

October 22, 2023 (revised)

Mr. Mark Reavis, Heritage Preservation Officer/Neighborhood Planner

**City of Flagstaff**

Community Development / Planning and Development Services Division /

Comprehensive Planning Program

211 West Aspen Avenue

Flagstaff, Arizona 86001

Mark.Reavis@flagstaffaz.gov



*RE: Cultural Resource Study Letter Report for Parcel 100-36-041 at 617 West Tombstone Avenue, City of Flagstaff, Coconino County, Arizona (PZ-23-00173; LA Neal Consulting, LLC Project No. 1091-23)*

Dear Mr. Reavis:

At the request of property owner L & M Prop3 Flagstaff, LLC 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 617 (and 617½) W Tombstone Avenue in the Flagstaff Townsite subdivision of Flagstaff, Arizona (see *Appendix A for parcel location and sketch maps*). **Parcel 100-36-041** is in the La Plaza Vieja neighborhood, is zoned as Rental Residential, and consists of two single-family dwellings currently uninhabited and two out-buildings. The main house construction date is identified as 1900 and the secondary house as 1947 on the Coconino County Assessor's Office (CCAO) Parcel Viewer, as well as a Residential Property Record Card originating in 1966 found on the CCAO Public Documents website. A 1992 Historic Building Survey form for the property completed as part of the City of Flagstaff Southside/Old Town Historic Building Survey indicates a ca. 1926 construction date for the main house. The form says the house was built about 1926 by Ubenicio Anaya who sold the house to Ocaris Sedillo in 1929. The property is identified presently and historically with the Sedillo family. The houses are largely reflective of the late 1940s (and beyond) when the second house was constructed or remodeled from a garage. *The current owner plans to demolish the buildings and redevelop the property as a rental duplex.*

### Property Description/Architecture

The property at **617 W Tombstone Avenue** (Block 3Z, Parcel 100-36-041, Lots 10 & 11) is a currently uninhabited one-story, modest vernacular-style, five-room house fronting Tombstone Avenue to the north (*Appendix B, Photos 1–5*). The 824-square foot structure is rectangular in plan with the long axis oriented north-south perpendicular to Tombstone Avenue; it measures overall 37 feet N-S × 23 feet E-W and sits on a 0.16-acre lot (*Appendix A, Figure 5, building plan sketch*). The main house has a high-pitch gable roof and covered front porch/veranda with the east half of the veranda now an enclosed room (*Photos 6–7*). Enclosed eaves are present around the perimeter of the house with gutters on the north and east facades (*Photos 7–11*). Asphalt shingles over wood planking and plywood make up the roof. The house foundation is concrete. The exterior walls are stuccoed and painted light tan over wood siding and framing (*Photo 12*). The front mailbox shows the remnants of what is thought to be G. (Gabriel) Sedillo's name (*Photo 13*). Though vernacular in overall style, the modified front porch confuses the house style, placing Puebloan characteristics on the house (*Photo 14*). The front entrance door is a post-1950 wood replacement with rectangular decorative glass windows (*Photo 15*). A second front entrance was added to access the enclosed room in the house's NE corner (*Photo 16*). There is also an exterior door on the E façade S half at the house's kitchen; the door is a replacement, but the screen door is older (see *Photo 11*). A doorway looks to have been boarded up on the rear façade (see

(Photo 8). The oldest windows on the main house are single-hung wood with screens (*Photo 17*), but there are also aluminum replacements on several facades with exterior wood trim and fixed windows as well (*Photo 18*). Significant modifications include enclosure of the veranda's E half, likely adding the current bathroom on the house's E façade, and adding the room across the back/S façade of the house. It is hard to discern whether anything of the original ca. 1926 construction exists; if so, the materials are likely buried under newer yet still dated materials.

The interior, moving north to south and west to east has a front room/living room (*Photos 19–20*), front bedroom (*Photos 21–22*), bathroom (*Photos 23–26*), kitchen (*Photos 27–30*), and combination rear utility room (likely used as a bedroom at one point) and W bedroom (*Photos 31–33*). There is clear evidence in the front room's S wall and ceiling of a stove having been vented through the ceiling and one-time rear wall of the house (*Photo 34*). The ceilings are drywall and fiberboard, and the floors are likely wood covered with carpet and linoleum. Wall treatments consist of drywall, fabricated wood paneling, and even linoleum in the bathroom. Overall, the treatments and materials are mostly indicative of the house's late 1940s to 1960s remodeling as well as some changes made even later. The house is in poor structural condition and is of moderate architectural interest in general and within the context of Flagstaff's history.

The second house is reported by the County to have been constructed around 1947 and is thought to be the result of an earlier garage structure conversion. The 617½ W Tombstone Avenue address is understood to have had a tenant with the last name Armijo as its resident for many years (*Photo 35*). As far as 40-year-old descendant Matthew Sedillo can recall, this house has always been rented but is thought to have been constructed by his grandfather Felipe (Philip) Sedillo for family members to live on the property. The house sits back from the road and has concrete tracks leading to it (*Photo 36*), with the tracks extending beyond to a presumably newer garage (now shed). There are four rooms (living room, bedroom, kitchen, bathroom) in the 469-square foot (26.7 × 20.5 feet overall), semi-rectangular vernacular home (see Figure 5, building sketch map). The house construction style, materials, and treatments are like those used for the main house but are even more reflective of the 1960s (e.g., aluminum-frame windows, doors, interior fixtures and appliances) rather than the suspected time of construction/conversion (*Photos 37–50*). Akin to the main house, this house is also in poor structural condition and has not been well maintained in recent years.

The garage/shed at the rear of the main house is thought to be a replacement for the original garage likely converted to the secondary house. It consists of 2 × 4-inch wood framing and rafters, 1 × 7-inch horizontal wood wall siding and roofing covered with asphalt shingles, and the garage door in the NW façade. Asbestos tile and asphalt shingles cover the exterior walls, and the spring-hinged garage door is wood framed with corrugated aluminum finish (*Photos 51–56*). Interviewee Matthew Sedillo has only ever known this structure to be used for storage.

The building most reflective of the late 1920s to 1940s development of the property is the workshop/shed at the back of property on the alley (*Photos 57–63*). This structure was referred to as grandpa's shop by Matthew Sedillo; according to Matthew's father Gabriel, Matthew's grandfather Philip was a woodworker. The shop consists of two rooms, and the S room still contained presumably Philip's workbenches and tools (*Photos 64–68*). The walls are mostly vertical 1 × 12-inch planks, with 1 × 12s and 1 × 7s used for the roofing. The exterior is covered in stucco, likely added at a later date, perhaps in the 1940s to all the buildings. The roofing is rolled asphalt over wood planking. In more recent times, the rooms were used for storage like the garage.

