



# 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**

<b>Date Received</b>		<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		<b>File Number</b>
<b>Property Owner(s)</b> WILBERT ODEM	<b>Title</b> OWNER	<b>Phone</b> 928-863-8114	<b>Email</b> wilbertodem@gmail.com	
<b>Mailing Address</b> 15 N PARK STREET			<b>City, State, Zip</b> FLAGSTAFF, AZ 86001	
<b>Applicant</b> UPDESIGN STUDIO, ANNE MEAD	<b>Title</b> ARCHITECT	<b>Phone</b> 520-780-8746	<b>Email</b> updesign.anne@gmail.com	
<b>Mailing Address</b> 304 S ELDEN ST. SUITE 3			<b>City, State, Zip</b> FLAGSTAFF AZ, 86001	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) AGENT, A.O.R.				
<b>Site Address</b> 15 N PARK STREET			<b>City, State, Zip</b> FLAGSTAFF, AZ 86001	
<b>Project Name</b> ODEM TRIPLEX				
<b>Parcel Number(s)</b> 100-23-005		<b>Zoning District(s), including Overlays</b> HIGH DENSITY RESIDENTIAL (HR)		
<b>Property Information:</b>	<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: <u>Flagstaff Townsite Historic Residential District</u> ) <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: <u>Flagstaff Townsite Overlay</u> ) <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?			
<b>Type of HPC Application Requested:</b>	<input type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission) <input checked="" type="checkbox"/> Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)			
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>				
<b>Property Owner Signature:</b> 	<b>Date:</b> 7/23/25	<b>Applicant Signature:</b> 	<b>Date:</b> 07/23/25	
<b>For City Use</b>				
<b>Date Filed:</b> _____		<b>HPC Hearing Date:</b> _____		
<b>Fee Receipt #:</b> _____		<b>Amount:</b> _____ <b>Date:</b> _____		
<b>Action by HPC:</b>				
<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		<b>Staff Initial:</b> _____ <b>Date:</b> _____		

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the HPO refer any application, including Certificates of No Effect to the Commission for any reason. If the HPO refers the application, you will not need to resubmit, but additional materials may be requested.

Applications pertaining to Certificates for properties with the Townsite Overlay Zone must also be properly noticed 15 days prior to the public hearing in accordance with *Section J of the Townsite Historic Design Review Overlay District Design Standards and Guidelines*.

Approval of a Certificate does not indicate a final approval of site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification, or construction. Approval of all Certificates will be conditioned on their conformance with Zoning Code and Building Code standards. The Heritage Preservation Officer may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant.

If this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)



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**HPC-C**

## Project Description

The single family dwelling located at 15 N Park Street originally built in 1916 is part of the Flagstaff Historic Townsite District. The district is listed on the National Register of Historic Places, and the house itself is registered as a contributing structure on page 7 of the National Register of Historic Places Inventory Nomination Form, Document 86000897. It is listed as the "J.E. Jones Rental House" Inventory number 7-18. The existing structure was built by J.E. Hanna and employs a wrap-around veranda, double-hung windows, exposed rafters, and brick & stone exterior facade. The existing structure is a triplex with 2 small units on the ground level and a third on the upper level. This project proposes to combine the existing ground-floor units into one unit and construct an addition to the Northwest of the existing structure in a complimentary aesthetic, utilizing new horizontal lap siding not present on the original structure, but using similar colors, & door/window style to relate to the original structure. The addition is fully detached to the existing structure, so there is no disturbance to the existing historical structure. The entrance to the addition faces the alley, along with all of the parcel's off-street parking. A shared yard between the original structure and the addition will give both dwellings access to open space.

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

There is currently not enough space within the existing structure for the quantity of bedrooms required by the owner, so an addition is allowable, per pg 26 of The Secretary of the Interior's Standards for the Treatment of Historic Properties. The existing triplex building consists of a lower level studio unit, a lower level (2) bedroom (1) bath unit, and an upper level (1) bedroom unit. This project proposes to combine both lower level units into a single (3) bedroom/ (2) bathroom unit. The upper level unit is to remain the same. A new (2) bedroom (2) bath unit addition is proposed to be added behind the existing structure, keeping the triplex use. The structure has been designed to comply with the townsite guidelines and the City of Flagstaff's Zoning Code. The drawings show a large continuous yard of over the minimum 1,000 sf required. The height of the proposed structure will be within the allowed 16'-0" above the existing grade below, per the townsite's guidelines for secondary structures. The material board and 3D renders depict the proposed materials and color palette that complement the existing historical structure, as described above. The addition is located to the rear of the existing structure and is accessed from the alley, so it is minimally seen from the front on Park Street. With the proposed addition, the lot coverage is 36%: still well under the allowed 50%.

Insert additional pages if necessary

**PREPARED BY:**

Erin O'Loughlin  
Project Architect  
304 S. Elden Street Suite 3  
Flagstaff, Arizona 86001  
408-705-0466  
updesign.erin@gmail.com

**ATTENTION:**

Lauren Clementino  
Senior Planner/Heritage Preservation Officer  
City of Flagstaff  
211 W. Aspen Ave  
Flagstaff, AZ 86001  
928-213-2633  
lclementino@flagstaffaz.gov

**REGARDING:**

Heritage Preservation  
15 N Park Street  
Flagstaff, AZ 86001  
Odem Triplex

Greetings Lauren,

Please see the attached documents for a revision to the approved Heritage Preservation Certificate of Appropriateness dated July 18, 2024 for the existing triplex located at 15 N Park Street in Flagstaff, AZ. We have included the same neighborhood context photos, proof of ownership, the National Register Document where this property is listed, as well as all revised documents including a material board, 3D model views, and drawings including a site plan, continuous yard site diagram, floor plans, roof plans, and colored elevations. The changes to the approved Certificate of Appropriateness includes a reduction of scope from a 2-story 3 bed, 3 bath attached addition to a 1-story 2 bed, 2 bath detached structure. The general location of the structure remains the same. Per the conditions in the Certificate of Appropriateness letter, we will continue to keep the interior yard demonstrated requirements on all plan sets. The new structure will not destroy historic materials as the proposed structure is no longer attached to the existing building. As such, the requirement that the "new work be differentiated from the old in the color, texture and orientation of materials and colors per further presentation in the future to the Heritage Preservation Commission" is no longer relevant as this was required per the Secretary of the Interior's Standards for Additions. Because this structure is now detached, this condition does not apply to the current proposed work. We are therefore proposing a material palette that is consistent with the existing building as set forth in the townsite and COF zoning regulations. If you require anything else, please do not hesitate to contact us.

Sincerely,  
Erin O'Loughlin  
Project Architect  
updesign.erin@gmail.com  
408-705-0466



# City of Flagstaff

July 18, 2024

Mr. Wilbert Odem  
15 N Park St.  
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Certificate of Appropriateness

Mr. Odem,

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, has considered the application for a Certificate of Appropriateness at the property 15 N Park St. (APN 100-23-005) in High Density Residential (Townsite Overlay) Zoning District of the City of Flagstaff Zoning Code.

The Heritage Preservation Commission held a public hearing on July 17, 2024, in regard to this Certificate. The hearing was continued to the September 18, 2024 Commission meeting. The Commission found and determined that, based on the information provided in the staff report dated July 15, 2024, the addendum dated September 10, 2024, and at the public hearing, the facts exist as required by Section 10-30.30 of the Zoning Code to justify granting the Certificate.

Based upon the findings, the Commission approved a Certificate by a vote of 3-1 for the use and location described above subject to the site plan submitted and the following conditions:

- 1) the interior yard requirements be demonstrated in all plan sets.
- 2) the attachment of the addition does not destroy historic materials that characterize the property.
- 3) the new work be differentiated from the old in the color, texture and orientation of materials and colors per further presentation in the future to the Heritage Preservation Commission.

The above conditions are deemed by the Commission to be required to assure that the requested use will meet the design standards of the district and follows the U.S. Secretary of the Interior Standards and Guidelines for Rehabilitation.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on September 29, 2024, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Certificate until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

*Sara Dechter*

Sara Dechter, AICP  
City of Flagstaff, Acting Historic Preservation Officer  
P. 928-213-2631  
sdechter@flagstaffaz.gov

cc: Planning Director, City Clerk

**SITE PLAN LEGEND**

- E.T.R. PROPERTY CORNER
- E.T.R. POWER POLE
- E.T.R. ELECTRIC SERVICE ENTRANCE
- E.T.R. WATER METER
- E.T.R. GAS METER
- E.T.R. SEWER MANHOLE
- E.T.R. SEWER CLEANOUT
- PROPOSED ELECTRIC SERVICE ENTRANCE
- PROPOSED WATER METER
- PROPOSED GAS METER
- PROPOSED HVAC CONDENSING UNIT
- PROPOSED SEWER CLEANOUT
- E.T.R. FENCE
- E.T.R. GAS LINE
- E.T.R. WATER LINE
- E.T.R. SEWER LINE
- E.T.R. OVERHEAD ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD ELECTRIC LINE

**SITE PLAN NOTES**

1. E.T.R. MULTI-FAMILY STRUCTURE
2. E.T.R. COVERED CONCRETE PATIO
3. E.T.R. DECK
4. E.T.R. EXTR. STAIRS TO UPPER LEVEL
5. E.T.R. TREES
6. EXISTING TREES TO BE DEMOLISHED
7. PROPOSED ADDITION STRUCTURE
8. PROPOSED CONCRETE PATIO
9. L.I.D. BIOSWALE FOR DRAINAGE
10. PROPOSED GRAVEL PARKING SPACES. V.I.F. IF EXISTING STAIR POST CONFLICTS WITH PROPOSED PARKING. IF SO, MOVE PER NOTE 12. DELINEATE PARKING SPOT BOUNDARIES AT SPOTS 4 & 5 TO ENSURE NO PARKING IN THE ALLEY. SEE SHEET A0.0 FOR CALCULATION
11. PROPOSED COMMON SPACE. SEE SHEET A0.0 FOR CALCULATION
12. PROPOSED MODIFIED POST AND BEAM FOR E.T.R. STAIRS
13. PROPOSED (2) BICYCLE PARKING SPOTS PER C.O.F. ZONING CODE APPENDIX SECTION 1.4. SEE SHEET A0.0 FOR CALCULATION. SEE DETAIL 1/A0.3
14. E.T.R. ADJACENT SHORT-TERM RENTAL BUILDING W/ SAME OWNER AS SUBJECT PARCEL
15. E.T.R. GARAGE STRUCTURE
16. E.T.R. ADJACENT BUILDING
17. E.T.R. SHARED YARD
18. E.T.R. TRASH & RECYCLING BINS
19. PROPOSED TRASH & RECYCLING BINS FOR ADDITION
20. PROPOSED RAINWATER HARVESTING BARREL
21. PROPOSED LANDSCAPE PARKING SCREEN. SEE LANDSCAPE PLAN.

**STORMWATER**

**DRAINAGE STATEMENT**  
 A WAIVER IS REQUESTED FOR LID AND DETENTION BASED ON THE MINOR INCREASES IN TOTAL SITE IMPERVIOUS AREA LESS THAN 5,000 SF AND SUFFICIENT DOWNSTREAM CAPACITY. ON THE ADDITION, STORMWATER WILL BE HANDLED USING RAINGUTTERS ATTACHED TO DOWNSPOUTS THAT TERMINATE IN LANDSCAPE AREAS & A RAINWATER HARVESTING BARREL. A LID BIOSWALE IS PROPOSED BETWEEN THE E.T.R. STRUCTURE AND THE PROPOSED ADDITION. WHERE NOT AFFECTED BY THE WORK, SURFACE DRAINAGE WILL REMAIN AS EXISTING. THE PARKING AREAS SHOWN ARE LOCATED IN AREAS OF THE SITE THAT ARE ALREADY PARTIALLY COVERED IN GRAVEL.

**IMPERVIOUS SURFACE CALCULATION**

E.T.R. IMPERVIOUS SF	
E.T.R. STRUCTURE MAIN LEVEL:	1,343 SF
E.T.R. FRONT COVERED PATIO:	324 SF
E.T.R. EXTR. STAIR:	91 SF
E.T.R. EXTR. DECK:	242 SF
E.T.R. FRONT WALKWAY & STEPS:	118 SF
E.T.R. GRAVEL PARKING:	569 SF
TOTAL E.T.R. IMPERVIOUS SURFACE:	2,687 SF

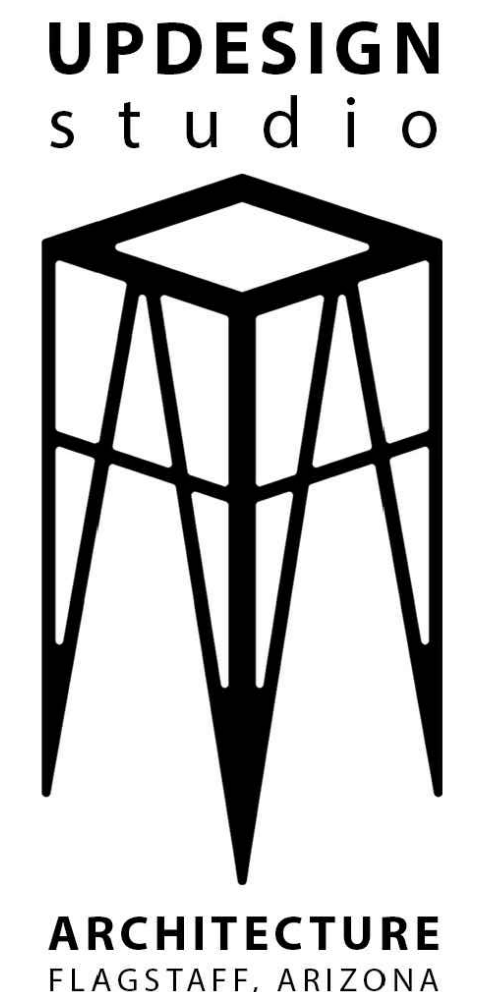
  

<b>PROPOSED IMPERVIOUS SF</b>	
PROPOSED ADDITION FOOTPRINT:	1,237 SF
PROPOSED WALKWAY & PATIOS:	171 SF
ADDITIONAL GRAVEL PARKING:	778 SF
TOTAL PROPOSED IMPERVIOUS SURFACE:	2,186 SF

TOTAL IMPERVIOUS SURFACE:	4,873 SF
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# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ



**PROJECT DIRECTORY**

**ARCHITECT**  
 UPDESIGN STUDIO  
 ANNE M. MEAD AIA, RA 54419  
 304 S. ELDEN ST. SUITE 3  
 FLAGSTAFF, AZ 86001  
 520-780-8746

**CIVIL ENGINEER**  
 CD&E, INC.  
 618 E ROUTE 66  
 FLAGSTAFF, AZ 86001  
 928-522-9287

**PARCEL / BUILDING OWNER**

ODEM WILBERT I JR FAMILY  
 REVOCABLE TRUST DTD 05-08-23  
 CONTACT: WILLIE ODEM  
 15 N PARK STREET  
 FLAGSTAFF, AZ 86001

**STRUCTURAL ENGINEER**

T.B.D.

**CONTRACTOR**

T.B.D.

**GOVERNING CODES**

- CITY OF FLAGSTAFF ZONING CODE & AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)

**PROJECT DESCRIPTION**

THE EXISTING TRIPLEX BUILDING CONSISTS OF A LOWER LEVEL STUDIO UNIT, A LOWER LEVEL (2) BEDROOM (1) BATH UNIT, AND AN UPPER LEVEL (1) BEDROOM UNIT. THIS PROJECT PROPOSES TO COMBINE BOTH LOWER LEVEL UNITS INTO A SINGLE (3) BEDROOM/ (2) BATHROOM UNIT. THE UPPER LEVEL UNIT IS TO REMAIN THE SAME. A NEW SINGLE LEVEL (2) BEDROOM (2) BATH UNIT STRUCTURE IS TO BE ADDED BEHIND THE EXISTING STRUCTURE.

**ABBREVIATIONS**

A.B.	AGGREGATE BASE	(N)	NEW/PROPOSED
A.F.F.	ABOVE FINISHED FLOOR	NSALED	NARROW SPECTRUM
A.H.J.	AUTHORITY HAVING JURISDICTION	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
B.O.	BOTTOM OF/BACK OF	O/	OVER
CL	CENTERLINE	P.T.	PRESSURE TREATED
DIA.	DIAMETER	P.U.E.	PUBLIC UTILITY EASEMENT
DIM.	DIMENSION	REQS.	REQUIREMENTS
DTL.	DETAIL	R.O.W.	RIGHT OF WAY
DR.	DOOR	R.W.	RETAINING WALL
(E)EXIST.	EXISTING	SECT.	SECTION
ELEV.	ELEVATION	SH.T.	SHEET
EQ.	EQUAL	SH.T.G.	SHEATHING
E.T.R.	EXISTING TO REMAIN	SPECS.	SPECIFICATIONS
EXTR.	EXTERIOR	S.G.	SLAB ON GRADE
FIN. FLR.	FINISHED FLOOR	T.B.D.	TO BE DETERMINED
F.F.E.	ELEVATION	T.O.	TOP OF
F.O.	FRONT OF	TYP.	TYPICAL
F.R.P.	FIBERGLASS REINFORCED PANEL	V.I.F.	VERIFY IN FIELD
G.N.	GENERAL NOTES	U.N.O.	UNLESS NOTED OTHERWISE
H.	HEIGHT/HIGH	W.N.D.W.	WINDOW
INTR.	INTERIOR	W/	WITH
MIN.	MINIMUM		
MFR.	MANUFACTURER		
MAX.	MAXIMUM		

**PARCEL PROFILE**

APN:	100-23-005
ADDRESS:	15 N PARK STREET FLAGSTAFF, AZ 86001
SUBDIVISION:	FLAGSTAFF TOWNSITE
ZONING:	HIGH DENSITY RESIDENTIAL (HR)
SETBACKS:	FRONT: 10' OR 15' ABOVE SECOND FLR. INT. SIDE: 5' STREET SIDE: 5' REAR: 15'
FLOOD ZONE:	ZONE X (SHADED) 0.2 ANNUAL PERCENT CHANCE FLOOD HAZARD
CLIMATE ZONE:	5B
LIGHTING ZONE:	ZONE II
OVERLAY ZONE:	FLAGSTAFF TOWNSITE OVERLAY (TOZ)
HISTORIC ZONE:	FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT
(MAX. HEIGHT):	16'-0" (TOWNSITE FOR SECONDARY STRUCTURE)
E.T.R. S.F.D. HEIGHT:	22'-11" ABOVE EXIST. NATURAL GRADE
PROPOSED ADD. HT.:	16'-0" ABOVE EXIST. NATURAL GRADE
E.T.R. STRUCTURE:	CONSTRUCTED IN 1916 (ACCORDING TO NAT. HISTORIC REGISTER)

**PROJECT DATA**

EXISTING USE:	DWELLING, MULTIPLE-FAMILY (RESIDENTIAL TRIPLEX)
PROPOSED USE:	DWELLING, MULTIPLE-FAMILY (RESIDENTIAL TRIPLEX)
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	5B
STORIES:	2 (E.T.R.)
DENSITY:	10 TO 29 UNITS PER ACRE X 0.2 ACRES = 2 TO 5.8 UNITS
PROPOSED DENSITY:	3 UNITS
GAS SERVICE:	UTILITY
ELECTRICAL SERVICE:	UTILITY
WATER SUPPLY:	CITY
FIRE PROTECTION:	NO SPRINKLERS
EXTERIOR LIGHTING:	TO BE APPROVED AT BUILDING PERMIT
PARKING:	1 BEDROOM PER UNIT: 1.5 SPACES 2-3 BEDROOMS PER UNIT: 2.0 SPACES GUEST PARKING: .25 SPACES PER EACH 2 BEDROOM UNIT 1.5+2+2+.5= 6

PARKING REDUCTION OF UP TO 10 PERCENT FOR ANY USE WITHIN 1,320 FEET OF PERMANENT TRANSIT STOP:	-6 SPACE
TOTAL REQUIRED SPACES:	5 SPACES
PARKING PROVIDED:	5 SPACES
BIKE PARKING:	2 SPACES REQUIRED 2 SPACES PROVIDED
LANDSCAPING:	SEE LANDSCAPE CALCULATION TABLE SHEET A0.1
ALLOWABLE DENSITY:	10 UNITS/ACRE MIN. 29 UNITS/ACRE MAX. =2 UNITS MIN., 6 UNITS MAX.
PROPOSED DENSITY:	3 UNITS

**AREA CALCULATIONS**

PARCEL AREA: 0.2 ACRES (8,875 SF)

**E.T.R. STRUCTURE**

E.T.R. STRUCTURE MAIN LEVEL:	1,343 SF
E.T.R. EXTR. STAIR:	91 SF
E.T.R. EXTR. DECK:	242 SF
E.T.R. FRONT COVERED PATIO:	324 SF
TOTAL E.T.R. FOOTPRINT:	2,000 SF
E.T.R. SECOND LEVEL FRONT DECK:	96 SF
E.T.R. STRUCTURE SECOND LEVEL:	836 SF
TOTAL E.T.R. STRUCTURE:	2,932 SF

