



City of Flagstaff

Community Development Division

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

P: (928) 213-2618
 F: (928) 779-7684

HPC-C

Date Received		Application to Heritage Preservation for a Certificate within an Overlay		File Number												
Property Owner(s) CHRISTOPHER WELLER	Title	Phone (904)-955-4856	Email CHRISTWELLER@YAHOO.COM													
Mailing Address 2652 N DOVES NEST LN, FLAGSTAFF, AZ 86001			City, State, Zip													
Applicant	Title	Phone	Email													
Mailing Address			City, State, Zip													
Property Interest of Applicant(s) (Owner, contractual interest, or agent) OWNER																
Site Address 603 W BIRCH UNIT 1 & 2			City, State, Zip FLAGSTAFF, AZ 86001													
Project Name																
Parcel Number(s) APN: 10016007B		Zoning District(s), including Overlays FLAGSTAFF TOWNSITE														
Property Information: <table border="0"> <tr> <td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td>Listed individually on the National or Arizona Register of Historic Places? (Name: _____)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Located in a National Register Historic District? (Name: FLAGSTAFF TOWNSITE)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Is a structure on the property considered contributing to the District?</td> </tr> <tr> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Located in a Historic or Landmark Overlay? (Name: FLAGSTAFF TOWNSITE)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Is the structure over 50 years old at the time of application?</td> </tr> <tr> <td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td>Does this application include review of a sign in an overlay or the Central Sign District?</td> </tr> </table>					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a National Register Historic District? (Name: FLAGSTAFF TOWNSITE)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is a structure on the property considered contributing to the District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: FLAGSTAFF TOWNSITE)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the structure over 50 years old at the time of application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does this application include review of a sign in an overlay or the Central Sign District?
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Note: Applications which are incomplete or not accompanied by the required information will not be accepted.																
Property Owner Signature: Christopher Weller		Date: 2/24/25	Applicant Signature: Christopher Weller													
			Date: 2/24/25													
For City Use																
Date Filed: _____		HPC Hearing Date: _____														
Fee Receipt #: _____		Amount: _____		Date: _____												
Action by HPC: <table border="0"> <tr> <td><input type="checkbox"/> Consent Approval by HPO</td> <td><input type="checkbox"/> Denied</td> </tr> <tr> <td><input type="checkbox"/> Approved</td> <td><input type="checkbox"/> Continued</td> </tr> <tr> <td><input type="checkbox"/> Approved with Conditions</td> <td></td> </tr> </table>					<input type="checkbox"/> Consent Approval by HPO	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved	<input type="checkbox"/> Continued	<input type="checkbox"/> Approved with Conditions							
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		Staff Initial: _____		Date: _____												



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Project Description

603 W BIRCH UNITS 1 & 2 (APN: 1001600915)
THIS PROJECT PROPOSES THE REPLACEMENT OF THE CURRENT GARAGE STRUCTURE WITH A NEWLY BUILT DETACHED ACCESSORY DWELLING UNIT (ADU). BASED ON THE ARIZONA STATE BILL 1415, THIS PROPERTY IS ALLOWED BOTH AN ATTACHED AND DETACHED DWELLING UNIT ON THE LOT WITH A SINGLE-FAMILY DWELLING. THE NEW ADU WILL REPLACE THE GARAGE THAT IS IN DISREPAIR AND BELOW STREET LEVEL, CAUSING FLOODING RISK.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

603 W BIRCH WAS BUILT IN 1912. THE ADDITIONAL DWELLING UNIT BEING PROPOSED WILL REPLACE THE EXISTING GARAGE. PLEASE SEE ATTACHED IMAGES. THE GARAGE WAS ORIGINALLY BUILT WITH LAP SIDING, THEN LATER COVERED BY STUCCO. THE NEW UNIT WILL CONFORM TO THE ORIGINAL DESIGN FROM 1912, NOT ONLY THROUGH MATERIALS, BUT ALSO IN THE THE TRADITIONAL FORM OF THE STRUCTURES SEEN THROUGHOUT THE TOWNSITE DISTRICT. INCREASING THE DENSITY OF THIS LOT IN A TASTEFUL MANNER IS OUR PRIORITY. IN TANDEM WITH THIS PROPOSED UNIT, THE MAIN STRUCTURE (SINGLE-FAMILY WITH AN ATTACHED ADU) IS BEING UPGRADED WITH MUCH NEEDED REPAIRS TO IMPROVE THE CURB APPEAL.

Insert additional pages if necessary



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Summary Statement of Significance:

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

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

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

Original Construction Date: BASED ON NEWSPAPER FLOOR UNDERLAYMENT : 1912

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

BASED ON "AZ STATE HISTORICAL PROPERTY INVENTORY" JUNE 1985 : STUCCO AND THE PORCHES AREN'T ORIGINAL. DO NOT KNOW EXACT TIME THOSE ALTERATIONS WERE MADE.

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

PROPERTY WAS OWNED, POSSIBLY BUILT BY R.E. GOBLE. 1940 CENSUS SHOW KENNETH R. COLE LIVED IN ONE OF THE UNITS. HIS NAME IS ON THE WHEELER PARK WWII MEMORIAL. HE WAS KILLED DURING THE BATTLE OF THE BULGE. CONSTRUCTION OF THE NEW UNIT WILL USE PERIOD APPROPRIATE LAP SIDING (THE ORIGINAL MATERIAL FOR THE DUPLEX). THERE IS NO HISTORICAL SIGNIFICANCE TO THE GARAGE STRUCTURE.

Source(s) of Information Used:

CITY DEED RECORDS, U.S. CENSUS, INTERNET SOURCES, ARIZONA MEMORY PROJECT

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

EXISTING GARAGE IS BEYOND REPAIR AND BELOW STREET LEVEL (SEE ATTACHED). PROPOSED UNIT WILL REMOVE PROPOSE ELIMINATE FLOOD RISK, RESTORE PERIOD DESIGN

Last Updates 5/2023 (BOTH WINDOWS, SIDING, AND OTHER ARCHITECTURAL STANDARDS), AND ENTRANCE CURB APPEAL.