## Ownership/Owners History Summary

Based on data accumulated using primarily online CCAO records and supplemented by conversations with Matthew Sedillo, the last owner of the property prior to the current sale, the property was owned by Felipe (Philip) Sedillo in 1954. Ocaris Sedillo, the owner in 1929 according to the 1992 building survey (Woodward 1993), was Philip's mother. Felipe's wife Adelina was added as an owner in 1976. In 2000, ownership passed from Adelina Sedillo to two of her children, Mary and Gabriel (Gabby) F Sedillo. Matthew F Sedillo and Daniel J Sedillo were added as owners in 2005. By 2022 when the property was sold to L & M Prop3, Matthew Sedillo was the sole owner. Matthew is the great-grandson of Ocaris, grandson of Felipe, and son of Gabriel Sedillo. Though the 1992 Historic Building Survey form indicates ownership of the property by Ocaris Sedillo in 1929, there is no evidence of a 1920s structure any longer. If anything beckons back to the late 1920s, it is what is left of the workshop/shed. This building has the appearance of the oldest structure on the property.

Eucaris (Ocaris) Apodaca Sedillo was born in Albuquerque, New Mexico in 1883. In November 1903 she married Felipe Sedillo in Albuquerque. Felipe was born in 1867, also in Albuquerque, and died at 617 W Tombstone in September 1929. One old photo was found among the 617 W Tombstone workshop/shed contents (*see photo below*). It is not a photo that Matthew Sedillo ever saw and did not know who the people are, but one might guess as to whether it is Ocaris and perhaps her father. The man seated next to the woman seems young to be Felipe who was 16 years older. If not, perhaps it is a sibling. The photo appears to be from the early 1900s, and if so, was presumably taken in NM. It is clear from census and address records that Ocaris and Felipe were in NM in 1910 and again in 1920 with three children (Manuel, 10; Philip, 8; Marie, 0). Records also indicate that Ocaris and Felipe are in Arizona around 1920–1921. She and Felipe are listed as residents of W Tucson Ave in the 1929 *Flagstaff City Directory* as are Manuel and Philip. On the 1930 federal census, Ocaris is identified as widowed and living in Phoenix with their three children (Manuel, 21; Felipe, 17; Maria, 11), apparently following Felipe's death. Ocaris reportedly remarried a man named Jose Mata in September 1930, then she passed away in 1935 as a resident of 617 W Tombstone and Felipe listed as her widowed husband on the death certificate. It is not until the 1948–1949 *Flagstaff City Directory* that Felipe (Philip) A and Delma (presumably referring to Adelina?) Sedillo are shown as the residents of 617 W Tombstone. Philip's brother Manuel (and Crisse) Sedillo are identified as the residents of 617½ W Tombstone in the same directory. Backing up a bit, Philip A Sedillo married Adelina Moya in 1934, and they had six children all born and raised in La Plaza Vieja, largely at 617 W Tombstone. The 1940 census has Felipe (Philip), Elena (Adelina), and two of their children (Sammy, 6; Mary, 3) living at 617 W Tombstone. Sammy was born Felipe (but the name is later changed to Samuel) in 1935 with 617 W Tombstone listed as the place of birth on the certificate. The 1950 census has Philip, Adelina, and four of their six children (Samie, 14; Mary (aka Queena), 12; Marichla (aka Marcy), 5; Jimmy, 3) at 617 W Tombstone. Their son Francis had died as a baby in 1942, and Gabriel F (Gabby) was not born until 1954. What this all indicates is that 617 W Tombstone was occupied by the Sedillo family clearly by the time of Philip and Adelina's marriage in 1934 onward. The 617½ W Tombstone address also exists by 1948/1949.

When current property owner L & M Prop3 Flagstaff, LLC acquired the property, the two houses had been residential rentals but had fallen into significant disrepair. The main house has evidence of roof leakage and ceiling sag, and the secondary house has a collapsed bathroom and kitchen ceiling. The workshop and garage were being used as storage, but the workshop's roof had partially collapsed at some point making it unsafe to use. The property has been unoccupied for months, largely because it was not livable and could not be safely rented by the current owner. The present-day houses have been cleared and stripped interiorly; masking is recommended to enter any of the buildings because of cats living under and around all the structures. The houses are reflective of late 1940s to 1960s modifications such as enclosed porches, window replacements, add-ons, conversions (secondary house from a garage), doors, and exterior finishes (stucco added likely in 1940s).



The Sedillo family undoubtedly left their mark on and made meaningful contributions to the La Plaza Vieja neighborhood, notably including the Sedillo Grocery at 508 W Tombstone (and later at 512 W Tombstone). According to Flagstaff telephone directories, Jesus Sedillo, a son of Felipe and Ocaris, is listed as the proprietor beginning in 1942 and through the 1950s. Jesus resided with his wife Soledad (Chavez) at 507 W Tucson at least until her death in 1954, after which he lived on the grocery store property at 512 W Tombstone. By 1961 the grocery is called Ralph's Market, and Jesus still resided at 512½ W Tombstone. By 1965 it is called Chavez Market, perhaps after Soledad Chavez Sedillo. The grocery is said to have operated for over 50 years, and the running of it is also attributed to Philip and Adelina. Though the grocery is the only business in the neighborhood connected to the Sedillos, the home at 617 W Tombstone Avenue is one of several in La Plaza Vieja with which the Sedillo family has been associated. The others have been sold off by the family and the lots now occupied by new rental complexes. When asked about other prominent families in the neighborhood, Matthew Sedillo mentioned Martinez, Chavez, Dominguez, and Otero (family on his mother's side, Sandra Gonzales).

### **Assessment of Significance**

In accordance with the City of Flagstaff Zoning Code 10-30.30.050 for Heritage Preservation, a Cultural/Historic Resource Study is required for structures over 50 years old at the time of application. Given that the main house was originally constructed in ca. 1926 and was evaluated in 1992 as part of the proposed Old Town Historic Residential District, assessment was deemed warranted at the Letter Report level to document the property's significance relative to the proposed historic district/neighborhood and its period of significance from 1901–1954 (Lutes 2015). Significance was specifically assessed by applying the National Register Criteria for Evaluation described in Little et al. (2000, *Guidelines for Evaluating and Registering and Archaeological Properties*) and *How to Apply the National Register Criteria for Evaluation* (NRHP 2002). The specific criteria designations, however, follow Flagstaff Zoning Code 10-30.30.050, page 30.30-13.

*Criterion A: Eligibility to Existing Registration.* The 617 W Tombstone Ave property is not considered a National Historic Landmark and is not listed in the National Register of Historic Places (NRHP), Arizona Register of Historic Places (ARHP), or Flagstaff Register of Historic Places. The property was evaluated in 1992 (Inventory #335) as potentially significant for community planning (*associated with early 20<sup>th</sup> century residential development of West Tombstone Avenue as a neighborhood of modest working-class houses*), and for social history (*illustrates the growth of the New Mexican-born population in Flagstaff during the early 20<sup>th</sup> century*). The 617 W Tombstone property was included in the boundaries of the proposed Old Town Historic Residential District (Woodward Architectural Group 1993), but the 1992 survey evaluation stated that multiple alterations to the (main) house detracted from the original integrity of design and materials, and as such, the house did not convey its earlier historic origin. The present house at 617 W Tombstone Avenue does represent a structure that falls within both the revised period of significance of 1901–1954 and period identified in the 1993 study as 1881–1948, but it lacks some of the historic character-defining elements of the bungalow style outlined in the La Plaza Vieja Neighborhood Historic Context (Lutes 2015). The property also falls outside those areas of Plaza Vieja/Old Town defined by Lutes (2015) as priorities for preservation given the low number of properties along Tombstone Avenue illustrative of Old Town Flagstaff's characteristics of significance. It is the author's opinion that 617 W Tombstone Ave does not hold sufficient significance to stand alone for National, Arizona, or Flagstaff Register nomination or listing.