**PROPOSED ADDITION**

PROPOSED MAIN LEVEL:	1,237 SF
TOTAL OVERALL LIVABLE AREA:	3,416 SF

**COVERAGE**

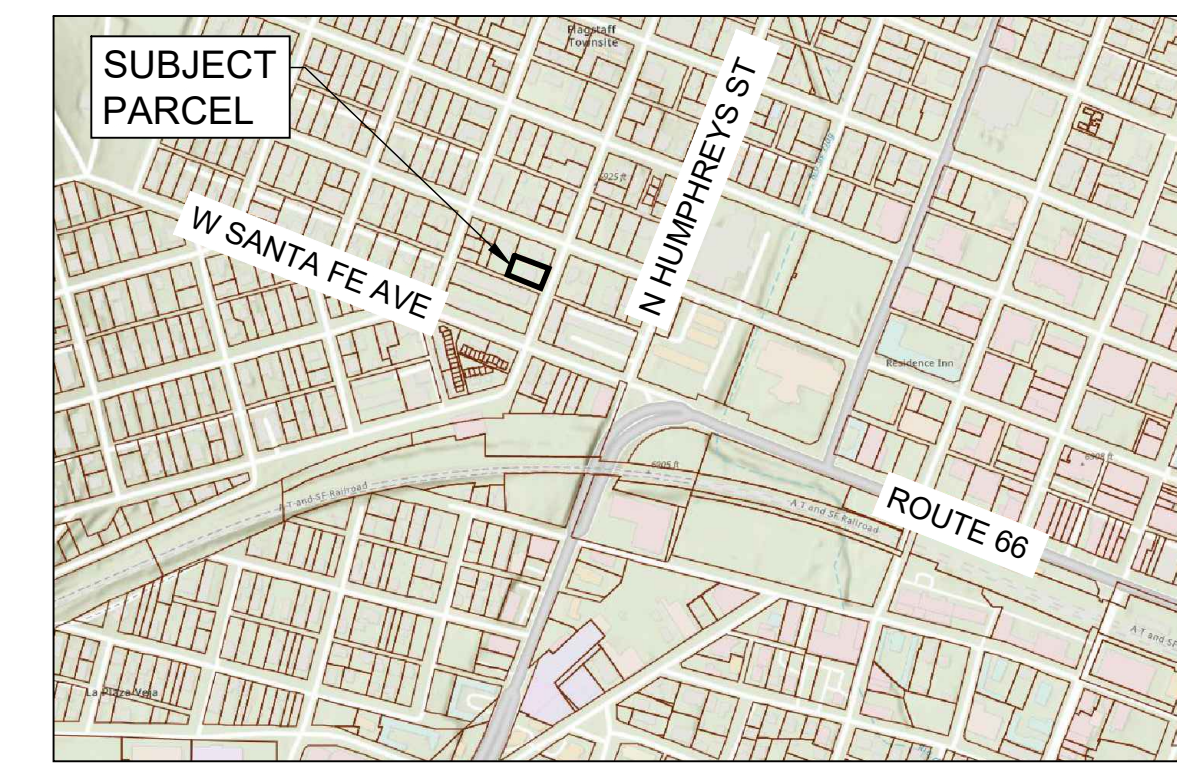
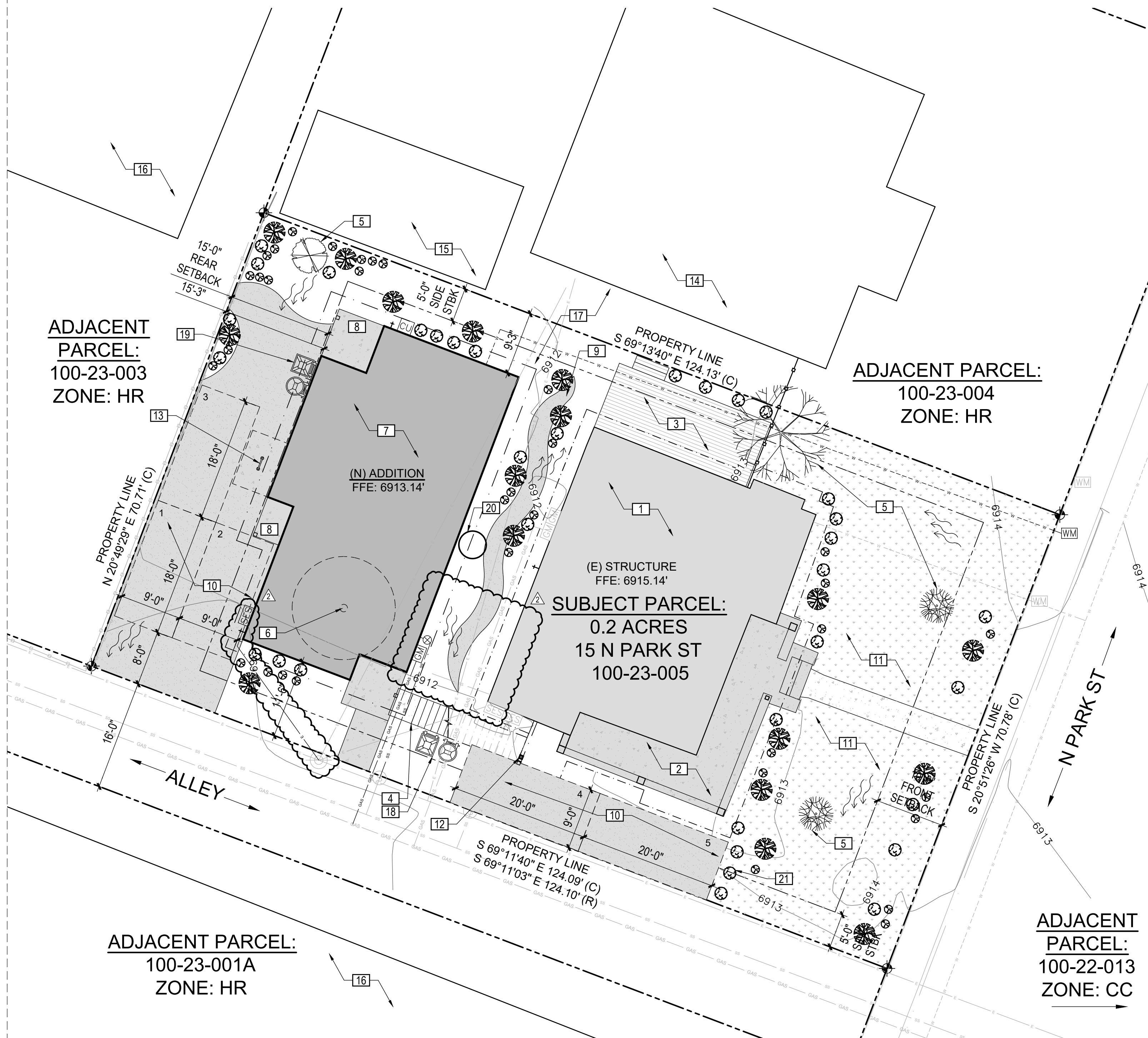
EXISTING COVERAGE:	2,000 SF / 23%
PROPOSED ADDITIONAL COVERAGE:	1,237 SF
TOTAL COVERAGE:	3,237 SF / 36%
MAX. ALLOWABLE COVERAGE:	50%

**COMMON SPACE AREA**

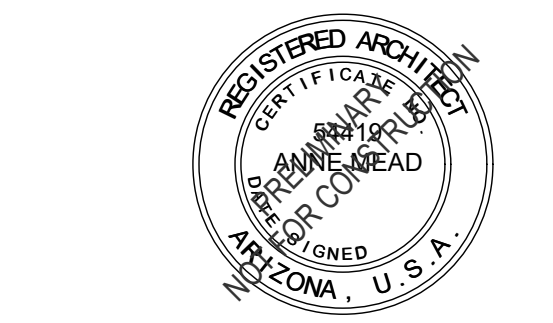
REQUIRED COMMON SPACE:	15% PARCEL (1,331 SF)
PROPOSED COMMON SPACE:	24% PARCEL (2,174 SF)

**CONTINUOUS YARD AREA**

REQUIRED CONTINUOUS YARD:	1,000 SF MIN. (TOWNSITE)
PROPOSED COMMON SPACE:	1,455 SF (SEE SHEET A0.1)



**VICINITY MAP**  
N.T.S.



APN : 100-23-005

HERITAGE PRESERVATION REV 02	07-23-2025
SITE PLAN REVIEW REV 02	07-15-2025
SITE PLAN REVIEW REV 01	10-17-2024
SCHEMATIC DESIGN 2.0	07-29-2024
SITE PLAN REVIEW	08-09-2024
HERITAGE PRESERVATION	08-24-2024
REVISION 01 - ADMIN COMPLETE	05-10-2024
CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.0	03-08-2024
DESCRIPTION	DATE

PROJECT NO 24\_003

# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ

SHEET TITLE:

SITE PLAN &  
PROJECT DATA

# A0.0

# LANDSCAPING CALCULATION

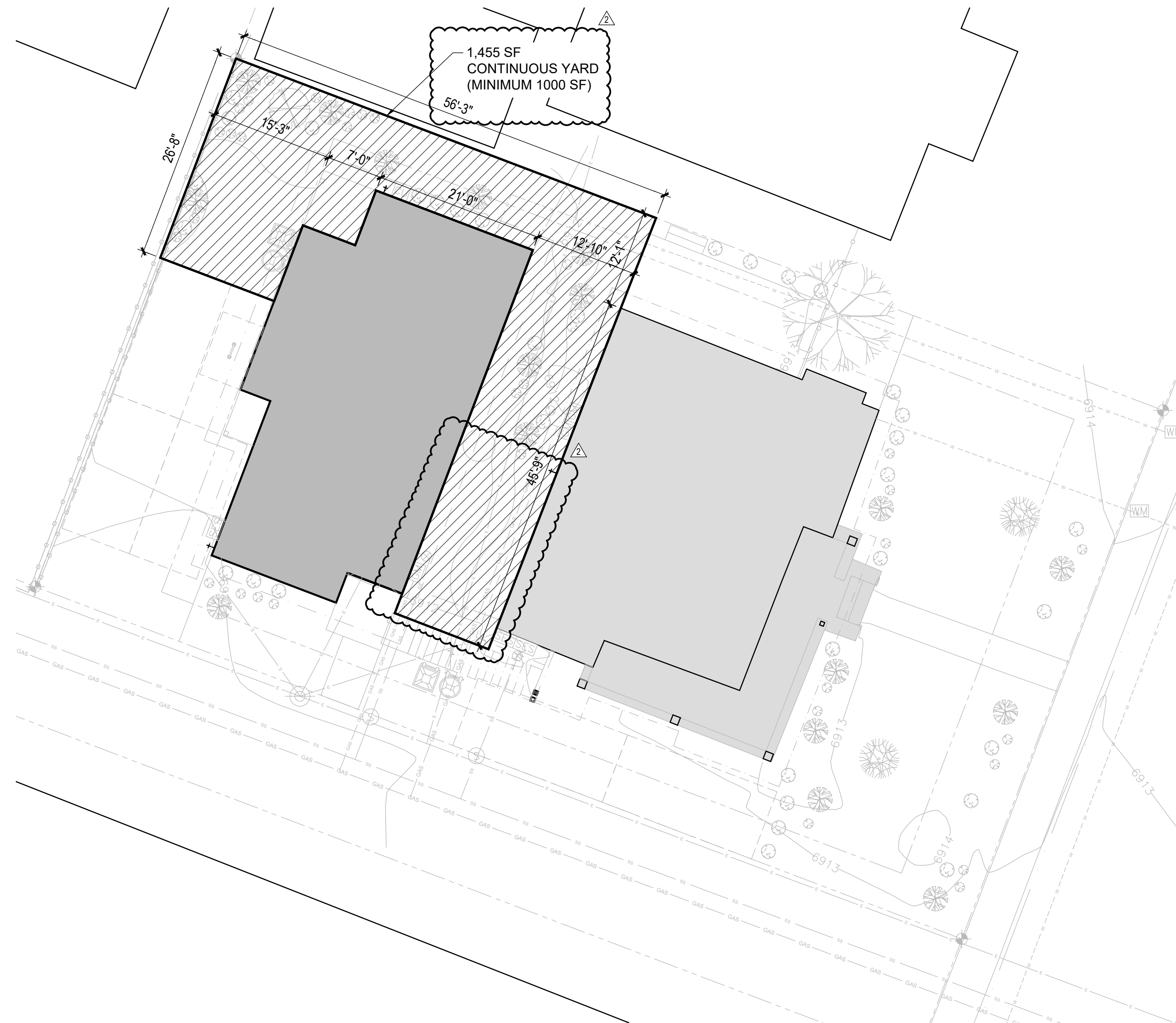
LOCATION	TREE REQS.	BUSH REQS.	GRNDCVR. REQS.	CALCULATION
STREET BUFFER	1 PER 25 LIN. FT.	2 PER TREE	2 PER TREE	70.28'/25' = 3 TREES, 6 BUSHES, 6 GRNDCVR.
BUILDING FOUNDATION	1 PER 25 LIN. FT.	2 PER TREE	2 PER TREE	312 LIN. FT. /25' = 12 TREES, 24 BUSHES, 24 GRNDCVR.
PERIPHERAL BUFFERS	1 PER 25 LIN. FT.	2 PER TREE	2 PER TREE	194.84'/25' = 8 TREES, 16 SHRUBS, 16 GROUNDCOVER
PARKING LOT SCREENING	NA	-	-	-
			TOTAL REQUIRED:	23 TREES, 38 BUSHES, 38 GROUNDCOVER
			EXISTING TO REMAIN:	3 TREES + 1 WITH 3 CREDITS PER TABLE 10-50.60.050.A = 6 TREES, 12 BUSHES, 12 GROUNDCOVER REDUCTION
			PROPOSED:	17 TREES, 34 BUSHES, 34 GROUNDCOVER

# LANDSCAPING NOTES

- GENERAL:
- SEE C.O.F. ZONING CODE APPENDIX 3 FOR APPROVED SPECIES LIST
  - SEE C.O.F. ZONING CODE TABLE 10-50.60.050.C FOR MINIMUM PLANT SIZES
- E.T.R. TREE (< 10" DIAMETER=1 TREE CREDIT)
  - E.T.R. TREE (> 18" DIAMETER= 3 TREE CREDITS)
  - EXISTING TREE TO BE DEMOLISHED
  - E.T.R. HOSE BIBB
  - PROPOSED HOSE BIBB
  - PROPOSED ROW OF KOREAN BOXWOOD EVERGREEN SHRUBS TO PROVIDE COVER FOR PROPOSED PARKING. SHRUBS TO BE 3.5' MIN. IN HEIGHT.

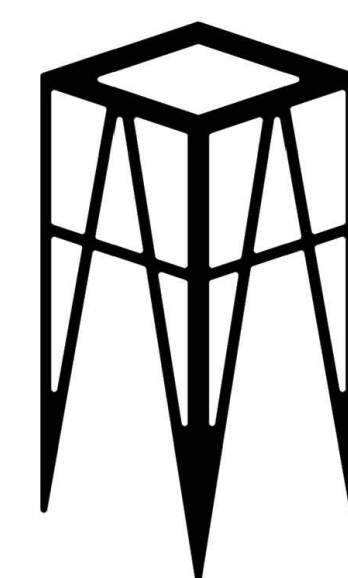
# SYMBOLS LEGEND

- PROPOSED GROUNDCOVER (MIN. SIZE: 1 GALLON)
  - WY: WOOLY YARROW (NATIVE, FULL SUN)
  - MR: MOUNTAIN ROCKCRESS (NATURALIZED, FULL SUN)
  - CB: CARPET BUGLE (NATURALIZED, FULL SUN/PARTIAL SHADE/SHADE)
  - G: GERMANDER (NATURALIZED, FULL SUN)
  - C: BLUE RUG (CARPET) JUNIPER (NATURALIZED, FULL SUN/PARTIAL SHADE)
  - PW: PERIWINKLE OR MYRTLE (NATURALIZED, FULL SUN/PARTIAL SHADE/SHADE)
- PROPOSED SHRUB (MIN. SIZE: NON-NATIVE: 5 GALLON, NATIVE: 1 GALLON)
  - KB: KOREAN BOXWOOD (EVERGREEN, NATURALIZED, FULL SUN/PARTIAL SHADE)
  - RB: RUBBER RABBIT BRUSH (EVERGREEN, NATIVE, FULL SUN)
  - M: MANZANITA (DECIDUOUS, NATIVE, PARTIAL SUN)
  - SW: SNAKEWEED (DECIDUOUS, NATIVE, FULL SUN)
  - RS: RUSSIAN SAGE (DECIDUOUS, NATURALIZED, FULL SUN)
- PROPOSED TREE (MIN. SIZE: NON-NATIVE: 6" TALL OR 2" CALIPER, NATIVE: 15 GALLON)
  - WH: WESTERN HACKBERRY (DECIDUOUS, NATIVE, PARTIAL SHADE, TALL)
  - AA: AUTUMN PURPLE/WHITE ASH (DECIDUOUS, NATURALIZED, FULL SUN, TALL)
  - AM: AMUR MAPLE (DECIDUOUS, NATURALIZED, FULL SUN/PARTIAL SHADE, SHORT)
  - MA: MARSHALL ASH, (DECIDUOUS, NATURALIZED, FULL SUN/PARTIAL SHADE, SHADE, TALL)



CONTINUOUS YARD SITE DIAGRAM  
SCALE: 1" = 10'-0"

LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



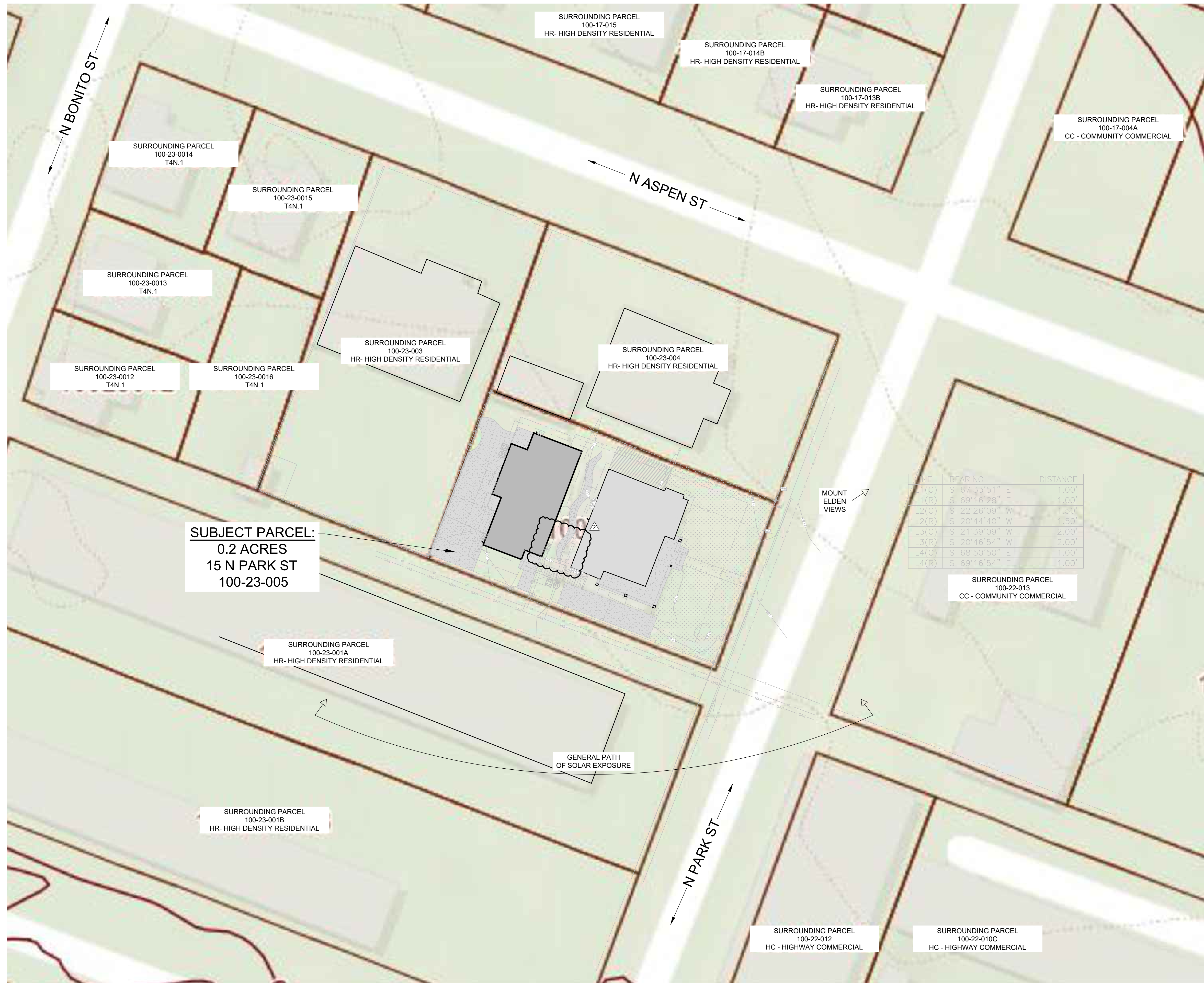
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304 S. ELDEN STREET STE. 3  
FLAGSTAFF, ARIZONA 86001

# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ

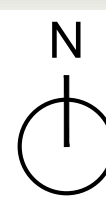


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HERITAGE PRESERVATION REV 02	07-23-2025
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CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.0	03-08-2024
DESCRIPTION	DATE
PROJECT NO 24_003	

