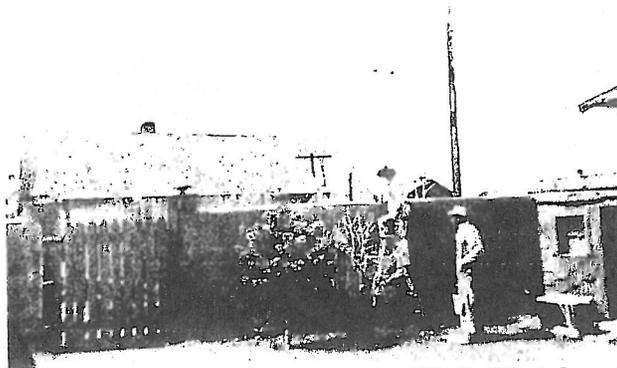
Neil duBeau 1st Birthday 1932



Albert, Neil and Frances 1939



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Back of Motel facing Rio de Flag



Cold Winter of 1932

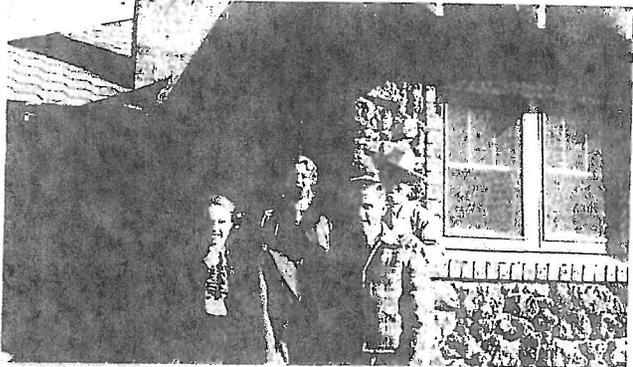


Family Picture 1938



Neil du Beau with Ducklings 1939

Heritage Preservation Commission
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Family Picture 1934

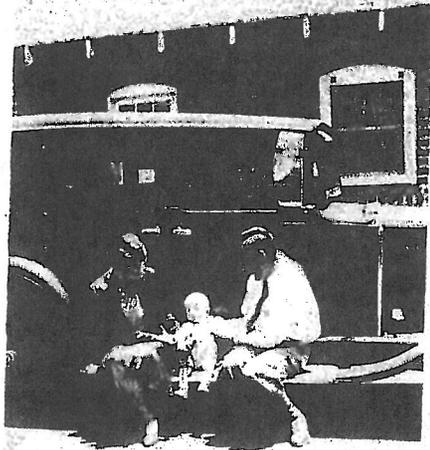


Neil du Beau with Ducklings 1939



From left - Albert and Frances duBeau
Clara and Albert duBeau

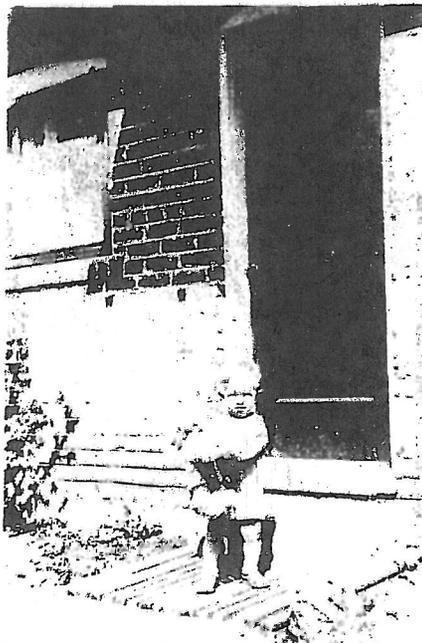
Heritage Preservation Commission
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Frances, Albert and Neil 1931