*Criterion B: Event.* It is the author's assessment that the 617 W Tombstone Ave property does not significantly contribute to Criterion B in that it is not strongly contributing to one or more events important to any defined historic context (such as Community Development/Planning, Architecture, Industry, Ethnic Heritage) within Flagstaff. Since it is not considered sufficiently significant at the local level, it would not be at the regional or national levels.

*Criterion B: Person.* Though the Sedillo family is not responsible for the original house construction and undoubtedly contributed to the community of Flagstaff and the New Mexican heritage and community development of La Plaza Vieja in particular, the family no longer has any ties to the subject property.

*Criterion C: Work of or for an Important Individual.* The 617 W Tombstone Ave residence does not represent the work of or for a person considered especially important in the community of Flagstaff, the State of Arizona, or the nation.

*Criterion D: Design/Construction.* The 617 W Tombstone Ave property does not embody a distinctive example of the Craftsman bungalow style or later Minimal Traditional style historically important in the neighborhood. It is not a unique or architecturally important representation of the bungalow or vernacular style; it is not the known work of an important designer or architect; it represents a poor example of the modest bungalow style in Flagstaff; and on its own it is not a significant and distinguishable entity (it lacks individual distinction).

*Criterion E: Information Potential.* Given the documentation of the property in this Cultural/Historic Resource Study Letter Report, the data potential for the parcel and its contents is considered appropriately exhausted. It is unlikely that any additional information of importance would be yielded through further research. Additionally, since the building does not represent a unique property type and does not retain its historic architectural character, there would be minimal to no benefit to the public in generating more data, drawings, or photographs of the house.

### **Assessment of Integrity**

The 617 W Tombstone Ave property has limited significance relevant to construction type or style and association to a historic event (as part of the 1993 proposed Old Town Historic Residential District and 2015 La Plaza Vieja Neighborhood Historic Context). Because it arguably has some significance to the neighborhood and a family with importance in the community, its integrity is evaluated in this report section.

In combination, integrity was assessed with primary reference to National Register Bulletin 15 (*How to Apply the National Register Criteria for Evaluation*, NRHP 2002) and National Register Bulletin 36 (*Guidelines for Evaluating and Registering Archaeological Properties*, Little et al. 2000). The property must be significant under the National Register/Flagstaff Zoning Code criteria and must have integrity.

Integrity is closely linked to the character-defining elements/features of a property/structure, and those for the original ca. 1926 structure at 617 W Tombstone Ave are heavily diminished. Properties either have integrity or do not. Properties either retain their character-defining elements or do not. "To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Recognizing properties change with time, "the retention of specific aspects of integrity is paramount for a property to convey its significance" (Little et al. 2000). Listed below are the National Register seven Aspects of Integrity. The following language provides a determination of and justification for the current assessment of integrity based on evaluation of existing conditions and modifications.

*Location.* "Location is the place where the historic property was constructed or the place where the historic event occurred" (NRHP 2002). The integrity of location is intact. To our knowledge, the buildings at 617 W Tombstone Ave are in their original places.

*Design.* "Design is the combination of elements that create the form, plan, space, structure, and style of a property" (NRHP 2002) and includes such elements as materials, scale, and proportion. "The properties exterior and interior should closely resemble its original appearance and any later updates and remodeling during its period of significance" (Thomason 2005). Furthermore, "Alterations and additions to the property completed after its period of significance must not substantially alter the property's historic appearance...The property must retain its configuration from its period of significance"

(Thomason 2005). The integrity of original design is negatively impacted. The building's exterior design and materials are not reflective of the original 1926 house. Stuccoing that likely occurred in the 1940s masked the original character of the house and possibly the other structures on the property. The main house has also been heavily modified with an enclosed porch on the front and additions to the east and south façades. The current property does not profoundly contribute to the contextual period of significance with which it is associated—Flagstaff Old Town/La Plaza Vieja neighborhood community planning, social history, and ethnic heritage from 1901–1954.

*Materials*. “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property” (NRHP 2002). “For National Register eligibility, the retention of the majority of original materials is important” (Thomason 2005). The integrity of materials for the 617 W Tombstone Avenue original property is strongly denigrated. The 1926 house is largely gone or heavily masked by later treatments. Any original materials are compromised by natural deterioration and the addition of stucco to the exterior of all the buildings. The main house roof and walls have also leaked allowing water to enter the house. Those materials used in constructing the subject building which might contribute to the Flagstaff Old Town/La Vieja period of significance are rotted, replaced, and becoming impacted by ammoniac feline urine. Historic lumber could be salvaged from the garage and workshop/shed.

*Workmanship*. “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history...” (NRHP 2002). “Integrity of workmanship is conveyed through a building's appearance, and materials and craftsmanship within its period of significance. Alterations and additions to the property beyond its period of significance should be limited for the property to retain integrity of workmanship” (Thomason 2005). “Alterations and additions to the craftsmanship of the [property] beyond its period of significance must be minimal. Such changes should not dramatically alter the property's historic appearance from its period of significance” (Thomason 2005: Section F, p. 8). The integrity of workmanship is low as the building is not exceptionally reflective of the associated period of significance, and the structure does not convey the work of a master. The main house at 617 W Tombstone Ave does not strongly embody the distinctive characteristics of a type, period, or method of construction, does not possess high artistic value, and does not represent a significant and distinguishable entity whose components may lack individual distinction.

*Feeling*. “Integrity of feeling is conveyed through the property's location and surroundings as well as its design and materials. The surrounding area should have minimal development from beyond the [property's] period of significance...” (Thomason 2005). The integrity of feeling is heavily diminished. Though the 617 W Tombstone Ave property expresses some feeling of the neighborhood's period of significance, the overall feeling has been significantly affected by development of newer duplex rentals directly to the east and west and new construction/redevelopment along Tombstone Ave in general.

*Setting*. Integrity of setting is achieved through the property's maintenance of its location and surroundings from the period of significance (Thomason 2005). Physical features that comprise a property (natural or human-made) include topographic features, vegetation, simple human-made features (paths, fences, etc.), and the relationship between buildings and open space (NRHP 2002). The integrity of setting has been heavily diminished. Changes that have occurred at the property since its original construction nearly 100 years ago have negatively affected the overall physical appearance and site setting, but more importantly much of the entire block setting has been compromised by redevelopment mostly of multi-family housing units. There may be only one other property (610) on this block of Tombstone Ave that truly reflects the period of significance (1901–1954).

*Association*. “Association is the direct link between a resource and its relevant event or theme” (Thomason 2005). The integrity of association has been largely lost. Like setting, the house at 617 W Tombstone Ave does not strongly contribute to the period of significance nor serve as a significant anchor of the overall historic context for the neighborhood.