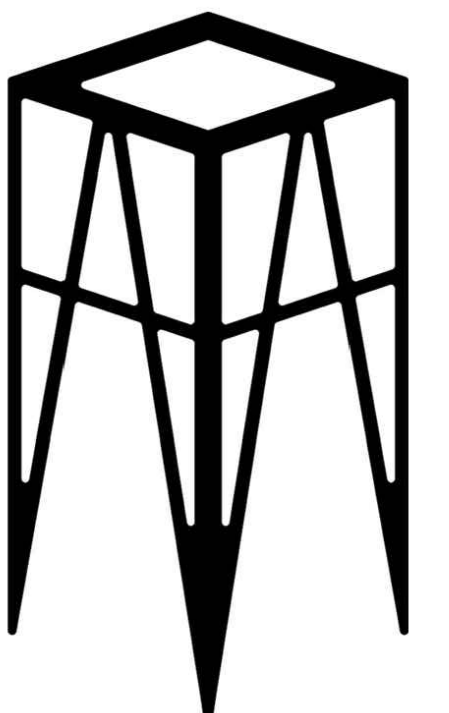
SHEET TITLE:  
LANDSCAPE PLAN &  
CONTINUOUS YARD  
SITE DIAGRAM  
**A0.1**



CONTEXT SITE PLAN  
SCALE: 1" = 10'-0"

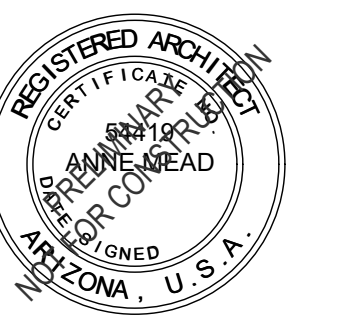


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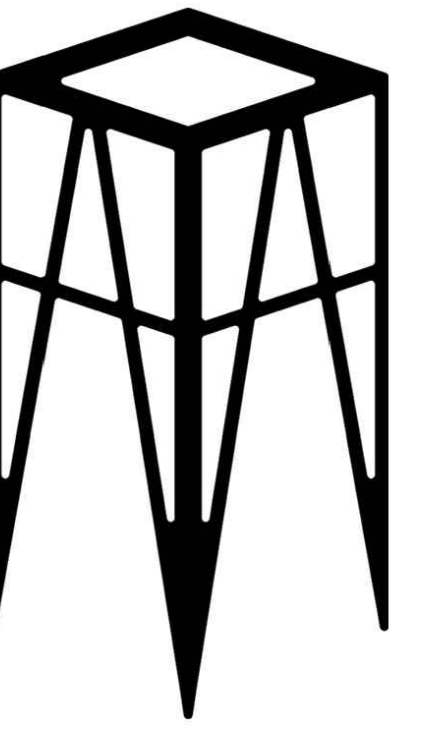
PROJECT NO 24\_003

# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ

SHEET TITLE:

CONTEXT  
SITE PLAN

## A0.2



APN : 100-23-005

DESCRIPTION	DATE
HERITAGE PRESERVATION REV 02	07-23-2025
SITE PLAN REVIEW REV 02	07-15-2025
SITE PLAN REVIEW REV 01	10-17-2024
SCHEMATIC DESIGN 2.0	07-29-2024
SITE PLAN REVIEW	08-09-2024
HERITAGE PRESERVATION	08-24-2024
REVISION 01 - ADMIN COMPLETE	05-10-2024
CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.0	03-08-2024

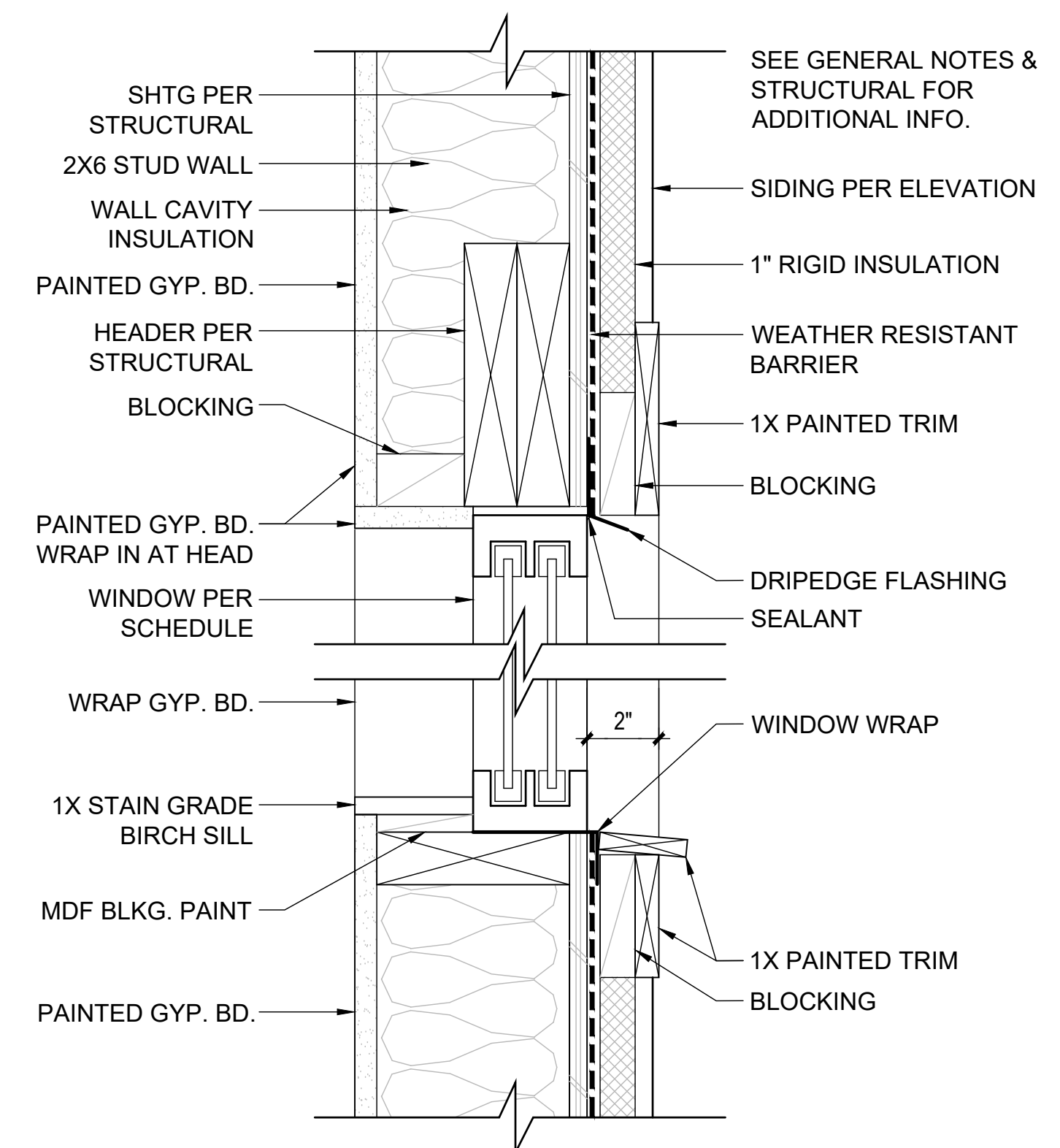
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# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ

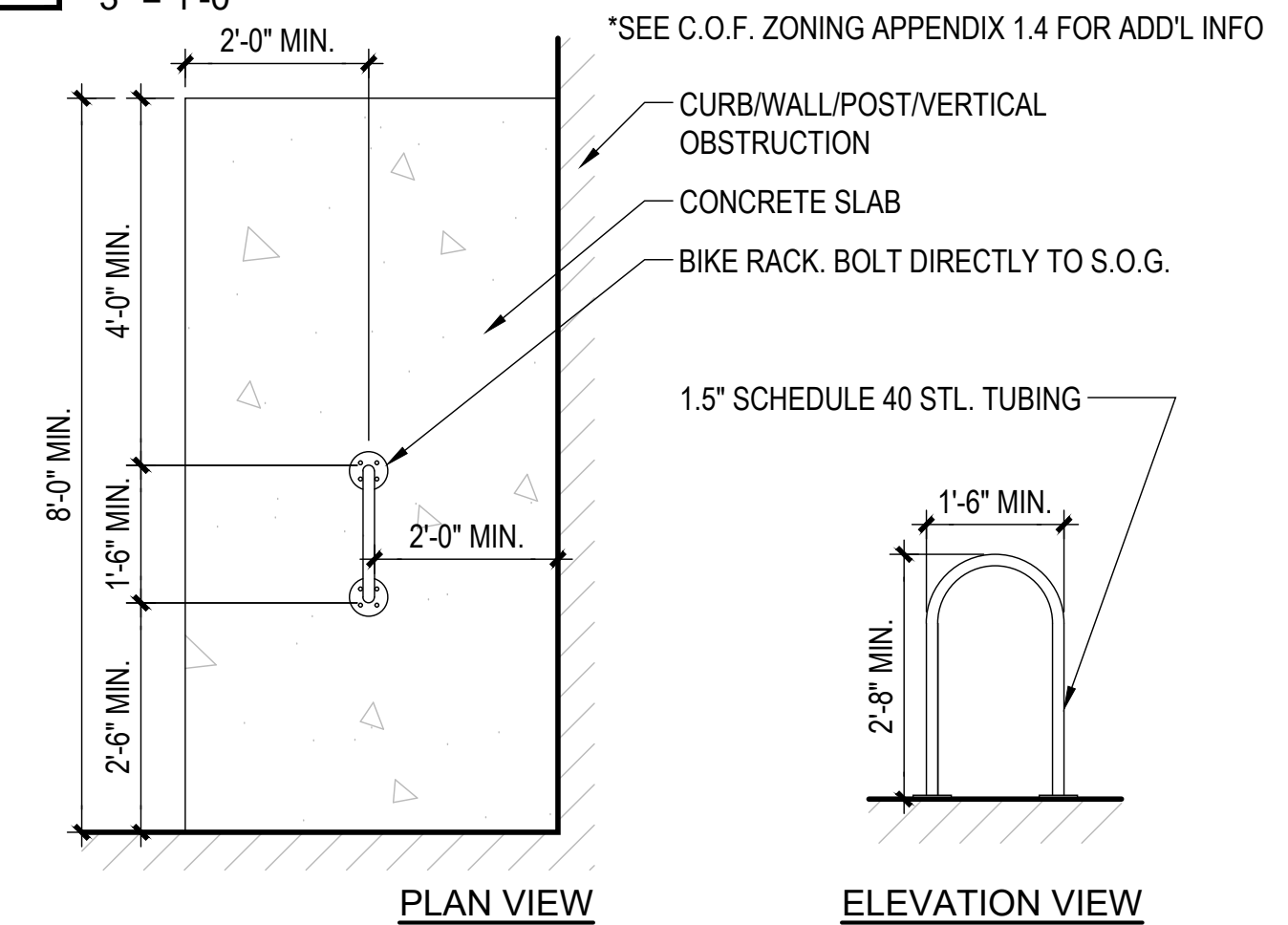
SHEET TITLE:

TYPICAL DETAILS

## A0.3



2 TYP. EXTR. WALL/WNDW. DETAIL  
3" = 1'-0"



1 TYPICAL BIKE RACK  
SCALE: 1/2" = 1'-0"

## WINDOW SCHEDULE

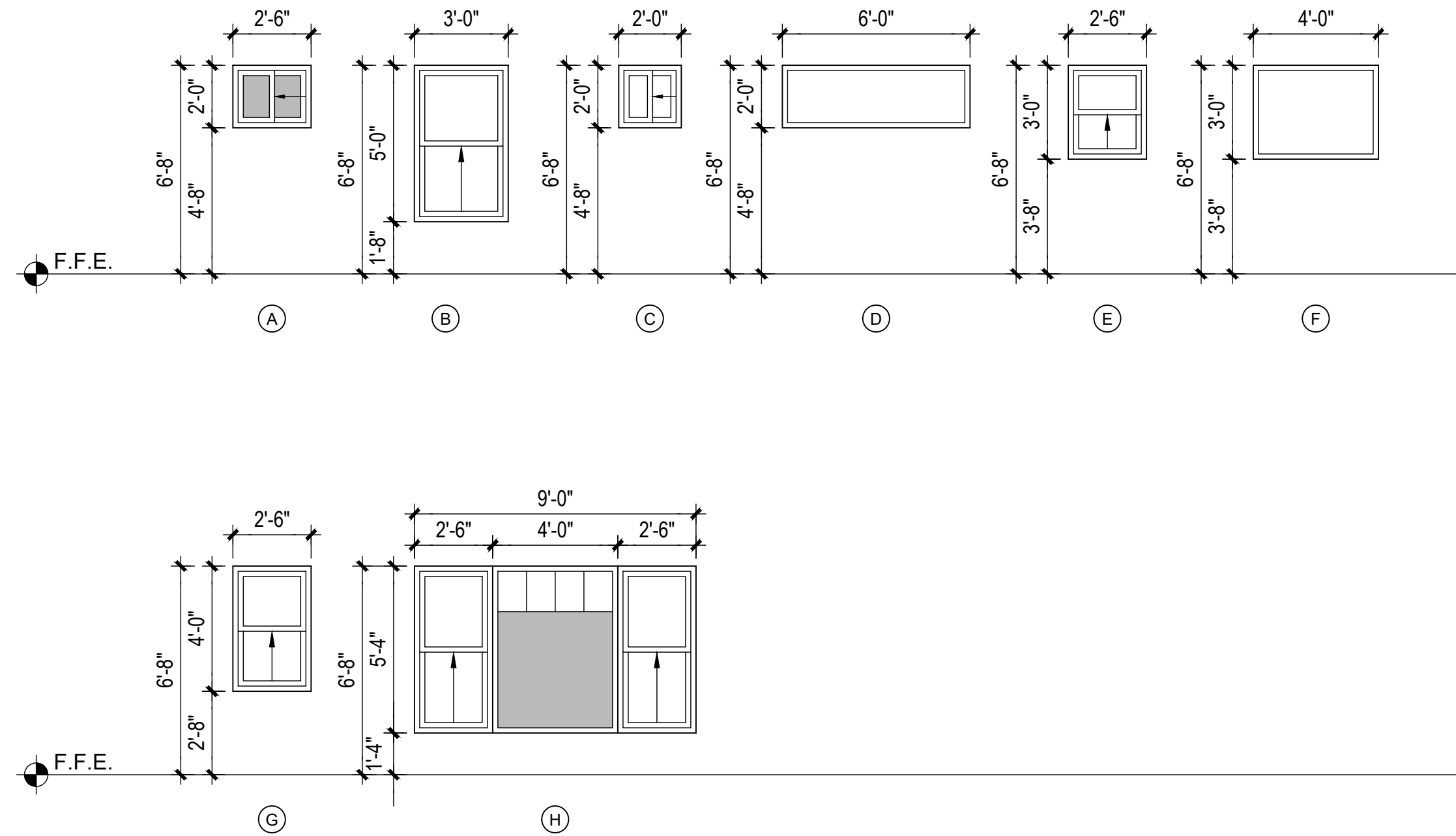
MARK	LOCATION	W X H	TYPE	HEAD HT.	COMMENTS
01	BATHROOM 2	30" X 24"	A	6'-8"	TEMPERED GLAZING
02	BEDROOM 2	36" X 60"	B	6'-8"	EGRESS
03	BATHROOM 1 WC	24" X 24"	C	6'-8"	-
04	BATHROOM 1	30" X 24"	A	6'-8"	TEMPERED GLAZING
05	BEDROOM 1	72" X 24"	D	6'-8"	-
06	KITCHEN	30" X 36"	E	6'-8"	-
07	KITCHEN	48" X 36"	F	6'-8"	-
08	KITCHEN	30" X 36"	E	6'-8"	-
09	LIVING ROOM	30" X 48"	G	6'-8"	-
10	LIVING ROOM	108" X 64"	H	6'-8"	TEMPERED PANE
11	ENTRY	36" X 60"	B	6'-8"	-
12	(E) SFD BEDROOM 3	30" X 48"	G	6'-8"	-

## DOOR SCHEDULE

MARK	LOCATION	TYPE	DESCRIPTION	COMMENTS
01	ENTRY	A	EXTERIOR INSULATED	-
02	BEDROOM 1	B	SLIDING PATIO	-
03	DINING	B	SLIDING PATIO	-
04	BATHROOM 2	C	-	-
05	BEDROOM 2	C	-	-
06	WATER HEATER	D	-	-
07	PANTRY	E	-	-
08	BEDROOM 2	F	-	-
09	BEDROOM 2 CLOSET	D	-	-
10	LAUNDRY	G	-	-
11	BEDROOM 1	H	-	-
12	BATHROOM 1	I	-	-
13	BATHROOM 1 WC	J	-	-
14	BEDROOM 1 CLOSET	K	-	-

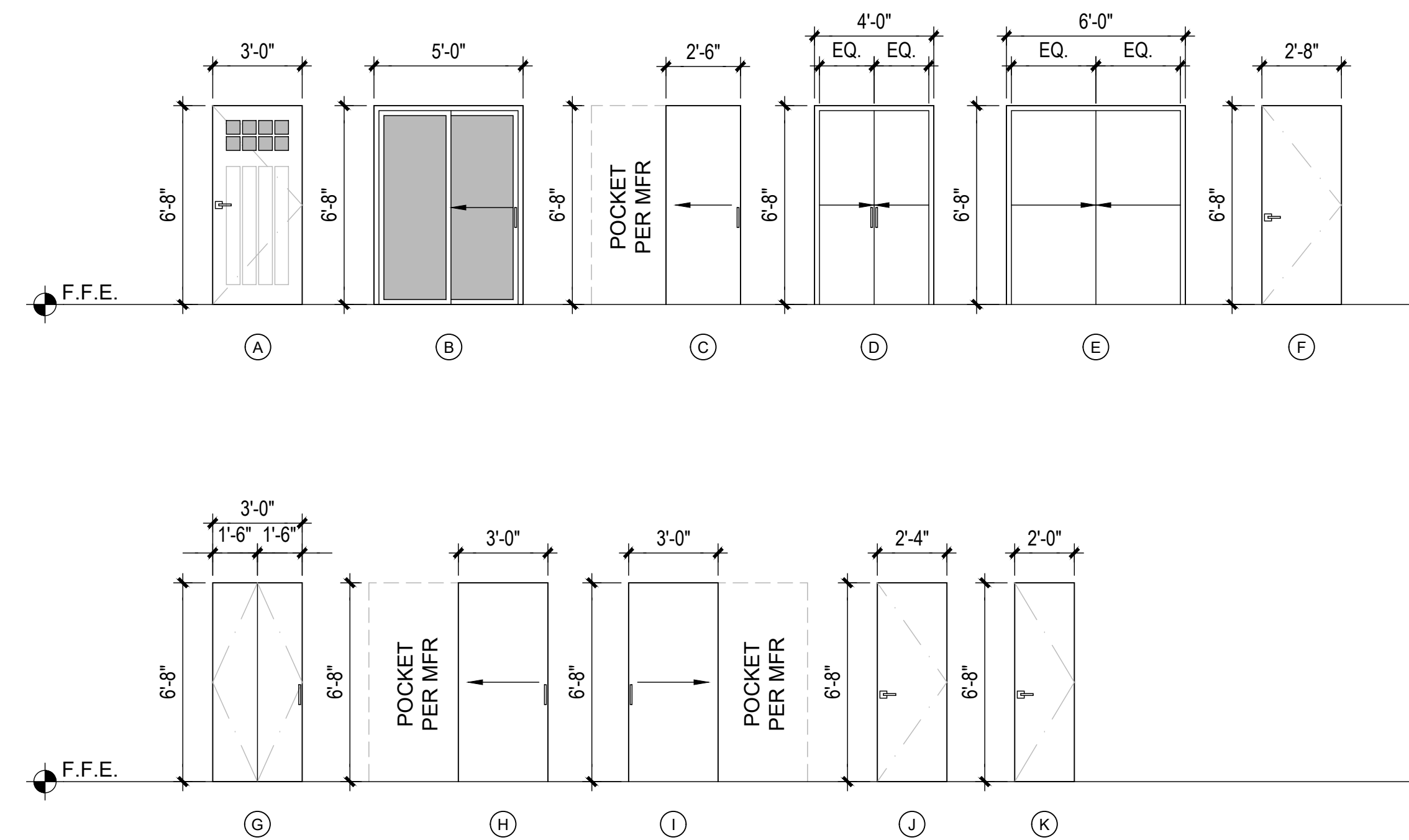
## WINDOW TYPE ELEVATIONS

ALL ELEVATIONS ARE DEPICTED FROM THE EXTERIOR OF THE BUILDING OR EXTERIOR OF THE ROOM  
SEE A0.1 FOR ENERGY REQS.  
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION  
HATCHED AREAS INDICATES TEMPERED GLAZING

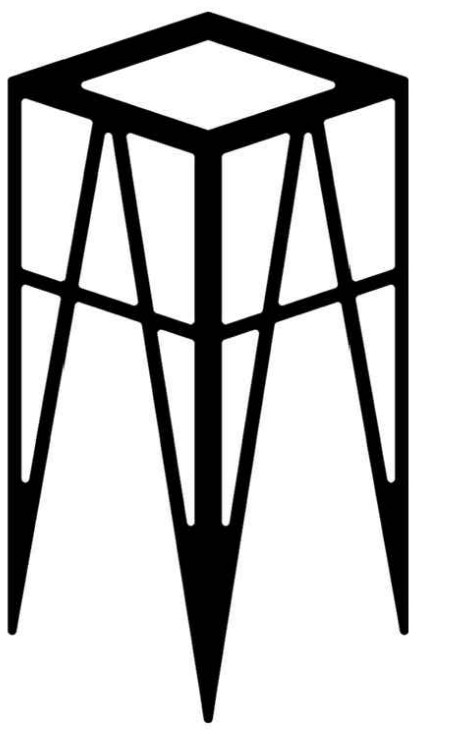


## DOOR TYPE ELEVATIONS

ALL ELEVATIONS ARE DEPICTED FROM THE EXTERIOR OF THE BUILDING OR EXTERIOR OF THE ROOM  
SEE A0.1 FOR ENERGY REQS.  
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION  
ALL GLAZING IN DOORS IS TEMPERED. HATCHED AREAS INDICATE GLAZING.

