



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 11/1/2023

To: Heritage Preservation Commission

From: Mark Reavis, Heritage Preservation Officer, AICP, NCARB

Subject: 617 W Tombstone (Sedillo property)

Cultural Resource Study, Phase 1 - PZ-23-00173

REQUEST

This is a request to review and accept the submitted report, amended by the HPO as a Phase 1 Cultural Resource Study (CRS) with included mitigation. The Study was commissioned by L&M Prop3 Flagstaff, LLC (Ryan Haas) and prepared by Lynn Neal Consulting, LLC of Flagstaff AZ.

Cultural Resource Professionals: The study was prepared by Lynn Neal Consulting, LLC of Flagstaff AZ., a qualified Cultural Resource consultant that meets the US Secretary of the Interior Professional Standards.

Background:

Multiple residential structures and outbuildings commonly known as the Sedillo property are planned for redevelopment. Condition of the property and potential for preservation was discussed with the property owner/developer by the HPO. The condition of the property was assessed, and the owner determined that preservation was not an option. Photo documentation in the report does document the condition of the property on both the exterior and interiors. The proposed new development has had preliminary planning reviews and appears to meet development requirements per current zoning code.

Because of the potential age of structures on the property and the property's association with a well-known La Plaza Vieja family, the Sedillos, the HPO concluded that a Phase 1 Cultural Resource Study was required. The attached report mislabeled as a letter report, includes additional recordation and mitigation elements per HPO requirements and is a Phase 1 Cultural Resource Study per Flagstaff Municipal Code 10-30.30,050 Cultural Resources – Phase 1 Cultural Resource Studies.

The submitted Cultural Resource Study provides sufficient documentation of the various structures and includes mitigation submitted by the owner's representative, the Cultural Resource Consultant. Mitigation proposed by the property owner is intended to dovetail into a neighborhood community project. Property owner has offered to provide mitigation in the form of a financial participation in a planned project for La Plaza Vieja Park to create a commemorative brick plaza improvement, with the property owner contributing \$500 plus purchase of 3 bricks at \$35 each. This off-site mitigation is integrated with the new neighborhood development to provide a physical installation, that is accessible to the public, that acknowledges the achievements and contributions of neighborhood residents.