### Summary, Determination of Effects, and Proposed Mitigation

“To retain historic integrity, a property will always possess several and usually most of the aspects” (NRHP 2002). Furthermore, to be eligible under Criterion C, the property must be a representative example of type or style or demonstrate a distinct and significant method of construction. Presently, the property only fully retains integrity of location with the other six aspects diminished. It also does not meaningfully embody a distinctive period or method of construction and does not represent the work of a master. The alterations that have occurred to the subject house structure have adversely affected the property’s integrity of design, and quite significant redevelopment of the neighborhood has contributed to the loss of feeling, setting, and association. The aspects of materials and workmanship have been denigrated largely because of the poor condition or absence of historic construction elements. The property does not strongly illicit a sense of construction period uniqueness or style, both characteristics thought to be needed to warrant its evaluation as a historic district contributing property or one of individual distinction and in turn its preservation.

Because of its overall diminishment of significance and integrity at the national, state, and local levels, the property should be considered ineligible to the National, Arizona, and Flagstaff Registers of Historic Places and insignificant with respect to the Flagstaff Zoning Code and Cultural Resources. The author has concluded that the property/building itself is not sufficiently associated with historic events in the City of Flagstaff, State of Arizona, or United States of America to warrant the buildings’ preservation. As I have pointed out, the property also does not embody exemplary architectural characteristics of a style as seen throughout Flagstaff or in the La Plaza Vieja neighborhood.

It is my recommendation that the property should be determined insignificant with respect to Zoning Code Division 10-30.30.50: Cultural Resources, and no further study should be required. Particularly since the property adds limited value to the area’s present-day historic setting, feeling, or association, the proposed demolition and redevelopment of the parcel, though an impact to the individual property and to some extent the neighborhood, will not overwhelmingly negatively affect the current setting on W Tombstone Avenue. The author further recommends that the current property owner be permitted to proceed as planned with potential demolition of the two houses and two outbuildings without further cultural resources research or documentation. Nevertheless, *to mitigate the loss of one of the last properties associated with the Sedillo family in the La Plaza Vieja neighborhood (and cumulative loss to the cultural heritage in this ethnic neighborhood), the property owner has agreed to contribute \$500 to the La Plaza Vieja Neighborhood Association to support their plans for commemorative bricks installation around the flagpole and Jim Sedillo monument in the City’s Plaza Vieja Park at the SE corner of Tombstone Avenue and Florence Street. Additionally, up to three bricks at a cost of \$35 per brick are specifically proposed, one for the Felipe & Ocaris Sedillo family, one for the Felipe (Philip) & Adelina Sedillo family, and maybe one for the Sedillo Grocery / Chavez Market.*

Sincerely,



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

cc: **L & M Prop3 Flagstaff, LLC**, Property Owner, 3001 West Lincoln Street, Phoenix, Arizona 85009, haasryan@comcast.net and

## Attachments

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

## References

\*Various sources used to identify information about the Sedillo family included obituaries printed in various newspapers and online sources; obituaries, voting records, federal censuses, Find A Grave Index, military records available through Ancestry.com; Family history shared by a Sedillo family descendant.

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.

Lutes, Annie Jay  
2015 *La Plaza Vieja Neighborhood Historic Context 1901–1954*. SWCA Environmental Consultants Project No. 31119. Flagstaff. Prepared for City of Flagstaff Comprehensive Planning Program.

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.

Thomason, Philip (preparer)  
2005 *Historic and Historic Archaeological Resources of Route 66–Route 66 Motels of Flagstaff, Arizona, 1926-1968*. National Register of Historic Places Multiple Property Documentation Form. Thomason & Associates, Nashville. On file with National Register of Historic Places.

Woodward Architectural Group  
1993 *City of Flagstaff Southside / Old Town Historic Building Survey*, Volumes I and II. Woodward Architectural Group, Tempe. Prepared for Arizona Historical Society and Northern Arizona Pioneers Historical Society, Flagstaff.