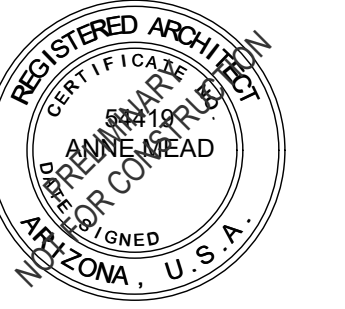


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DESCRIPTION DATE

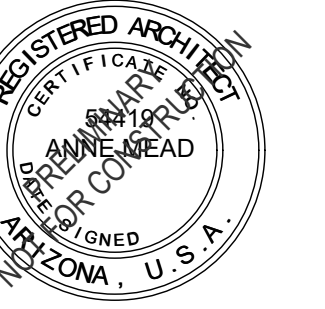
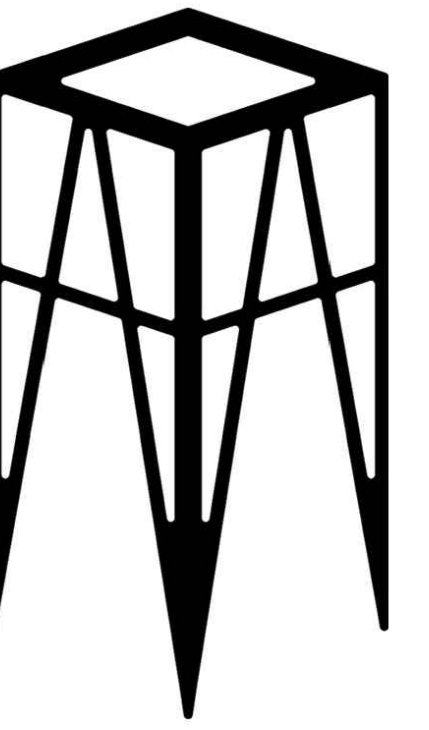
PROJECT NO 24\_003

ODEM TRIPLEX  
15 N PARK STREET  
FLAGSTAFF, AZ

SHEET TITLE:

SCHEDULES

A0.4



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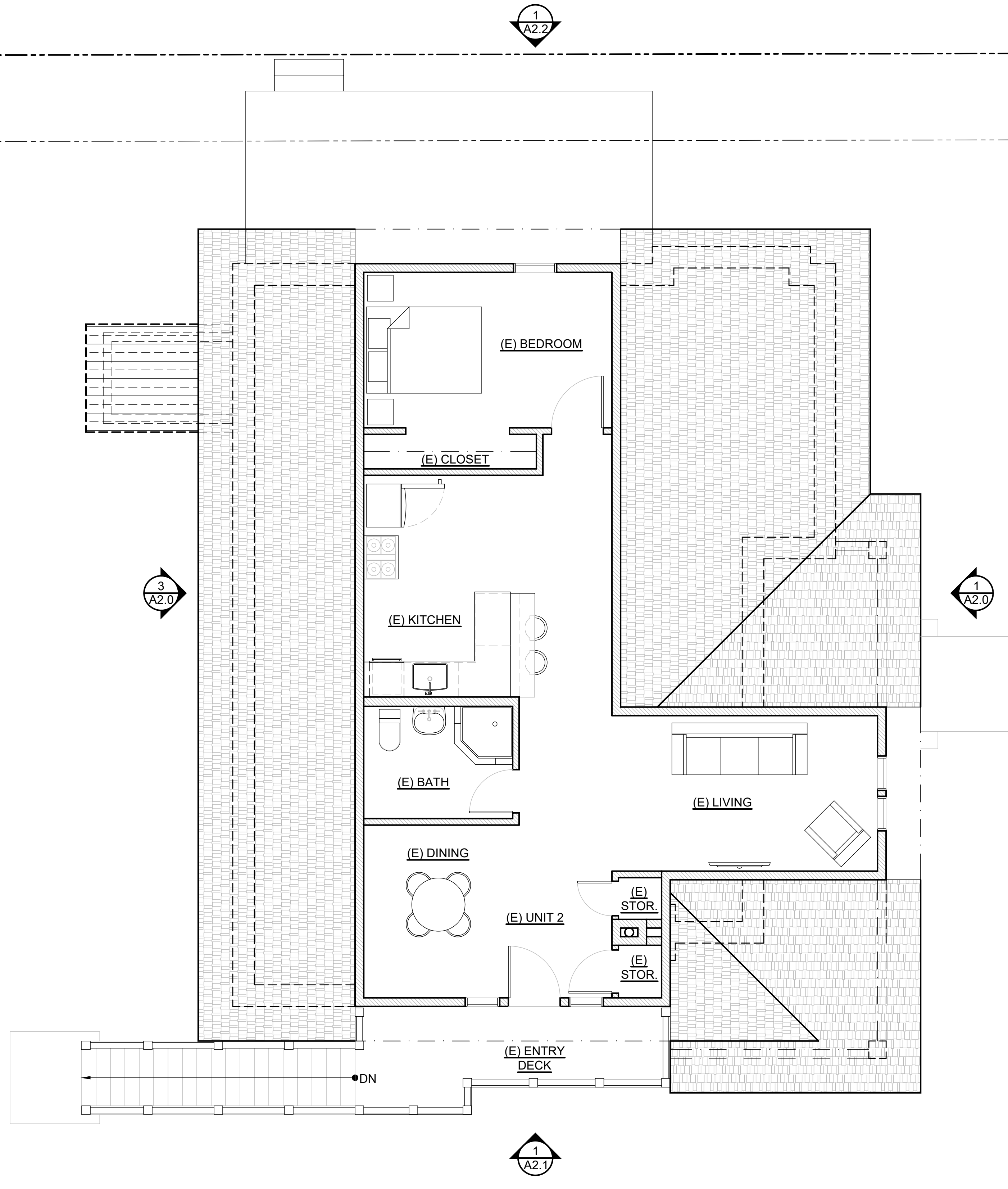
PROJECT NO 24\_003

# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ

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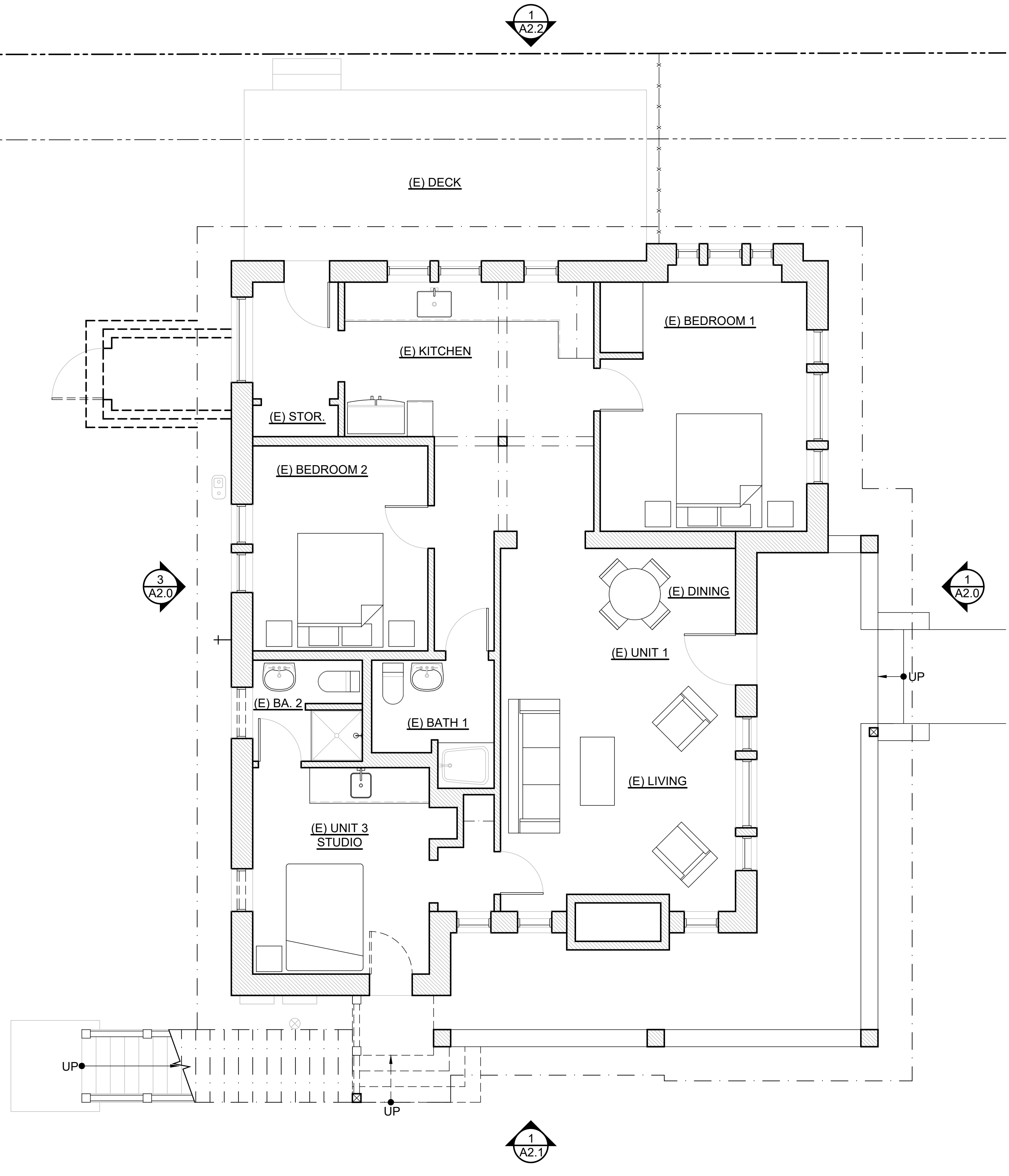
EXISTING/DEMO  
FLOOR PLANS

## A1.0



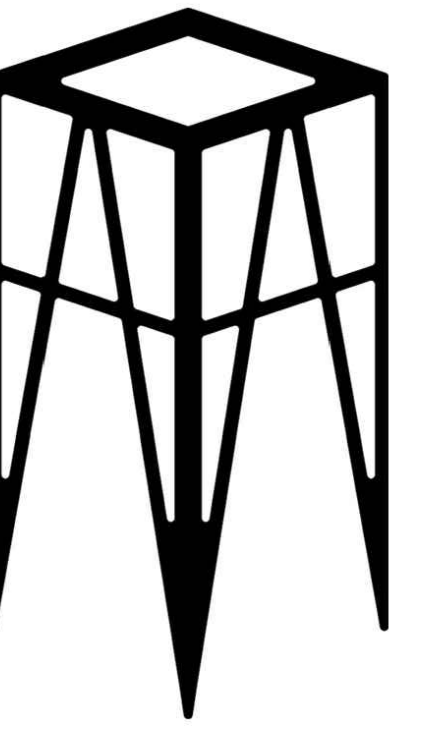
2. EXISTING/DEMO UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



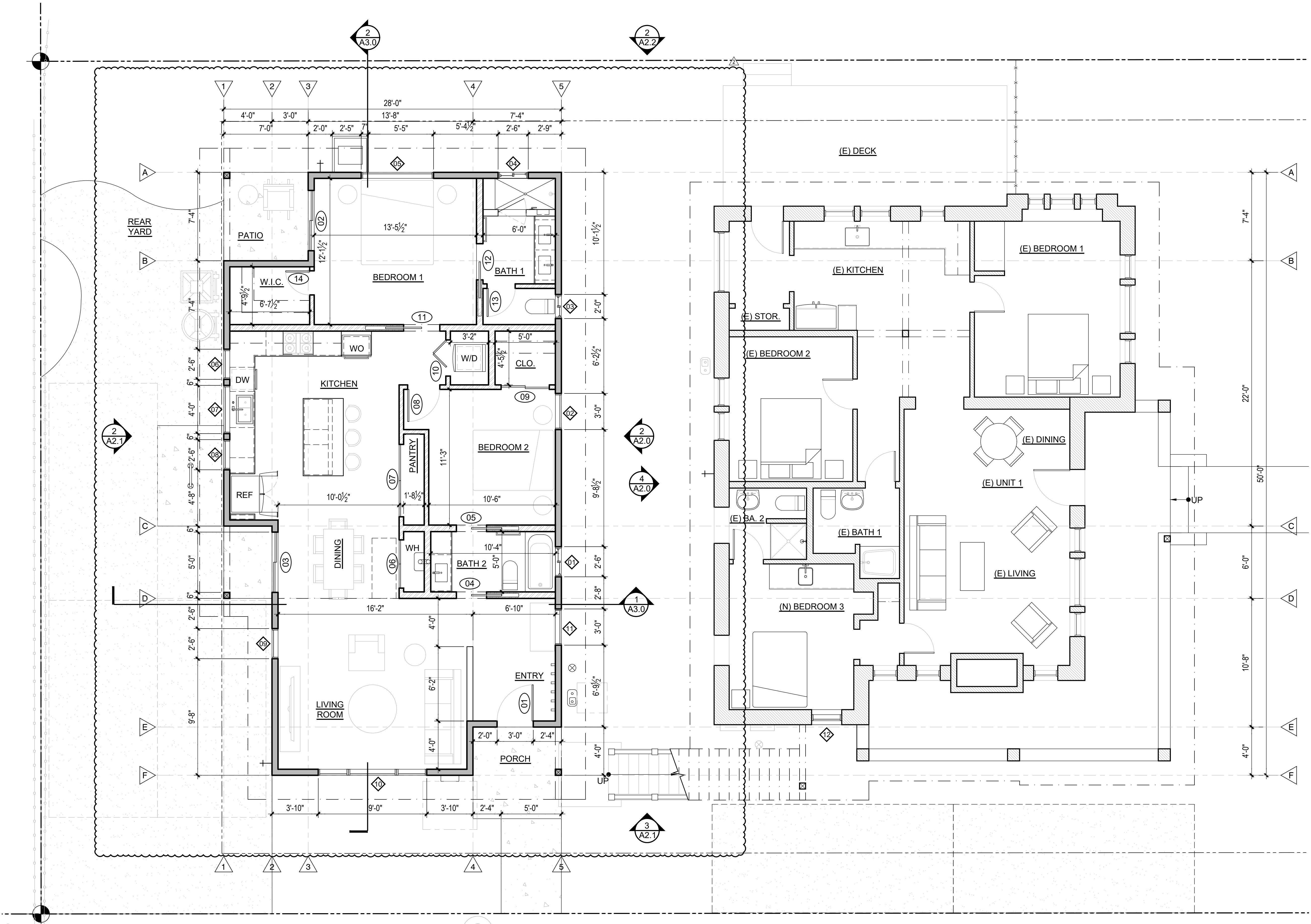
1. EXISTING/DEMO MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

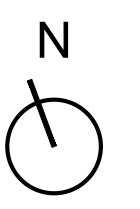


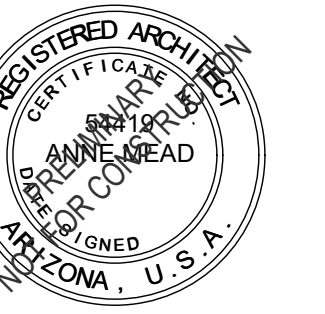
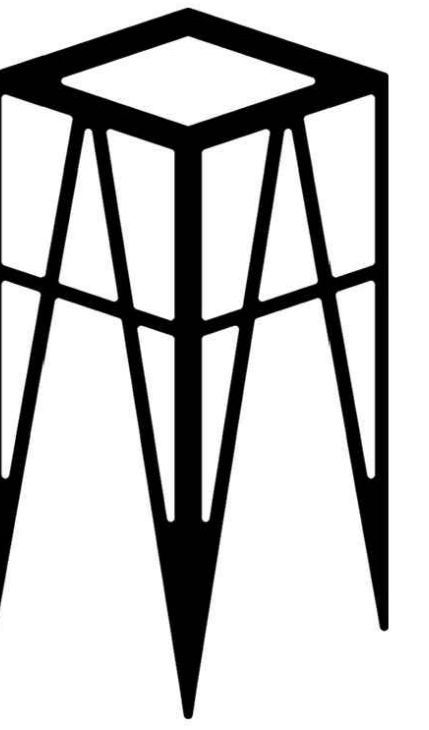
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# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ



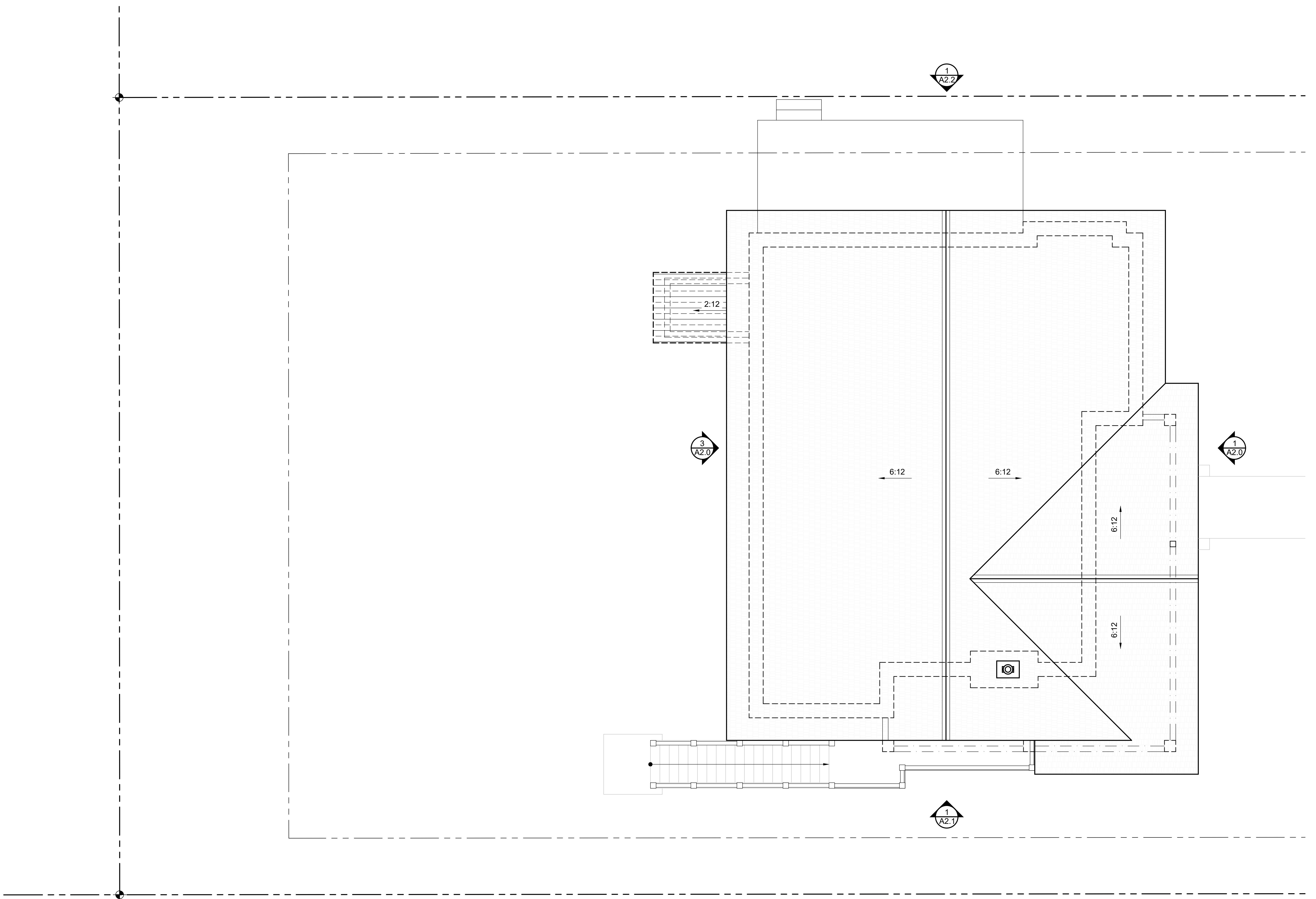
PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