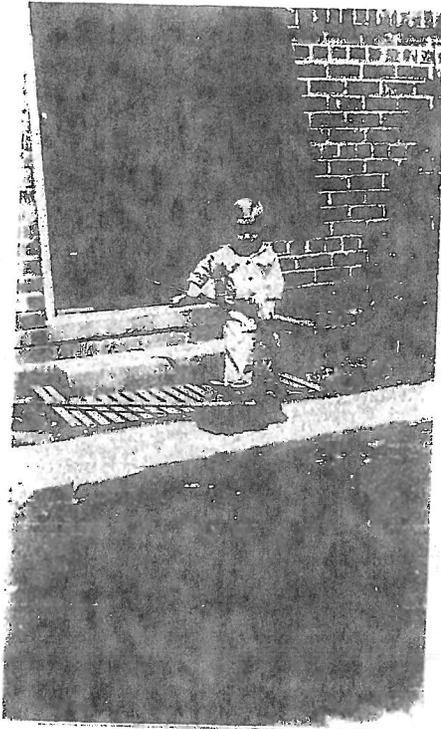
Albert, Frances and Neil 1931



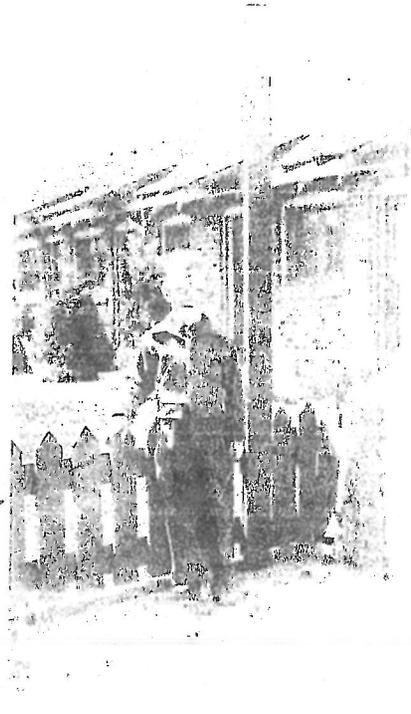
Neil duBeau 1932



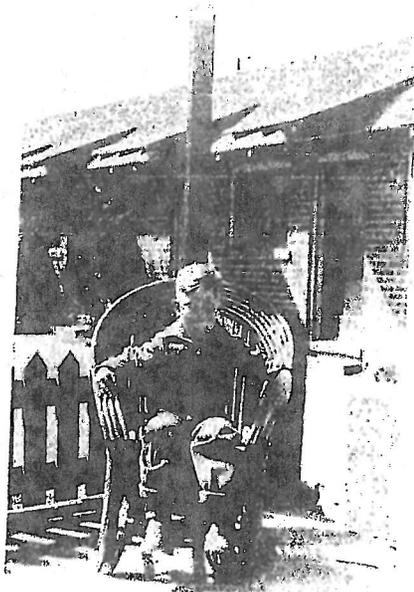
Heritage Preservation Commission
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Neil duBeau 1932



Neil duBeau 1937



Neil duBeau 1937



Neil duBeau 1935

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY UPDATE FORM

This form is used only to provide additional information about a property previously documented with a State of Arizona Historic Property Inventory Form and on file at the State Historic Preservation Office. A property within a proposed historic district being nominated to the National Register of Historic Places must have information no less than three years old at the time of submission.

Inventory No: FSS-260 Historic District (if applicable): City of Flagstaff Southside/Old Town
Address: 19 West Phoenix City or Town: Flagstaff, AZ

HISTORIC SIGNIFICANCE Note any additional information concerning the property's significance since initial recordation.
Comments: _____

CONDITION

Describe the current structural condition of the property

Good (well maintained) Fair (some problems apparent) Poor (major problems; imminent threat) Ruin/Uninhabitable

Comments: _____

INTEGRITY

Describe any modifications/alterations to the property not previously noted on the original Historic Property Inventory Form.

Altered minor. Despite alterations structure retains high degree of integrity of original design, materials and workmanship.

PRIOR PROPERTY STATUS

Listed individually Contributor Noncontributor Date Listed: 1984
 Determined eligible by Keeper of National Register (date: _____)
 Previously recommended eligible Previously recommended ineligible Date: _____

If property was previously determined ineligible, briefly state reason (age/integrity) _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate.

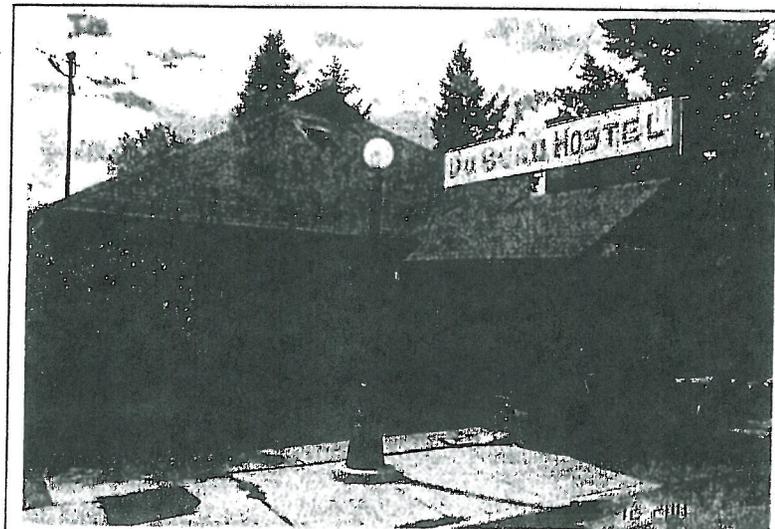
If status has changed, state reason: _____