**APPENDIX A**  
**PROPERTY MAPS**

# 617 West Tombstone Avenue



Figure 1. Parcel map

Addresses

- Primary
- Secondary

Coconino County Parcels

1:1,500

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

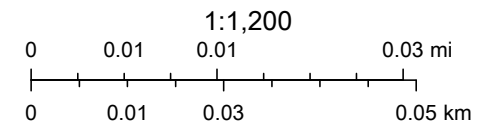
Coconino County GIS

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

# 617 West Tombstone Avenue



Figure 2. Aerial parcel map



Maxar, Microsoft, County of Yavapai, Esri, HERE, Garmin, iPC

2022 Aerial View Figure 3



W Clay Ave

W Clay Ave

W Clay Ave

W Clay Ave

W Clay Ave

W Clay Ave

S Kingman St

S Kingman St

S Kingman St

W Tombstone Ave

W Tombstone Ave

W Tombstone Ave

Globe St

Globe St

Globe St

W Tombstone Ave

S Elliot St

49.96

140.36

140.35

49.96

# 617 W Tombstone Ave

5/2023 Aerial View

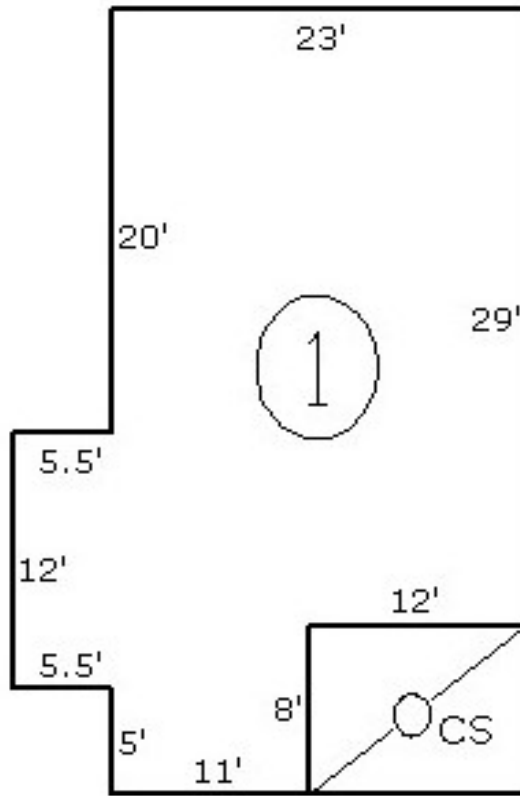
Figure 4



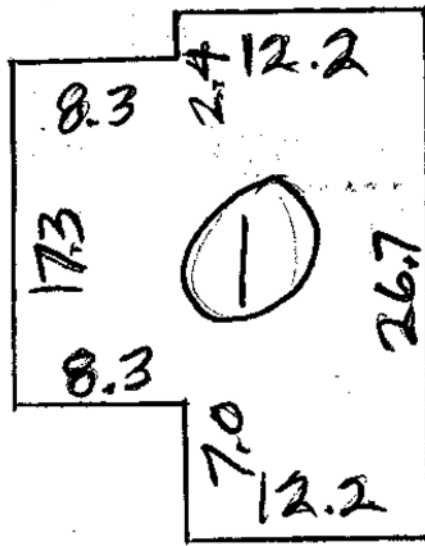
Google Earth

Image © 2023 Airbus

100 ft



617 W Tombstone Avenue main house footprint sketch map



617½ W Tombstone Avenue secondary house footprint sketch map

Figure 5

**APPENDIX B**

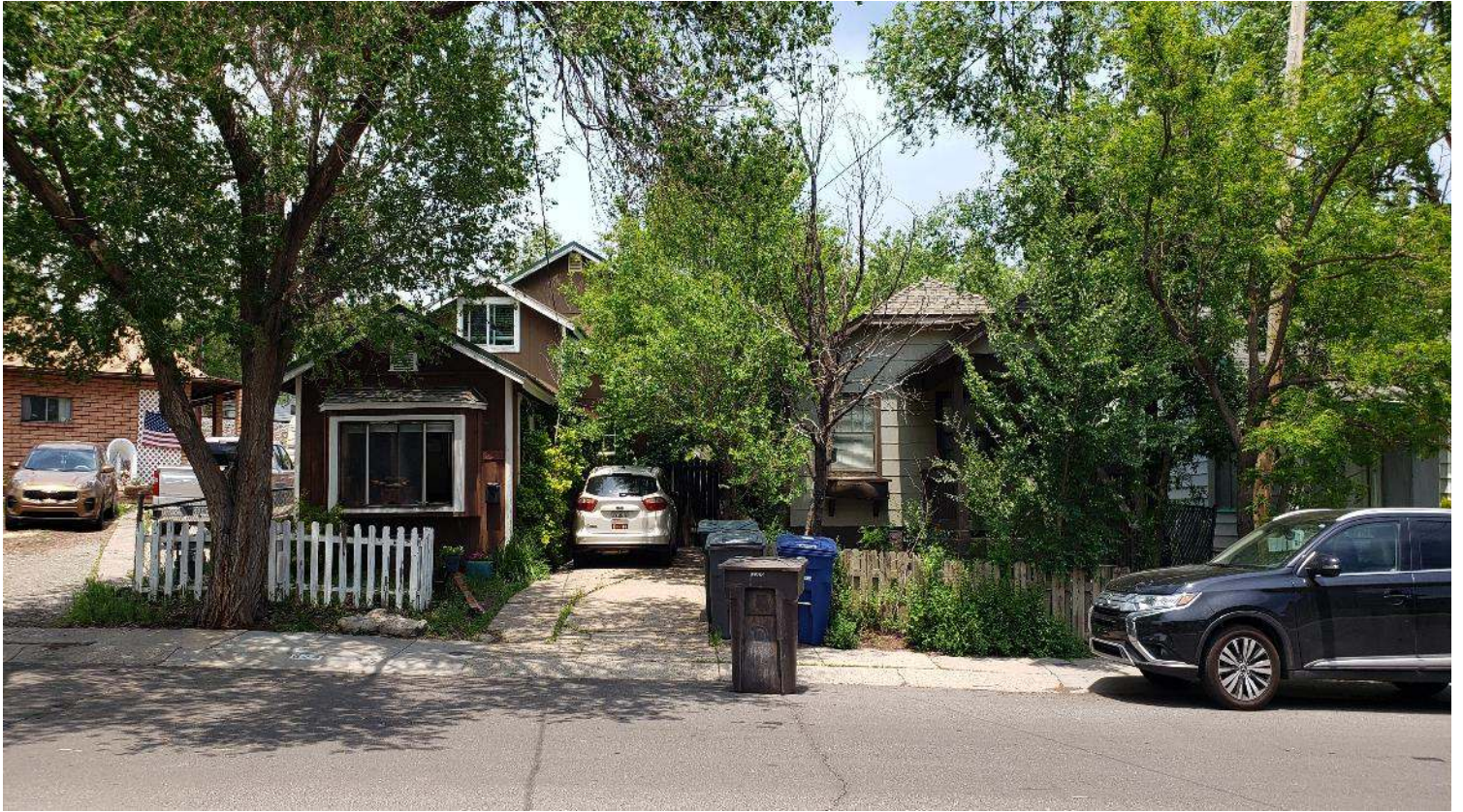
**617 WEST TOMBSTONE AVENUE PROPERTY PHOTOGRAPHS**



Photos 1–2. 617 W Tombstone Ave overview from N side of Tombstone to SSW (top, surrounded by newer duplexes at 611 W Tombstone & 222 S Globe St) and on front sidewalk to SE (bottom, w/ duplex at 611 W Tombstone).



Photos 3–4. 617 W Tombstone overview from sidewalk to SW (top, w/ neighboring duplexes) and view from 617 W Tombstone to N side of Tombstone Ave (bottom, showing L to R 628, 624, 620, 614, 612 W Tombstone).



Photos 5–6. View from front sidewalk at 617 W Tombstone to N side of the street (top, showing L to R 628, 624, 620, 614 W Tombstone) and 617 & 617½ W Tombstone overview to SE (bottom).



Photos 7–8. 617 W Tombstone Ave front/N façade facing SSW (top) and rear/S façade facing N (bottom).



Photos 9–10. 617 W Tombstone Ave W façade to NE (top) and E façade/NE corner to SW (bottom).



Photo 11. 617 W Tombstone Ave E façade at SE corner to N.



Photos 12–13. 617 W Tombstone exterior siding detail from S façade of house (top) and front mailbox depicting the name of the original Sedillo family owner and occupant (bottom).



Photos 14–16. 617 W Tombstone front porch to W (top), front door to S (left), and secondary front door to E (right).