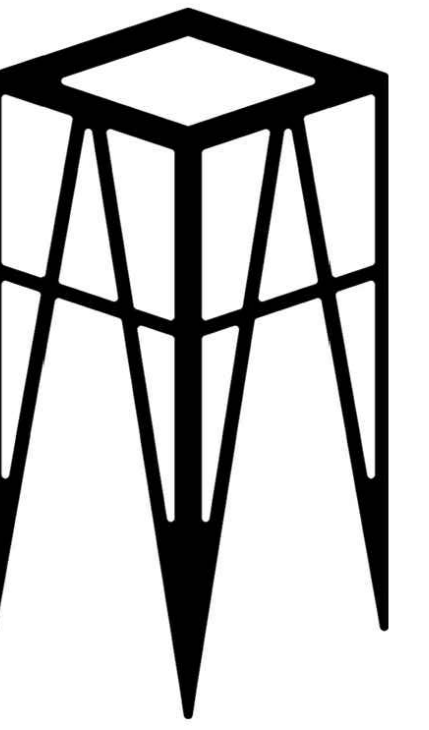
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**ODEM TRIPLEX  
15 N PARK STREET  
FLAGSTAFF, AZ**



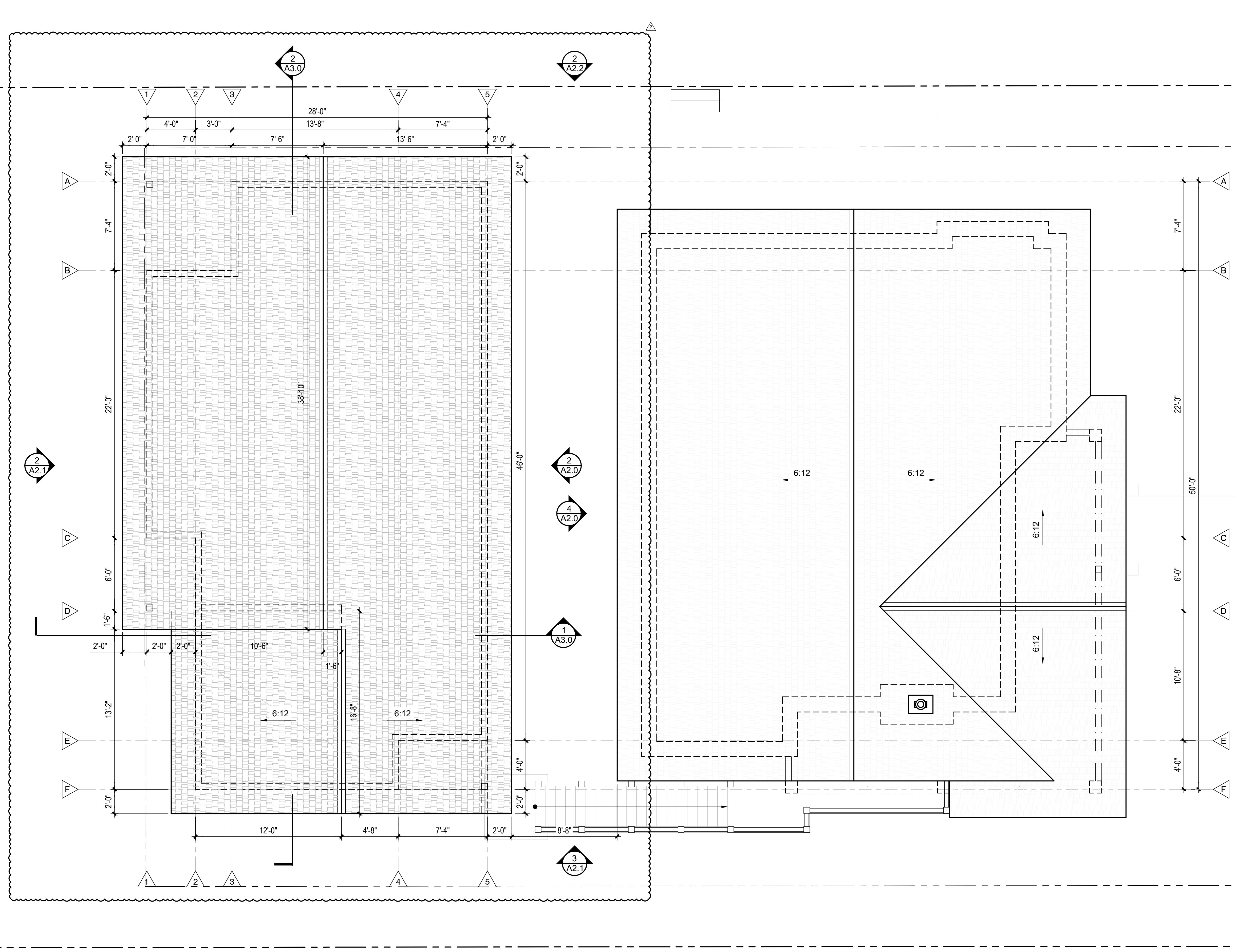
EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"

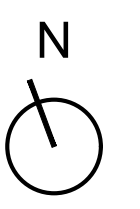


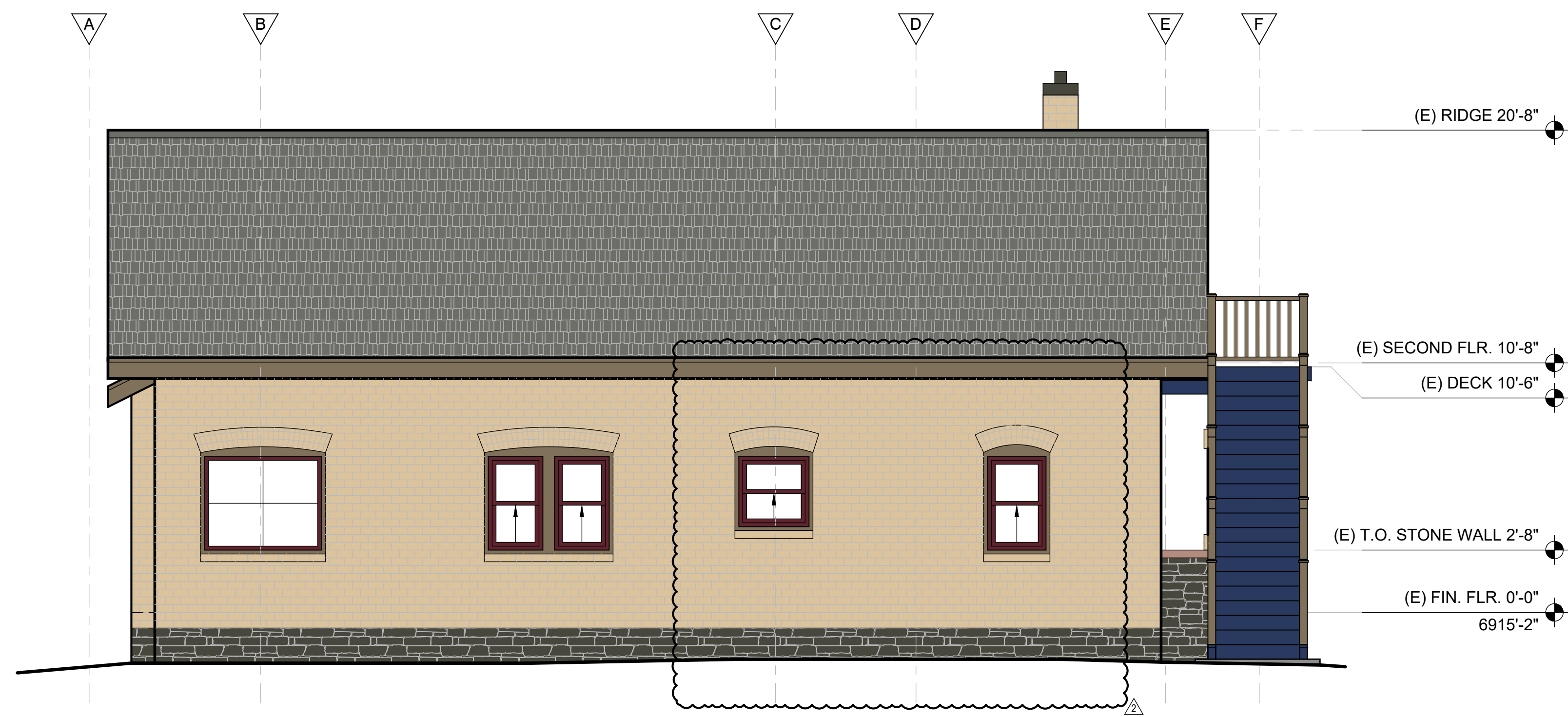
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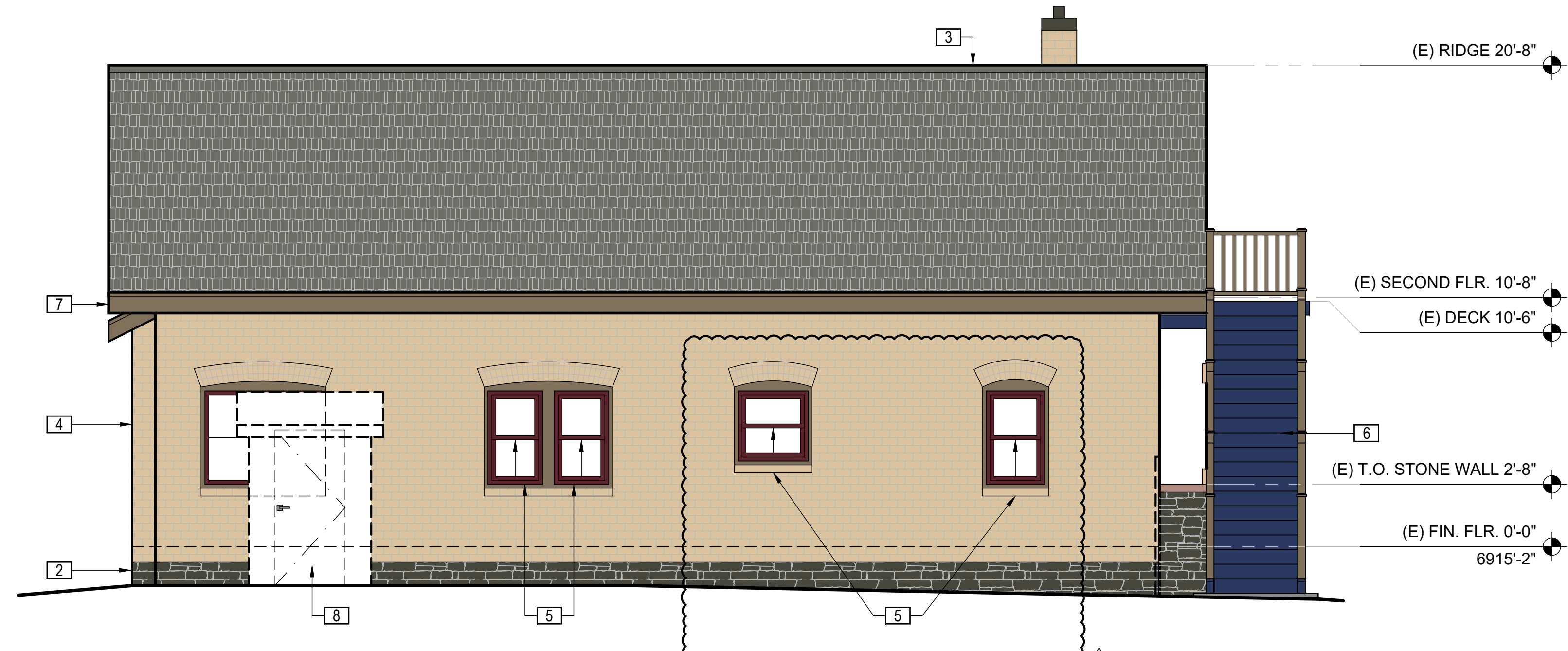
PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"





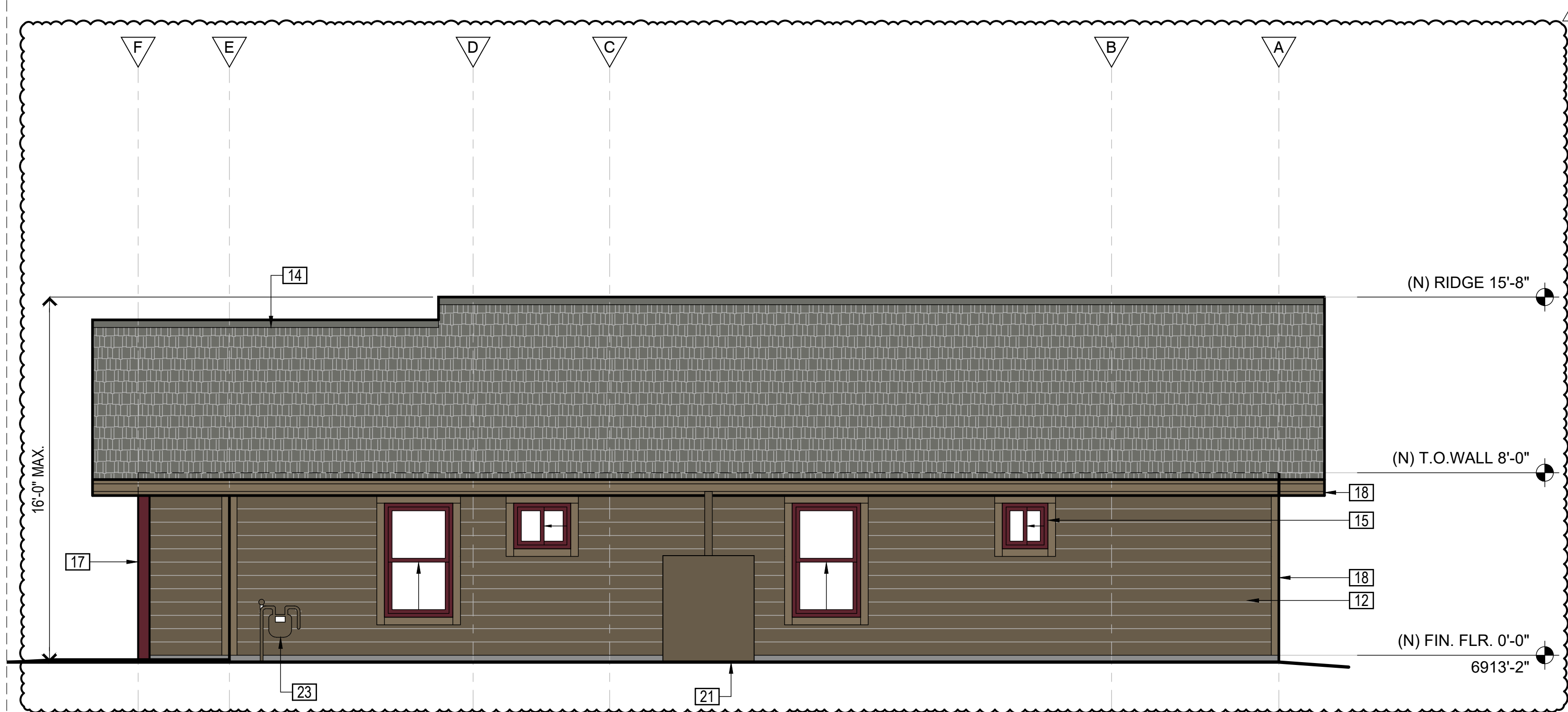
4. PROPOSED SFD REAR (NW) ELEVATION

SCALE: 1/4" = 1'-0"



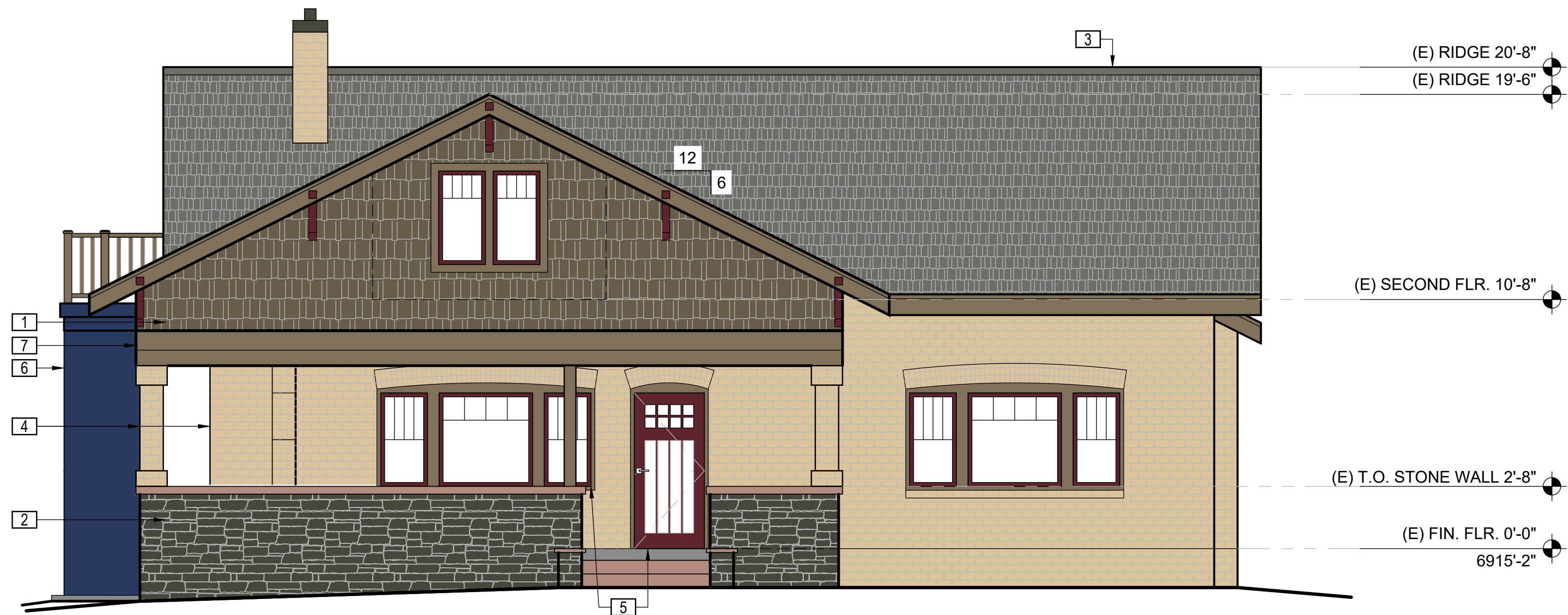
3. EXISTING/DEMO SFD REAR (NW) ELEVATION

SCALE: 1/4" = 1'-0"



2. PROPOSED ADDITION (SE) ELEVATION

SCALE: 1/4" = 1'-0"

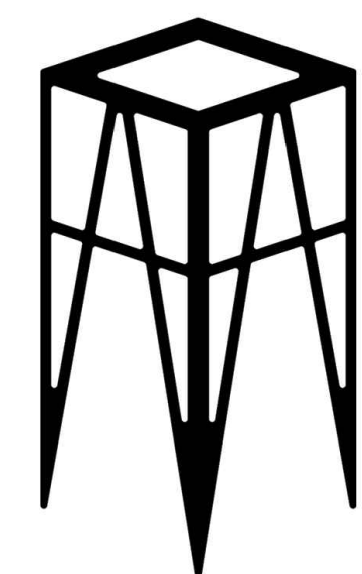


1. EXISTING SFD FRONT (SE) ELEVATION (UNCHANGED)

SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

1. E.T.R. PRE-FINISHED COMPOSITE SHAKE SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
2. E.T.R. MALPAIS STONE SIDING
3. E.T.R. ASPHALT SHINGLE ROOFING
4. E.T.R. GALLUP BRICK SIDING
5. E.T.R. WINDOWS & DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. EXISTING UPPER LEVEL UNIT FRONT DOOR TO BE PAINTED TO MATCH WINDOWS & DOORS
6. E.T.R. EXTR. STAIR PAINTED IN "M500-7 VERY NAVY" BY "BEHR" LRV 6
7. E.T.R. TRIM & FASCIA PAINTED IN "SW 7033 BRAINSTORM BRONZE" BY "SHERWIN WILLIAMS" LRV 14
8. EXISTING SHED TO BE DEMOLISHED
9. EXISTING NON-HISTORIC SECTION OF STAIRS/DECK/GUARDRAIL TO BE DEMOLISHED. V.I.F. STRUCTURAL POST IS REQUIRED TO BE RELOCATED TO ALLOW FOR PARKING SPACE.
10. EXISTING WINDOW/DOOR TO BE DEMOLISHED
11. NOTE NOT USED
12. PROPOSED COMPOSITE LAP SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
13. PROPOSED SHAKE SIDING TO MATCH EXISTING
14. PROPOSED ASPHALT SHINGLE ROOFING TO MATCH EXISTING
15. PROPOSED WINDOWS AND DOORS PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
16. PROPOSED EAVE BRACKET DETAIL TO MATCH EXISTING. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. E.T.R.
17. PROPOSED POST/BEAM. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
18. PROPOSED TRIM/FASCIA TO BE PAINTED TO MATCH EXISTING
19. PROPOSED WOOD GUARDRAIL TO MATCH EXISTING
20. INFILL WALL AND GALLUP BRICK SIDING TO MATCH EXISTING AS REQUIRED
21. PROPOSED RAINWATER HARVESTING BARREL
22. PROPOSED SES
23. PROPOSED GAS METER