PHOTOGRAPH

Direction of view: Southwest

Update Form Completed By:
M. McNulty

Date: September 13, 2007



Heritage Preservation Commission
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NPS FORM 10-900-A
(6-85)

OMB Approval No. 1024-0016

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 19

Historic and Historic Archaeological Resources of Route 66
Route 66 Motels of Flagstaff, Arizona



Sign and office of the Motel Du Beau.

Historic Name: Motel Du Beau (Preferred), Du Beau's Motel Inn
Current Name: Du Beau Hostel
Address: 19 W. Phoenix Ave.

The Motel Du Beau was built in 1929 by A.E. Dubeau and originally had 22 individual motel units, a large sign, and an office/manager's residence. The office has a hipped roof of asphalt shingles, a concrete foundation and exterior of wire brick. On the main (N) façade is a gable roof entry porch with square brick columns. The main entrance has an original single-light glass and wood door. Windows are original three-over-one vertical light sash. At the rear of the original building is a one-story wing added ca. 1970 with a wire brick skirt wall, stucco exterior and aluminum windows added ca. 1990.

The east wing was built with thirteen units. The building has a gable roof of asphalt shingles, an exterior of five-course wire brick and a concrete foundation. Entrances have original and replacement paneled wood doors. Windows are original two-over-one paired casement design. Over the entrances are ca. 1980 shed roof canopies. The west wing was built with nine units and has similar detailing in its doors and windows. The interiors of the units have remodeled baths, plaster walls and ceilings and original wood floors.

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October 16, 2013

NPS FORM 16-900-A
(6-86)

OMB Approval No. 1024-0016

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

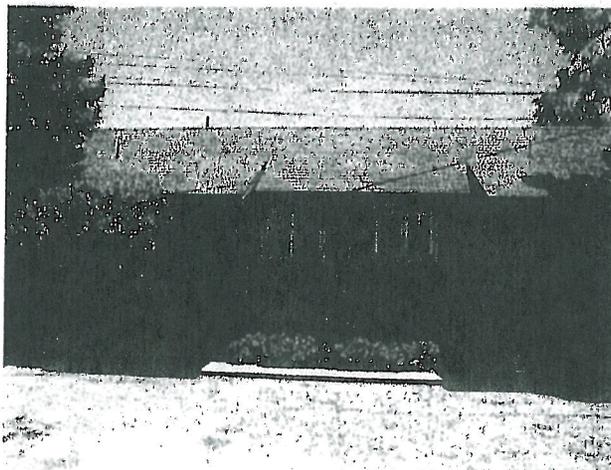
Section number F Page 20

Historic and Historic Archaeological Resources of Route 66
Route 66 Motels of Flagstaff, Arizona

The Motel DuBeau was listed on the National Register as a contributing property to the Railroad Addition Historic District in 1986.



Motel DuBeau, east wing.



Motel DuBeau, detail of east wing units.

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Motel Du Beau and Sign Tower
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NPS FORM 10-900-A
(8-88)

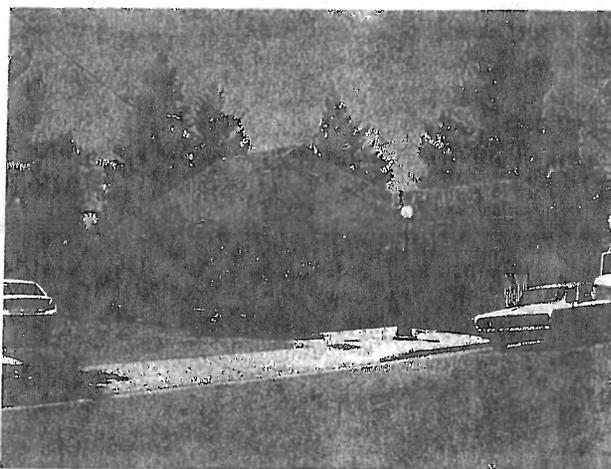
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United States Department of the Interior
National Park Service