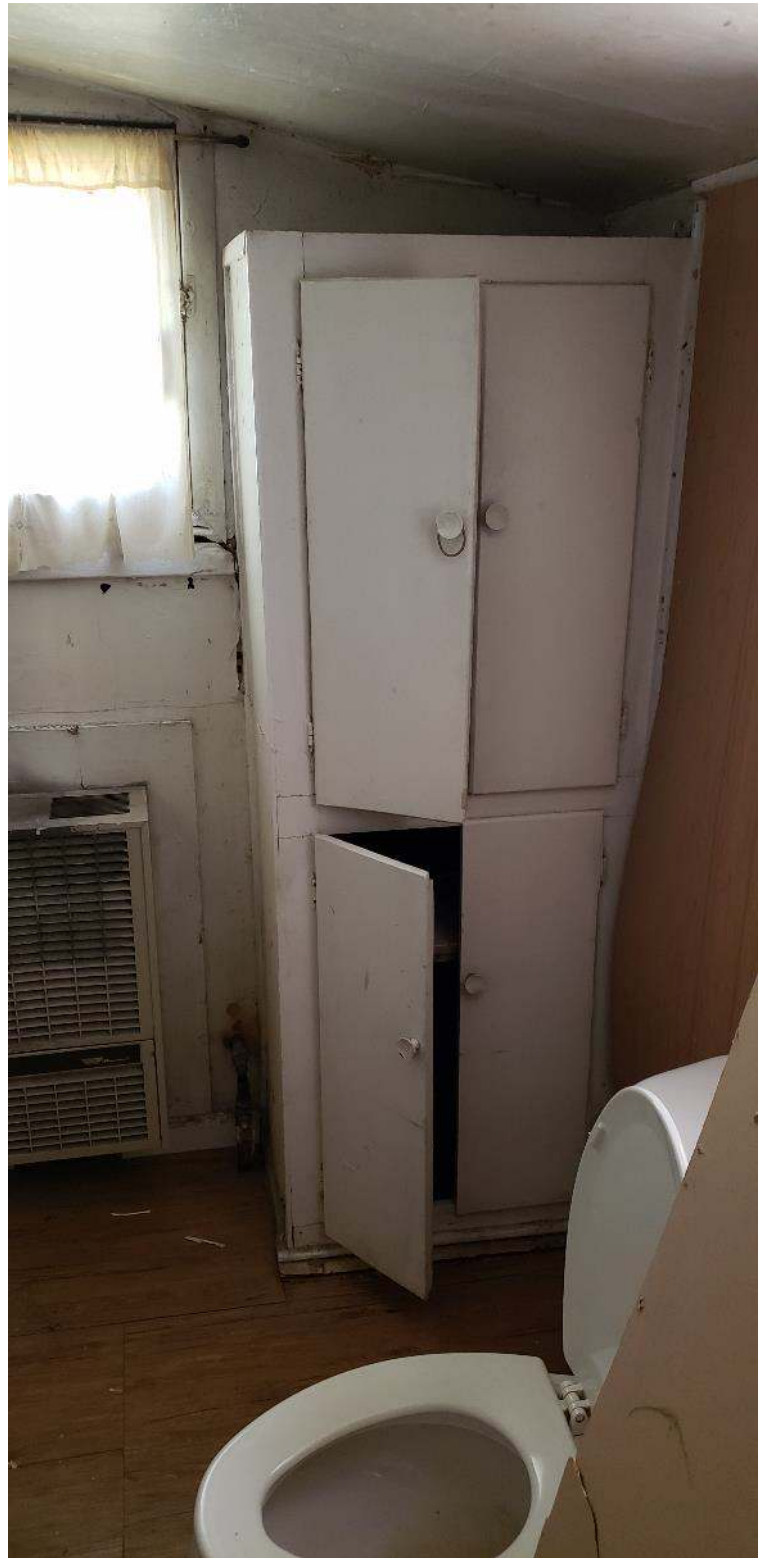
Photos 17–18. 617 W Tombstone Ave W façade N half windows (top) and aluminum and fixed windows on the front/N façade (bottom, bathroom to left and enclosed veranda room to right).



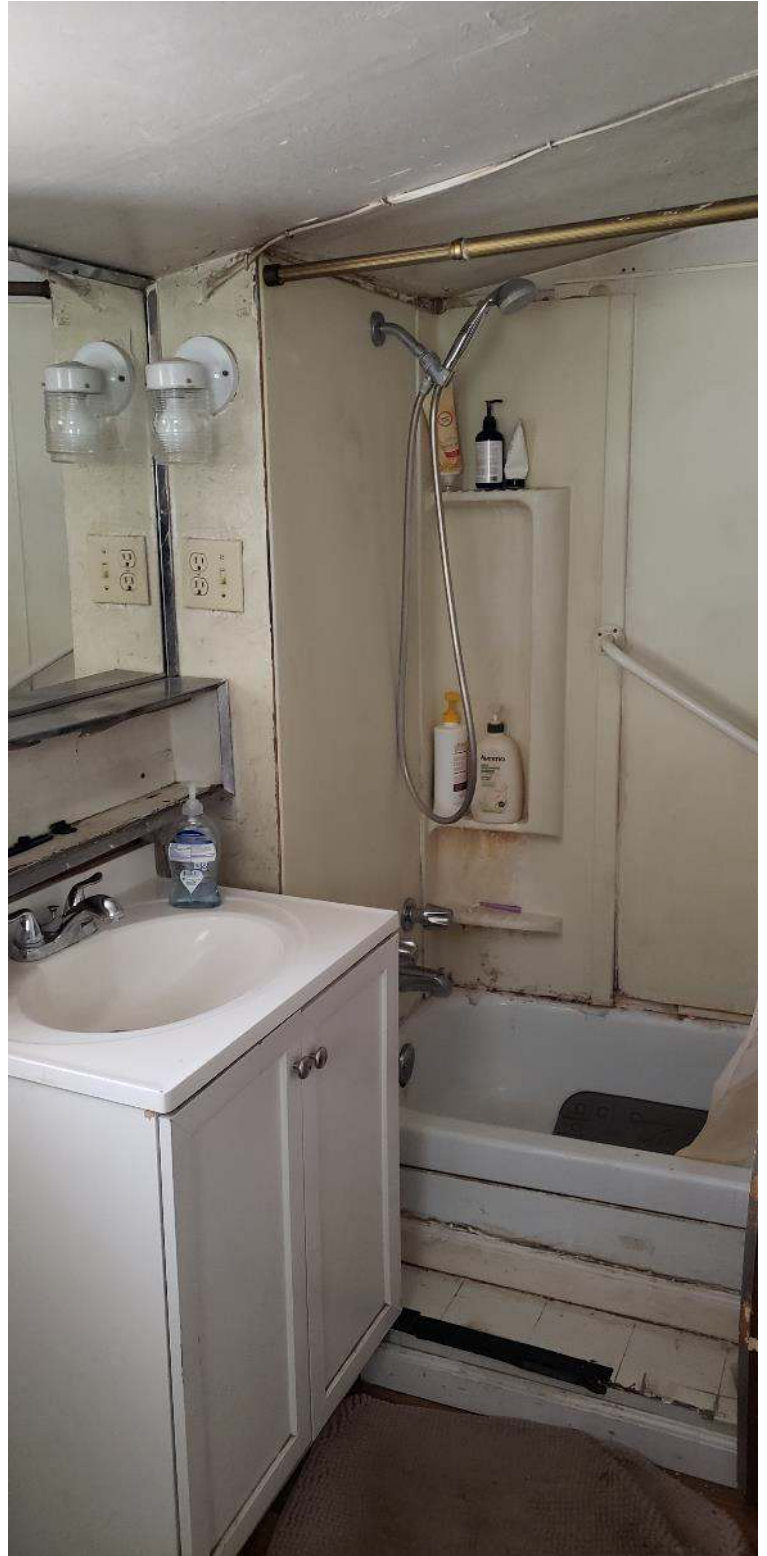
Photos 19–20. 617 W Tombstone wood-paneled front NW corner room facing SSW (top) and N (bottom).



Photos 21–22. 617 W Tombstone front NE corner room facing N (top) and SSW (bottom).



Photos 23–24. 617 W Tombstone bathroom off front NE corner room facing E (left) and within bathroom to N (right).



Photos 25–26. 617 W Tombstone bathroom entry and door in W wall facing NW (left) and S end facing SSE (right).



Photos 27–28. 617 W Tombstone kitchen on E side of house from front NW corner room facing E (left) and from SE corner facing NW toward front NE corner room (right).



Photos 29–30. 617 W Tombstone kitchen from rear bedroom(s) doorway facing N (left) and from NE corner room doorway facing SSE (right).