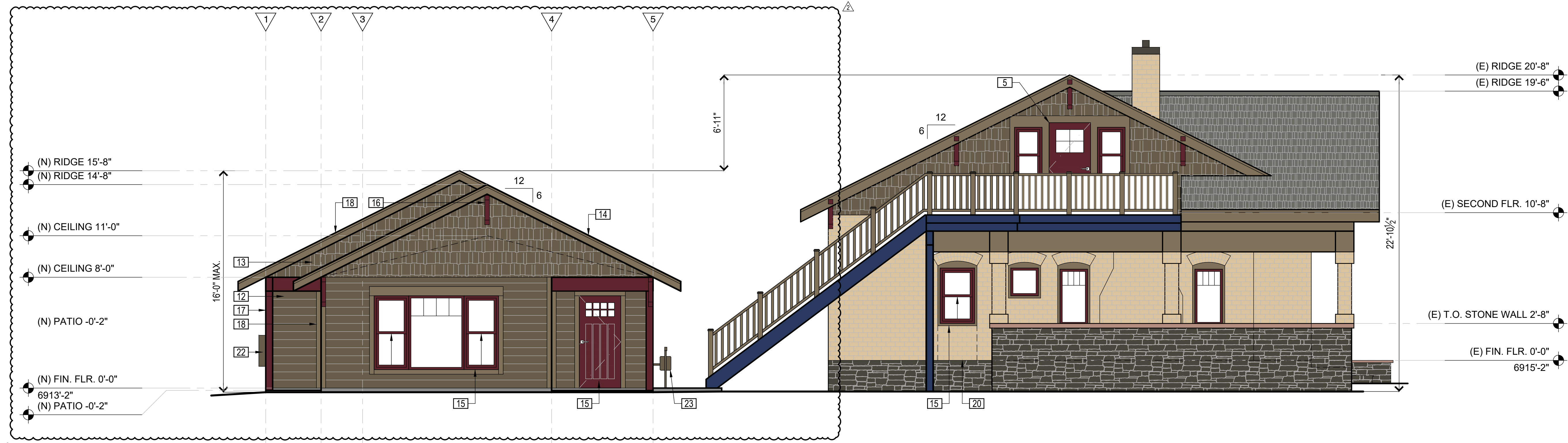
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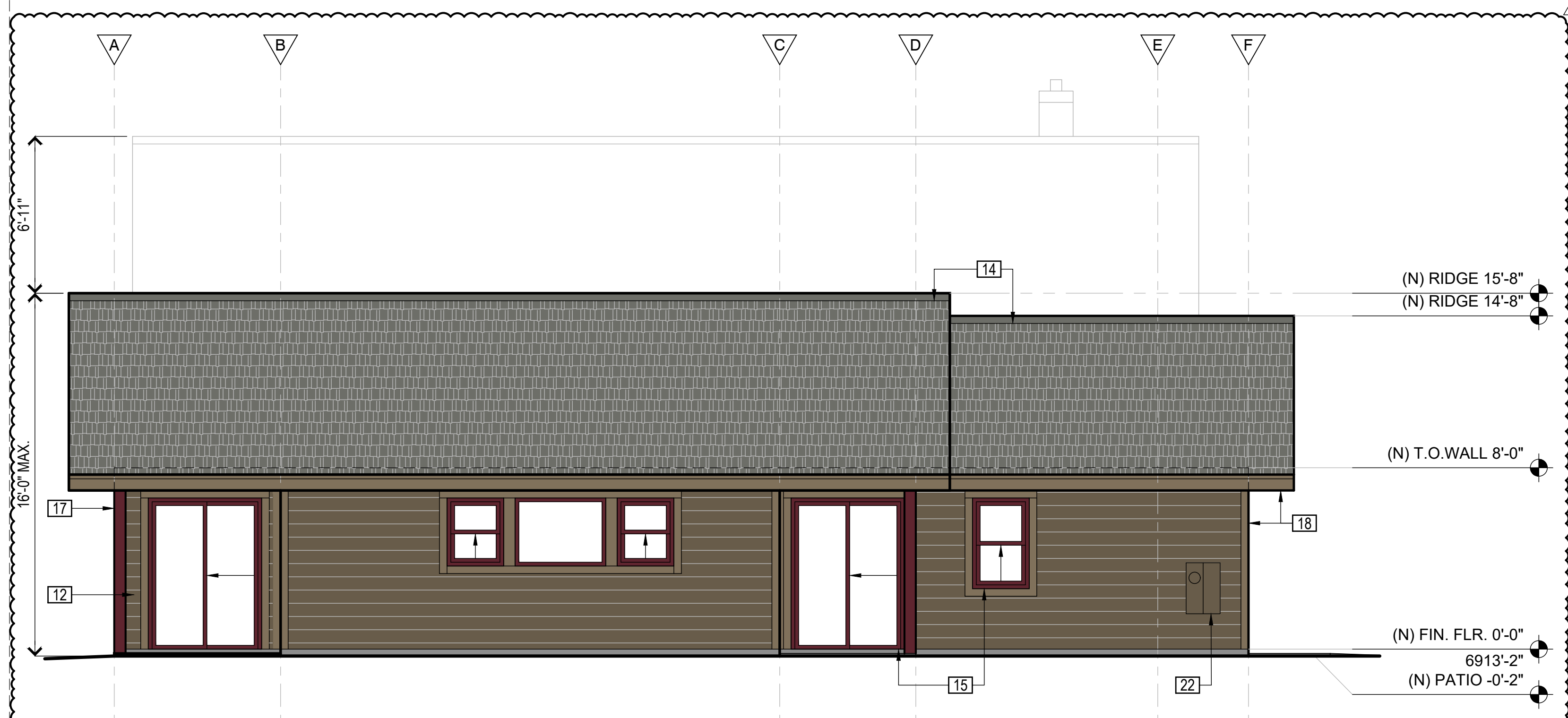


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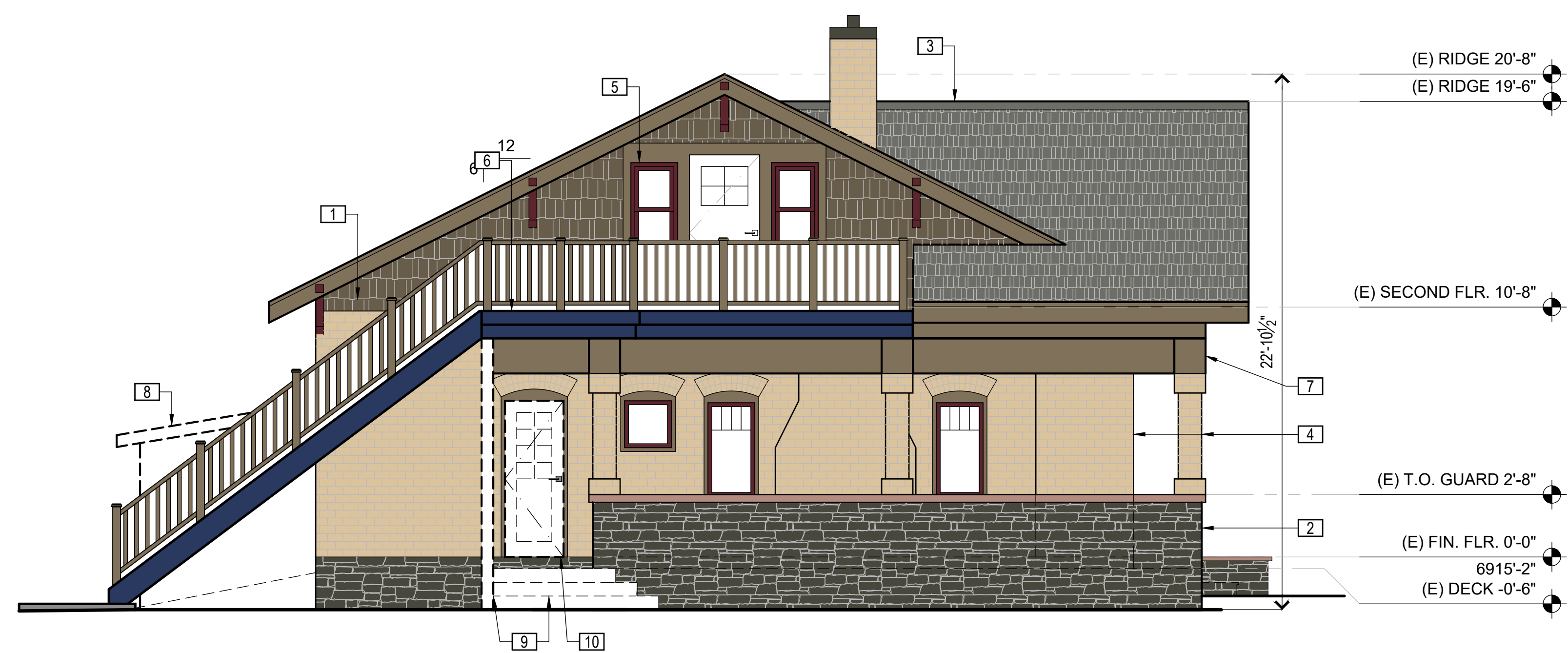
SHEET TITLE:  
**COLOR EXTERIOR  
ELEVATIONS  
A2.0**



3. PROPOSED SIDE (SW) ELEVATION  
SCALE: 1/4" = 1'-0"



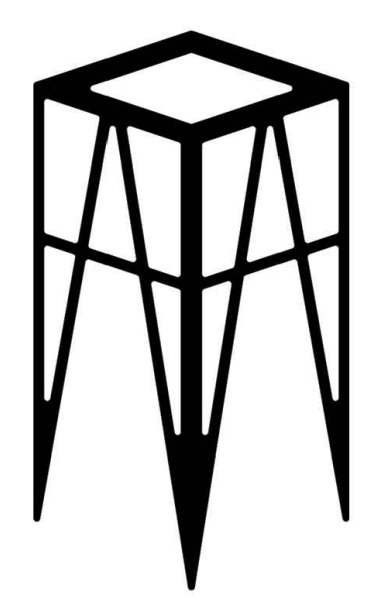
2. PROPOSED REAR (NW) ELEVATION  
SCALE: 1/4" = 1'-0"



1. EXISTING/DEMO SFD SIDE (SW) ELEVATION  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

1. E.T.R. PRE-FINISHED COMPOSITE SHAKE SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
2. E.T.R. MALPAIS STONE SIDING
3. E.T.R. ASPHALT SHINGLE ROOFING
4. E.T.R. GALLUP BRICK SIDING
5. E.T.R. WINDOWS & DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. EXISTING UPPER LEVEL UNIT FRONT DOOR TO BE PAINTED TO MATCH WINDOWS & DOORS
6. E.T.R. EXTR. STAIR PAINTED IN "M500-7 VERY NAVY" BY "BEHR" LRV 6
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10. EXISTING WINDOW/DOOR TO BE DEMOLISHED
11. NOTE NOT USED
12. PROPOSED COMPOSITE LAP SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"
13. PROPOSED SHAKE SIDING TO MATCH EXISTING
14. PROPOSED ASPHALT SHINGLE ROOFING TO MATCH EXISTING
15. PROPOSED WINDOWS AND DOORS PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
16. PROPOSED EAVE BRACKET DETAIL TO MATCH EXISTING. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. E.T.R.
17. PROPOSED POST/BEAM. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8
18. PROPOSED TRIM/FASCIA TO BE PAINTED TO MATCH EXISTING
19. PROPOSED WOOD GUARDRAIL TO MATCH EXISTING
20. INFILL WALL AND GALLUP BRICK SIDING TO MATCH EXISTING AS REQUIRED
21. PROPOSED RAINWATER HARVESTING BARREL
22. PROPOSED SES
23. PROPOSED GAS METER



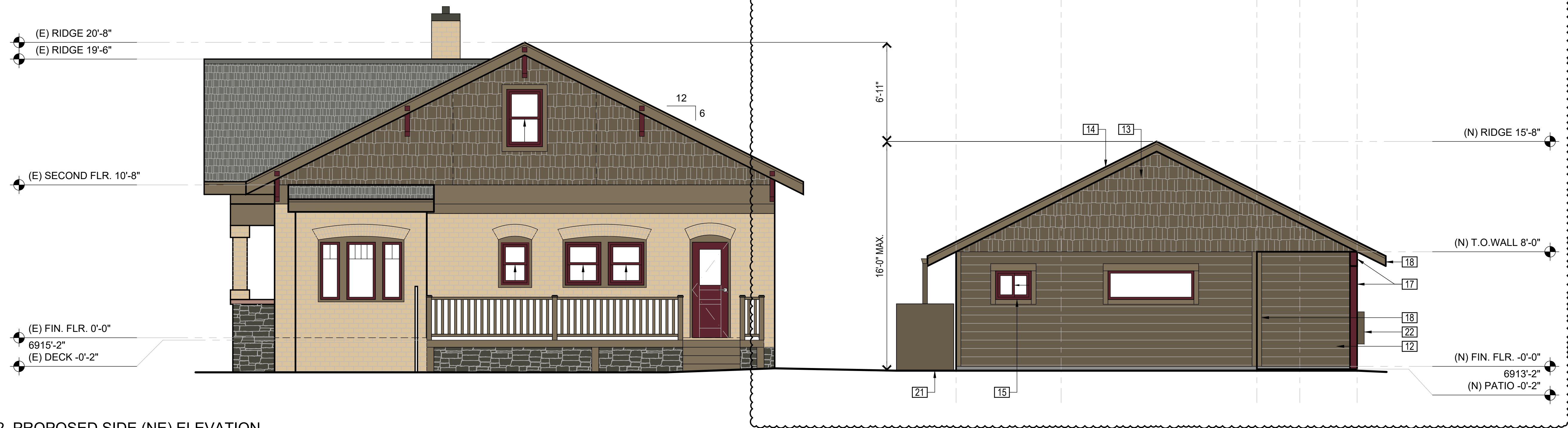
UPDESIGN studio  
ARCHITECTS  
520-760-8746\_updesignarchitects.com  
UPDESIGNSOLUTIONS@GMAIL.COM  
304 S. ELDEN STREET STE 3  
FLAGSTAFF, ARIZONA 86001

**ODEM TRIPLEX  
15 N PARK STREET  
FLAGSTAFF, AZ**

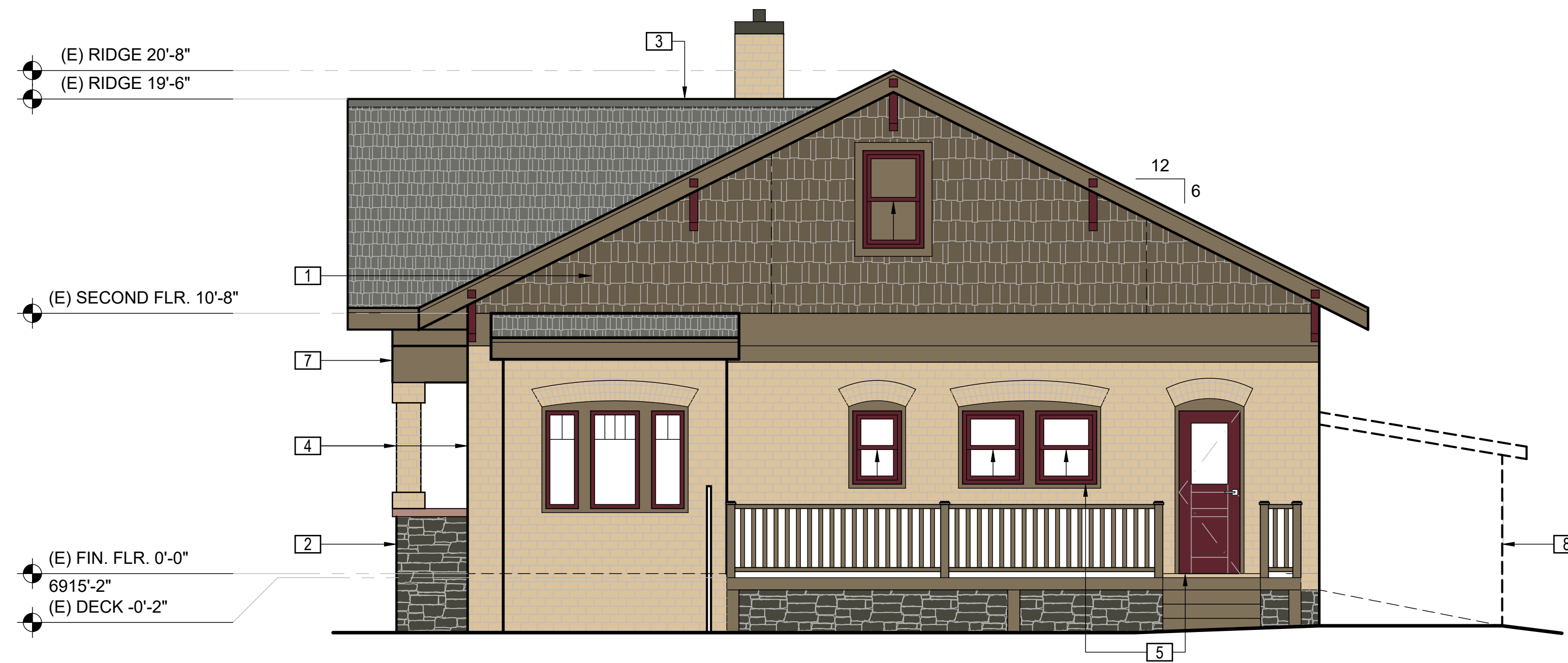


APN : 100-23-005	
HERITAGE PRESERVATION REV 02	07-23-2025
SITE PLAN REVIEW REV 02	07-15-2025
SITE PLAN REVIEW REV 01	10-17-2024
SCHEMATIC DESIGN 2.0	07-29-2024
SITE PLAN REVIEW	08-09-2024
HERITAGE PRESERVATION	06-24-2024
REVISION 01 - ADMIN COMPLETE	05-10-2024
CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.0	03-08-2024
DESCRIPTION	DATE
PROJECT NO 24_003	

SHEET TITLE:  
**COLOR EXTERIOR ELEVATIONS**  
**A2.1**



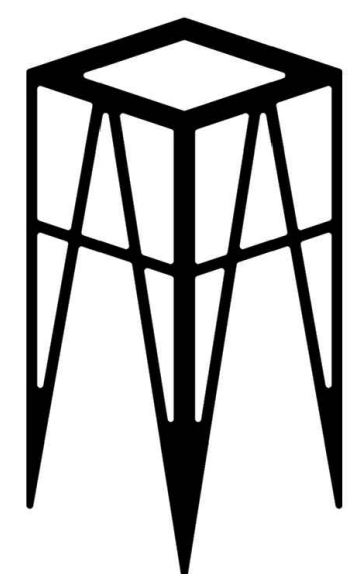
2. PROPOSED SIDE (NE) ELEVATION  
SCALE: 1/4" = 1'-0"



1. EXISTING/DEMO SFD SIDE (NE) ELEVATION  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. E.T.R. PRE-FINISHED COMPOSITE SHAKE SIDING "LP SMARTSIDE COLORSTRAND" IN "WALNUT"</li> <li>2. E.T.R. MALPAIS STONE SIDING</li> <li>3. E.T.R. ASPHALT SHINGLE ROOFING</li> <li>4. E.T.R. GALLUP BRICK SIDING</li> <li>5. E.T.R. WINDOWS &amp; DOORS PAINTED IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. EXISTING UPPER LEVEL UNIT FRONT DOOR TO BE PAINTED TO MATCH WINDOWS &amp; DOORS</li> <li>6. E.T.R. EXTR. STAIR PAINTED IN "M500-7 VERY NAVY" BY "BEHR" LRV 6</li> <li>7. E.T.R. TRIM &amp; FASCIA PAINTED IN "SW 7033 BRAINSTORM BRONZE" BY "SHERWIN WILLIAMS" LRV 14</li> <li>8. EXISTING SHED TO BE DEMOLISHED</li> <li>9. EXISTING NON-HISTORIC SECTION OF STAIRS/DECK/GUARDRAIL TO BE DEMOLISHED. V.I.F. STRUCTURAL POST IS REQUIRED TO BE RELOCATED TO ALLOW FOR PARKING SPACE.</li> <li>10. EXISTING WINDOW/DOOR TO BE DEMOLISHED</li> <li>11. NOTE NOT USED</li> <li>12. PROPOSED COMPOSITE LAP SIDING "LP SMARTSIDE</li> </ol> | <ol style="list-style-type: none"> <li>COLORSTRAND" IN "WALNUT"</li> <li>13. PROPOSED SHAKE SIDING TO MATCH EXISTING</li> <li>14. PROPOSED ASPHALT SHINGLE ROOFING TO MATCH EXISTING</li> <li>15. PROPOSED WINDOWS AND DOORS PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8</li> <li>16. PROPOSED EAVE BRACKET DETAIL TO MATCH EXISTING. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8. E.T.R.</li> <li>17. PROPOSED POST/BEAM. PAINT IN "S130-7 CHERRY COLA" BY "BEHR" LRV 8</li> <li>18. PROPOSED TRIM/FASCIA TO BE PAINTED TO MATCH EXISTING</li> <li>19. PROPOSED WOOD GUARDRAIL TO MATCH EXISTING</li> <li>20. INFILL WALL AND GALLUP BRICK SIDING TO MATCH EXISTING AS REQUIRED</li> <li>21. PROPOSED RAINWATER HARVESTING BARREL</li> <li>22. PROPOSED SES</li> <li>23. PROPOSED GAS METER</li> </ol> |
|--|---|



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ARCHITECTS  
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304 S. ELDEN STREET STE 3  
FLAGSTAFF, ARIZONA 86001

