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Comprehensive and Neighborhood Planning

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Dear Ms. Clementino,

EnviroSystems Management Inc. (ESM) conducted a Cultural Resource Study for BIB Properties to support the building rehabilitation / foundation stabilization of 23 East Fine Avenue (Yaeger House; *Figure 1*). This letter report complies with Flagstaff Zoning Code 10-30.30.050. The property, known as Yaeger House, is a contributing historic property in the Flagstaff North End Historic Residential District (Woodward and Stein 1985). The building rehabilitation and foundation stabilization is necessary to prevent the southern and western sides of the structure from deterioration and to maintain the property's integrity and historic significance (see attached letter from Sirius Structures). The property is located at parcel 101-09-006-A (Block 63, Lots 19-22). No work is planned for the smaller structure at the address, which is also a contributing property to the North End Historic Residential District.



Figure 1: Overview map showing the Yaeger House (23 E. Fine Avenue) within orange square

Significance

The North End Historic Residential District (North End) is significant for its exemplary display of early Flagstaff architectural styles including Queen Anne, Georgian Revival, Neo-Colonial, and various other revival styles popular in the early 20th century. Historically, the North End conveys the development of Flagstaff by important leading town figures who contributed prominently to the City's early success. The architectural styles exhibit the early wealth enjoyed by some of the City's inhabitants. The Yaeger house was previously listed on the National Register of Historic Places for its contribution to the North End Historic Residential District. Specifically, the Yaeger House contributes to the North End Historic Residential District through its strong architectural character. That is, the property

- *embodies distinctive characteristics of type, period, region, artistic values or methods of construction*

Furthermore, as will be established later in this report, the property is associated with historic figures important to Flagstaff's early history. That is, the property

- *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*



Photograph 1: Photograph of 23 E. Fine Avenue (1940s to 1950s) from San Francisco Street

Methods

ESM reviewed available archival documents and visited the Coconino County Recorder's Office to examine property records on March 12, 2025. According to land deed records, Harlow Yaeger purchased lots 19–24 at Block 63 on November 11, 1907, from "Frank L. Reid and Wife." The 1985 National Register

Nomination dates the smaller structure on the property to two building phases, 1901-1910 and 1910-1916 (Woodward and Stein 1985). The 1916 Sanborn Fire Insurance map confirms this building was constructed during that time. Although the Yaeger house does not appear on the 1916 Sanborn Fire Insurance map, a Coconino Sun newspaper article mentions it in connection with the death of Mr. and Mrs. Yaeger's daughter (The Coconino Sun, 1923). The property first appears on the 1925 Map of Flagstaff (compiled between 1919–1924; *Figure 2*), indicating construction occurred after 1916 and before 1923. The 1929 Flagstaff Directory lists the address as the residence of Harlow Yaeger (Stockman).



Figure 2: 1925 plat map of Flagstaff

Architectural Context

The Yaeger house was built in the Georgian Revival architectural style towards the end of its popularity. Key features of Georgian Revival include a symmetrical box or rectangular shape with two stories, a central doorway, and a hipped roof. Minor alterations have been made since its original construction and have not significantly diminished the properties integrity or historic association. An upper balcony and vestibule entry way were removed from the south aspect of the property (*Photograph 2*). Additionally, the entry was modified with flagstone, representing a minor departure from the original style (*Photograph 3*). The dates of these modifications are not currently known. The greatest impacts to the structures integrity and historic significance to date are structural failures at the southern and western faces of the house. The proposed structural improvements will mostly occur underground by stabilizing the foundation. Any changes to the façade will include replacement of materials “in kind” as directed by the Secretary of the Interior’s Standards for Rehabilitation.



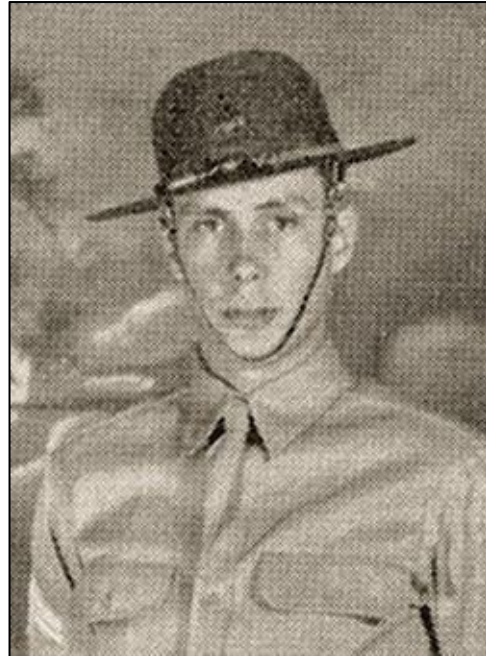
Photograph 2: Southern aspect of house circa 1940s



Photograph 3: Northern aspect of house circa 1940s

Historic Context

Harlow Alonzo Yaeger Sr. (1879–1936), originally from St. Louis, Missouri, first inhabited the property in 1929. Newspaper articles, telephone directories, and land deed records place the Yaeger family as the owners of the property until 1941. He was a prominent stockman and sheepherder in northern Arizona with his Yaeger and Bly Sheep Company (The Coconino Sun, 1922). Mr. Yaeger was appointed to a board of supervisors (unknown jurisdiction) in 1911 (The Coconino Sun, 1911). Newspaper records indicate the company had dealings throughout northern Arizona with numerous land holdings and water claims. Sheepherding played an integral role in Flagstaff's early development and maintains unique qualities specific to this history. Mr. Yaeger tragically ended his life in the "garage apartment" in 1936 (Arizona Daily Star, 1936; Arizona State Board of Health Standard Certificate of Death, 1936). After his father's death, Harlow Alonzo Yaeger Jr. (1921–2003; *Photograph 4*) moved in with his uncle in Illinois. Yaeger Jr. served in the Army during WWII in the Philippines and spent 3 ½ years in a Japanese prisoner camp. He later gained minor fame for rescuing a burned black bear cub while fighting a New Mexico wildfire in 1950. This bear cub later became known as 'Smokey Bear' (The Daily Courier, unknown date; *Photograph 5*).



Photograph 4: Harlow Alonzo Yaeger Jr.,
Accessed from *Findagrave.com*



Photograph 5: Smokey Bear in 1950 shortly after being rescued. <https://golondrinas.org/history-herald/history-herald-smokey-bear-a-new-mexico-hero/>

Dr. Harry A. Barnes (1904–1976; *Photograph 6*) and his family purchased the property from Harlow Alonzo Yaeger Jr. on August 6, 1941 (Coconino Records Office). Dr. Barnes practiced surgery and medicine in various capacities from the early 1940s until the late 1960s. The earliest records indicate he ran a doctor's office in Flagstaff at 9 North Leroux Street (Flagstaff Telephone Directory, 1941). Newspaper articles indicate that Dr. Barnes was head of surgery at a hospital in Williams, AZ starting in the 1950s (exact dates unknown) and practiced there until the late 1960s (Arizona Daily Sun, 1969). Flagstaff Telephone Directories (1964–1970) show that the Yaeger house served as an office for “General Surgery” between 1964 and 1970. Dr. Barnes and his family lived in the house until 1976. Dr. Harry A. Barnes died in Phoenix in 1976 (Harry A. Barnes 71, 1976).

The Yaeger home stands prominently at the corner of N. San Francisco Street and E. Fine Avenue. The property has served as an important office for two local environmental consulting firms. ESM values the historic and architectural significance of the Yaeger house and seeks to honor its legacy by investing in its structural integrity so that the property may continue to convey its significance for many more decades.



Photograph 6: Dr. Harry Barnes at office circa 1940s

Recommendations

The Yaeger House is listed on the National Register of Historic Places for its significant architectural characteristics and association with Flagstaff's early development. The property currently retains all aspects of integrity. However, structural issues in the foundation threaten its integrity, requiring preventative measures to maintain the property's ability to convey its historical significance. The proposed rehabilitation work aims to prevent any diminishment of the property's integrity. Specifically, the rehabilitation will involve the dismantling and reconstruction of the west elevation bay projection

(*Photograph 7*). The foundation of the 1-story projection has degraded due to age and irregular subsoil conditions, causing differential settlement. This has led to mortar cracking and separation of the brick masonry cladding from the main 2-story structure. Reconstruction with a proper foundation is recommended to preserve the historic building and ensure occupant safety. The rehabilitation plan includes the reuse of any undamaged materials and the replacement with "in-kind" materials in accordance with the Secretary of the Interior's Standards for Rehabilitation (National Park Service 1997). This includes replacing historically conforming bricks, windows, and trim work. Replacement of façade components above the ground surface will be "in-kind" to maintain the Georgian Revival architectural style. Therefore, it is recommended that the project will have no adverse effects on the integrity of the Yaeger House.



Photograph 7: West elevation bay projection needing reconstruction

Primary Sources Used

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