Photos 31–32. 617 W Tombstone back of house SE corner utility room/bedroom facing E (left) and SE (right) from SW corner bedroom.



Photos 33–34. 617 W Tombstone back of house SW corner bedroom and laundry room from SE corner room facing W (left) and detail of where a stove pipe once went outside through the house's S façade and the roof, facing S/up (right); the latter photo is evidence of the back room likely being added on at some point.



Photos 35–36. 617½ W Tombstone mailbox on front property fence facing S (top) and view from house out to street facing N (bottom).



Photos 37–38. 617½ W Tombstone front/N façade (top) and S façade facing NNW (bottom).



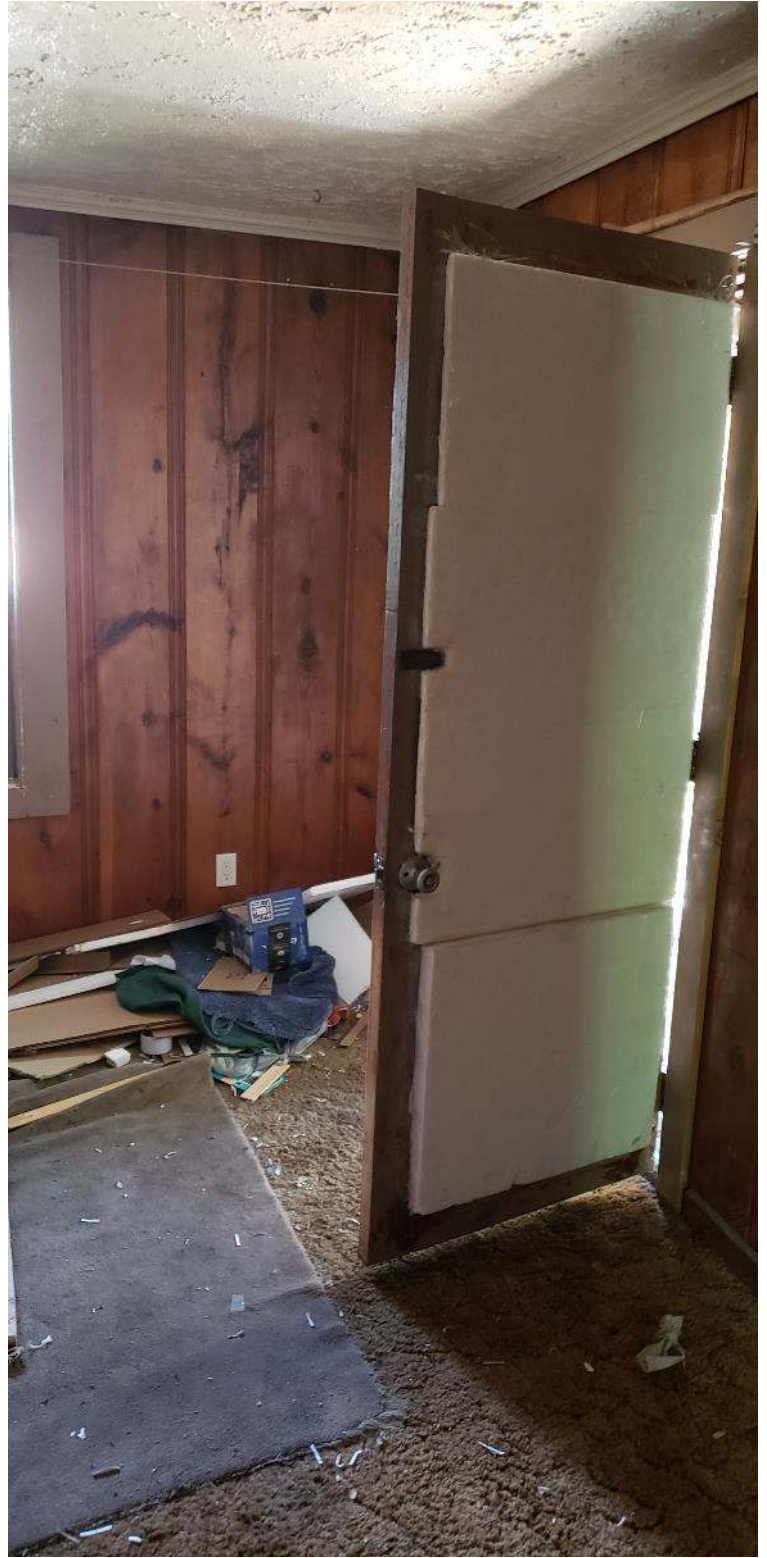
Photos 39–40. 617½ W Tombstone E façade facing W (top) and E & S facades facing WNW (bottom).



Photos 41–42. 617½ W Tombstone W façade from NW corner and W property line facing S (left) and off SW corner facing N (right).



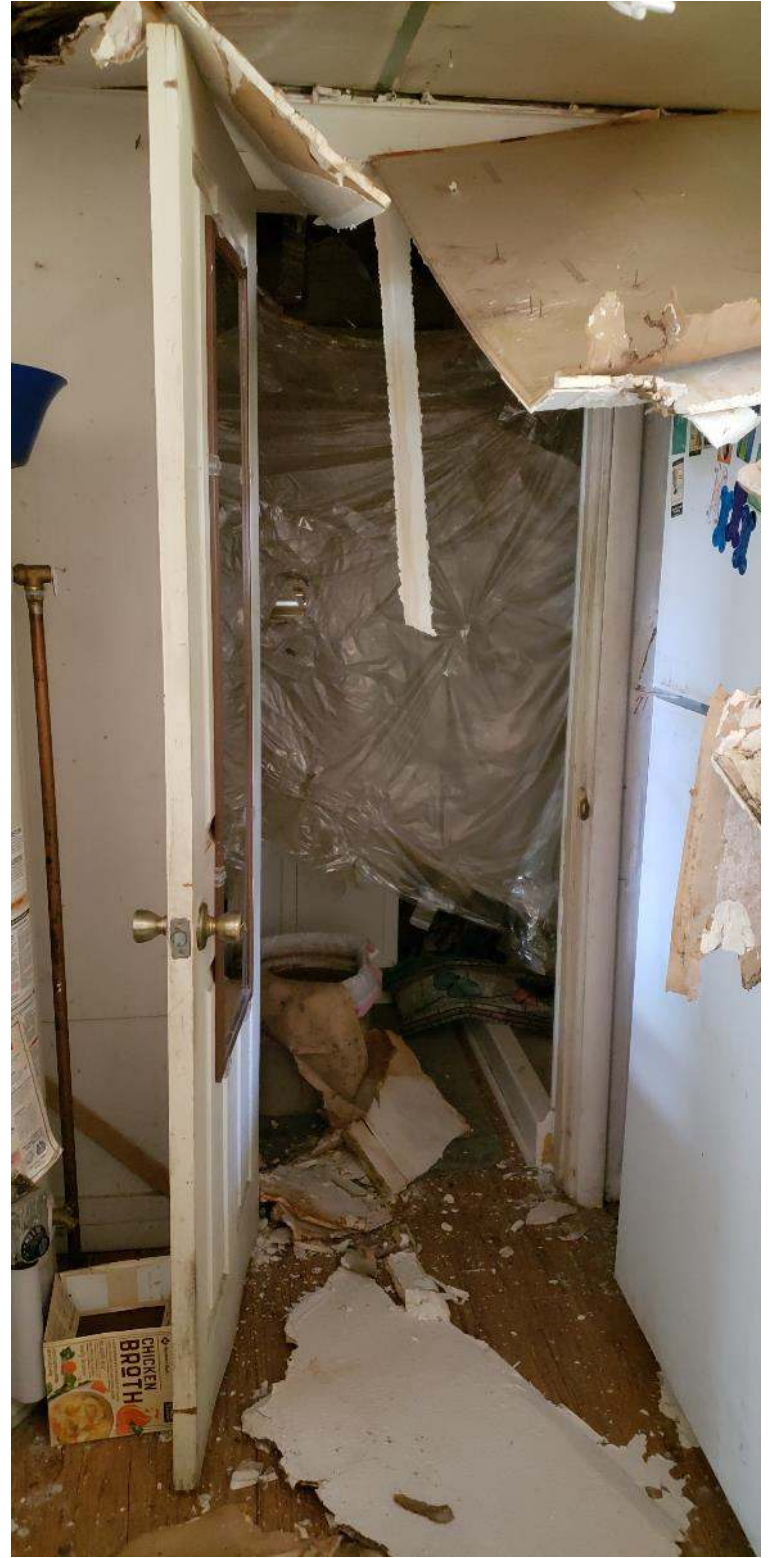
Photos 43–44. 617½ W Tombstone colorful stoop/porch at house NE corner facing down/S (top) and front NW corner room/living room facing S (bottom).