# ODEM TRIPLEX 15 N PARK STREET FLAGSTAFF, AZ



APN : 100-23-005	
DESCRIPTION	DATE
HERITAGE PRESERVATION REV 02	07-23-2025
SITE PLAN REVIEW REV 02	07-15-2025
SITE PLAN REVIEW REV 01	10-17-2024
SCHEMATIC DESIGN 2.0	07-29-2024
SITE PLAN REVIEW	08-09-2024
HERITAGE PRESERVATION	06-24-2024
REVISION 01 - ADMIN COMPLETE	05-10-2024
CONCEPT REVIEW	04-29-2024
SCHEMATIC DESIGN 1.0	03-08-2024
PROJECT NO 24_003	

SHEET TITLE:  
**COLOR EXTERIOR  
ELEVATIONS  
A2.2**













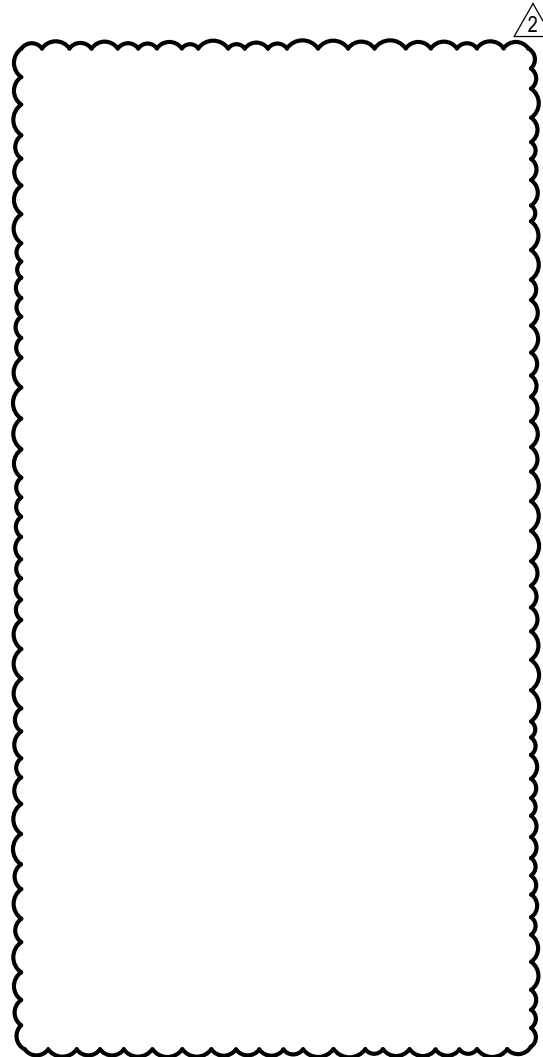
**ROOFING**

MTL: ASPHALT SHINGLE  
MFR: TO MATCH EXISTING  
COLOR: TO MATCH EXISTING  
LRV: NOT AVAILABLE



**STONE SIDING**

TYPE: LOCAL MALPAIS STONE  
TO MATCH EXISTING  
LRV: NOT AVAILABLE



**SHINGLE SIDING**

MTL: PRE-FINISHED  
COMPOSITE SHAKE  
SIDING TO MATCH  
EXISTING  
MFR: LP SMARTSIDE  
COLORSTRAND  
TO MATCH EXISTING  
COLOR: WALNUT  
TO MATCH EXISTING  
LRV: NOT AVAILABLE



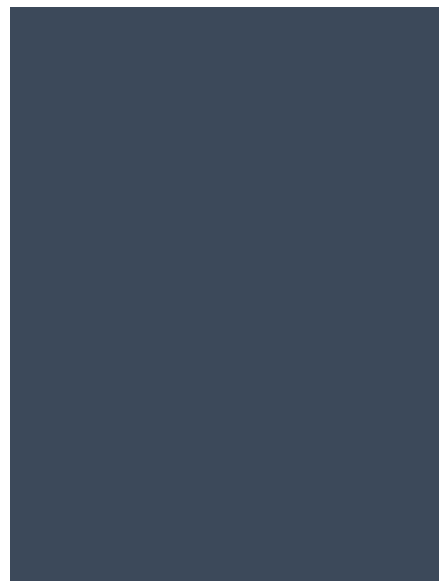
**LAP SIDING**

MTL: PRE-FINISHED  
COMPOSITE  
HORIZONTAL LAP SIDING  
MFR: LP SMARTSIDE  
COLORSTRAND  
COLOR: WALNUT  
LRV: NOT AVAILABLE



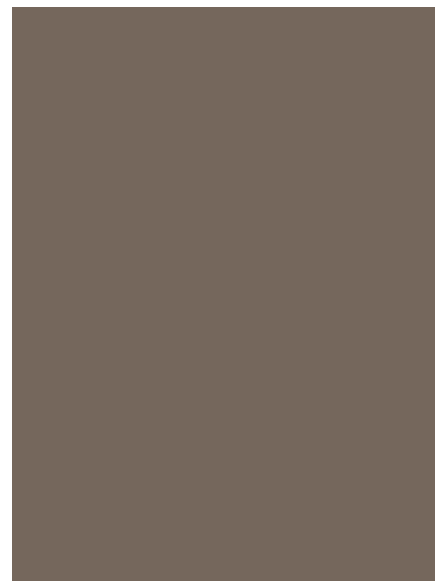
**PAINT 1**

MFR: BEHR  
COLOR: S130-7 CHERRY COLA  
TO MATCH EXISTING  
LRV: 8



**PAINT 2**

MFR: BEHR  
COLOR: M500-7 VERY NAVY  
TO MATCH EXISTING  
LRV: 6



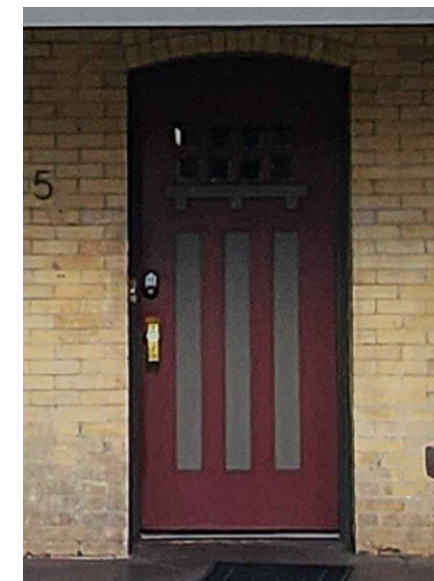
**PAINT 3**

MFR: SHERWIN WILLIAMS  
COLOR: SW 7033  
BRAINSTORM BRONZE  
TO MATCH EXISTING  
LRV: 14



**WINDOWS**

MTL: TO MATCH EXISTING  
MFR: TO MATCH EXISTING  
COLOR: PAINT #1 TO MATCH  
EXISTING



**DOORS**

MTL: TO MATCH EXISTING  
MFR: TO MATCH EXISTING  
COLOR: PAINT #1 TO MATCH  
EXISTING

DESCRIPTION	DATE
HER. PRESERVATION REV 2	07-23-25
SCHEMATIC DESIGN 3.0	12-13-24
SITE PLAN REVIEW REV 01	10-17-24
SITE PLAN REVIEW	08-08-24
HERITAGE PRESERVATION	06-24-24
PROJECT NO 24_003	



Subject Parcel: 15 N Park Street  
Triplex Front (SE) Elevation



Subject Parcel: 15 N Park Street  
Triplex Rear (NW) Elevation



Subject Parcel: 15 N Park Street  
Triplex Side (NE) Elevation



Subject Parcel: 15 N Park Street  
Triplex Side (SW) Elevation



Neighbor Parcel: 19 N Park Street  
Residential Side (NE) Elevation



Neighbor Parcel: 421 & 417 W Aspen Ave  
Residential Side (NW) Elevation



Neighbor Parcel: 19 N Park Street  
Residential Front (SE) Elevation



Neighbor Parcel: 512 W Santa Fe Ave  
Bonito Park Apartments Front (SE) Elevation



Context Parcel: 406 West Santa Fe Ave  
Specialty Automotive Side (NW) Elevation



Context Parcel: 421 W Aspen Ave  
Residential Front (NE) Elevation



Context Parcel: 116 N Park Street  
Residential Front (SE) Elevation



Context Parcel: 515 W Aspen Ave  
Residential Front (NE) Elevation



Context Parcel: 101 & 105 N Park Street  
Residential Front (SE) Elevation



Context Parcel: 400 W Aspen Ave  
Federated Community Church Front (SW) Elevation



Context Parcel: 407 W Aspen Ave  
Residential Front (NE) Elevation



Context Parcel: 116 N Park St (Residential front) & 424 W Aspen Ave  
(Federated Community Church Side) (NW) Elevation

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Inventory—Nomination Form

received MAR 19 1986

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See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic

and or common Flagstaff Townsite Historic Residential District

2. Location

Bounded roughly by Toltec Street on the west; Humphreys Street on  
street & number the east; Santa Fe Avenue on the south; and Cherry N/A not for publication  
Street on the north.

city, town Flagstaff N/A vicinity of

state Arizona code 04 county Coconino code 005

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name multiple ownership

street & number see forms

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Coconino County Recorder's Office

street & number Coconino County Courthouse, E. Aspen

city, town Flagstaff state Arizona

6. Representation in Existing Surveys

Flagstaff Historic Properties Survey

title \_\_\_\_\_ has this property been determined eligible?  yes  no

date June 1985 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Arizona State Parks Board, State Historic Preservation Office

city, town Phoenix state Arizona

## 7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date <u>See Inventory Forms</u>
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Flagstaff Townsite Historic Residential District encompasses fifteen blocks of residential lots in the original Flagstaff Townsite. It is bounded roughly on the west by Toltec Street, on the south by Railroad Avenue (Santa Fe Street), on the east by Sitgreaves and Humphreys Streets, and on the north by Cherry. The district presents a strong historical image of time and place with mature landscaping, original road widths and block configurations. The boundaries of the district can readily be distinguished from the surrounding properties by visual changes such as the forest open space and city park on the west, or the contemporary apartments on the south and north, and the open space, parking lot and change in land use on the east.

There are 146 principal buildings within the Flagstaff Historic Residential District boundaries. Of that total number, 114 were built prior to 1935. This number of historic buildings represents 76% of the total buildings within the district. Of the 114 pre-1935 buildings, 96 retain sufficient architectural integrity to qualify for documentation on the "Arizona State Historic Property Inventory Form" and to be considered as contributing to the significance of the district.

The ~~fifty-four~~ remaining properties located in the historic district are of recent construction (post-1935) or are historic buildings which have been significantly altered. These properties are documented individually or in groups on the "Arizona Building Inventory Short Forms", and are considered non-contributing to the qualities of the historic district. They represent 30% of the total buildings.

The historic period represented by the buildings within the district spans from 1888 through 1935 with a total of four buildings pre-dating 1892. Twenty buildings, six of them having major modifications, were built between 1895 and 1901. They comprise 13% of the total buildings in the district. Twelve percent of the total properties were built between 1901 and 1910, totaling 18 buildings.

The building boom between 1910 and 1916 in Flagstaff is evidenced in the district with 20% of the buildings built during this period. Forty-two buildings (28%) dating from 1916 to 1935 are present in the district well illustrating the post World War I growth of the city of Flagstaff.

The density of development of the district is approximately five houses per acre. The character of the districts' setting includes uniform setbacks of the residences on the lots and a scale of one to one-and-a-half stories in height. Driveways accessed from the street are uncommon, and garages or other car shelters are generally located along the alleys of each block.

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Continuation sheet 1

Item number 7

Page 2

FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

CONT

CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
3-1	Edgar Whipple House	3 N. Bonito
3-2	England House	614 W. Railroad
3-3	house	624 W. Railroad
3-6	house	716 W. Railroad
3-9	house	806 W. Railroad
3-10	house	810 W. Railroad
3-11	house	814 W. Railroad
3-12	house	818 W. Railroad
3-13	house	822 W. Railroad
3-15	F.O. Allen House	832 W. Aspen
3-18	house	807 W. Aspen
3-20	F.A. Thies House	803½ W. Aspen
3-21	Peter Mitchelbach House	723 W. Aspen
3-23	Bernard C. Black House	711 W. Aspen
3-24	house	705 W. Aspen
3-25	house	19 N. Mogollon
3-26	house	621 W. Aspen
3-28	house	603 W. Aspen

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Continuation sheet 2

Item number 7

Page 3

CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
3-29A	house	608 W. Aspen
3-30	house	612 W. Aspen
3-33	house	716 W. Aspen
3-35	S.C. Black House	724 W. Aspen
3-36	house	802 W. Aspen
3-38	house	812 W. Aspen
3-42	house	112 N. Aztec
3-46	house	703 W. Birch
3-47	house	621 W. Birch
3-48	house/church	619 W. Birch
3-49	house	611 W. Birch
3-50	house	121 N. Bonito
3-52	house	620 W. Birch
3-53	house	620 W. Birch
3-55	house	708 W. Birch
3-56	house	710 W. Birch
3-58	house	720 W. Birch
3-59	house	724 W. Birch
3-64	house	719 W. Cherry
3-65	house	715 W. Cherry
3-66	house	705 W. Cherry

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Continuation sheet 3 Item number 7 Page 4

CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
	house	223 N. Mogollon
3-67A	Hogan House	221 N. Mogollon
3-68	Wester/Wall House	621 W. Cherry
	house	N. Mogollon
3-70	house	613 W. Cherry
3-72	Frank Kimball House	309 N. Bonito
3-73	Harper House	602 W. Cherry
3-74	house	606 W. Cherry
3-75	house	612 W. Cherry
3-76	house	614 W. Cherry
3-77	house	618 W. Cherry
3-80	Daniel L. Hogan House	716 W. Cherry
4-2	house	310 W. Birch
4-3	Will Marlar House	314 W. Birch
	house	320 W. Birch
4-6	house	324 W. Birch
4-8	house	406 W. Birch
4-9	R.E. Taylor House	412 W. Birch
4-10	G.N. Baty House	416 W. Birch
4-11	house	508 W. Birch
4-14	H.J. Miller/C.J. Babbitt House	215 N. Park
4-15	A.J. LeBarron House	423 W. Cherry

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Continuation sheet 4 Item number 7 Page 5

CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
4-16	house	407 W. Cherry
4-17	duplex	403-405 W. Cherry
4-18	duplex	215-219 N. Sitgreaves
4-19	duplex	214-216 N. Sitgreaves
4-21	duplex	220-224 N. Sitgreaves
4-22	house	315 W. Cherry
4-23	house	311 W. Cherry
4-24	W.H. Switzer House	305 N. Kendrick
4-26	W.A. Mayflower House	320 W. Cherry
4-27	duplex	402-406 W. Cherry
4-45	W.V. Cartmell House	216 N. Park
5-2	house	220 W. Birch
5-4	W.G. Dickinson House	223 W. Cherry
5-6	multiple residence	207-211 W. Cherry
5-7	house	205 W. Cherry
5-17	house	309 N. Humphreys
5-18	house	216 W. Cherry
7-1	house	519 W. Birch
7-2	house	517 W. Birch
7-2A	house	N. Park
7-3	house	515 W. Birch
7-4	house	507 W. Birch
7-4A	house	N. Park

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Continuation sheet 5 Item number 7 Page 6

CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
7-5	house	419 W. Birch
7-5A	house	N. Park
7-6	E.E. Snebley House	415 W. Birch
7-8	house	403 W. Birch
7-10	First Methodist Church	402 W. Aspen
7-13	E.E. Ellenwood House	107 N. Park
7-15	Ole Solberg Cottage	523 W. Aspen
7-15A	Solberg Cottage	519 W. Aspen
7-17	J.E. Jones House	19 N. Park
7-18	Jones Rental House	15 N. Park
7-19	Renoe/Ashurst House (NR)	421 W. Aspen
7-20	house	419 W. Aspen
7-21	Manning House	411 W. Aspen
7-22	E.M. Brown House	407 W. Aspen
7-23	Carl Walters House	401 W. Aspen
7-24	J.C. Milligan House (NR)	323 W. Aspen
4-23A	house	31 W. Cherry
7-18A	house	N. Bonito
7-18B	house	N. Bonito

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Continuation sheet 6

Item number 7

Page 7

FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

NON-CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
3-4	house	624 N. Mogollon
3-5	house	704 W. Railroad
3-7	house	722 W. Railroad
3-8	house	11 N. Aztec
3-17	house	811 W. Aspen
3-19	house	803 W. Aspen
3-22	apartments	721 W. Aspen
3-27	house	611 W. Aspen
3-29	buildings	604 W. Aspen
3-29B	house	610 W. Aspen
3-31	house	624 W. Aspen
3-32	house	7-4 704 W. Aspen
3-32A	house	706 W. Asepn
3-34	house	720 W. Aspen
3-37	house	804 W. Aspen
3-51	house	602 W. Birch
3-51A	house	604 W. Birch
3-51B	house	608 W. Birch
3-51C	house	610 W. Birch
3-54	house	702 W. Birch

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Continuation sheet 7

Item number 7

Page 8

NON-CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
3-57	house	714 W. Birch
3-69	house	615 W. Cherry
3-71	house	601 W. Cherry
3-71A	house	213 N. Bonito
4-1	house	306 W. Birch
4-4	house	320 W. Birch
4-7	house	402 W. Birch
4-12	apartment building	512 W. Birch
4-13	house	519 W. Cherry
4-18A	house	211 N. Sitgreaves
4-20	house	218 N. Sitgreaves
4-25	house	314 W. Cherry
5-3	house	224 W. Birch
5-5	building	219 W. Cherry
7-7A	house	415 W. Birch
7-7	house	405 W. Birch
7-9	house	N. Sitgreaves
7-12	church building	W. Aspen
7-14	building	402 W. Aspen
7-14A	house	412 W. Aspen
7-14B	house	416 W. Aspen
7-14C	building	422 W. Aspen
7-16	house	515 W. Aspen

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Continuation sheet 8

Item number 7

Page 9

NON-CONTRIBUTING PROPERTIES

<u>INVENTORY NUMBER</u>	<u>NAME</u>	<u>ADDRESS</u>
3-14	F.O. Allen Hen House	821 W. Aspen
3-7A	Vance Cabinetry	N. Aztec
4-10A	Carter Engineering	N. Park
4-5	house	320 W. Birch
3-67	house	223 N. Mogollon
3-68A	house	N. Mogollon
4-23	house	311 W. Cherry
4-23A	house	313 E. Cherry
3-16	house	819 W. Aspen
3-52	house	620 W. Birch
3-56	house	710 W. Birch

# 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-1935	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

**Specific dates** 1882-1935 **Builder/Architect** Various

**Statement of Significance (in one paragraph)**

The Flagstaff Townsite Historic Residential District is significant for its association with the early settlement of Flagstaff, its growth during the boom years of the second decade of the twentieth century, and its continued development as a stable community with a broad economic base during the 1920s and 1930s. The district illustrates the evolution of Flagstaff's oldest residential area, from its 19th century identity as the location of homesites for local pioneer businessmen, to its twentieth century character as a neighborhood of the working class and small business owner.

Its architectural qualities not only serve to represent the evolution of the physical and social development of Flagstaff, but also contribute significantly to the history of the built environment at the local and state level.

ASSOCIATION WITH SIGNIFICANT INDIVIDUALS

The Flagstaff Townsite Historic Residential District is also important for its association with a variety of individuals who played prominent roles in the origins and development of the community. The contributions of key individuals are summarized on the accompanying continuation sheets.

# 9. Major Bibliographical References

See MRA Nomination

# 10. Geographical Data

Acreeage of nominated property 42 acres

Quadrangle name Flagstaff West

Quadrangle scale 1-24,000

UTM References

A 

1	2	4	4	0	9	2	0	3	8	9	5	4	0	0
Zone		Easting				Northing								

B 

1	2	4	4	0	2	0	3	8	9	5	6	6	0
Zone		Easting				Northing							

C 

1	2	4	4	0	0	8	0	3	8	9	5	3	8	0
Zone		Easting				Northing								

D 

1	2	4	4	0	7	8	0	3	8	9	5	0	0	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Jim Woodward Architectural Historian Pat Stein, Research Associate  
Deborah House, Research Associate

organization Janus Associates, Inc. date July 1985

street & number 602 North 7th Street telephone (602) 254-0826

city or town Phoenix state Arizona Zip 85006

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Donna J. Schove

title State Historic Preservation Officer date Feb. 20, 1986

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation Sheet for Listing date  
Keeper of the National Register

Attest:

Chief of Registration

date

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EDGAR WHIPPLE (3-1) (b. 1856, d. 1939)

Edgar Whipple was born in Adams County, Iowa, the son of Quakers, Johnathon and Mary Ann Whipple. By the age of twenty, Edgar was earning his living as a carpenter. In 1880, Whipple moved to Prescott, and worked for a short time as deputy peace officer under Joe Walker. From Prescott he was sent to Winslow to serve as deputy sheriff and city marshall. In 1880 he opened a saloon in Flagstaff, but sold it two years later and went to work for the Ayer Lumber Company. By the late 1880s he was again working as a carpenter. He built structures from Holbrook to Kingman, although he maintained his residence in Flagstaff. Whipple found that there was a need in these young settlements for coffins, and he made many of them by hand. From the 1890s to the 1930s, he was associated with Babbitt Brothers as mortician for the Flagstaff Undertaking Parlor.

