



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: May 12, 2025

To: Heritage Preservation Commission

From: Lauren Clementino, Heritage Preservation Officer

Cc: Sara Dechter, Comprehensive Planning Manager

Subject: Review of 418 E. Birch Ave. Phase I Cultural Resource Study

The Phase I Cultural Resource Study prepared by Lynn Neal, Historic Preservation Consultant, concluded that the property at 418 E. Birch Ave. represents an important period of significance in Flagstaff's past and conveys sufficient significance and integrity to be eligible for nomination to the Flagstaff Register of Historic Places. As the Heritage Preservation Officer, I recommend that the Heritage Preservation Commission approve these significance findings.

Regarding the proposed remodeling plans the study found, "that the proposed changes will impact but remain sufficiently compatible to maintain the house's current historic character and significance at the local level." The study found that restoring the clapboard siding would help restore integrity, offsetting the impact of the second-story addition and increased roof height.

I recommend revising the findings to state that the second-story addition and increase in roof height constitutes a major impact on the historic character and integrity of the house. The scale increase notably alters the building's original modest Bungalow form. However, the commitment to restoring the original clapboard siding is an appropriate mitigation measure. I feel that finding that there is a major impact and proposing the clapboard siding as mitigation better aligns with the process outlined in the 10-30.30.50: Cultural Resources section of the Heritage Preservation Code.

Conclusion

I recommend that the Heritage Preservation Commission approve the significance findings as outlined in the study and accept a revised study identifying the second-story addition as a major impact and proposing restoration of the clapboard siding as mitigation for the impact.