Photos 45–46. 617½ W Tombstone front NW corner room/living room facing W from front doorway (left) and facing N with front door open (right).



Photos 47–48. 617½ W Tombstone rear/S bedroom facing W (top and bottom).



Photos 49–50. 617½ W Tombstone kitchen on E side of house in SE corner facing E from rear bedroom (left) and view from within kitchen looking into bathroom in NE corner of house facing N (right).



Photos 51–52. 617 W Tombstone garage behind main house and E of secondary house, facing SE (top) and NW façade (bottom).



Photos 53–54. 617 W Tombstone garage NW façade close-up (garage door up) facing SE (top) and SW & SE façades facing N (bottom).



Photos 55–56. 617 W Tombstone garage NW façade close-up (garage door up) facing SE (top) and SW & SE façades facing N (bottom).



Photos 57–58. 617 W Tombstone workshop N & E façades facing SW (top) and E façade (bottom).



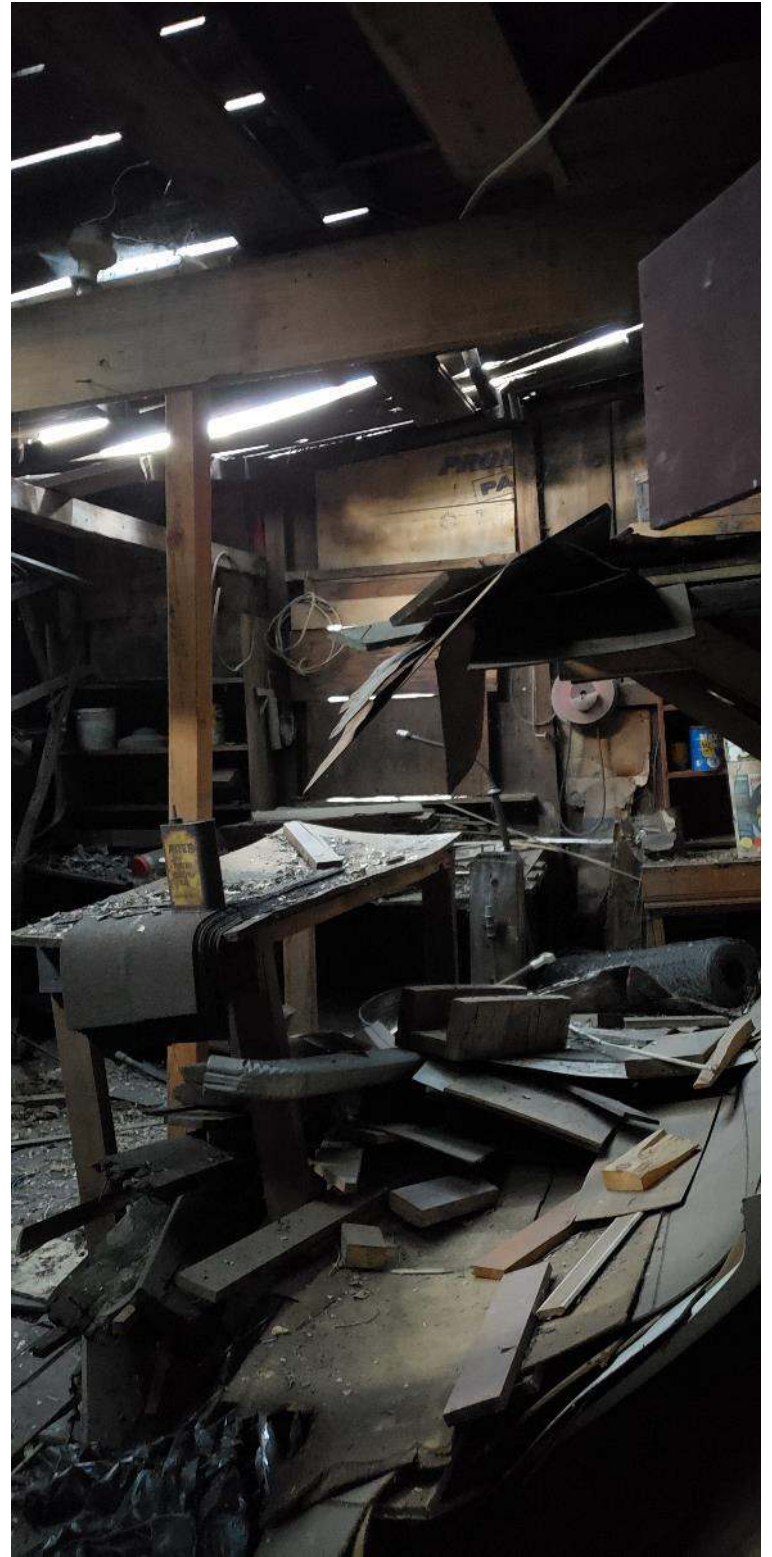
Photos 59–60. 617 W Tombstone workshop S & W façades facing ENE (top) and NE (bottom).



Photos 61–62. 617 W Tombstone workshop screened window in S façade (top) and eave over building's S half N façade entry (at NE corner of S half) facing up/S (bottom).



Photos 63–64. 617 W Tombstone workshop screened window and roof edge detail in S façade (left) and building's S half interior from entry at NE corner facing SW (right).



Photos 65–66. 617 W Tombstone workshop S half interior facing S at NE corner entry (left) and WSW from entry (bottom).



Photos 67–68. 617 W Tombstone workshop N half interior facing WSW from E entry (left) and WNW from entry (bottom).