Major Contributions: Edgar Whipple opened the first saloon in Flagstaff. He was superintendent of construction when Old Main was built, on what is now the Northern Arizona University campus. As a contractor he erected the first structure at Lowell Observatory (NR) in 1894. For years he ran a shingle factory on West Santa Fe Avenue in Flagstaff. In 1895-1896 he brought the first saw capable of cutting tufa to Flagstaff; tufa became an important building material locally and is still used today. As Flagstaff's only undertaker for decades, he buried rich and poor alike, and earned a reputation as a capable and respected businessman.

DANIEL L. HOGAN (3-67) (b. 1866, d. 1957)

The son of an Irish emigrant, Dan Hogan was born in Syracuse, New York. At an early age he learned the trade of a carpenter and came west, undertaking contracts in several states. In 1890 he settled in northern Arizona, working first as a packer in the Grand Canyon and later as a mason and carpenter in Flagstaff. In 1898 he enlisted in Troop A under Captain Bucky O'Neill and saw active service in Cuba as one of Roosevelt's Rough Riders. He married Laura Conrad in 1900. Dan Hogan was a successful contractor-builder who was active in city politics.

Major Contributions: Hogan's major construction works included: several early structures at the Northern Arizona Normal School; the J.A. Vail ice house (with J.C. Grim, 1902); the government school at the Whiteriver Indian agency (also with Grim, 1902-1903); various government buildings at Tuba City (with Everett Hanna, 1909); interior finishing

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for E.M. Brown's house and Sam Finley's store; both in Flagstaff (1909 and 1911, respectively); and the Central Commercial Company Warehouse (18-18)-102 in 1924. Hogan was a Coconino County deputy sheriff, served two terms as member of the Flagstaff City Council, and in 1928 was elected mayor.

CHARLES J. BABBITT (4-14) (b. 1865, d. 1956)

Charles Babbitt was the fourth of five sons, born in Ohio to David and Catherine Babbitt. The eldest son, David, opened a grocery store in Cincinnati in 1882. He was soon joined by brothers George, William and Charles. By 1884, the store was prospering, but the brothers sought their fortune westward. At the urging of D.J. Brannen, a pioneer Flagstaff physician who had studied in Cincinnati, the Babbitt brothers relocated to Flagstaff in 1886 and founded the C O Bar Ranch, named for their hometown of Cincinnati, Ohio. When cattle prices dropped in 1887, the brothers saw the need to diversify; thereafter William and Charles would maintain the ranch, while David would open a mercantile business and George would pursue other investment opportunities. The brothers pooled their resources in 1889 to form the Babbitt Brothers Trading Company. While well versed in all aspects of the trading company's activities, Charles Babbitt was particularly astute in livestock transactions and in dealing with Indians at trading posts. Charles married Mary Verkamp.

Major Contributions: Under the leadership of William and Charles Babbitt, the C O Bar Ranch prospered and grew to be the largest ranch in northern Arizona. Nearly 100 brands came under Babbitt control in the 40 years following the founding of the ranch. Among the purchases made by the brothers were the Circle S (or Mormon Dairy) in 1892, the Arizona Cattle Company in 1899, the Aztec Land and Cattle Company in 1901, and the Apache Maid in 1904. The halcyon days of the C O Bar were ca. 1907 to 1917, when cattle prices soared and the ranch set record profits. In 1900 Charles brought sheep into the Babbitt Brothers' fold; so plentiful were their stock that it was said that sheep in northern Arizona went not "Ba-a-a" but "Ba-a-bbitt." In 1930, Charles and William and several second-generation Babbitts founded the Mt. Elden Silver-Black Fox Company, which sold pelts until the late 1940s. As the last survivor of the four founding brothers, Charles succeeded to the presidency of the trading company in 1930 and remained in that capacity until his retirement in 1956. He then served as chairman of the board until his death the same year.

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WILLIAM H. SWITZER (4-24) (b. 1869, d. 1967)

A native of Kentucky, William Switzer came to Flagstaff in 1883, where his parents homesteaded a quarter-section east of town. Young "Billy" was often left to run the family dairy while his father engaged in carpentry and brick-making. In 1897, Billy married Hattie Lockwood. The elder Switzer moved to California in 1899, leaving his son in charge of the family business. Starting a family of his own, Billy in 1901 went to work for the grocery department of the Babbitt Brothers Trading Company. A year later he transferred into the hardware section and proceeded to learn all aspects of the business. In 1913, he started his own business by buying J.C. Blake's saddle and harness shop. A hardware section was added to the Switzer store in 1916. Four years later he expanded by purchasing the town's oldest hardware store, Sam Finley's. Billy Switzer is remembered fondly as one of Flagstaff's leading businessmen and honored for his contributions to city politics.

**Major Contributions:** For decades, "Switzer's" was the leading hardware store in Flagstaff. Other business interests included Switzer's ownership of the Flagstaff Pharmacy. He served two terms on the Flagstaff School Board and two terms on the City Council. While a member of the latter he was instrumental in settling a water rights suit (versus the Santa Fe Railroad) in favor of the city.

EVERETT E. ELLINWOOD (7-13) (b.1862, d. 1943)

A native of Ohio, E.E. Ellinwood studied law at the University of Michigan and was admitted to the Bar of Illinois in 1889. In 1890 he moved to Flagstaff, where he practiced for three years. President Cleveland in 1893 appointed him United States District Attorney for Arizona Territory, in which capacity Ellinwood served for five years. Returning to private practice, he located successively in Flagstaff, Prescott, Bisbee, Tucson, and Phoenix. He attained recognition as one of the most capable members of the local bar. He was married in 1887 to Minnie Walkley, also an Ohio native.

**Major Contributions:** A conservative Democrat, Ellinwood was a delegate to the National Convention in 1892, and Chairman of the Democratic Territorial Committee for two terms. He was United States District Attorney from 1893 to 1898. A member of the Arizona Constitutional Convention, he drafted large portions of that document, but refused to sign it because of provisions relating to recall of the judiciary. From 1897 to 1911 he was Commissioner for Promotion of Uniform Laws in the United States. He was also a delegate to the Universal Congress of

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Lawyers in 1904. For many years Ellinwood was president of the Phoenix National Bank and the Phoenix Savings Bank and Trust Company. A member of the American Bar Association, he served as a vice president of that organization for several years. As senior partner in the firm of Ellinwood and Ross (Phoenix), he served as general counsel for Phelps, Dodge and Company. From 1923 to 1927 he was a chancellor of the University of Arizona and was a regent from 1932 until his death.

OLE SOLBERG (7-15) (b. 1891, d. N.D.)

A native of Skein, Norway, Ole Solberg immigrated to the United States at age 18. He worked for four years as a carpenter in Los Angeles. In 1914, he heard of a job in Flagstaff calling for a woodworker at a higher rate of pay than he was making. He got the job, constructing stairs for a residence owned by the Riordan brothers of Kinlich Knoll. During his first winter in the city, Ole made himself skis and sailed down Mars (Observatory) Hill, thus introducing the sport to Flagstaff. With the exception of one year spent in the United States Army in France, Solberg worked for the next 45 years as a carpenter in Flagstaff. He is remembered as one of the city's finest woodworkers and as the man who brought Nordic skiing to Flagstaff.

Major Contributions: Solberg did finish carpentry and furniture making for many of the finest homes in Flagstaff, including the Riordan Mansion (NR) and the Colton House. He was one of the only woodworkers of his time to work with Arizona walnut, produced specially for Solberg at the Arizona Lumber and Timber Company sawmill. He built the Northern Arizona University Women's Gym, the first gymnasium in Flagstaff. He was also carpenter for movie sets throughout northern Arizona. He served on the Flagstaff City Council in 1941-1942.

J.E. JONES (7-17) (b. 1853, d. 1929)

Born in Tennessee, J.E. Jones grew up in Arkansas. He studied law there and in 1880 married Sarah Scarborough. In the late 1880s, he moved his family and law practice to Flagstaff. Through foreclosure of a mortgage, he soon acquired the Flagstaff Democrat. Others managed the newspaper (which later merged with the Coconino Sun) while Jones tended his practice. J.E. Jones held several public offices and contributed much to Flagstaff and Coconino County in the field of law.

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**Major Contributions:** Political offices held by Jones included Coconino County Attorney, Superintendent of Schools, Probate Judge, and Superior Court Judge. As judge in the 1910s and 1920s, he presided over many notorious trials, including the Nash and the Indian Miller murder cases. His most noteworthy case involved the contest of the will of Dr. Percival Lowell by the astronomer's widow. Lowell had established a trust of about \$2,500,000 for the benefit of Lowell Observatory. Jones ruled in favor of the trust, and was upheld by the Supreme Court on appeal by Mrs. Lowell.

HENRY F. ASHURST (7-19) (b. 1874, d. 1962)

Son of William H. Ashurst, Henry was born in Winnemucca, Nevada, and moved with his family to Bill Williams Mountain, Arizona Territory, in 1875. Two years later, the Ashurst family homesteaded a claim on Anderson Mesa near Flagstaff, where Henry attended public school. At age 18, he became county jailer for Sheriff Sandy Donahue, and began studying law at night and in his spare time. He studied law formally for one year, 1903-1904, at the University of Michigan. In 1904, he married Elizabeth McEvoy Renoe, a widow who had been employed in Flagstaff by the United States Weather Bureau. Ashurst is best remembered for his long and prolific political career, serving for three terms in the Arizona Territorial Legislature and for five terms as United States Senator. Known as Arizona's "silver-tongued orator", Ashurst cultivated a rococo oratorical style which enabled him, he boasted, "to throw 56-pound words clear across the Grand Canyon."

**Major Contributions:** Ashurst began his political career in 1896, when he was elected to the House of Representatives of the 19th Arizona Territorial Legislature. Reelected in 1898, Ashurst was chosen Speaker of the House in 1899. As Speaker, he successfully introduced House Bill 41 to create Northern Arizona Normal School. He was reelected in 1902, serving that term as member of the Senate. From 1905 to 1908 he was District Attorney for Coconino County; in the latter year he was admitted to the Bar of the Supreme Court of the United States. Ashurst in 1909 moved his law practice to Prescott, which remained his official residence during his subsequent political career. His work in two cases, the 1910 Breed contest of a Holbrook will and the 1911 William Dempsey Powell murder trial, gained him regional recognition. When Arizona became a state in 1912, Ashurst was elected one of its first State Senators. Reelected in 1916, 1922, 1928, and 1934, he served on a number of senatorial committees. In 1919 he successfully championed the bill to make the Grand Canyon a national park.

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Ashurst's position of power culminated when he became chairman of the Judiciary Committee during the administration of Franklin D. Roosevelt. As chairman, he in 1937 successfully fought Franklin D. Roosevelt's Judicial Reorganization Bill, which attempted to pack the federal judiciary and Supreme courts. Ashurst's opposition to New Deal policies contributed to his defeat, in 1940, to Ernest W. McFarland. At age sixty-seven, Ashurst was appointed to the Board of Immigration Appeals of the Department of Justice, which he served until 1943.

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FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

Beginning at the SW corner of Lot 12, Block 1H, Flagstaff Townsite, then north along W line of Block 1H to the NW corner of Block 1H then E along the N line to the NE corner of Lot 16, Block 1H, then north along E line of Lot 9, Block 2H to the center line of the alley of Block 2H, then E to the W line of Block 2G, then N 58 feet along said W line, then E along a line parallel with the N line of Block 2G, to the E line of Lot 22, then N along said line to the N line of Block 2G, then W along said line to the NW corner of Block 2G, then N along the W line of Block 3G to a point 91 feet north of the SW corner of Lot 12, Block 4G, then E along a line parallel with the Cherry Street R.O.W. to the NE corner of Lot 5, then S along E line of said lot to the S line of Block 4G, then E along said line to a point 50 feet W of the SW corner of Block 4F, then N to the center line of the E-W alley of said block then E to a point along the W line of Block 4E, then south along the W line of said block to the SW corner of Lot 12, Block 4E, then E along S line of said block to the SW corner of Lot 4, Block 4D, then N 84 feet along the W line of Lot 4, Block 4D, then E along a line parallel with the Cherry Street R.O.W., to a point on the W line of Block 4B, then E along the S line of Block 4B to the SW corner of Lot 8, to the centerline of the E-2 alley of Block 4B, then E to the E line of Block 4B, then S along said line to a point being the intersection of the E line of Block 3B and the centerline of the E-W alley of Block 3B, then W 200 feet along said centerline, then S along the W line of Lot 8, Block 3B, to the SW corner of Lot 8, then S to the N line of Block 2B, the W along said N line to the NW corner of Lot 13, Block 2C, then S along the W line of Block 2C to the SW corner of Lot 12, Block 2C then # to the SE corner of Lot 11, Block 2C then S along the E line of Lot 14, Block 1C, to the centerline to the W line of Block 1E, then S along said W line to the SW corner of Lot 12, Block 1E, then W along said line to the Point of Beginning.

FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

CONTRIBUTING PROPERTIES

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

**IDENTIFICATION** Flagstaff Multiple Resource Area  
**SURVEY AREA NAME:** \_\_\_\_\_  
**HISTORIC NAME:** J.E. Jones Rental House  
**ADDRESS/LOCATION:** 15 N. Park  
**CITY/TOWN:** Flagstaff  
**TAX PARCEL NUMBER:** 100-23-5  
**OWNER:** Lloyde, Richard & Shirley  
**OWNER ADDRESS:** He 64, Box 190  
Rimrock, AZ 86335  
**HISTORIC USE:** residence  
**PRESENT USE:** residence  
**BUILDING TYPE:** house  
**STYLE:** Bungalow  
**CONSTRUCTION DATE:** 1916  
**ARCHITECT/BUILDER:** J.E. Hanna, builder  
**INTEGRITY:** altered minor  
**CONDITION:** good

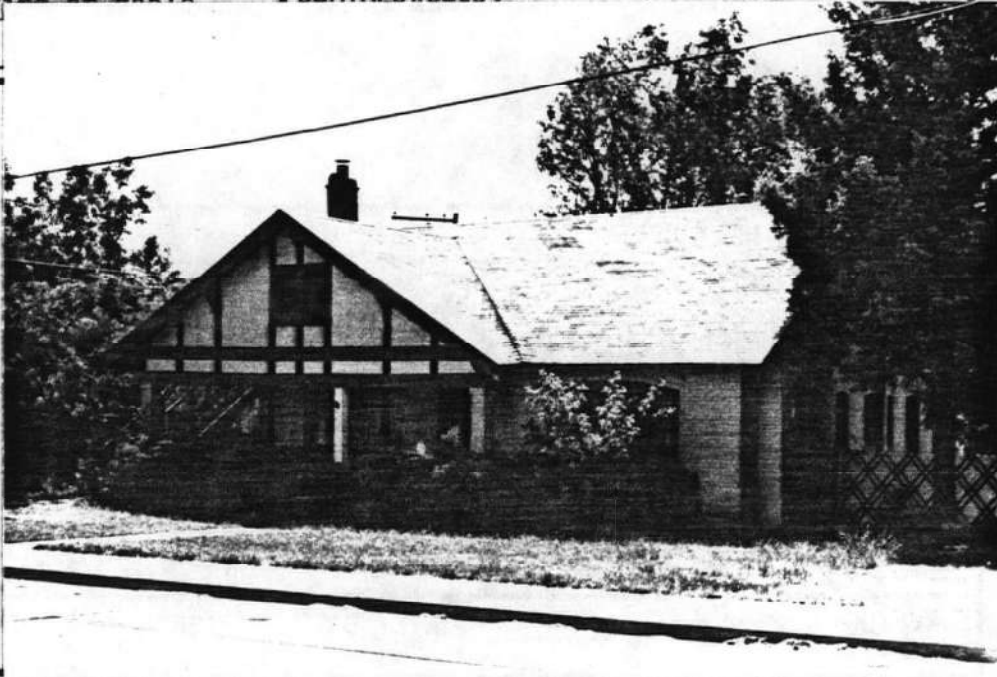
**COUNTY:** Coconino **SURVEY SITE:** 7-18  
**USGS QUAD:** \_\_\_\_\_  
**T** \_\_\_\_\_ **R** \_\_\_\_\_ **S** \_\_\_\_\_ / \_\_\_\_\_ **¼** OF THE \_\_\_\_\_ **¼**  
**UTM** \_\_\_\_\_

**Description (contd.)**  
**ROOF TYPE:** gable  
**ROOF SHEATHING:** asphalt shingles  
**EAVES TREATMENT:** exposed rafters  
**WINDOWS:** 4/1 double hung wood  
**ENTRY:** offset recessed - with Mission style door  
**PORCHES:** wrap around veranda with gable roof  
**STOREFRONTS:** Not Applicable

**DESCRIPTION**  
**STORIES:** 1½ **DIMENSIONS:** (l)45 (w) 40  
**STRUCTURAL MATERIAL:** brick  
**FOUNDATION MATERIAL:** stone  
**WALL SHEATHING:** brick  
**APPLIED ORNAMENT:** half timber

**NOTABLE INTERIOR:** Unknown  
**OUTBUILDINGS:** garage  
**ALTERATIONS:** \_\_\_\_\_  
**PHOTOGRAPH** \_\_\_\_\_  
**PHOTOGRAPHER:** Woodward

**SKETCH MAP:**  
  
 See Attached Survey Map



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE \_\_\_ COMMUNITY PLANNING \_\_\_ ECONOMICS \_\_\_  
EXPLORATION/SETTLEMENT X GOVERNMENTAL \_\_\_ MILITARY \_\_\_ RELIGION \_\_\_ SCIENCE \_\_\_  
THEATRE \_\_\_ TRANSPORTATION \_\_\_ TOURISM \_\_\_ OTHER(specify) \_\_\_  
INDUSTRY \_\_\_ ARCHITECTURE X

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Built as a rental house for J.E. Jones.

RELATIONSHIP TO LOCAL DEVELOPMENT Illustrates the residential development of district for additional rental housing in the area.  
CULTURAL AFFILIATIONS in the second decade of the 20th century and demand

ARCHITECTURAL STYLE Sophisticated example of the Bungalow style with variation of Period Revival detailing at gable walls.

MAJOR ARCH. FORM/MATERIAL Illustrates rare local use of regionally popular white Gallup brick.

ENGINEERING/STRUCTURAL \_\_\_\_\_

DISTRICT/STREETScape CONTRIBUTION Duplicate in plan and detail of (7-17).

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL \_\_\_ RESIDENTIAL STREET X COMMERCIAL \_\_\_ CENTRAL SQUARE \_\_\_  
CBD: \_\_\_ OTHER: \_\_\_\_\_

BIBLIOGRAPHY/SOURCES: SEE SURVEY REPORT BIBLIOGRAPHY

LISTING IN OTHER SURVEYS: \_\_\_\_\_

NATIONAL REGISTER STATUS: \_\_\_\_\_

LISTED \_\_\_ DETERMINED ELIGIBLE \_\_\_ DETERMINED NOT ELIGIBLE \_\_\_ NOT EVALUATED \_\_\_

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR Woodward SURVEY DATE 1985 DATE FORM COMPLETED 6/85



**Account Information -**  
 Information returned is for tax year 2024. To see tax year 2025 assessment values for Real Property (account numbers that begin with R) click on assessment history. Mobile Home and Personal Property (account numbers that begin with an M or P) will not reflect accurate valuation in 2024 since values have not yet been set for Personal Property.

- [Account Summary](#)
- [Parcel Detail](#)
- [Owner Information](#)
- [Sale History](#)
- [Assessment History](#)

- [Verify E-mail](#)
- [View Current Taxes with Treasurer](#)
- [Attachment\(s\)](#)

**Account Detail**

**Land**

**Residential**

**Transfers**

- 3973150
- 3948478
- 3787290
- 3585455
- 3585454
- 3585453
- 3133834
- 2028409
- 1419810
- 0508040
- 0311007
- 0000000

**Account: R0007950**

Location	Owner Information	Assessment History
<b>Situs Address</b> 15 N PARK ST City FLAGSTAFF	<b>Owner Name</b> ODEM WILBERT I JR FAMILY REVOCABLE TRUST DTD 05-08-23 <b>Owner Address</b> 15 N PARK ST FLAGSTAFF, AZ 86001	<b>Full Cash Value (FCV)</b> \$695,184 <b>Limited Property Value (LPV)</b> \$545,677 <b>Primary Assessed</b> \$54,568 <b>Secondary Assessed</b> \$69,519
<b>Tax Area</b> 0150 - SD#1 CITY OF FLAGSTAFF	<b>Tax Area:</b> 0150 <b>Primary Rate:</b> 5.2760 <b>Secondary Rate:</b> 3.3138	
<b>Parcel Number</b> 100-23-005		
<b>Legal Summary</b> Subdivision: FLAGSTAFF TOWNSITE Block: 1E S2 LOTS 20 TO 24 Sixteenth: NW Quarter: SE Section: 16 Township: 21N Range: 07E		
<b>Legal Summary is not to be used for recording or legal purposes.</b>		
<b>Neighborhood</b> 01.14 - FLAGSTAFF TOWNSITE		

**Sale Date**

**Sale Price**

**Doc Description**

	\$0	MISCELLANEOUS
	\$0	MISCELLANEOUS
	\$0	DEED
	\$107,500	DEED
	\$0	DEED
	\$0	CERTIFICATE OF DEATH
	\$0	SUCCESSOR TRUSTEE
	\$0	SUCCESSOR TRUSTEE
	\$0	DEED
06/01/2017	\$485,000	Warranty Deed F
		Warranty Deed
		Warranty Deed

[Photo](#)

[Sketch](#)

[GIS](#)

**Images**