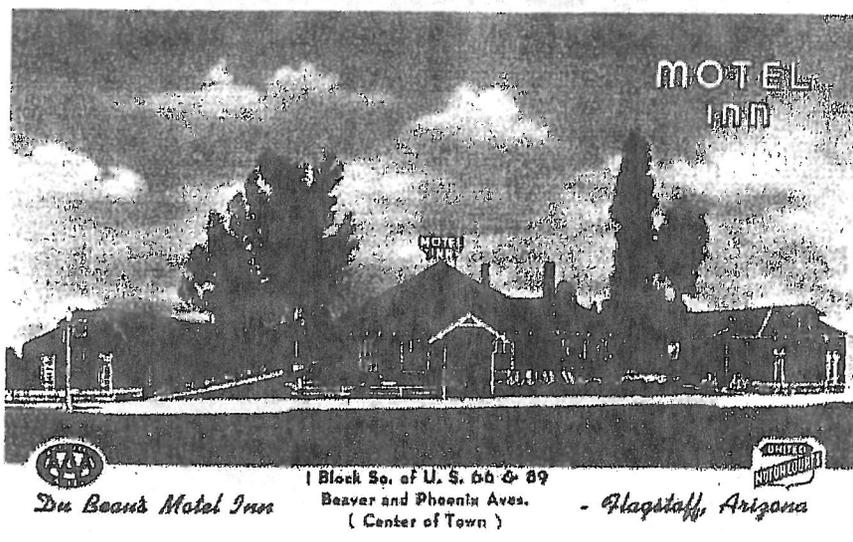
National Register of Historic Places Continuation Sheet

Section number F Page 21

Historic and Historic Archaeological Resources of Route 66
Route 66 Motels of Flagstaff, Arizona



Motel DuBeau, office/manager's residence.



Du Beau Motel, ca. 1955 (Courtesy of Joe Sonderman Collection).

3. APPROVAL of MINUTES.

Regular Meeting of October 16, 2013

MOTION:

Commissioner Rummel made a motion to accept the October 16, 2013 regular meeting minutes. Commissioner Corbin seconded the motion; the motion passed unanimously.

II. OLD BUSINESS

(Continued, postponed, and tabled items.)

1. Landmark Designation – Picture Canyon

Address:	None
Assessor's Parcel Number:	113-06-003
Property Owner:	City of Flagstaff
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 113-06-003.

This is a request to rezone parcel 113-06-003 (Picture Canyon) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item; was distributed to the Commission under separate cover; and is available for public review at the Historic Preservation Office (City Hall). This Public Hearing was noticed by mail and newspaper advertisements and serves as the Public Participation Meeting of the re-zoning process.

RECOMMENDED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 113-06-003.

See item 3 for motion.

2. Landmark Designation – DeBeau Motel and Sign

Address:	19 W. Phoenix Avenue
Assessor's Parcel Number:	100-41-014
Property Owner:	Hillside Enterprises, LLC
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 100-41-014.

This is a request to rezone parcel 100-41-014 (DeBeau Motel and Sign) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The property is a contributing structure of the Flagstaff Southside National Register Historic District. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item; was distributed to the Commission under separate cover; and is available for public review at the Historic Preservation Office (City Hall). This Public Hearing was noticed by mail and newspaper advertisements and serves as the Public Participation Meeting of the re-zoning process.

RECOMMENDED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 100-41-014.

See item 3 for motion.

3. Landmark Designation – Yaeger Residence Outbuilding

Address:	515 N. San Francisco Street
Assessor's Parcel Number:	101-09-006B
Property Owner:	Jacquita Bailey
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 101-09-006B.

This is a request to rezone parcel 101-09-006B (Yaeger Residence Outbuilding) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The property is a contributing structure of the North End Residential National Register Historic District. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item; was distributed to the Commission under separate cover; and is available for public review at the Historic Preservation Office (City Hall). This Public Hearing was noticed by mail and newspaper advertisements and serves as the Public Participation Meeting of the re-zoning process.

RECOMMENDED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 101-09-006B.

MOTION:

Commissioner Corbin made a motion to recommend that the City Council apply the Landmarks Overlay Zone to the following parcels:

