

## NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION  
WEDNESDAY  
SEPTEMBER 17, 2025

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.

### PUBLIC COMMENT PROTOCOL

To participate in the meeting virtually use the following link:  
[Join the Meeting Online](#)

The public can submit comments that may be read at the dais by a staff member to the Commission liaison, [SDechter@flagstaffaz.gov](mailto:SDechter@flagstaffaz.gov)

#### 1. Call to Order

### NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this regular meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

#### 2. Roll Call

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

EMILY DALE, CHAIR  
ALYCIA HAYES, VICE CHAIR  
JESSE DOMINGUEZ  
VACANT

AMY HORN  
BERNADETTE BURCHAM  
DUFFIE WESTHEIMER

#### 3. LAND ACKNOWLEDGEMENT

*The Heritage Preservation Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.*

#### 4. Open Call to the Public

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

#### 5. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on August 20, 2025. [Agenda - View Meetings \(All\) \(6844956325\)](#)

6. **PUBLIC HEARING**

A. 205 S. Park St. Phase I Cultural Resource Study

**PROPERTY INFORMATION:**

**Address:** 205 S. Park St./405 W. Tucson Ave.

**Assessor's Parcel Number:** 100-37-016B

**Property Owner:** Two On Tucson LLC

**Applicant:** Lynn Neal, LA NEAL CONSULTING, LLC

**City Staff:** Lauren Clementino, HPO

**REQUESTED ACTION:**

Approval of the 205 S. Park Phase I Cultural Resource Study.

**RECOMMENDED ACTION:**

Approval of the 205 S. Park Phase I Cultural Resource Study.

Background: The house formerly located at 205 S. Park St. (alternately addressed 405 W. Tucson Ave.) was demolished without a permit in March 2025. Per Flagstaff Zoning Code Section 10-30.30, cultural resource studies are required for all public and private developments involving structures over 50 years old at the time of application. A cultural resource study would normally have been required before issuing a demolition permit. According to past inventories conducted in 1992 and 2007, the house was constructed circa 1916-26 and recommended eligible for listing in the National Register of Historic Places. As such, the Heritage Preservation Officer required a Phase I Cultural Resource Study be completed before issuance of an as-built demolition permit and completion of final inspection of the Tucson Homes project (BP-25-00071) at 405 W. Tucson Ave. The Phase I study was required to assess the significance and integrity of the demolished building pre-demolition.

7. **GENERAL BUSINESS**

A. Conservation Considerations for "Two Spot" Logging Train

**STAFF RECOMMENDED ACTION:**

Discussion only.

B. Training on Review Process for Development in a Historic Overlay Zone

**STAFF RECOMMENDED ACTION:**

Discussion only.

C. Historic Signs and Facades Grant Tracking - September 2025 Update

**STAFF RECOMMENDED ACTION:**

Discussion only.

8. **REPORTS**

A. **APPROVALS**

1. 100 W. Birch Ave. Certificate of No Effect

**Permit Number(s):** PZ-25-00166, CC-25-00762

**Address:** 100 W. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** August 22, 2025

- 2. Shadow Pines Subdivision Letter Report Cultural Resource Study  
**Permit Number(s):** PZ-25-00161, PZ-25-00126-01  
**Address:** Shadow Pines Subdivision, 644 N LOCUST ST  
**Type of Approval:** Letter Report Cultural Resource Study  
**Approval Date:** August 22, 2025
  
- 3. 507 W. Birch Ave. Certificate of No Effect  
**Permit Number(s):** PZ-25-00174, OTC-25-02582  
**Address:** 507 W. Birch Ave.  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** August 27, 2025
  
- 4. 515 W. Birch Ave. Certificate of No Effect  
**Permit Number(s):** PZ-25-00175, OTC-25-02583  
**Address:** 515 W. Birch Ave.  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** August 28, 2025

**B. CONSULTATIONS**

- 1. McMillan Mesa Signage Section 106 Consultation  
 N/A

**9. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

**10. ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE		
The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at <a href="http://www.flagstaff.az.gov">www.flagstaff.az.gov</a> .		
Dated this _____ day of _____, 2025.		
_____ Sara Dechter, Comprehensive Planning Manager		

*In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact staff at 928-213-2611 (or 774-5281 TDD).*

*Notification at least 48 hours in advance will enable the City to make reasonable arrangements.*

**Heritage Preservation Commission**

5.

**From:** Nancy Corbin-Fuller, Administrative Specialist

**DATE:** 09/17/2025

**SUBJECT:** APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on August 20, 2025. [Agenda - View Meetings \(All\) \(6844956325\)](#)

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**STAFF RECOMMENDED ACTION:**

**Policy Impact:**

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**Attachments**

HPC minutes 8.20.25

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**MINUTES**

**HERITAGE PRESERVATION COMMISSION  
WEDNESDAY  
AUGUST 20, 2025**

**COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.**

**1. Call to Order**

- Chair Dale called the meeting to order at 4:03 p.m.

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this regular meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

**2. Roll Call**

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

**PRESENT:  
EMILY DALE, CHAIR  
ALYCIA HAYES, VICE CHAIR  
BERNADETTE BURCHAM-Excused  
VACANT**

**JESSE DOMINGUEZ  
AMY HORN-Virtual  
DUFFIE WESTHEIMER**

**3. LAND ACKNOWLEDGEMENT**

- The Land Acknowledgement was read by Vice Chair Hayes.

*The Heritage Preservation Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.*

**4. Open Call to the Public**

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

- Gwen Groth provided public comment concerning the planned demolition of the Old City Hall.
- Arianna Urban, Arizona State Historic Preservation Office, Certified Local Government Coordinator, provided several updates regarding current CLG activities.

## 5. APPROVAL OF MINUTES

**Approval of minutes from the regular meeting on Wednesday, July 16, 2025. [Agenda - View Meetings \(All\) \(4120583605\)](#)**

**Moved by Duffie Westheimer, seconded by Alycia Hayes to approve the minutes from the regular meeting on July 16, 2025.**

**Vote: 5 - 0 - Unanimously**

## 6. PUBLIC HEARING

### A. 603 W. Birch Ave. Modification to the Certificate of Appropriateness

#### PROPERTY INFORMATION:

**Address:** 603 W. Birch Ave.  
**Assessor's Parcel Number:** 100-16-009B  
**Property Owner:** Christopher Weller  
**Applicant:** Austin Posner, Designer  
**City Staff:** Lauren Clementino, HPO

#### REQUESTED ACTION:

Approve a modified Certificate of Appropriateness for the new design of the detached accessory dwelling unit at 603 W. Birch Ave.

#### RECOMMENDED ACTION:

Approve a modified Certificate of Appropriateness for the new design of the detached accessory dwelling unit with updated footprint and yard area square footage at 603 W. Birch Ave. with the previous condition:

1) To reclassify the existing duplex on the parcel as a single-family dwelling unit with an interior accessory dwelling unit.

- Lauren Clementino, Heritage Preservation Officer, gave a brief introduction and introduced Austin Posner, Designer.
- Austin Posner presented and answered the commissioners' questions.

**Moved by Alycia Hayes, seconded by Amy Horn to approve a modified Certificate of Appropriateness for the new design of the detached accessory dwelling unit with updated footprint and yard area square footage at 603 W Birch Ave. with the previous condition : 1) To reclassify the existing duplex on the parcel as a single-family dwelling unit with an interior accessory dwelling unit.**

**Vote: 5 - 0 - Unanimously**

### B. 15 N. Park St. Modification to the Certificate of Appropriateness

#### PROPERTY INFORMATION:

**Address:** 15 N. Park St.  
**Assessor's Parcel Number:** 100-23-005  
**Property Owner:** Wilbert Odem  
**Applicant:** Anne Mead, Architect, Updesign Studio  
**City Staff:** Lauren Clementino, HPO

**REQUESTED ACTION:**

Approve a modified Certificate of Appropriateness for the design of the new detached unit.

**RECOMMENDED ACTION:**

Approve a modified Certificate of Appropriateness for the design of the new detached unit with the previous condition that:

1) The interior yard requirements be demonstrated in all plan sets.

- Lauren Clementino presented and answered commissioners' questions.
- Anne Mead, Architect, Updesign Studio, presented and answered the commissioners' questions.

**Moved by** Alycia Hayes, **seconded by** Amy Horn to approve a modified Certificate of Appropriateness for the design of the new detached unit with the previous condition that: 1) The interior yard requirements be demonstrated in all plan sets.

**Vote:** 5 - 0 - Unanimously

**7. GENERAL BUSINESS****A. Historic Signs and Facades Grant Tracking - August 2025 Update****STAFF RECOMMENDED ACTION:**

Discussion only.

- Lauren Clementino provided an update and answered commissioners' questions.

**B. Training Request Follow-Up****STAFF RECOMMENDED ACTION:**

Discussion only.

- Lauren Clementino followed up on the previous request for training. Suggestions were shared, and questions and comments were answered by Lauren Clementino and Sara Dechter, Comprehensive and Neighborhood Planning Manager.

**8. REPORTS****A. APPROVALS****1. 109 N. Leroux St. Certificate of No Effect****PROPERTY INFO:**

**Permit Number(s):** CC-25-01768, PZ-25-00140

**Address:** 109 N. Leroux St.

**Type of Approval:** Certificate of No Effect

**Approval Date:** 07/07/2025

- Lauren Clementino presented.

## 2. 5 E. Aspen Ave. Certificate of No Effect

### PROPERTY INFO:

**Permit Number(s):** PZ-25-00144, CC-25-02065

**Address:** 5 E. Aspen Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** 07/18/2025

- Lauren Clementino presented.

## 3. 704 W. Aspen Ave. Certificate of No Effect

### PROPERTY INFO:

**Permit Number(s):** PZ-25-00153

**Address:** 704 W. Aspen Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** 07/29/2025

- Lauren Clementino presented and answered the commissioners' questions.

## 9. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- Lauren Clementino announced that Abbey Buckham has resigned from the commission, and we are now recruiting for a new At-Large member.
- Lauren Clementino announced that Commissioners Horn, Hayes, and Westheimer's terms end in December 2025 and shared how to reapply. Sara Dechter noted it's best to apply early so sufficient applications are received for the appointments to be on the November City Council agenda.
- Lauren Clementino noted that staff attended a Board and Commission liaison training last week and, along with Sara Dechter, highlighted some of the changes.
- Sara Dechter mentioned that farewell and welcoming lunches for the commissioners have been held in the past and asked if they would like to continue. The commissioners agreed.
- Lauren Clementino mentioned a new historic overlay zone is proposed in the Southside historic district, and the application may be ready for commission consideration by next summer.
- Lauren Clementino referenced the 19 W. Birch project and noted that it will likely not return to the Commission before November 2025.
- Commissioner Westheimer raised a concern about 624 N Leroux being demolished. A brief discussion followed, and Lauren Clementino and Sara Dechter addressed the questions and concerns of the commissioners.

## 10. ADJOURNMENT

The meeting was adjourned at 5:29 p.m.

**Heritage Preservation Commission**

6. A.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** 205 S. Park St. Phase I Cultural Resource Study

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**PROPERTY INFORMATION:**

**Address:** 205 S. Park St./405 W. Tucson Ave.  
**Assessor's Parcel Number:** 100-37-016B  
**Property Owner:** Two On Tucson LLC  
**Applicant:** Lynn Neal, LA NEAL CONSULTING, LLC  
**City Staff:** Lauren Clementino, HPO

**REQUESTED ACTION:**

Approval of the 205 S. Park Phase I Cultural Resource Study.

**RECOMMENDED ACTION:**

Approval of the 205 S. Park Phase I Cultural Resource Study.

Background: The house formerly located at 205 S. Park St. (alternately addressed 405 W. Tucson Ave.) was demolished without a permit in March 2025. Per Flagstaff Zoning Code Section 10-30.30, cultural resource studies are required for all public and private developments involving structures over 50 years old at the time of application. A cultural resource study would normally have been required before issuing a demolition permit. According to past inventories conducted in 1992 and 2007, the house was constructed circa 1916-26 and recommended eligible for listing in the National Register of Historic Places. As such, the Heritage Preservation Officer required a Phase I Cultural Resource Study be completed before issuance of an as-built demolition permit and completion of final inspection of the Tucson Homes project (BP-25-00071) at 405 W. Tucson Ave. The Phase I study was required to assess the significance and integrity of the demolished building pre-demolition.

**ALTERNATIVE ACTIONS:**

1. The Commission could request modifications to the document and include them as conditions of approval.
2. Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions.

**HAS THERE BEEN PREVIOUS COMMISSION DECISION ON THIS:**

NA

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**Attachments**

Cultural Resource Study Application  
Phase I Cultural Resource Study

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# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

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

www.flagstaff.az.gov

**HPC-CRS**

<b>Date Received</b> <b>05/27/2025</b>		<b>Application to Heritage Preservation for a Cultural Resource Study</b>		<b>File Number</b> <b>BP-25-01128</b>	
<b>Property Owner(s)</b> Two on Tucson LLC		<b>Title</b> Owner		<b>Phone</b> 928-607-7790	
				<b>Email</b> dnaledbetter@gmail.com	
<b>Mailing Address</b> 5600 Lake Mary Rd				<b>City, State, Zip</b> Flagstaff, AZ 86005	
<b>Applicant</b> Dave Ledbetter		<b>Title</b> Co-owner		<b>Phone</b> 928-607-7790	
				<b>Email</b> dnaledbetter@gmail.com	
<b>Mailing Address</b> 5600 Lake Mary Rd				<b>City, State, Zip</b> Flagstaff, AZ 86005	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Owner					
<b>Site Address</b> 205 S. Park Street (alternately addressed 405 W. Tucson Ave.)				<b>City, State, Zip</b> Flagstaff, AZ 86001	
<b>Project Name</b> Tucson Homes Project (BP-25-00071)					
<b>Parcel Number(s)</b> APN 100-37-016B			<b>Zoning District(s), including Overlays</b> La Plaza Vieja		
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Historic District? (Name: LA PLAZA VIEJA)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register?					
<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 Was all or a portion of the structure built before World War II as housing?					
Is the subject property: <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Vacant Land?					
<b>Type of HPC Application Requested:</b> Cultural Resource Study Review - Please check all that apply:					
<input type="checkbox"/> Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission)					
<input checked="" type="checkbox"/> Phase I (Must be reviewed by the Heritage Preservation Commission)					
<input type="checkbox"/> Phase II (Must be reviewed by the Heritage Preservation Commission)					
<input type="checkbox"/> Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction					
<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> 05/28/2025		<b>Applicant Signature:</b> 	
				<b>Date:</b> 05/28/2025	
<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> _____		

**Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)**

We are requesting the CRS to obtain an as-built demolition permit. As well as a final inspection of our Tucson Homes project (affordable housing) BP--25-00071.

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Insert additional pages if necessary

**PHASE 1 CULTURAL RESOURCE STUDY FOR PARCEL 100-37-016B AT 205  
SOUTH PARK STREET / 405 WEST TUCSON AVENUE, FLAGSTAFF,  
COCONINO COUNTY, ARIZONA**



**Prepared for**

**CITY OF FLAGSTAFF**

**On Behalf of**

**Chris Vallejos, Two on Tucson, LLC**

**Prepared by**



**September 8, 2025 (revised)**

PHASE 1 CULTURAL RESOURCE STUDY FOR PARCEL 100-37-016B AT 205 SOUTH PARK  
STREET / 405 WEST TUCSON AVENUE, FLAGSTAFF, COCONINO COUNTY, ARIZONA

Prepared for

CITY OF FLAGSTAFF  
Community Development Department  
Planning & Development Services  
Comprehensive Planning Program  
211 West Aspen Avenue  
Flagstaff, Arizona 86001

On Behalf of

Chris Vallejos, Two on Tucson, LLC  
5600 Lake Mary Road  
Flagstaff, Arizona 86005

Prepared by

Lynn A. Neal, RPA / M.A.  
Historic Preservation Specialist

LA NEAL CONSULTING, LLC  
519 N Charles Road  
Flagstaff, Arizona 86001  
(928) 606-2258  
lynnaneal@outlook.com

City of Flagstaff Community Development Division Project No. PZ-25-00111  
LA Neal Consulting Project and Report No. 1106-25

September 8, 2025 (revised)

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APPENDIX A — 205 S PARK STREET / 405 W TUCSON AVENUE PROPERTY MAPS

APPENDIX B — 205 S PARK STREET HISTORIC PROPERTY INVENTORY FORMS

APPENDIX C — 205 S PARK STREET / 405 W TUCSON AVENUE PROPERTY PHOTOGRAPHS

## Introduction

At the request of property owner Chris Vallejos with Two on Tucson, LLC and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC is submitting this report as documentation of completing a Phase 1 Cultural/Historic Resource Study involving the privately owned parcel at 205 S Park St/405 W Tucson Ave in the Flagstaff Townsite subdivision of Flagstaff, Arizona (see *Appendix A* for *parcel location maps, Figures 1–2*). **Parcel 100-37-016B** is at the southeastern extent of the South Flagstaff Townsite *neighborhood* (though it is more readily known as the La Plaza Vieja neighborhood), zoned as Rental Residential, and consists of a small single-family dwelling. (Note: The South Flagstaff Townsite *neighborhood* is identified by Coconino County and the City of Flagstaff within the Coconino County Assessor’s Office [CCAO] Parcel Viewer, likely based on historical maps starting with the 1894 “New Town” expansion of the Flagstaff Townsite. The neighborhood identifier is differentiated from the Flagstaff Townsite *subdivision* and Flagstaff Townsite Historic Residential District.) The house construction date is identified as 1950 on the CCAO Parcel Viewer, as well as the 2008 Appraisal Form found on the CCAO Public Documents website. A 1992 Historic Building Survey form for the property completed as part of the City of Flagstaff Southside/Old Town Historic Building Survey (see *Appendix B*) indicates a ca. 1916–1926 construction date for the house, a date range not updated on a later (2007) Historic Property Inventory Update Form. Further research indicates construction of a house at the south end of the 405 W Tucson parcel by January 1916. This house was then presumably removed, and a new one, the subject house, was constructed further to the east by September 1948. The property is not identified historically with a particular person or family, and the present-day house is generally reflective of the County’s estimated 1950 construction, with the actual construction sometime after 1916 and before 1948. *The current owner has already demolished the building and redeveloped the property with two separate two-story duplexes.*

## Property Description and Current Condition

The property at **205 S Park Street/405 W Tucson Avenue** (Block 2Y, Parcel 100-37-016B, Lots 23–24) is largely vacant minus a one-story, wood-frame, very modest Bungalow style, three-room house fronting Park Street to the east in the southeast corner of the parcel (*Appendix C, Photos 1–3*). The 464-square foot structure is rectangular in plan with the long axis oriented roughly E-W perpendicular to Park Street on the north side of an alley. The house measures 29 feet E-W × 16 feet N-S and sits on a 0.16-acre lot (*Appendix A, Figure 3, property site plan*). *Photos 1–5* provide views of the house prior to its demolition, as do the photos on the appended inventory forms, and the remaining photos (*6–18*) show the current layout with new construction and surrounding properties, including directly neighboring parcel 407 W Tucson Ave also owned by Two on Tucson, LLC.

The house floor plan is shown in *Appendix A, Figure 4*, with the front/E room of the house demarcated into a kitchen and living room, with a bathroom differentiated in the northeast corner. The rear/W room is a bedroom. The main house has a gable roof with a hip roof covering the rear bedroom (see *Photos 2–4*). Rafters are exposed on the front/E and side façades (the rear/W side is not visible in photos we have), but purlins described in the 1992 Historic Building Survey of the house are not readily visible indicating potential roof replacement after June-August 1992 (date of form completion). There are no gutters on the house. Asphalt shingles over modern (introduced in mid-1980s) Oriented Strand Board (OSB) sheathing (the latter communicated by the owner) make up the roof. The house foundation is thought to have consisted of a concrete footer. The exterior wall finish is shiplap (V-joint tongue and groove) wood siding over wood framing. The front stoop canopy is gabled with knee braces. The exterior front door is modern (post-1950) wood, and all windows are replacement (likely post-1960) aluminum sliders. The window trim boards are modern (post-1950) dimensional lumber that likely replaced earlier rough-sawn casings/trim. None of the windows were screened.

Interiorly, the walls consist of modern (post-1950) gypsum board (drywall), the floor is OSB sheathing, and the wiring (plastic-sheathed Romex) and plumbing (ABS fittings, ductile iron pipe, and plastic tubing for water delivery) are all modern (see Photo 5). Fiberglass insulation was also present in the walls, possibly added when the drywall replaced earlier wood composite or plaster.

Overall, the house layout expresses its pre-1948 Bungalow style, but much of the historic fabric has been replaced over time, with present materials post-dating 1950 and not indicative of the period of construction. The other historic houses on the same W Tucson Ave block and within viewshed of 205 S Park St have been modified, some heavily so to the extent that the original construction date is not effectively represented (see Photos 6–18). Other historic residences have been demolished and replaced by newer 2-story rental residential buildings. The property is also open and visible to the commercial development along Milton Road to the east.

Oddly, an earlier, similarly styled dwelling was constructed in part overlapping the current 205 S Park St house footprint and extending to the west. This is based on the plot shown on the *January 1916 Sanborn Fire Insurance Map (Figure 5)*. Earlier (1895, 1901, 1910) Sanborn maps do not extend far enough southwest from town to include the property. The 1916 Sanborn was updated and republished in September 1948. This version shows the 205 S Park St house in the correct location nestled in the southeast corner of the 405 W Tucson Ave lot (*Figure 6*). The house is shown as a single-story, wood-frame dwelling with a composition roof. It is curious that such a small structure is not all the same height and massing with one gable roof covering it. Perhaps the west end of the house was constructed as a covered porch that later was converted to a bedroom (see Figure 4).

It is worth noting that the subject parcel was split into 100-37-016A and 100-37-016B in 2008. Prior to 2008, the house at 205 S Park St/405 W Tucson Ave and house at 407 W Tucson Ave were on one parcel numbered 100-37-016. The Residential Property Record Card (1965–1997) for 100-37-016 shows the current 407 W Tucson house (a duplex) addressed as 405 and 407 W Tucson at least since the mid-1960s. It still appears with both addresses on the CCAO Parcel Viewer, but with 407 as the primary number. This same property record card also incorrectly states that the construction year for 407 W Tucson is 1930. Given that a 1992 Historic Building Survey form identifies construction between 1943 and 1948, and the 407 W Tucson Ave duplex does not appear on the 1948 Sanborn map, the CCAO recorded construction date of 1949 seems accurate. Therefore, any references to 405 W Tucson Ave resident addresses below likely refer to the 405/407 W Tucson duplex rather than the house at 205 S Park St. It should also be mentioned that the 1992 Historic Building Survey noted that the 407 W Tucson house/duplex was possibly moved to this location. This may in part help to explain why the house was given a 1930 construction year on the property record card. Perhaps it was built earlier and then moved to 407 W Tucson. It is curious, if this is the case of the building's origin on W Tucson, if it was modified to a duplex after the move.

### **Ownership/Occupants History Summary**

The ownership history of the property was assembled using data accumulated from online CCAO records and several other archival sources, largely Flagstaff city and telephone directories. It is unknown, however, who specifically built the house or for whom it was built. We recognize that the house was built at the current house location before September 1948, as a similarly scaled dwelling appears on the updated 1948 Sanborn Fire Insurance map of Flagstaff. A review of Flagstaff city and telephone directories from 1929 through 1965 indicates that during this period (and beyond per county records, an address history search, and colloquially collected oral information from a past resident [Samantha Dauderman, personal communication, August 2025]), the house at 205 S Park functioned as a rental property, typically for a single person. There is no listing of 205 S Park nor 405 Tucson (or neighboring 407 Tucson) in the directories from 1929 to 1948–1949. The first actual listing of someone in a directory is the *1955 Flagstaff City Directory*; at that time Mary E Mastin, manager at The Wigwam, resided at 405 Tucson. In 1958 Mrs. Genevieve Reeves, a stenographer at the Navajo Ordnance Depot, was identified as the resident of 405 W Tucson Ave. The address does not appear

in the *1961 Flagstaff City Directory*, and in the 1965 directory, Charles E Shoemaker, a student at NAU, is the 405 Tucson resident. No listings were found for 205 S Park. Because of the apparent transitory nature of the residents at the property, no individuals have an enduring connection to it.

Somewhat oddly, 407 W Tucson does not appear in the city directories until 1965 when Wallace Howanwaima is identified as residing there. The duplex at 407 W Tucson as reported was likely constructed or placed at the address in 1949, and in a 2008 Appraisal Form of the 1,018-square-foot duplex, the address is identified as 405 W Tucson. Alternatively, the subject property is addressed as 205 S Park on its 2008 Appraisal Form. Directory searches were therefore done generally on S Park and W Tucson, as well as on the various numbers associated with the property (205, 405; 211, 403 on the 1916 Sanborn map; and 107 on the 1948 Sanborn update) to ensure that past residents of 205 S Park St were identified. It is interesting to note that only three properties on W Tucson are listed in the *November 1950 Flagstaff Telephone Directory White Pages*, which would indicate that many residences likely did not have telephone service even by late 1950. Some noteworthy names that appear in the historic directories along Tucson Ave are Anaya, Gallegos, Dominguez, and Otero. Baca and Armijo are names that are seen over an extended period for residences on S Park St. Nonetheless, there was no concrete way to tie any of these families to the 205 S Park St house. It remains unknown who built the original house, who was the first occupant and if it was intended as a rental residence, and whether it is tied to an earlier cabin that existed on the 409 W Tucson parcel (since the parcels are directly adjacent), or perhaps adjacent 215 S Park St to the south, or any property or persons in La Plaza Vieja.

### **Assessment of Significance**

In accordance with the City of Flagstaff Zoning Code 10-30.30.050 for Heritage Preservation, a Cultural Resource Study is required for structures over 50 years old at the time of application. Given that the house was originally constructed prior to 1948, assessment was deemed warranted at the Phase 1 level to document the property's significance relative to the initial (1881–1948) and revised (1901–1954) period of significance identified in the *City of Flagstaff Southside / Old Town Historic Building Survey* (Woodward Architectural Group 1993) and *La Plaza Vieja Neighborhood Historic Context* (Lutes 2015), respectively. Significance was specifically assessed by applying the National Register Criteria for Evaluation described in Little et al. (2000, *Guidelines for Evaluating and Registering and Archaeological Properties*) and *How to Apply the National Register Criteria for Evaluation* (NRHP 2002). The specific criteria designations, however, follow Flagstaff Zoning Code 10-30.30.050, page 30.30-13.

*Criterion A: Eligibility to Existing Registration.* The 205 S Park St property is not considered a National Historic Landmark and is not listed in the National Register of Historic Places (NRHP), Arizona Register of Historic Places (ARHP), or Flagstaff Register of Historic Places. The property was evaluated in 1992 (Inventory #252) as potentially significant for community planning (*relates to the early 20<sup>th</sup> century development of the "Old Town" area of Flagstaff as a working-class neighborhood of mostly New Mexican-born residents*). The 205 S Park St property was included in the boundaries of the proposed Old Town Historic Residential District (Woodward Architectural Group 1993), and the 1992 survey evaluation stated that despite multiple alterations to the house, it "retains sufficient integrity to convey its historic identity". The house present at 205 S Park St/405 W Tucson Ave does represent a structure that falls within both the revised period of significance of 1901–1954 and period identified in the 1993 study as 1881–1948, but it lacks some of the historic character-defining elements of the bungalow style outlined in the *La Plaza Vieja Neighborhood Historic Context* (Lutes 2015). The property also falls outside those areas of Plaza Vieja/Old Town defined by Lutes (2015) as priorities for preservation given the low number of properties facing Park St illustrative of Old Town Flagstaff's characteristics of significance. It is the author's opinion that 205 S Park St does not hold sufficient significance and integrity (see below for assessment) to stand alone for National, Arizona, or Flagstaff Register nomination or listing.

*Criterion B: Event.* It is the author's assessment that the 205 S Park St property contributes insufficiently to Criterion B in that it does not meaningfully contribute to one or more events important to the neighborhood's defined historic contexts (such as Settlement, Community Planning/Development as defined in the 1993 and 2015 studies) within Flagstaff. It does not readily convey the early to mid-20<sup>th</sup> century development of Old Town as a working-class neighborhood built mostly by and for New Mexican-born residents. Therefore, the house is not considered sufficiently significant at the local level, and as such is not at the regional or national levels.

*Criterion B: Person.* The 205 S Park St house/property is not known to be associated with any person or family considered to have made important contributions to the community of Flagstaff or the La Plaza Vieja neighborhood. It is not known to have been owned by someone of notoriety, and it likely housed revolving single people for relatively short periods of time. As such and based on what is currently known about property ownership and occupancy, Criterion B does not apply to this property.

*Criterion C: Work of or for an Important Individual.* The 205 S Park St residence is not known to represent the work of or for a person considered especially important in the community of Flagstaff, the State of Arizona, or the nation.

*Criterion D: Design/Construction.* The 205 S Park St property does embody a fair example of the Bungalow style, historically important in La Plaza Vieja and neighboring Flagstaff historic districts. It is not unique or architecturally exceptional in representing the style, however, and it has been modified and materials replaced outside the period of significance. It also is not the known work of an important designer or architect. On its own it is not a significant and distinguishable entity (it lacks individual distinction), and as such it also does not retain sufficient significance at the state or national levels.

*Criterion E: Information Potential.* Given the documentation of the property in this Cultural Resource Study, the data potential for the parcel and its contents is considered appropriately exhausted. It is unlikely that any additional information of significant importance would be yielded through further research. Since the building does not represent a unique property type and does not retain sufficient historic architectural fabric, there would also be minimal to no benefit to the public in generating more data, drawings, or photographs of the house.

## **Assessment of Integrity**

The 205 S Park St property has very limited significance relevant to construction type or style (Criterion D) and association to a historic event (Criterion B: Event as part of the 1993 proposed Old Town Historic Residential District and 2015 La Plaza Vieja Neighborhood Historic Context). Because it has some, albeit minimal, assessed significance to the neighborhood, its integrity is evaluated in this report section.

Integrity was assessed with primary reference to National Register Bulletin 15 (*How to Apply the National Register Criteria for Evaluation*, NRHP 2002) and National Register Bulletin 36 (*Guidelines for Evaluating and Registering Archaeological Properties*, Little et al. 2000). The property must be significant under the National Register/Flagstaff Zoning Code criteria and must have integrity.

Integrity is closely linked to the character-defining elements/features of a property/structure, and those for the original pre-1948 structure at 205 S Park St are diminished. Properties either have integrity or do not. Properties either retain their character-defining elements or do not. "To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Recognizing properties change with time, "the retention of specific aspects of integrity is paramount for a property to convey its significance" (Little et al. 2000). Listed below are the National Register seven Aspects of Integrity. The following language provides a determination of and justification for the current assessment of integrity based on evaluation of existing conditions and modifications.

*Location.* “Location is the place where the historic property was constructed or the place where the historic event occurred” (NRHP 2002). The integrity of location is intact/retained. To our knowledge, the house at 205 S Park St/405 W Tucson Ave is in its original place.

*Design.* “Design is the combination of elements that create the form, plan, space, structure, and style of a property” (NRHP 2002) and includes such elements as materials, scale, and proportion. “The properties exterior and interior should closely resemble its original appearance and any later updates and remodeling during its period of significance” (Thomason 2005). Furthermore, “Alterations and additions to the property completed after its period of significance must not substantially alter the property’s historic appearance...The property must retain its configuration from its period of significance” Thomason 2005). The integrity of original design is impacted but retained. Though the building’s overall layout is thought to be the same as when it was constructed, exterior materials are not reflective of the original pre-1948 house. Though the original character of the house is largely retained, the current property does not profoundly contribute to the contextual period of significance with which it is associated—Flagstaff Old Town/La Plaza Vieja neighborhood community planning from 1901–1954.

*Materials.* “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property” (NRHP 2002). “For National Register eligibility, the retention of the majority of original materials is important” (Thomason 2005). The integrity of materials for the 205 S Park St original property is strongly denigrated. The pre-1948 house layout is present, but the historic fabric is assessed to be largely replaced. Any original materials, other than framing, appear to have been replaced, perhaps in kind with the original footprint but replaced nonetheless. Those materials used in constructing the subject building which might contribute to the Flagstaff Old Town/La Vieja period of significance are therefore not thought to be present.

*Workmanship.* “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history...” (NRHP 2002). “Integrity of workmanship is conveyed through a building’s appearance, and materials and craftsmanship within its period of significance. Alterations and additions to the property beyond its period of significance should be limited for the property to retain integrity of workmanship” (Thomason 2005). “Alterations and additions to the craftsmanship of the [property] beyond its period of significance must be minimal. Such changes should not dramatically alter the property’s historic appearance from its period of significance” (Thomason 2005: Section F, p. 8). The integrity of workmanship is low as the building is not exceptionally reflective of the associated period of significance, and the structure does not convey the work of a master. The house at 205 S Park St does not strongly embody the distinctive characteristics of a type, period, or method of construction, does not possess high artistic value, and does not represent a significant and distinguishable entity whose components may lack individual distinction.

*Feeling.* “Integrity of feeling is conveyed through the property’s location and surroundings as well as its design and materials. The surrounding area should have minimal development from beyond the [property’s] period of significance...” (Thomason 2005). The integrity of feeling is heavily diminished. Though the 205 S Park St property expresses some feeling of the neighborhood’s period of significance, the overall feeling has been significantly affected by development of newer duplex rentals directly to the southwest and removal of any residential buildings directly to the east, resulting in a viewshed of vacant lots used for parking and commercial development beyond along Milton Avenue.

*Setting.* Integrity of setting is achieved through the property’s maintenance of its location and surroundings from the period of significance (Thomason 2005). Physical features that comprise a property (natural or human-made) include topographic features, vegetation, simple human-made features (paths, fences, etc.), and the relationship between buildings and open space (NRHP 2002). The integrity of setting has been heavily diminished. Changes that have occurred to the property since the house’s original construction at least 77 years ago have negatively affected the overall physical

appearance and site setting, but more importantly much of the entire block setting has been compromised by redevelopment of multi-family housing units and demolition (i.e., on the lots to the east). Additionally, there are few properties on this block of Tucson Ave that truly reflect the period of significance (1901–1954).

*Association.* “Association is the direct link between a resource and its relevant event or theme” (Thomason 2005). The *integrity of association has been heavily diminished*. Like setting, the house at 205 S Park St does not strongly contribute to the period of significance nor serve as a significant anchor of the overall historic context for the neighborhood.

In sum, the house’s feeling, setting, and association are heavily compromised by the lack of historic buildings in proximity that retain characteristics representative of the overall period of significance (1901–1954). The surrounding streetscape has been in part redeveloped, including the construction of multi-family housing units, and historic buildings removed/demolished as represented by the vacant field and earthen parking areas that stretch along the east side of South Park St from Tucson Ave south to Tombstone Ave. Much of the entire block setting has been compromised by redevelopment, mostly consisting of multi-family housing units. There is not one property within the block defined east-west by Park to Florence streets and north-south by Tucson to Tombstone avenues that clearly embodies the period of significance (1901–1954). Like setting, which is achieved through the property’s maintenance of its location and surroundings from the period of significance (Thomason 2005), the house at 205 S Park St does not strongly contribute to the significance period nor serve as a significant anchor of the overall historic context for the neighborhood.

### **Summary and Determination of Effects**

“To retain historic integrity, a property will always possess several and usually most of the aspects” (NRHP 2002). Furthermore, to be eligible under Criterion C, the property must be a representative example of type or style or demonstrate a distinct and significant method of construction. Presently, the 205 S Park St property only fully retains integrity of location and design with the other five aspects diminished. It also does not meaningfully embody a distinctive period or method of construction and does not represent the work of a master. The historic materials replacement that has occurred to the house structure adversely affected the property’s integrity of design, and significant redevelopment of the neighborhood has contributed to the loss of feeling, setting, and association. The aspects of materials and workmanship have been denigrated largely because of the absence of historic construction elements, particularly those associated with the build date for the structure. The property does not strongly illicit a sense of construction period uniqueness or style, both characteristics thought to be needed to warrant its evaluation as a historic district contributing property or one of individual distinction and in turn its preservation.

Because of its overall diminishment of significance and integrity at the national, state, and local levels, the property should be considered ineligible to the National, Arizona, and Flagstaff Registers of Historic Places, and insignificant with respect to the Flagstaff Zoning Code and Cultural Resources. The author has concluded that the property/building itself is not sufficiently associated with historic events in the City of Flagstaff, State of Arizona, or United States of America to warrant the building’s preservation. As has been pointed out, the property also does not embody exemplary architectural characteristics of the true Craftsman bungalow style as seen historically and currently throughout Flagstaff or in the La Plaza Vieja neighborhood.

It is the author’s recommendation that the property should be determined insignificant with respect to Zoning Code Division 10-30.30.50: Cultural Resources, and no further study should be required. Particularly since the property adds limited value to the area’s present-day historic setting, feeling, or association, the demolition and redevelopment of the parcel, though an impact to the individual property and to some extent the neighborhood, will not overwhelmingly negatively affect the current setting on S Park St or W Tucson Ave, the latter particularly because the house is so setback off

Tucson Ave. It conveys more of an additional dwelling unit on a lot without a primary house. The author further recommends that the current property owner be permitted to proceed as planned, continuing their building efforts following the premature demolition of the house, without the need for further cultural resources research or documentation.

## References

\*Various sources used to identify information about the property owners and occupants included Flagstaff city and telephone directories; Find A Grave Index; obituaries printed in various online sources; and birth/death certificates, voting records, federal censuses, military records available through Ancestry.com and MyHeritage.com.

Dauderman, Samantha. Personal communication to Lynn A Neal, August 2025. (Sam lived in the house at 205 S Park St in the early 2000s. She confirmed the floor plan and that the interior fixtures and finishes at that time appeared to be from the 1950s, at the earliest, through 1980s. The exterior materials fit a similar date range. Sam is knowledgeable about the age of construction materials, especially wood and metal, since as an industrial artist/metalsmith she uses recycled historic materials in her artworks in addition to modern dimensional lumber and metals. She also works as an archaeological technician and in this role has been trained in the identification and dating of historic construction and industrial materials, housewares, and other household items.)

Little, Barbara, Erika Martin Seibert, Jan Townsend, John H. Sprinkle, Jr., and John Knoerl  
2000 *Guidelines for Evaluating and Registering and Archaeological Properties*. National Register Bulletin 36. U.S. Department of the Interior, National Park Service, Washington, D.C.

Lutes, Annie Jay  
2015 *La Plaza Vieja Neighborhood Historic Context 1901–1954*. SWCA Environmental Consultants Project No. 31119. Flagstaff. Prepared for City of Flagstaff Comprehensive Planning Program.

National Register of Historic Places (NRHP, various staff)  
2002 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. U.S. Department of the Interior, National Park Service, Washington, D.C.

Thomason, Philip (preparer)  
2005 *Historic and Historic Archaeological Resources of Route 66–Route 66 Motels of Flagstaff, Arizona, 1926-1968*. National Register of Historic Places Multiple Property Documentation Form. Thomason & Associates, Nashville. On file with National Register of Historic Places.

Woodward Architectural Group  
1993 *City of Flagstaff Southside / Old Town Historic Building Survey*, Volumes I and II. Woodward Architectural Group, Tempe. Prepared for Arizona Historical Society and Northern Arizona Pioneers Historical Society, Flagstaff.

**APPENDIX A**

**205 S PARK STREET / 405 W TUCSON AVENUE PROPERTY MAPS**

# 205 S Park St

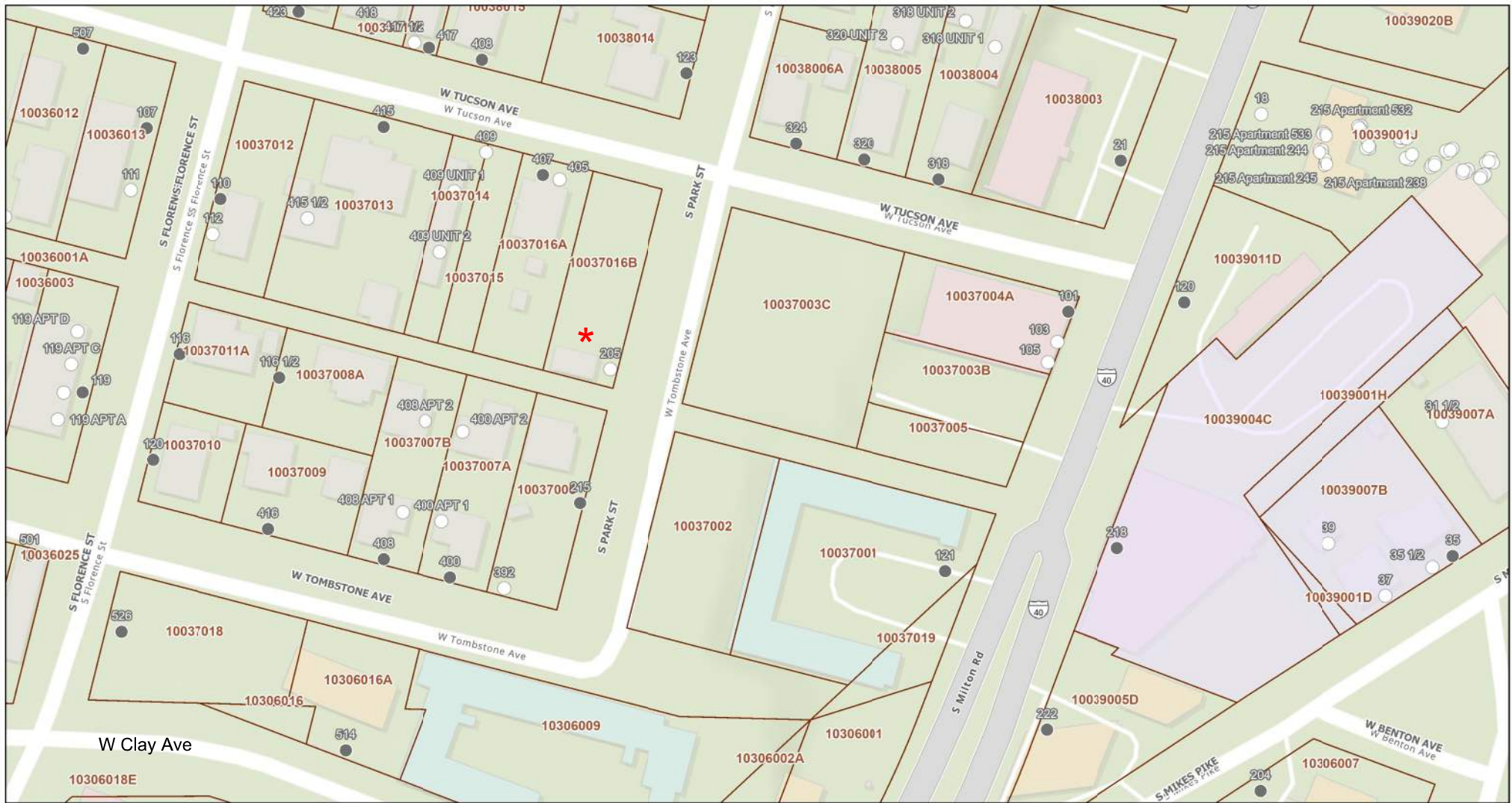
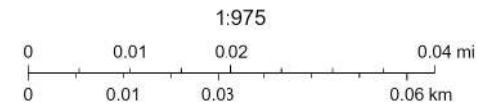


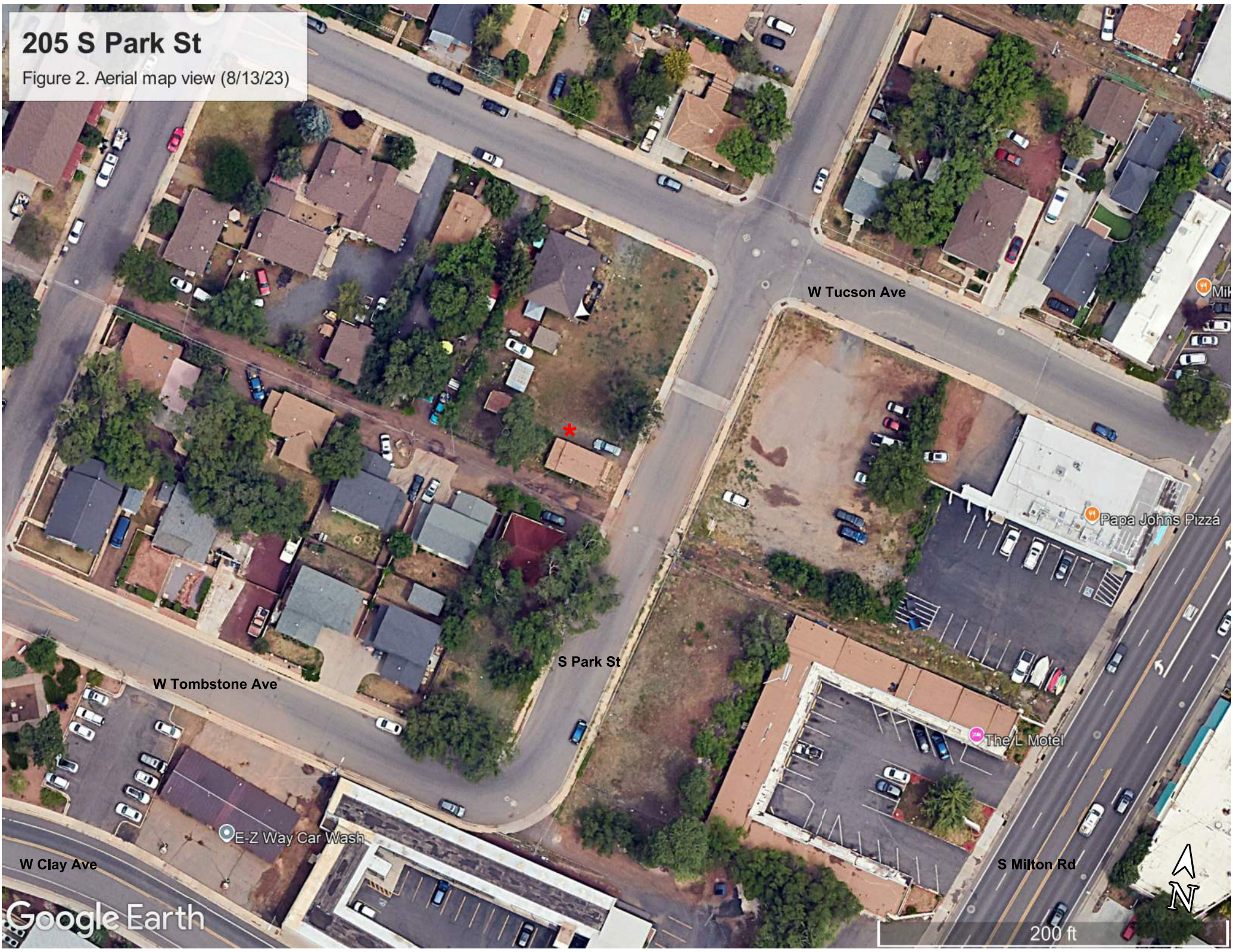
Figure 1. Parcel map showing subject property (though 205 S Park St building no longer exists) and surrounding neighborhood properties.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

# 205 S Park St

Figure 2. Aerial map view (8/13/23)



W Tucson Ave

S Park St

W Tombstone Ave

E-Z Way Car Wash

W Clay Ave

Papa John's Pizza

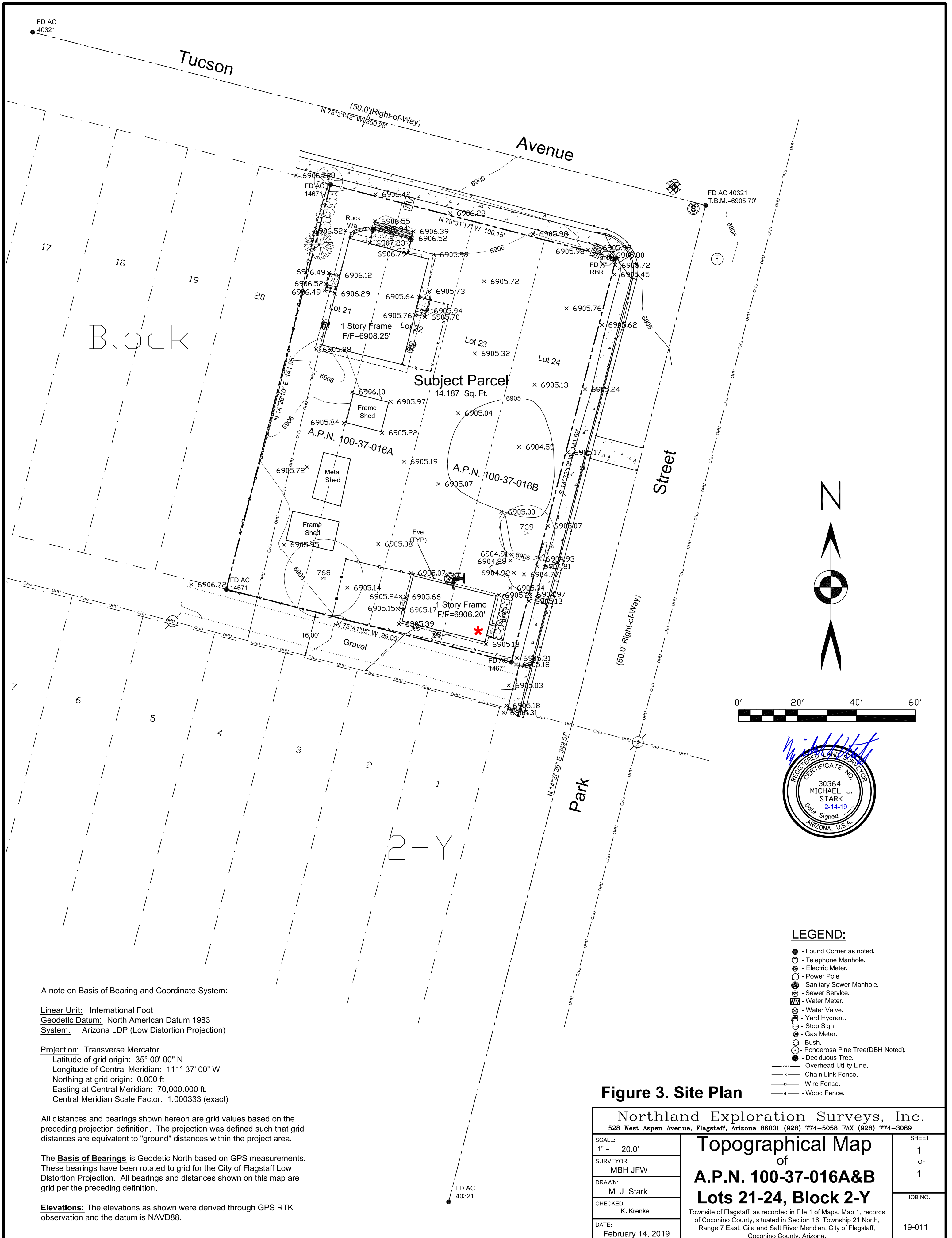
The L Motel

S Milton Rd

Google Earth

200 ft





A note on Basis of Bearing and Coordinate System:

**Linear Unit:** International Foot  
**Geodetic Datum:** North American Datum 1983  
**System:** Arizona LDP (Low Distortion Projection)

**Projection:** Transverse Mercator  
 Latitude of grid origin: 35° 00' 00" N  
 Longitude of Central Meridian: 111° 37' 00" W  
 Northing at grid origin: 0.000 ft  
 Easting at Central Meridian: 70,000.000 ft  
 Central Meridian Scale Factor: 1.000333 (exact)

All distances and bearings shown hereon are grid values based on the preceding projection definition. The projection was defined such that grid distances are equivalent to "ground" distances within the project area.

The **Basis of Bearings** is Geodetic North based on GPS measurements. These bearings have been rotated to grid for the City of Flagstaff Low Distortion Projection. All bearings and distances shown on this map are grid per the preceding definition.

**Elevations:** The elevations as shown were derived through GPS RTK observation and the datum is NAVD88.

**Figure 3. Site Plan**

<b>Northland Exploration Surveys, Inc.</b> 528 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089		
SCALE: 1" = 20.0'	<b>Topographical Map</b> of <b>A.P.N. 100-37-016A&amp;B</b> <b>Lots 21-24, Block 2-Y</b>	SHEET 1 OF 1
SURVEYOR: MBH JFW		JOB NO. 19-011
DRAWN: M. J. Stark	Townsite of Flagstaff, as recorded in File 1 of Maps, Map 1, records of Coconino County, situated in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, City of Flagstaff, Coconino County, Arizona.	
CHECKED: K. Krenke		
DATE: February 14, 2019		

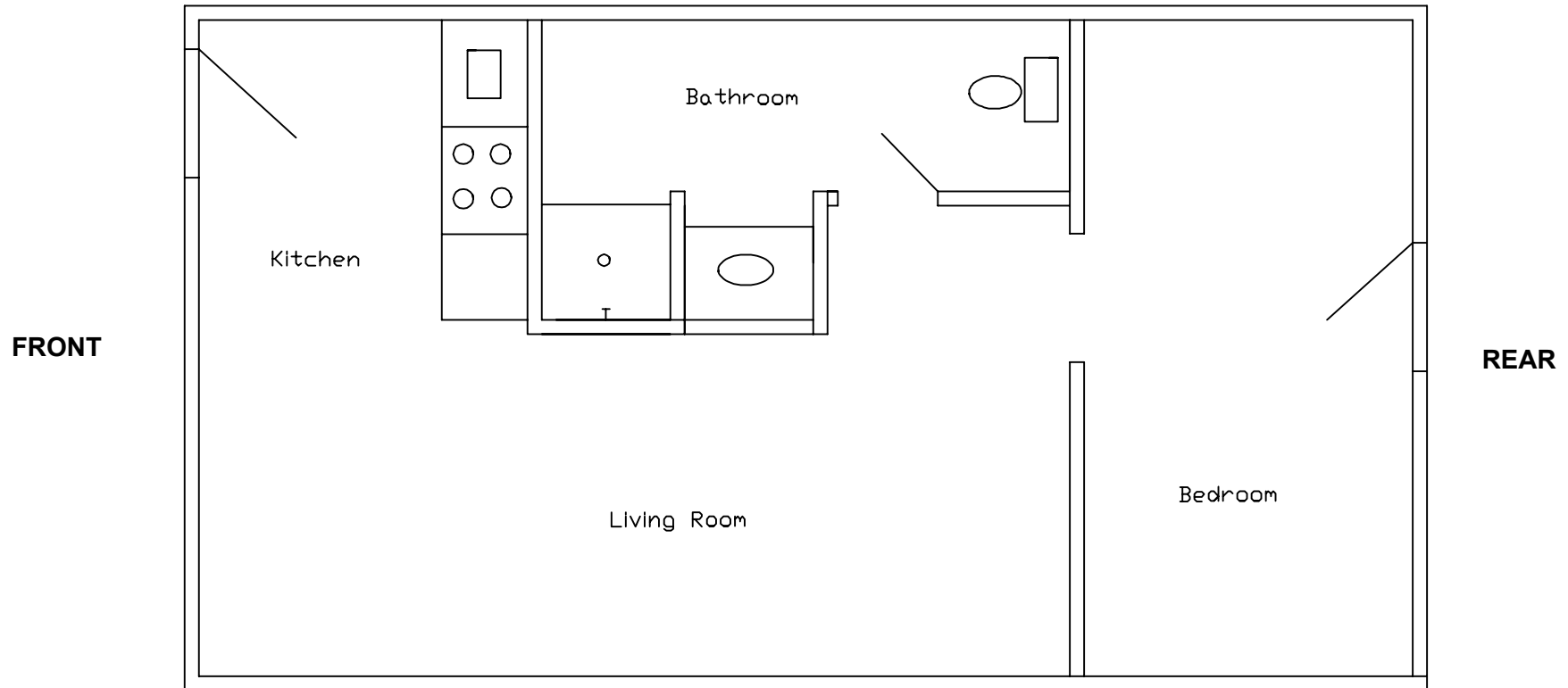


Figure 4. 205 S Park St house floor plan.

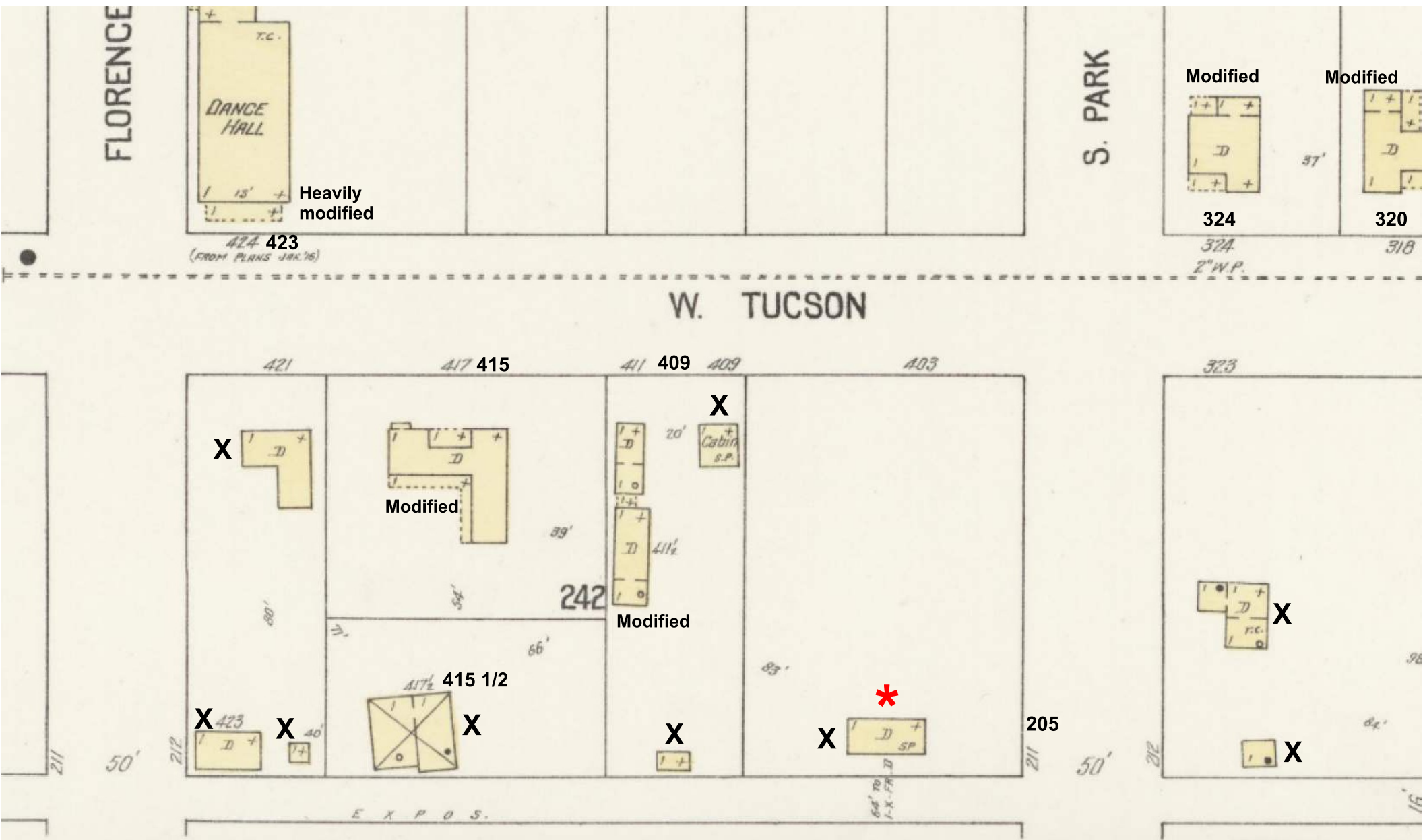


Figure 5. Flagstaff 1916 Sanborn Fire Insurance Map, cropped portion from Sheet 10 that includes an earlier dwelling at 205 S Park St and mostly gone (marked by X) or modified/heavily modified buildings surrounding it.

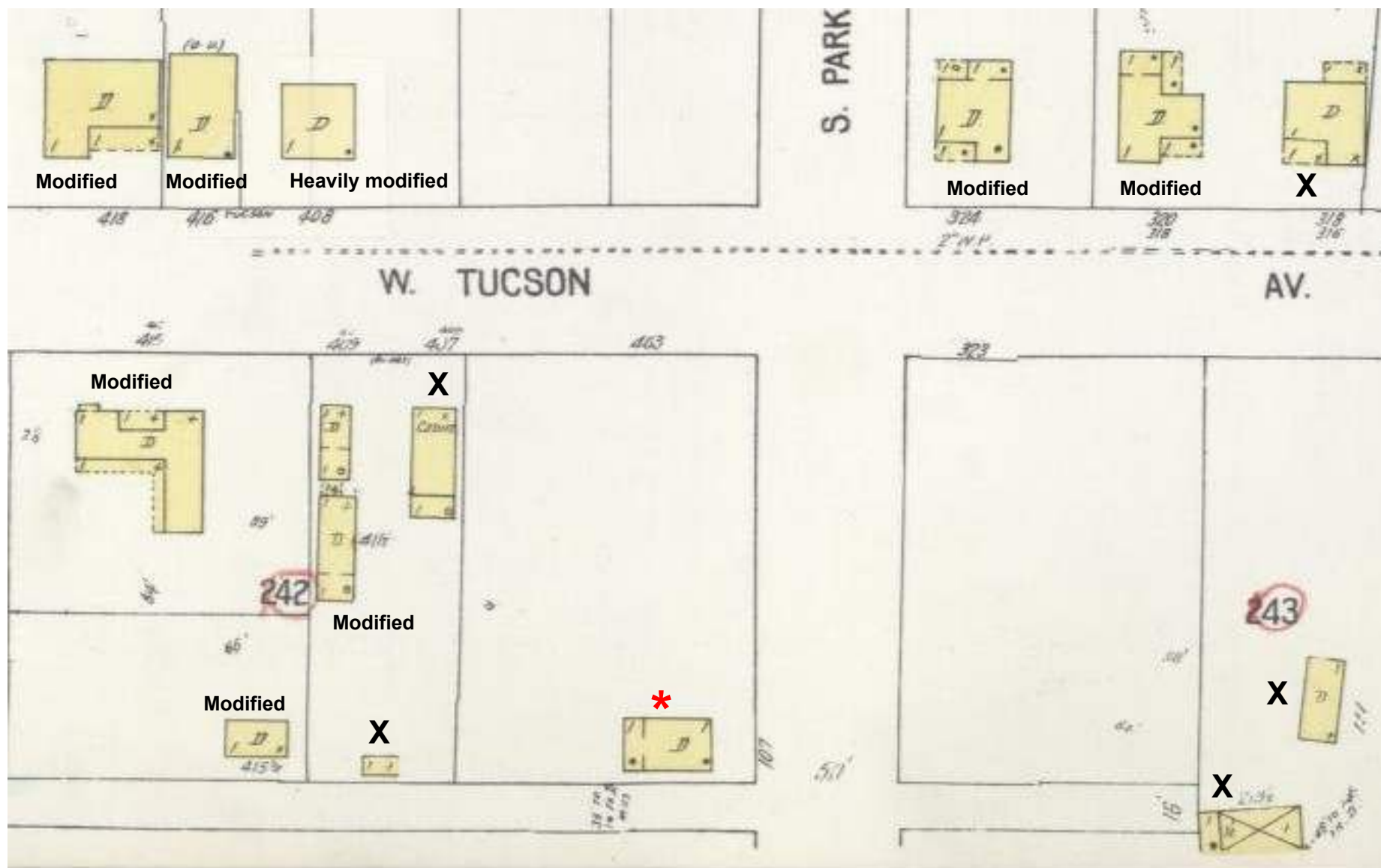


Figure 6. Flagstaff 1948 Sanborn Fire Insurance Map, cropped portion from Sheet 10 that includes subject dwelling at 205 S Park St and gone (marked by X) or modified/heavily modified buildings surrounding it.

**APPENDIX B**

**205 S PARK STREET HISTORIC PROPERTY INVENTORY FORMS**

# SOUTHSIDE/OLD TOWN HISTORIC BUILDING SURVEY

<b>IDENTIFICATION</b>		COUNTY: Coconino	SURVEY SITE: 252
HISTORIC NAME:	House	USGS QUAD:	Flagstaff West
ADDRESS:	205 S. Park	T 21N R 7E S 16	1/4 SE
CITY/TOWN:	Flagstaff, Arizona	UTM	N/A
TAX PARCEL NUMBER:	100-37-01? 103-06-?	BUILDING TYPE:	House
OWNER:	100-37-06?	STYLE:	Bungalow
OWNER ADDRESS:		CONSTRUCTION DATE:	1916-1926
		ARCHITECT/BUILDER:	Unknown
HISTORIC USE:	Residence	INTEGRITY:	Windows altered
PRESENT USE:	Residence	CONDITION:	Good
<b>DESCRIPTION</b>		WINDOWS:	Aluminum sliders
STORIES:	1	DIMENSIONS: L	28 W 18
STRUCTURAL MATERIAL:	Wood frame	DOORS/ENTRY:	Offset-wood, flush-late
FOUNDATION:	Concrete	PORCHES:	Gabled canopy w/knee braces
WALL SHEATHING:	Shiplap	STOREFRONTS:	N/A
ROOF TYPE:	Gable	NOTABLE INTERIOR:	Unknown
ROOF SHEATHING:	Asphalt shingles	OUTBUILDINGS:	None
EAVE TREATMENT:	Exposed rafters w/purlines	ALTERATIONS:	Windows replaced w/aluminum sliders
APPLIED ORNAMENT:	Rough sawn casings on windows		

PHOTO VIEW:	SW
PHOTOGRAPHER:	S. Wilcox
DATE:	June - August 1992

**SKETCH MAP**



**ADDITIONAL DESCRIPTION / ANALYSIS:**

Retains sufficient integrity to convey its historic identity.

**SIGNIFICANCE:**  ARCHITECTURE     COMMUNITY PLANNING     SOCIAL HISTORY

**HISTORIC ASSOCIATIONS:**

COMMUNITY PLANNING: Relates to the early 20<sup>th</sup> century development of the "Old Town" area of Flagstaff as a working class neighborhood of mostly New Mexican-born residents.

BACKGROUND: Built between 1916 and 1926.

**BIBLIOGRAPHY / SOURCES:**

Coconino County Recorders Office - tract books, maps

Flagstaff City Directory-1929, 1948

Sanborn Fire Insurance Maps, Flagstaff, Arizona. 1890, 1892, 1901, 1904, 1910, 1916, and 1943.

**SURVEYOR:**  RICHARDS     STEIN

WILCOX     WOODWARD

**SURVEY DATE:** July - August  
1992

**DATE FORM COMPLETED:** October  
1992

**LISTING ON OTHER SURVEYS:**

**NATIONAL REGISTER STATUS:**

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY UPDATE FORM

This form is used only to provide additional information about a property previously documented with a State of Arizona Historic Property Inventory Form and on file at the State Historic Preservation Office. A property within a proposed historic district being nominated to the National Register of Historic Places must have information no less than three years old at the time of submission.

Inventory No: FSS-252 Historic District (if applicable): City of Flagstaff Southside/Old Town
Address: 205 South Park City or Town: Flagstaff, AZ

HISTORIC SIGNIFICANCE Note any additional information concerning the property's significance since initial recordation.
Comments:

CONDITION

Describe the current structural condition of the property

- Good (well maintained) Fair (some problems apparent) Poor (major problems; imminent threat) Ruin/Uninhabitable

Comments:

INTEGRITY

Describe any modifications/alterations to the property not previously noted on the original Historic Property Inventory Form.

Windows replaced with aluminum sliders. Retains a high degree of integrity of design and materials to convey its historic identity.

PRIOR PROPERTY STATUS

- Listed individually Contributor Noncontributor Date Listed:
Determined eligible by Keeper of National Register (date:
Previously recommended eligible Previously recommended ineligible Date: October 1992

If property was previously determined ineligible, briefly state reason (age/integrity)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

- Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
More information needed to evaluate.

If status has changed, state reason:

PHOTOGRAPH

Direction of view: southwest

Update Form Completed By: M. McNulty

Date: September 28, 2007



**APPENDIX C**

**205 S PARK STREET / 405 W TUCSON AVENUE PROPERTY PHOTOGRAPHS**



Photos 1–2. 205 S Park St house in left background and facing 405/407 W Tucson Ave from N side of Tucson to SSW (*top*) and front/E and S façades to NW from Park St with 407 W Tucson in right background (*bottom*).



Photos 3–4. 205 S Park St front/E façade to W from Park St with 407 W Tucson outbuildings in right background (*top*) and N façade to S from 405 W Tucson lot with 215 S Park St house behind 205 S Park (*bottom*).



Photos 5–6. 205 S Park St interior wall showing modern dimensional lumber and sheetrock where ca. 2015 plumbing repair was made (top) and 205 S Park St location to NW showing new house construction with 407 W Tucson in background between two new structures and 407 W Tucson outbuilding in left background (bottom, also 123 S Park St house in far-right background).



Photos 7–8. 205 S Park St location to W showing new house construction on N side of alley and modified historic house 215 S Park to left (*top*) and two newer outbuildings to W of 205 S Park location on 407 W Tucson lot (*bottom*)



Photos 9–10. 205 S Park St location to SW showing modified historic house 215 S Park to left and modern multi-family complex in background (*top*) and 205 S Park St location to NW showing new house construction on N side of alley and modified historic house 215 S Park to left (*bottom*)



Photos 11–12. 205 S Park St location to NE showing new construction, outbuilding, and 407 W Tucson in left background (*top*) and 409 W Tucson Ave to NW showing S end of modified historic house and 407 W Tucson in right background (*bottom*)



Photos 13–14. 415 W Tucson Ave rear house to NE from alley with fencing of 205 S Park St location in left background (*top*) and overview from middle of Park St to N showing 205 S Park St/405 W Tucson Ave lot and, left to right, 123 S Park, 324 W Tucson, 318 W Tucson in background on N side of W Tucson (*bottom*).



Photos 15–16. Overview to SW of new construction on 405 W Tucson Ave lot flanked by 407 W Tucson house to right and 215 S Park St house to left (*top*) and overview to S from middle of S Park and W Tucson junction with end of S Park in middle background (*bottom*).



Photos 17–18. Overview to S of new construction on 405 W Tucson Ave lot flanked by later historic 407 W Tucson house to right (*top*) and overview to N from middle of S Park to W Tucson junction with later historic 123 S Park to left and modified historic 324 W Tucson to right (*bottom*)

**Heritage Preservation Commission**

7. A.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** Conservation Considerations for "Two Spot" Logging Train

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**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

Presentation on Conservation Considerations for the "Two Spot" Logging Train by City staff members Jana Weldon, Beautification (Arts & Sciences Program Manager), Cory Woodall (Collections, Beautification, and Public Art Project Administrator), and Lauren Clementino (Heritage Preservation Officer) followed by discussion. Staff were requested to consider replacing the prop logs on the log carrier car as well as altering the engine's numbering to reflect the "Two Spot" nickname. The presentation will include historic background, previous treatments, current condition, and proposed treatment options for Heritage Preservation Commission comment.

**Policy Impact:**

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**Attachments**

Presentation

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# Conservation Considerations for “Two Spot” Logging Train

# Overview of Presentation

- Historic Background
- National Register of Historic Places
- Municipal History
- Previous Treatments
- Current Condition and Suggestions

# Historic Background

Baldwin Locomotive No. 25 was built in 1911 in Pennsylvania and acquired by the Arizona Lumber and Timber Company (AL&T) in 1917 where it served the local lumber industry.

- AL&T used the engine continually until 1941, when it was leased to Saginaw & Manistee Lumber Company
- Southwest Lumber Mills took control of the AL&T and Saginaw's lease beginning in 1952
- Southwest Lumber and its successor, Southwest Forest Industries/ The Stone Forest Company continued to operate the train until its retirement in 1966 (the company folded in 1993.)

The train is significant as it is one of two local logging trains to survive the scrap needs of World War II and all of its service remained in the Flagstaff region.

According to stories, the number 25 on the train became a two, with a worn spot where the five was scoured off due to water bags hung from the windows by the train crew.



# Historic Background

- The tender attached to the locomotive is not original but is of historic vintage; Brown of *The Stone Forest Company* replaced it with a slope-back "switcher" tender that gave the brakeman greater visibility.
- The age of the log carrier is not known. From at least 1966 to the present, the car has been attached to locomotive



Slope-back "switcher"

# National Register of Historic Places

- The “Two Spot” Logging Train (Baldwin Locomotive #35938), which includes the locomotive, the tender car, and the log carrier car, was added to the National register of Historic Places on September 14, 1999.
- The registration paperwork contains exhaustive detail of the history of the train until that date.



<https://npgallery.nps.gov/GetAsset/08421c20-9c3f-40ab-8fdf-97e799d66794/>

# Municipal History

- A group of residents, led by Malcomb Mackey, raised funds to purchase and restore the train and its tender
- Acquired by City in 1995 for about \$45,000.\*



\*[https://azdailysun.com/flagstaffs-iconic-50-two-spot-mark-of-flagstaff-logging-days/article\\_8cad3f91-bd42-5722-a2c5-c882f6359f5b.html](https://azdailysun.com/flagstaffs-iconic-50-two-spot-mark-of-flagstaff-logging-days/article_8cad3f91-bd42-5722-a2c5-c882f6359f5b.html)

# Previous Treatments

- New firebox installed in 1950
- According to Vernon J. Glover (1967), circa 1951 Saginaw & Manistee renumbered the engine as "2," the number it retained under subsequent Southwest Lumber and Southwest Forest ownership. **The engine has since been repainted with its original AL&T roster number of "25."** \*
- Lauren Clementino's research shows that the Two Spot Logging Train had already undergone restoration prior to the City acquiring it in 1995.



\*National Register of Historic Places

# Lead paint and asbestos

- In January 1999, Spray Systems Environmental scraped peeling lead-based paint from the cab and removed reachable asbestos
  - Asbestos does remain but is inaccessible and should remain undisturbed
- 2003, Spray Systems Environmental performed a full lead-based paint abatement and repainted the train engine and tender car for \$29,500.



# 2009 Treatment – Painting and minor repairs\*

- The purpose of this treatment “is primarily to stabilize the historic “Two Spot” Logging Train, **to halt the deterioration process to the greatest possible degree**, and to "buy time" until a preservation process can be initiated. Secondly, the work of this project will restore the current general appearance so that **the train remains attractive and remains a valued feature within the downtown of Flagstaff.**
- “The logos and identifying signage were painted on at the time of the last overall painting project. They appear to be recreations from historic photographs.”
- Log carrier was not painted.

\*Report from Karl Eberhard Historic Preservation Officer, City of Flagstaff

# Current Condition – Lumber

- Lumber is decaying
- Suggestion: Replace the decaying logs with new timber



# Replacing lumber with treated logs

- Pros: Strong visual link to the historic function of the train; treating the logs will help slow decay.
- Cons: Weight of logs burdens the structural integrity of the logging car, reducing its longevity. Logs will eventually need to be replaced in the future.

**Alternate:** Replace with fewer logs to reduce weight



# Current Condition – Number “25”

- Original 1911 “25”, as part of earlier restoration efforts, remains.
- Suggestion: Remove the “5” to reflect the history of “Two-Spot”



# Removing the “5”

- Pros: Visually reflects the utilitarian wear and tear of the train over the years.
- Cons: Mimicking the “rubbing out” of the 5 would damage the restoration effort; painting over the 5 could result in a poor color match and is not historically accurate.

# Suggestion: Hang water bags from train window to illustrate how Two-Spot got its name

- Pros: Strong visual educational impact
- Cons: Exposed to the elements, these props could rub against the train and cause damage. Sourcing historically accurate water carriers would need to be researched.



Alternate Suggestion: If historic water bags can be found, hang water bags from train window to illustrate how Two-Spot got its name **at special events only**

# Discussion:



1. Lumber in Log Carrier
2. Removing “5”
3. Placement of Water Bags

**Heritage Preservation Commission**

7. B.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** Training on Review Process for Development in a Historic Overlay Zone

---

**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

Training presentation and discussion on the process for review of development involving a landmark property or in a historic overlay zone following [Heritage Preservation Code 10-30.30.060: Development of a Landmark Property and Property within a Historic Overlay Zone](#). Training will be presented by City staff members Lauren Clementino, Heritage Preservation Officer, and Sara Dechter, Comprehensive and Neighborhood Planning Manager, and Arianna Urban, Certified Local Government Coordinator with the Arizona State Historic Preservation Office.

**Policy Impact:**

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**Attachments**

Presentation

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# Review Process for Development in a Historic Overlay Zone

HERITAGE PRESERVATION COMMISSION TRAINING

SEPTEMBER 2025



# Flagstaff Zoning Code 10-30.30 Heritage Preservation

- A local ordinance that covers potential historic resources and archeological resources that may be affected by development within the City
- A requirement of our Certified Local Government (CLG) Agreement with the State Historic Preservation Office



# Flagstaff Zoning Code 10-30.30 Heritage Preservation

- Legal basis for the Commission's and the Heritage Preservation Officer's authority
- The Commission has quasi-judicial authority and is not only advisory



# What's in 10-30.30?

10-30.30.010 Purpose

10-30.30.020 Applicability

10-30.30.030 General Provisions

10-30.30.040 Designation of Landmark  
Properties or Historic Overlay Zones

10-30.30.050 Cultural Resources

10-30.30.060 Development of a Landmark Property and  
Property within a Historic Overlay Zone

10-30.30.070 Violations and Enforcement

10-30.30.080 Appeals



# What is Development?

## Common Types of Applications

- **Building Permit:** The permit required for new construction and additions pursuant to the City Code.
- **Sign Permit:** The structure and location permit required for the placement and installation of either a temporary or permanent sign.
- **Concept Plan:** A generalized plan that conceptually illustrates a development proposal, including the identification of proposed land uses, land use intensity, circulation, and common space/sensitive areas.
- **Site Plan:** A graphic depiction of features on a site such as existing and proposed structures, paved areas, ingress/egress points, and landscaped areas. Submitted after approved Concept Plan.



# Two Review Paths

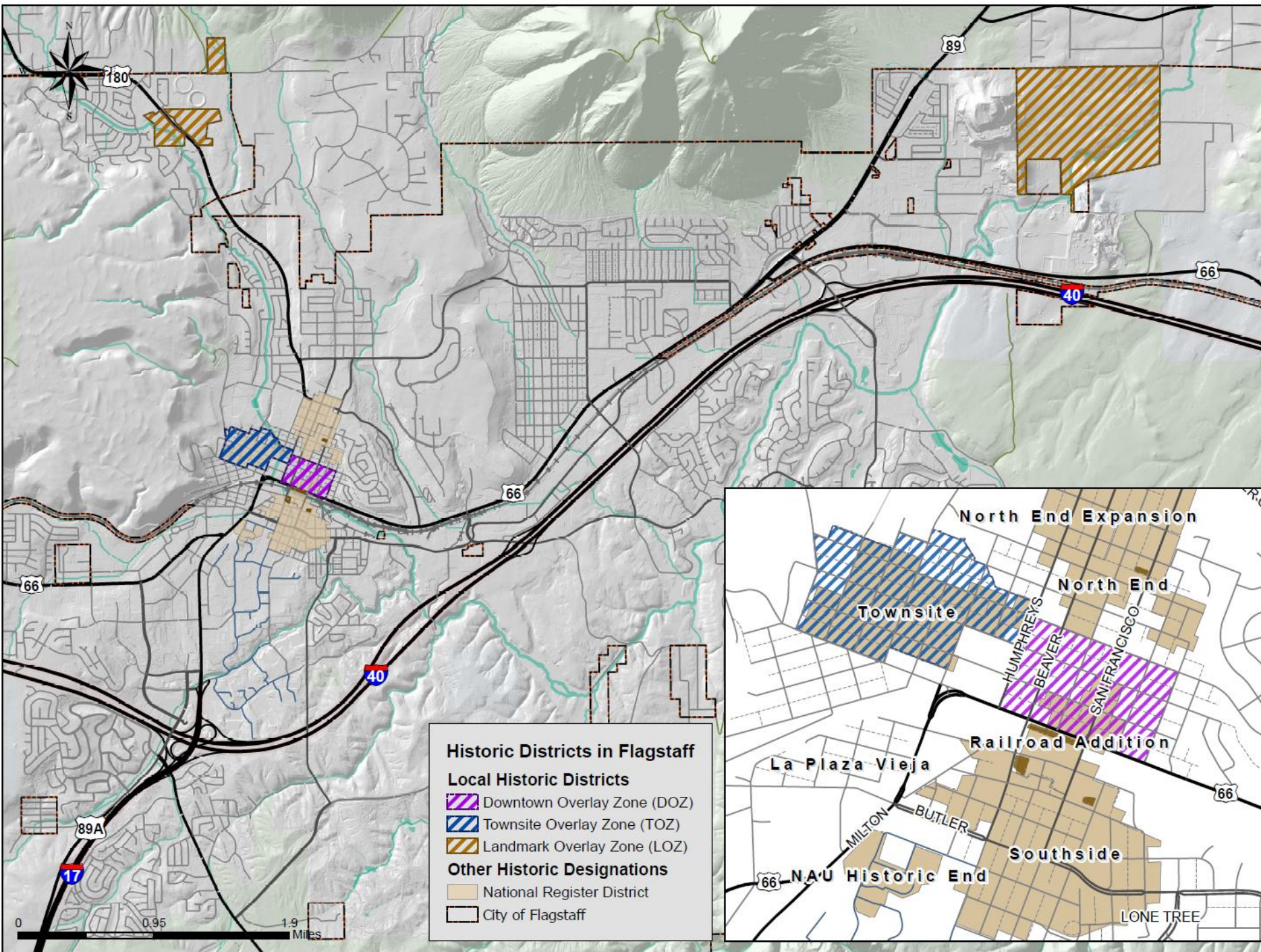


**Does it involve listed properties, undeveloped land, or structures over 50 years old?**

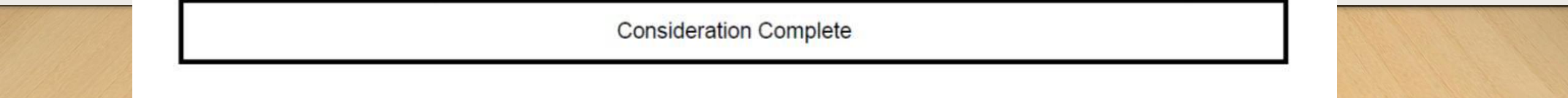
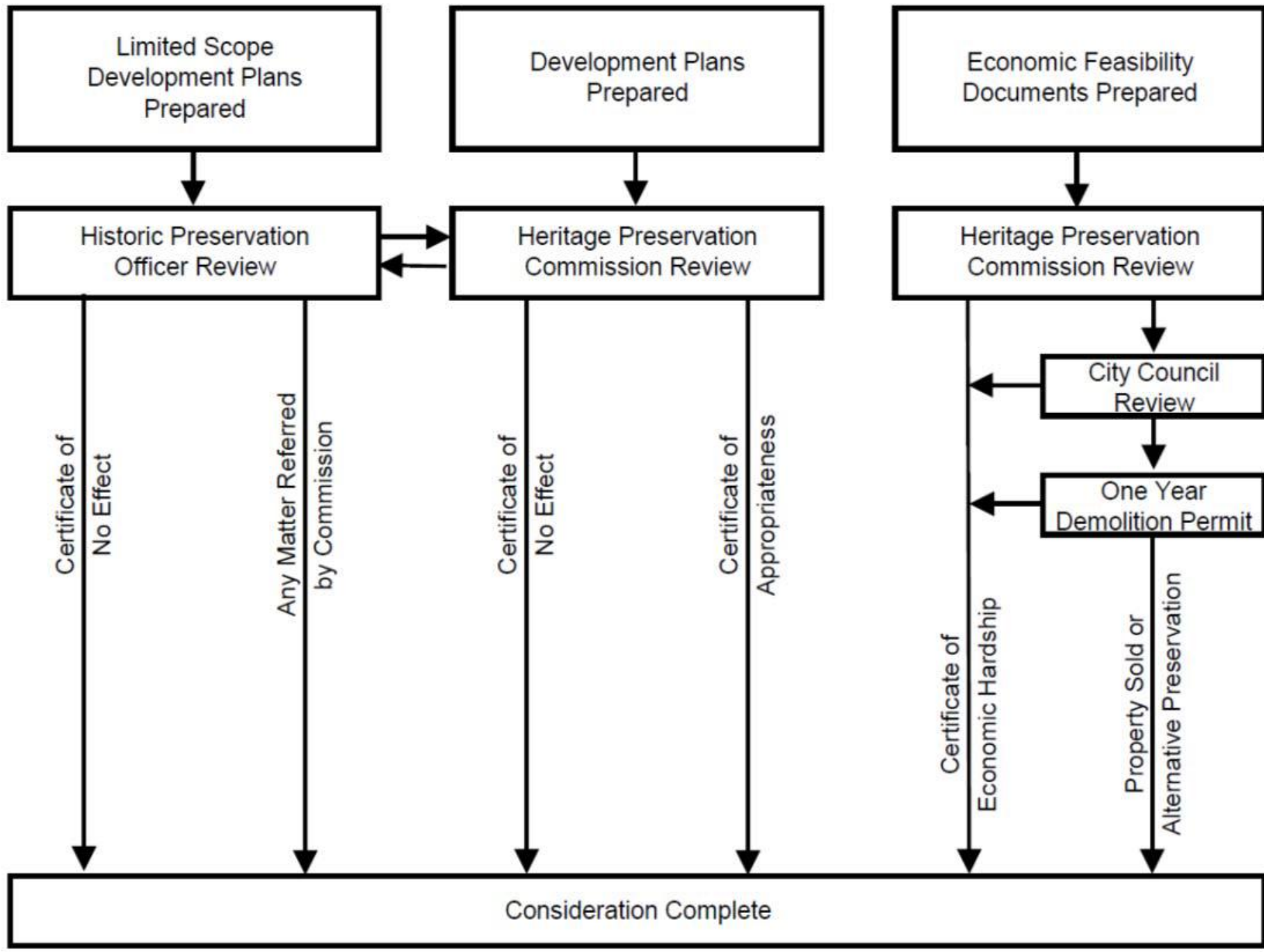
Follows 10-30.30.050: Cultural Resources process

**Is it in the Downtown, Townsite, or Landmark Overlay?**

Also follows 10-30.30.060: Development of a Landmark Property and Property within a Historic Overlay Zone process



# Map of Overlay Districts





# Certificate of No Effect

## Applicability

This approval is appropriate if the proposed work is compatible with the historic or archaeological character of a cultural resource, such that there will be no major impact on the resource, thereby not diminishing, eliminating, or adversely affecting the significance or integrity of the resource.



# Certificate of No Effect

## Criteria for Approval

- a. The proposed work is consistent with the purpose and intent of this division;
- b. The proposed work is compatible with its context:
  - (1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;
  - (2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;
- c. The cultural resources associated with the proposed work have been sufficiently identified and evaluated;
- d. There are no major impacts to any on-site cultural resources; and
- e. The proposed work is consistent with applicable development standards and design guidelines.



# Certificate of No Effect

## Examples

Minor work that has a limited impact in relation to the total cultural resource, including:

- (1) Conforming signs excluding comprehensive sign programs;
- (2) A remodel, addition, deck or porch that does not expand the floor area or any outdoor activity area by more than 10 percent or 200 square feet;
- (3) An accessory structure that is not more than the lesser of 10 percent of the main building's footprint or 400 square feet;
- (4) Minor alterations such as storefront windows or doors, other fenestration, awnings, shutters, gutters, porch rails, accessible features and facilities, paint colors, lighting, roofing, fencing, retaining walls, walkways, driveways or landscaping;
- (5) Demolition or removal of inappropriate features that are non-original, including additions, accessory structures and structures that are not cultural resources; and
- (6) Modifications to support systems (mechanical, electrical, satellite dishes and so forth), that are properly sited and screened.



# Certificate of Appropriateness

## Applicability

This approval is appropriate if the proposed work alters a cultural resource, but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource.



# Certificate of Appropriateness

## Criteria for Approval

- a. The proposed work is consistent with the purpose and intent of this division;
- b. The proposed work is compatible with its context:
  - (1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;
  - (2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;
- c. The cultural resources associated with the proposed work have been sufficiently identified and evaluated;
- d. Major impacts on cultural resources are sufficiently mitigated; and
- e. The proposed work is consistent with applicable development standards and design guidelines.



# Certificate of Appropriateness

## Examples

- New ADU or garage
- New infill building
- Exterior remodel or addition
- Storefront alterations
- Other projects that conform to the established design standards for the overlay and sufficiently mitigate all major impacts





# Certificate of Economic Hardship

## Applicability

This approval is appropriate if the proposed work, including demolition and appropriate mitigation measures, will deprive the property owner of reasonable use of or a reasonable economic return on the property; or, will result in a substantial reduction in the economic value of the property; or, will result in a substantial economic burden on the property owner because the property owner cannot reasonably maintain the property in its current form.



# Certificate of Economic Hardship

## Criteria for Approval

- a. The cultural resources associated with the proposed work have been sufficiently identified and evaluated;
- b. An economic hardship exists (a lack of reasonable use or return, a substantial reduction in the value, or a substantial burden);
- c. Preservation is economically infeasible;
- d. The economic hardship is not a self-created hardship;
- e. Alternative development has been fully explored; and
- f. Alternative financing has been fully explored.



# Certificate of Economic Hardship

## Examples

- Only Flagstaff example: inappropriate, unpermitted window replacements that were cost prohibitive to restore
- Example from Phoenix: Phoenix Laundry and Dry Cleaning





# Temporary Delay of Demolition

If a certificate of economic hardship is denied by the Heritage Preservation Commission, no demolition shall be permitted for a period of one year from the date of the public meeting when the request was denied. During the temporary delay period, the applicant shall consult in good faith with the Heritage Preservation Commission, State and local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in the preservation or sale of the property. The property owner shall advertise the property for sale at a fair market value based on appraisals. Following the temporary delay period, if no other plan demonstrates a reasonable alternative and no purchaser has been found, the proposed demolition will be allowed, subject to the issuance of the appropriate permit by the Building Official.



# Temporary Delay of Demolition



## Examples

- No Flagstaff examples
- Example from Phoenix: Mystery Castle





# What are Major Impacts?

- a. Physical destruction or damage to all or part of the resource;
- b. Alteration to all or part of the resource that is not consistent with applicable standards and guidelines;
- c. Relocation or isolation of the cultural resource from its setting;
- d. Excessive replacement of original materials;
- e. Alteration of the character of the cultural resource's setting;
- f. Introduction of visual, audible, or atmospheric elements that are out of character with the cultural resource or its setting; or
- g. Neglect of a cultural resource resulting in its deterioration or destruction.



# How can they be mitigated?

## Order of Preferred Mitigation for Major Impacts

- (1) Avoidance of significant cultural resources or impacts by not taking a certain action or parts of an action;
- (2) Preservation of cultural resources in place;
- (3) Minimizing major impacts by limiting the degree or magnitude of the action and its implementation;
- (4) Allow other parties to acquire cultural resources, cultural resource sites, or conservation easements;
- (5) Data recovery.



# Appeals



## 10-30.30.080

Any person, firm, or corporation aggrieved by a decision of the Historic Preservation Officer or the Heritage Preservation Commission in interpreting, applying, or enforcing this division may file an appeal in accordance with the appeal provisions established in Section [10-20.80.030](#), Appeals of Permits and Other Approvals.



# Appeals



## 10-20.80.030 Appeals

The appeal shall be filed with the City Clerk within 10 days.

The appeal shall be accompanied by a non-refundable filing fee.

Once an appeal is filed by an aggrieved person, any action on the associated development is suspended until the appeal is processed and a final decision is rendered by the applicable review authority unless otherwise specified in this Zoning Code.

### Planning Permits and Approvals:

Certificate of Appropriateness	<a href="#">10-30.30.060</a>	HPO – Recommend	Heritage Preservation – Decision	Council – Appeal
Certificate of Economic Hardship	<a href="#">10-30.30.060</a>	HPO – Recommend	Heritage Preservation – Decision	Council – Appeal
Certificate of No Effect	<a href="#">10-30.30.060</a>	HPO – Recommend	Heritage Preservation – Decision	Council – Appeal
Conditional Use Permits	<a href="#">10-20.40.050</a>	Director – Recommend	Planning – Decision	Council – Appeal
Cultural Resource Studies (Letter Reports)	<a href="#">10-30.30.050</a>	HPO – Decision	Heritage Preservation – Appeal	Council – Appeal

**Heritage Preservation Commission**

7. C.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** Historic Signs and Facades Grant Tracking - September 2025 Update

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**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

No updates since August 2025.

**Policy Impact:**

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**Attachments**

HSFG Tracking September 2025

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## HSFG Grants July 2025 - June 2026

Address	Property Owner(s)/Applicant	Grant Amount (\$)	Grant Level	HPC Meeting Award Date	Grant Expiration Date	Status
601 W Cherry Avenue	Erik Schiefer-Stan & Amanda Schiefer-Stan	\$10,000	Level 1	Apr-24	Apr-26	Permits issued
123 S Beaver Street	David Tomich and Jeff Newman - Flagstaff Christian Fellowship	\$10,000	Level 1	Jul-25	Jul-26	Permits issued
104 E Route 66	Jonathan Warshaw/Bob Harris	\$10,000	Level 1	Nov-24	Nov-25	Inspection complete
FY26 Funding		\$160,000				
Available funds		\$130,000				

**Heritage Preservation Commission**

8. A. 1.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** 100 W. Birch Ave. Certificate of No Effect

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**PROPERTY INFO:**

**Permit Number(s):** PZ-25-00166, CC-25-00762

**Address:** 100 W. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** August 22, 2025

**FINDINGS:**

The Certificate of No Effect application for a sign installation was reviewed and approved by the Heritage Preservation Officer.

**INFORMATION:**

This property is located within the Downtown Historic Overlay Zone and subject to its design guidelines for signs. It is outside the boundaries of the Railroad Addition Historic District. The proposed sign plans were determined to conform to the design guidelines and meet the criteria for a Certificate of No Effect.

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**Attachments**

Certificate of No Effect Application

Proposed Signage

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# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

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

www.flagstaff.az.gov

**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> JPMorgan Chase Bank, N.A.		<b>Title</b> JPMorgan Chase Bank, N.A.		<b>Phone</b> 419-631-9762	
				<b>Email</b> tiffani.leibrand@chase.com	
<b>Mailing Address</b> 1111 Polaris Parkway Columbus, OH 43240				<b>City, State, Zip</b> Columbus, OH 43240	
<b>Applicant</b> Michael Donada		<b>Title</b> Manager		<b>Phone</b> 480-283-3496	
				<b>Email</b> mdonada@gracesg.com	
<b>Mailing Address</b> 21640 N 19 <sup>th</sup> Ave Phoenix, AZ 85027				<b>City, State, Zip</b> Phoenix, AZ 85027	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) JPMorgan Chase Bank, N.A					
<b>Site Address</b> 100 W Birch Ave Flagstaff, AZ 86001				<b>City, State, Zip</b> Flagstaff, AZ 86001	
<b>Project Name</b> Flagstaff Downtown					
<b>Parcel Number(s)</b> 10010001C			<b>Zoning District(s), including Overlays</b> District 1		
<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: <u>N/A</u> )			
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in a National Register Historic District? (Name: <u>N/A</u> )			
		<input type="checkbox"/> Yes <input checked="" 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>N/A</u> )			
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application?			
		<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)			
		<input 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> <i>Tiffani Leibrand</i>		<b>Date:</b> 7.28.2025		<b>Applicant Signature:</b> <i>Michael Donada</i>	
Tiffani Leibrand VP of JPMorgan Chase Bank N.A.				06/20/25	
<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)



# City of Flagstaff Community Development Division

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[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

**HPC-C**

## **Project Description**

Chase Bank would like to upgrade their two exterior building wall signs. The current signs are old, faded and falling apart. They would like to install new non-illuminated aluminum backer painted Satin Enamel MP-19891 CHASE Nickel. The "CHASE" being aluminum painted Semi-gloss Enamel finish Matthews MP-33800 white flat cutout letters. The octagon logo is painted Semi-gloss Enamel Matthews MP-00366 Chase blue flat cutout aluminum. The sign design, materials and colors are consistent with JP Morgan Chase National Sign Branding Standards.

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

The sign adheres to all City of Flagstaff Sign Code, Heritage Preservation and to the Design Handbook for Downtown Flagstaff.

Insert additional pages if necessary



# City of Flagstaff

# Community Development Division

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## Summary Statement of Significance:

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

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

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

Original Construction Date:   N/A  

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

  N/A    
\_\_\_\_\_  
\_\_\_\_\_

Describe the Significance of the Resource (In terms of A. or B., and C., above):

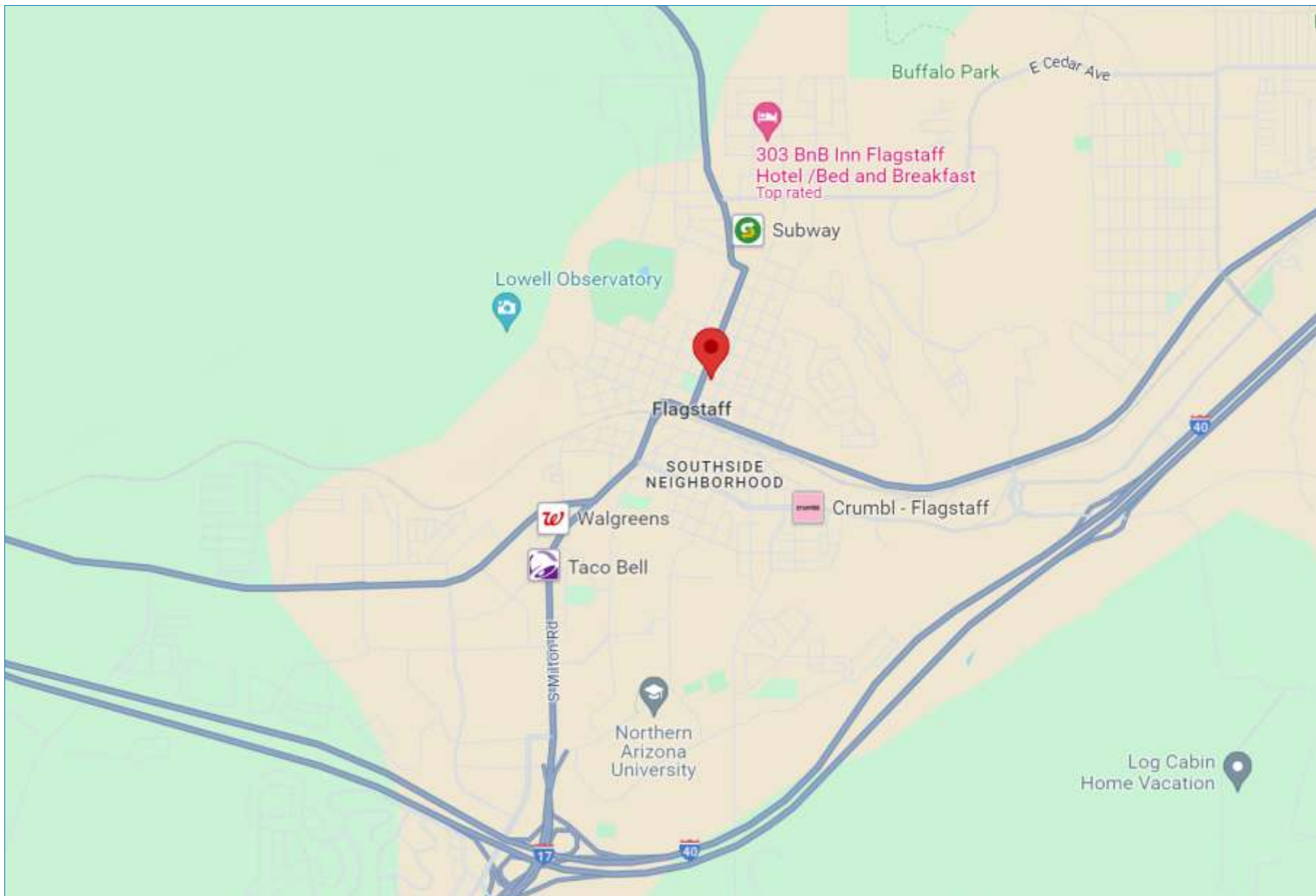
  N/A    
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Source(s) of Information Used:

  N/A    
\_\_\_\_\_

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

  Chase Brand Integrity    
\_\_\_\_\_



DND: 840  
GREDL: 510027  
Site Name: Flagstaff Downtown  
PROJ #: 48600R022635

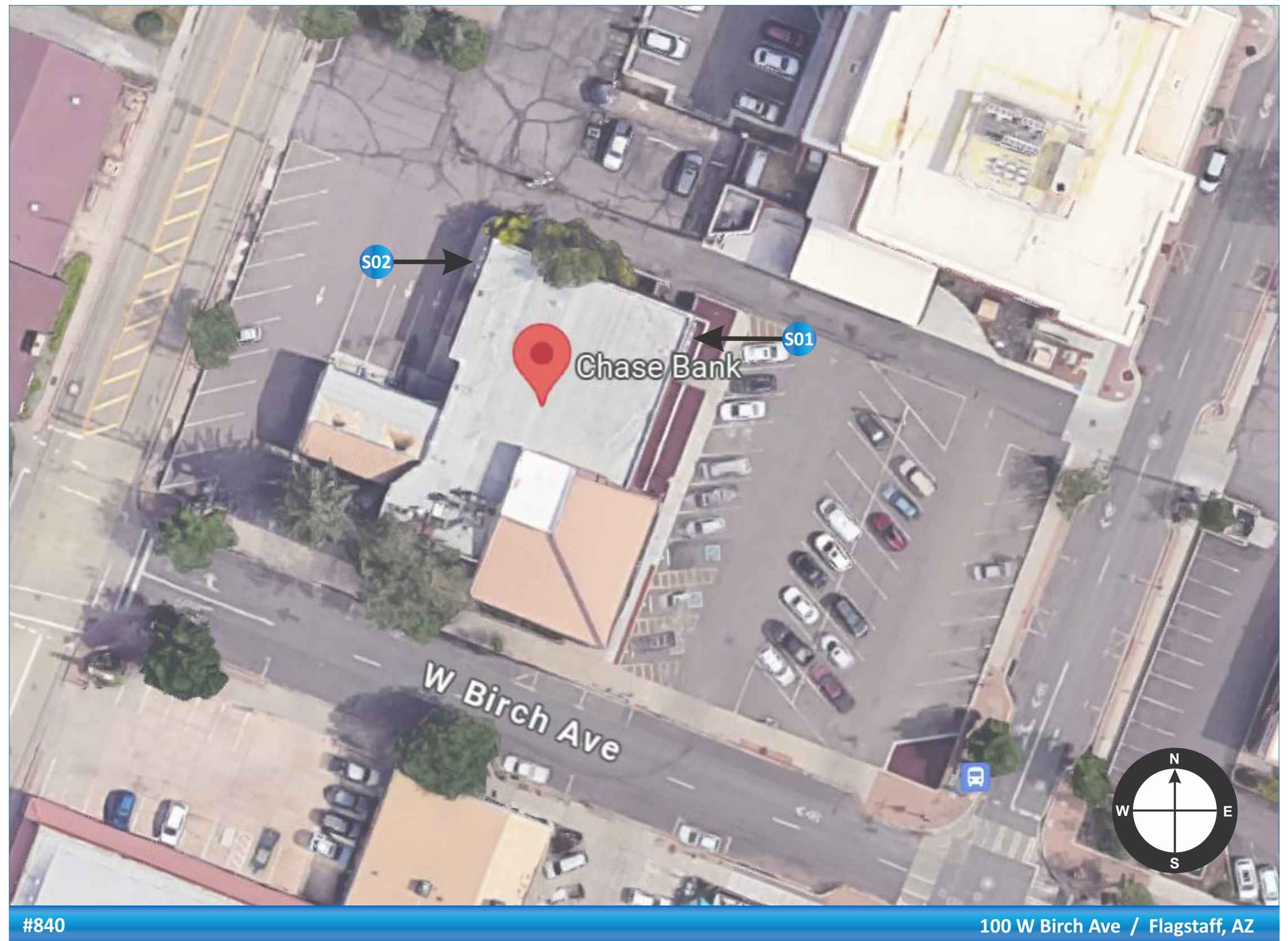
100 W Birch Ave  
Flagstaff, AZ 86001

SO Number: 212725  
Created: 01/23/2025  
Revised: --/--/----



# SITE PLAN

- S01** Asset #1 - Remove existing Wooden sand Blasted Sign, replace with new LNIC-WBO-20 Letterset on Flanged Aluminum Background Panel.
- S02** Asset #2 - Remove existing Wooden sand Blasted Sign, replace with new LNIC-WBO-20 Letterset on Flanged Aluminum Background Panel.



#840

100 W Birch Ave / Flagstaff, AZ



National Headquarters: 1077 West Blue Heron Blvd.  
 West Palm Beach, Florida 33404  
 800.772.7932  
 www.atlasbtw.com

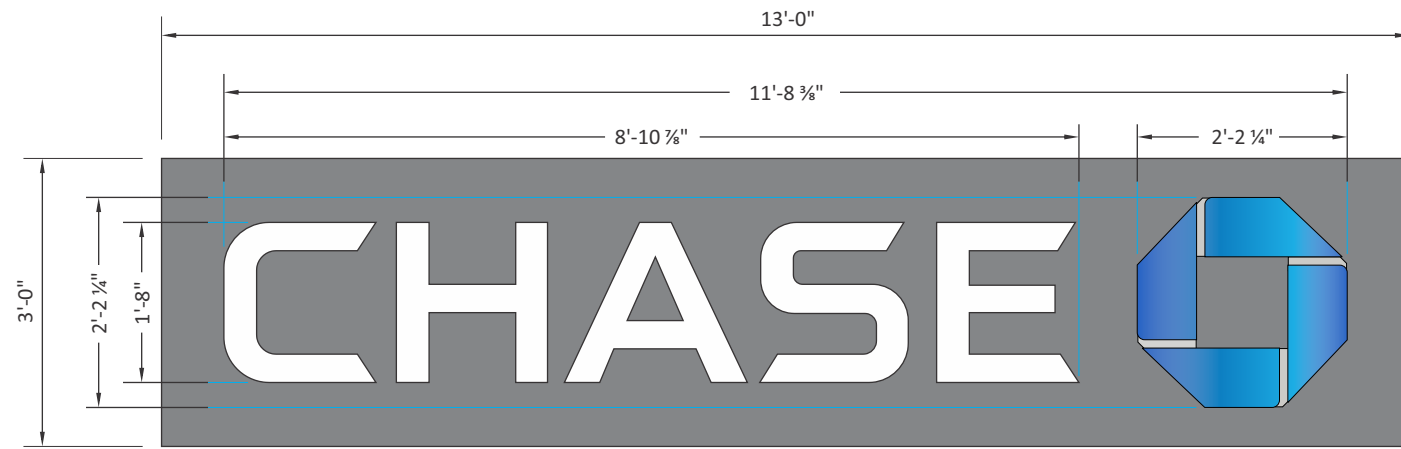
Revisions:	
...	...
...	...
...	...
...	...
...	...

#840	PM: Susan W.	Address: 100 W Birch Ave
<b>SITE</b>	Drawn By: ASC	City State: Flagstaff, AZ
	Date: 01/23/2025	Drawing #: 212725
		Page #: 2

# LNIC-WBO-20 on Flanged Background Panel

Pin Mounted FCO Letters/Octagon on Background Panel


25.61 Square Feet Letterset



Scale: 1/2" = 1'

## LETTERS - General Specifications

- Non-Illuminated aluminum FCO letters with painted faces and returns.
- Letters to pin mount to existing monument with 3/8" dia. threaded rod and aluminum nut welded to backer.


 **Aluminum Letter Returns:** Semi-Gloss Enamel Painted Finish Matthews MP-00366 Chase Blue

 **Aluminum Letter Faces:** Semi-Gloss Enamel Painted Finish Matthews MP-33800 White


 **Background Panel:** Satin Enamel Painted Finished to match Dark Nickel

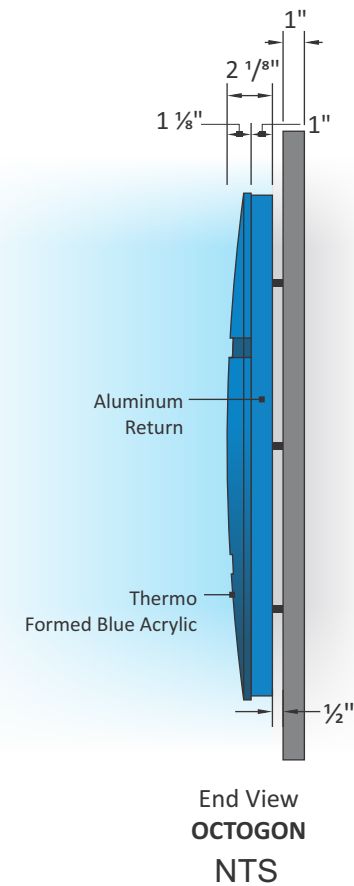
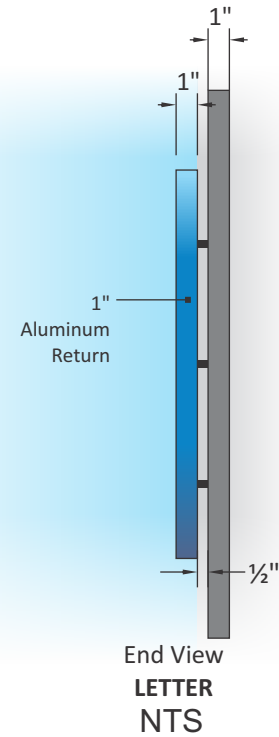
## OCTAGON - General Specifications

- Non-Illuminated dimensional FCO octagon with translucent blue thermo-formed segments acrylic chemically bonded to .063" aluminum backer.
- Octagon cabinet constructed of aluminum (.063 back, .090 x 3/4" x 1-1/2" formed alum return angle
- Return finished in silver enamel, backer finished to match fascia
- Letters to pin mount to existing monument with 3/8" dia. threaded rod and aluminum nut welded to backer.

 **Translucent Formed Segments:** .125" Thermo-formed blue acrylic adhered to 1/8" clear acrylic segment face backer

 **Aluminum Return:** Semi-Gloss Enamel Painted Finish Matthews MP-00366 Chase Blue

 **Aluminum Backer (between segments):** Satin Enamel Painted Finished to match MP-19891 CHASE Nickel



EXISTING CONDITION



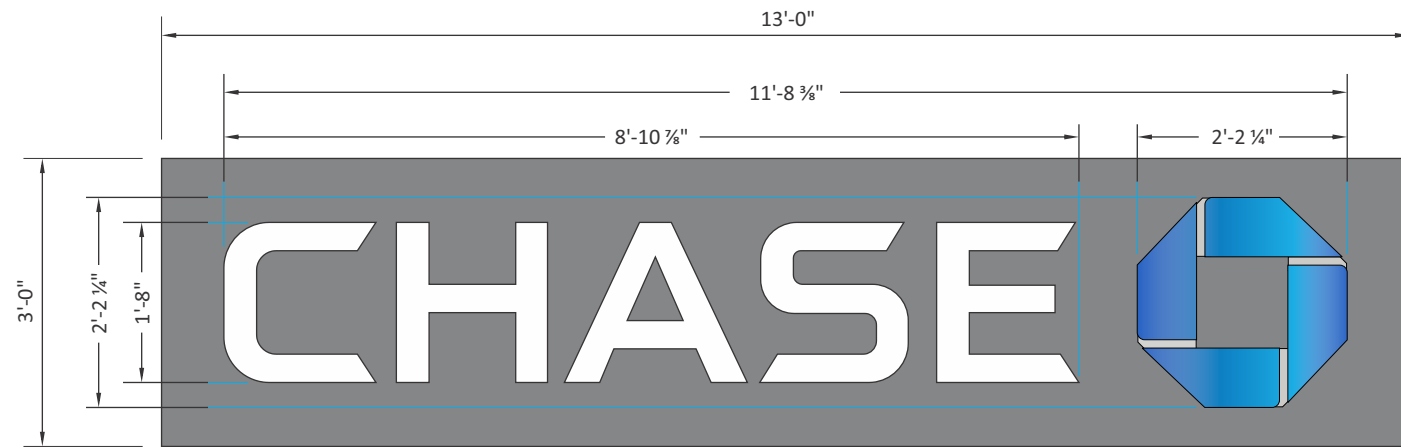
PROPOSED

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# LNIC-WBO-20 on Flanged Background Panel

Pin Mounted FCO Letters/Octagon on Background Panel


25.61 Square Feet Letterset



Scale: 1/2" = 1'

## LETTERS - General Specifications

- Non-Illuminated aluminum FCO letters with painted faces and returns.
- Letters to pin mount to existing monument with 3/8" dia. threaded rod and aluminum nut welded to backer.


 **Aluminum Letter Returns:** Semi-Gloss Enamel Painted Finish Matthews MP-00366 Chase Blue


 **Aluminum Letter Faces:** Semi-Gloss Enamel Painted Finish Matthews MP-33800 White


 **Background Panel:** Satin Enamel Painted Finished to match Dark Nickel

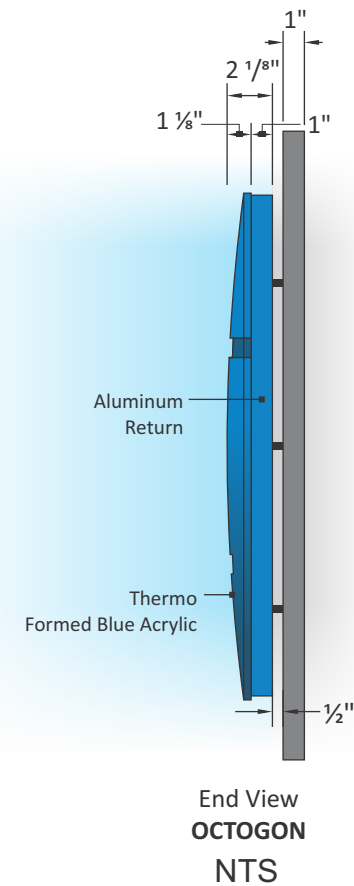
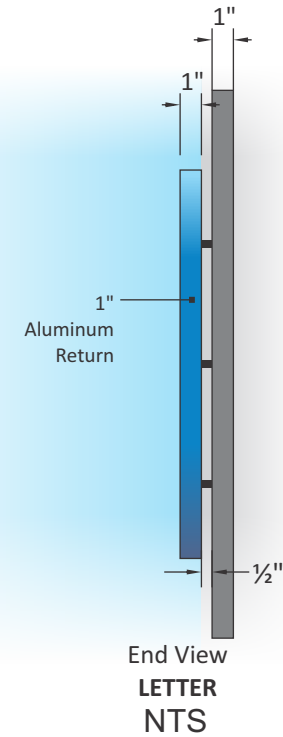
## OCTAGON - General Specifications

- Non-Illuminated dimensional FCO octagon with translucent blue thermo-formed segments acrylic chemically bonded to .063" aluminum backer.
- Octagon cabinet constructed of aluminum (.063 back, .090 x 3/4" x 1-1/2" formed alum return angle
- Return finished in silver enamel, backer finished to match fascia
- Letters to pin mount to existing monument with 3/8" dia. threaded rod and aluminum nut welded to backer.

 **Translucent Formed Segments:** .125" Thermo-formed blue acrylic adhered to 1/8" clear acrylic segment face backer

 **Aluminum Return:** Semi-Gloss Enamel Painted Finish Matthews MP-00366 Chase Blue

 **Aluminum Backer (between segments):** Satin Enamel Painted Finished to match MP-19891 CHASE Nickel



EXISTING CONDITION



PROPOSED

...	...
...	...
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...	...
...	...
...	...

CODE CHECK FORM		
		General Notes (MSP, CSP, general site information, etc.)
Code Checker	Xcelerate Permits LLC	FULL CODE CHECK
Physical Address	100 W BIRCH AVE, FLAGSTAFF, AZ 86001	
Jurisdiction	Flagstaff	
Zone	CBD; Downtown Overlay; Historic District	
Municipality Contact Name	Wesley Welch	
Municipality Contact Phone	928-213-2608	
Municipality Contact Email	Wesley.welch@flagstaffaz.gov	
Wall Signs		Notes
Max allowed sq. ft.?	The greater of (1) the number of building entries + 1 sign x 30 s.f. (e.g. if a building has 6 entries the total sign area + 6 + 1 x 30 = 210 s.f.) or 100 s.f. max. 1 s.f. per 1 linear ft of primary building frontage (100 s.f. max); 0.5 s.f. per 1 linear ft of secondary building frontage (80 s.f. max)	
Formula used?	Rectangle or square around each sign element	
Max allowed number?	Number of building entries + 1	
Is that per street frontage?	Not necessarily, based on building entries	
Letter & Logo max height?	Minimum gaps 12 inches or 20% of the height of the building face whichever is less	
Can we have signs on all elev?	Only elevations with a building entry	
Illumination restrictions?	Building identified signs in the Flagstaff Central District are not permitted illumination	
Any additional restrictions?	Building entries do not include service entries. Maximum sign width 60% of the width of the building face or building element on which the sign is placed	
Freestanding Signs		Notes
Max allowed sq. ft.?	24 s.f.	
Formula used?	Entire sign face excluding support structure; height measured from street side grade	
Max allowed number?	1	
Is that per street frontage?	No	
Max height?	6'	
Setback?	Min 5 feet from the street side property line, min 15 feet from any interior side lot line. Min 30 feet from any residential district.	
Illumination restrictions?	Externally illuminated with down directed and shielded fixtures only	
Any additional restrictions?	Landscape plan required. Min. 2.5 s.f. for each 1 s.f. of sign area consisting of shrubs and /or perennial ground cover planx with a max spacing of 3 feet on center around the base Sign base minimum 60% of width of the sign cabinet or face.	
Window Vinyl		Notes
Max allowed sq. ft.?	*Not specified see coverage restrictions	
Coverage restrictions?	Not to exceed 40% of the area of the window on or within which they are displayed	
Advertising allowed?	Not specified	
Distance from window?	Inside mounting required	
Any additional restrictions?	Illuminated signs are allowed with neon only. Open signs maximum 2 s.f. and maximum 1 per business	
Temporary Banners		Notes
Max height?	Max 25 feet from grade to the top of the wall banner	
Max allowed sq. ft.?	24 s.f.	
Max allowed number?	1	
Logos allowed?	Yes	
Any additional restrictions?	May be displayed for 30 days per calendar year	
Permits		Notes
Fees?	\$90 per sign	Need Historic Preservation approval with separate application. Timing is approximately 1 month with seperate \$65 application fee
Usual timeframe?	4 - 6 weeks (does not include special review time)	
Is LOA Required?	Yes; must sign owner authorization form	
Sealed engineering required?	New ground signs	
Any additional restrictions?	Separate electrical permit required for illuminated signs.	
Variances		Notes
Are they issued?	Yes; must sign owner authorization form	
Fees?	\$1,140	
Usual timeframe?	1 - 2 months depending on timing of submittal	
Any additional restrictions?		



Revisions:	
...	...
...	...
...	...
...	...
...	...

# SURVEY PHOTOS



Revisions:	
...	...
...	...
...	...
...	...
...	...
...	...

#840	PM: Susan W.	Address: 100 W Birch Ave	
<b>PHOTOS</b>	Drawn By: ASC	City State: Flagstaff, AZ	
	Date: 01/23/2025	Drawing #: 212725	Page #: 6

**Heritage Preservation Commission**

8. A. 2.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** Shadow Pines Subdivision Letter Report Cultural Resource Study

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-25-00161, PZ-25-00126-01

**Address:** Shadow Pines Subdivision, 644 N LOCUST ST

**Type of Approval:** Letter Report Cultural Resource Study

**Approval Date:** August 22, 2025

**FINDINGS:**

Report reviewed and approved by the Historic Preservation Officer. No significant cultural resources were found within or adjacent to the proposed development. One isolated occurrence was identified that is not eligible for listing in the National, State, or Flagstaff Registers of Historic Places.

**INFORMATION:**

EnviroSystems Management Inc. (ESM) conducted a Class III pedestrian archaeological field survey of 18.64 acres of vacant, undeveloped land on McMillan Mesa for the proposed Shadow Pines housing subdivision project and documented the findings in a Letter Report Cultural Resource Study.

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**Attachments**

Cultural Resource Study Application

Letter Report CRS

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# City of Flagstaff



# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

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

www.flagstaff.az.gov

**HPC-CRS**

<b>Date Received</b>	<b>Application to Heritage Preservation for a Cultural Resource Study</b>		<b>File Number</b>
<b>Property Owner(s)</b> HARBOR WEST LLC	<b>Title</b>	<b>Phone</b> 928-699-1245	<b>Email</b> MATT@DARKSKYCAPITAL.COM
<b>Mailing Address</b> 7320 E BUTHERUS DR. STE 204, SCOTTSDALE, AZ 85260		<b>City, State, Zip</b>	
<b>Applicant</b> AXXO HOLDINGS LLC	<b>Title</b>	<b>Phone</b> 928-774-4636	<b>Email</b> MATT@DARKSKYCAPITAL.COM
<b>Mailing Address</b> 4180 S LARIAT LOOP, FLAGSTAFF, AZ 86005		<b>City, State, Zip</b>	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) CONTRACTUAL INTEREST			
<b>Site Address</b> 644 N. LOCUST ST., FLAGSTAFF, AZ 86001		<b>City, State, Zip</b>	
<b>Project Name</b> SHADOW PINES SUBDIVISION			
<b>Parcel Number(s)</b> 107-07-001F & 107-07-002J		<b>Zoning District(s), including Overlays</b> HR, R1, RR, RESOURCE PROTECTION	
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input type="checkbox"/> Developed <input checked="" type="checkbox"/> Vacant Land?			
<b>Type of HPC Application Requested:</b> Cultural Resource Study Review - Please check all that apply: <input checked="" type="checkbox"/> Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission) <input type="checkbox"/> Phase I (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase II (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction			
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>			
<b>Property Owner Signature:</b>  5AB0C328C83E4AC...		<b>Date:</b> 8/6/2025	<b>Applicant Signature:</b>  5A78EA97BC3040B...
<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"/> Approved <input type="checkbox"/> Approved with Conditions		<input type="checkbox"/> Denied <input type="checkbox"/> Continued  <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. A Cultural resource study, prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
5. List of content which may be confidential under federal law.
6. Any other information which the applicant feels would be helpful and/or pertinent to the request.
7. 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 Phase I, Phase II, or Phase III Cultural Resource Study, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order 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 Heritage Preservation Officer may refer any application, including Letter Reports to the Commission for any reason. If the Heritage Preservation Officer refers the application, you will not need to resubmit, but additional materials may be requested.

If the Cultural Resource Study being submitted contains information that may be confidential under the National Historic Preservation Act or the Native American Grave Protection and Repatriation Act, please notify the HPO in advance of submitting your application for instructions on redaction(s).

Approval of a Cultural Resource Study does not indicate a final approval of a demolition permit, site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification or construction.

If mitigation is approved as part of the study approval, final design of mitigation must meet all the requirements of the Flagstaff Zoning Code or Building Code, unless otherwise stated in Flagstaff City Code, Section 10-30.30 or in the requirements of the overlay zone. The Heritage Preservation Officer or Commission 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 the mitigation proposed would require additional approvals by planning, building, or other city staff.

We encourage you to reach out early in designing your projects so that the HPO may assist you.

HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)

**Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)**

Ardurra contracted EnviroSystems Management, Inc. to conduct a cultural resource study of a proposed housing subdivision development. The project area currently consists of 18.64 acres of undeveloped and relatively undisturbed land on McMillan Mesa. The housing development would entail earth-moving activities associated with grading, leveling, and associated ground-disturbing work. The cultural resources study was conducted to identify any cultural resources that may be present on the ground surface or otherwise indicative of sub-surface cultural materials. The cultural study found that the property is relatively devoid of cultural materials, only finding a single isolated rifle cartridge that pre-dates 1970. In the absence of significant cultural material, EnviroSystems Management, Inc. recommends that there will be no effect to cultural resources as a result of the proposed development.

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Insert additional pages if necessary

August 8, 2025

Lauren Clementino  
Senior Planner/Heritage Preservation Officer  
Comprehensive and Neighborhood Planning  
211 West Aspen Avenue  
City of Flagstaff  
lclementino@flagstaffaz.gov

*Re: Cultural resource study letter report of 18.64 acres of undeveloped land on McMillan Mesa for the proposed Shadow Pines Subdivision*

Dear Ms. Clementino,

EnviroSystems Management Inc. (EnviroSystems or ESM) conducted a cultural resource study of a proposed 18.64-acre housing development on behalf of Ardurra. The cultural resource study of undeveloped, private land is necessary to comply with Flagstaff Zoning Code Section 10-30.30. The proposed project is located in the SW  $\frac{1}{4}$  of Section 14, Township 21 North, Range 7 East, Gila & Salt River Meridian, Flagstaff, Coconino County, Arizona (Assessor's Parcel Numbers 10707001F and 10707002J). EnviroSystems' conducted background research and ESM archaeologists Josh Whiting, Blayne Brown, and Dave Hart conducted a pedestrian survey of the parcels on August 5, 2025.

### **Environmental Setting**

The project area is located on the southern end of McMillan Mesa, west of the San Francisco De Asis Catholic Church, east of Switzer Canon, and north of Route 66 (*Figure 1*). An unnamed drainage is located immediately east of the parcels. McMillian mesa is located within the Rocky Mountain (Petran) Conifer Forest Biotic Community (Brown 1995). Overstory vegetation within the parcels primarily included Ponderosa Pine (*Pinus ponderosa sp.*) with an understory of Gambel Oak (*Quercus gambelii*) and trace amounts of juniper largely clustered on the eastern and southern slopes. The flatter mesa top along the western and northern ends of project area were more open and covered in various grasses and forbes, as well as scattered prickly pear and cholla cactus (*Photographs 1, 2, and 3*). The ground surface is primarily composed of Malpais basalt and cinder overlying Moenkopi sandstone (visible along the lower slopes in the south of the project area).

### **Background Research**

EnviroSystems consulted the AZSITE database for information pertaining to previous cultural resource investigations and recorded sites. Several small previous projects have been completed on and around McMillan Mesa, but no previous investigations have been conducted on or adjacent to the current project area. No known archaeological sites are located within or adjacent to the project area. Several sites are located more than 0.5 mile to the northeast and northwest, and Route 66 is located south of the project area. Previously documented sites would not be affected by the proposed development.



Photograph 1. Project overview, facing south.



Photograph 2. Project overview, facing north.



Photograph 3. Project overview of eastern slopes, facing south.

EnviroSystems also consulted General Land Office land patent and plat map records. The original 1878 GLO plat map depicts Flagstaff approximately 2 miles to the west and an overland road (presumably the Beale Wagon Road) more than a mile to the north, but nothing within Section 14 except for trees and contour lines. No other supplemental GLO plat maps had any information pertaining to Section 14. Land patent records show that the SW  $\frac{1}{4}$  of Section 14 was originally purchased by Charles Begg in 1890 through Sale-Cash Entry (3 Stat. 566), but no other entries were found that covered the current project area.

### **Fieldwork**

The pedestrian survey was conducted on August 5, 2025, employing transects spaced no more than 15 meters apart. The entire 18.64-acre parcel was surveyed by ESM archaeologists. No archaeological sites or historic properties were found within or adjacent to the proposed development. A single isolated occurrence (IO) was found (an unfired Remington – Union Metallic Cartridge Company 30-06 cartridge missing the bullet [IO 1, *Photograph 4*]). The “REM-UMC .30-06 cartridge was manufactured from 1912 through 1970. However, it is difficult to say if this cartridge was “used” prior to more modern development in and around Flagstaff or was deposited more recently. No other cultural resources were found in the project area, except for limited amounts of modern trash and construction-related debris.



Photograph 4. IO 1, unfired rifle cartridge.

### **Summary and Management Recommendations**

On behalf of Ardurra, EnviroSystems conducted a cultural resource study of 18.64 acres for the proposed Shadow Pines Subdivision to meet compliance with Flagstaff Zoning Codes prior to development. EnviroSystems conducted background research and a pedestrian survey of the entire project area. No cultural resources were identified except for a single IO. In the absence of significant cultural resources, EnviroSystems recommends the proposed development will have no effect on cultural resources in or surrounding the project area. If you need any additional information or clarification, please do not hesitate to contact Dave Hart at (928) 226-0236 or dhart@esmaz.com.

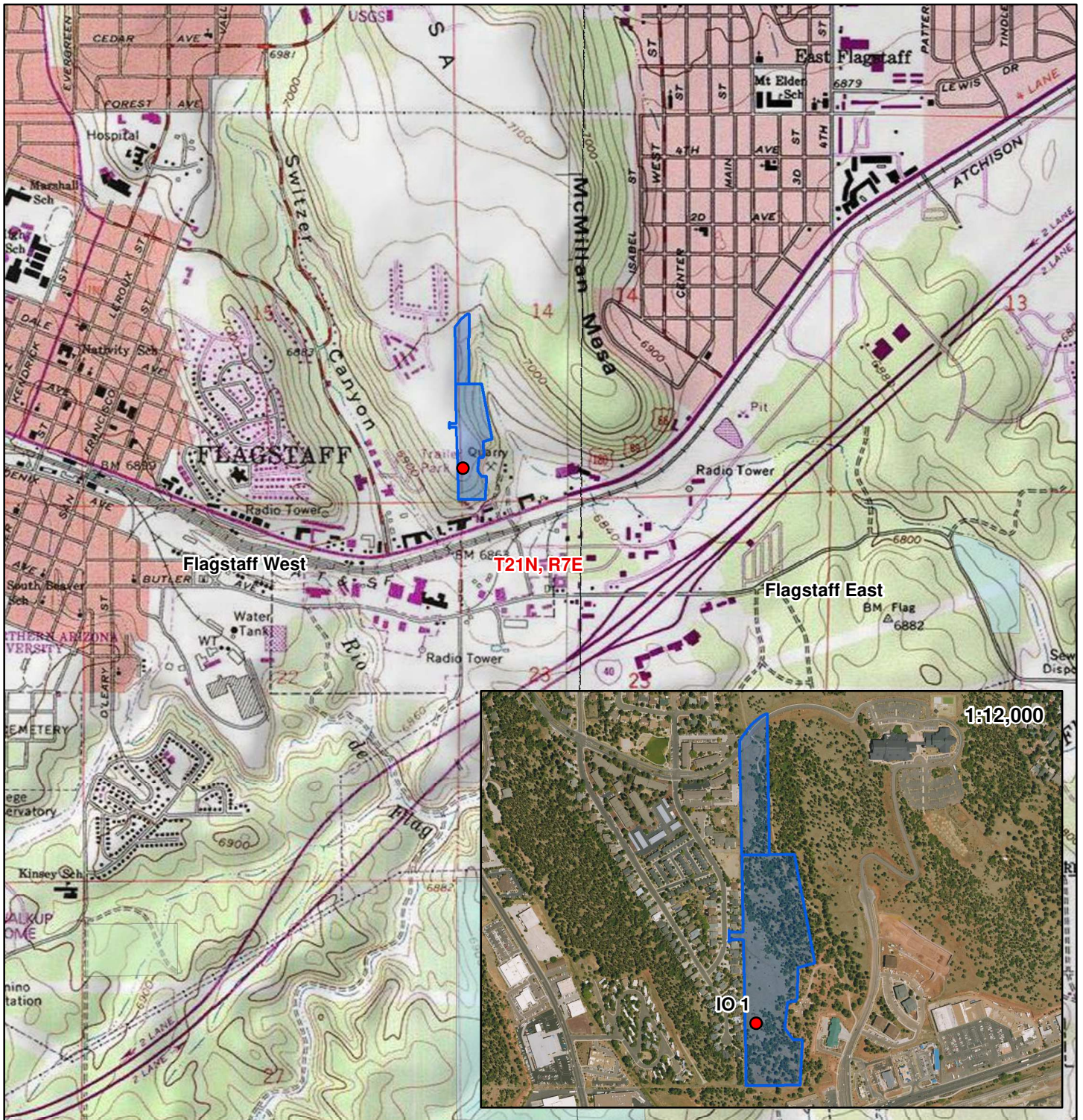
Respectfully,



David R. Hart  
Vice President / Cultural Resources Division Director

### **References Cited**

Brown, David E. (editor)  
1995 *Biotic Communities Southwestern United States and Northwestern Mexico*. University of Utah Press, Salt Lake City.



**Shadow Pines  
Cultural Resources Inventory**

EnviroSystems Project No. 2307-25

**Figure 1. Project area and  
survey results.**

0 0.25 0.5 Miles



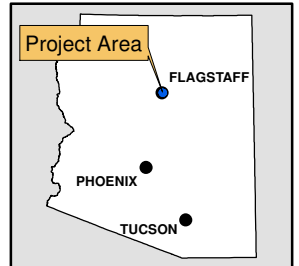
0 0.25 0.5 Kilometers



1:24,000

**Legend**

- Project area
- Isolated occurrence
- Private
- State
- US Forest Service



Base map is National Geographic  
Society, i-cubed (web accessed 2025).



**Heritage Preservation Commission**

8. A. 3.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** 507 W. Birch Ave. Certificate of No Effect

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-25-00174, OTC-25-02582

**Address:** 507 W. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** August 27, 2025

**FINDINGS:**

The Certificate of No Effect application for re-roofing was reviewed and approved by the Heritage Preservation Officer. Re-roofing is considered a minor alteration that has a limited impact in relation to the total cultural resource.

**INFORMATION:**

The project proposes to remove and replace roofing in-kind. The building was constructed ca. 1916-1935 and is a contributor to the Flagstaff Townsite Historic Residential District and is located within the Townsite Historic Overlay Zone. The proposed project was determined to meet the criteria for a Certificate of No Effect.

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**Attachments**

Certificate of No Effect Application

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# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

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

www.flagstaff.az.gov

**HPC-C**

<b>Date Received</b> 8/26/25		<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		<b>File Number</b> PZ-25-00174	
<b>Property Owner(s)</b> Jim Wilson		<b>Title</b>	<b>Phone</b> 928-814-2202	<b>Email</b> greese-m@hotmail.com	
<b>Mailing Address</b> 517 W Birch Ave			<b>City, State, Zip</b> Flagstaff AZ 86001		
<b>Applicant</b> Brian O'Halloran		<b>Title</b> Contractor	<b>Phone</b> 928-274-1880	<b>Email</b> bohallowan@surbuildaz.com	
<b>Mailing Address</b> 4141 Western Dr			<b>City, State, Zip</b> Cottonwood AZ 86326		
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Roofing Contractor					
<b>Site Address</b> 507 W Birch Ave			<b>City, State, Zip</b> Flagstaff AZ 86001		
<b>Project Name</b>					
<b>Parcel Number(s)</b> 100-17-020B			<b>Zoning District(s), including Overlays</b> TOWN SITE		
<b>Property Information:</b>		<input type="checkbox"/> Yes <input 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: _____) <input type="checkbox"/> Yes <input type="checkbox"/> No Is a structure on the property considered contributing to the District? <input type="checkbox"/> Yes <input type="checkbox"/> No Located in a Historic or Landmark Overlay? (Name: _____) <input type="checkbox"/> Yes <input type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission) <input 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> 8/26/25	<b>Applicant Signature:</b> 		<b>Date:</b> 8/26/25
<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> _____	



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001  
[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

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

**HPC-C**

### Project Description

Reroof  
Tear off existing shingles down to deck  
Install New OSB sheathing over existing Plank deck ( warranty purposes )  
Install New Underlayment  
Install new Shingles

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

Insert additional pages if necessary

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

<b>IDENTIFICATION</b>		Flagstaff Multiple Resource Area	
SURVEY AREA NAME: _____		COUNTY: <u>Coconino</u>	SURVEY SITE: <u>7-4</u>
HISTORIC NAME: _____ House		USGS QUAD: _____	
ADDRESS/LOCATION: <u>507 W. Birch</u>		T _____ R _____ S _____ / _____ 1/4 OF THE _____ 1/4	
CITY/TOWN: <u>Flagstaff</u>		UTM _____	
TAX PARCEL NUMBER: <u>100-17-20B</u>		<b>Description (contd.)</b>	
OWNER: <u>Willson, Robert D.</u>		ROOF TYPE: <u>gable</u>	
OWNER ADDRESS: <u>P.O. Box 905</u>		ROOF SHEATHING: <u>asphalt shingles</u>	
<u>Cornville, AZ - 86325</u>		EAVES TREATMENT: <u>exposed rafters</u>	
HISTORIC USE: <u>residence</u>		WINDOWS: <u>multi-lite/1 double hung wood</u>	
PRESENT USE: <u>residence</u>		ENTRY: <u>central - non-original door</u>	
BUILDING TYPE: <u>house</u>		PORCHES: <u>gable entry porch with stone piers</u>	
STYLE: <u>Bungalow</u>		STOREFRONTS: <u>Not Applicable</u>	
CONSTRUCTION DATE: <u>1916-1935</u>		NOTABLE INTERIOR: <u>Unknown</u>	
ARCHITECT/BUILDER: _____		OUTBUILDINGS: <u>garage</u>	
INTEGRITY: <u>altered minor</u>		ALTERATIONS: _____	
CONDITION: <u>good</u>		<b>PHOTOGRAPH</b>	
<b>DESCRIPTION</b>		PHOTOGRAPHER: <u>Woodward</u>	
STORIES: <u>1</u> DIMENSIONS: (l) <u>40</u> (w) <u>30</u>			
STRUCTURAL MATERIAL: <u>wood</u>			
FOUNDATION MATERIAL: <u>stone</u>			
WALL SHEATHING: <u>asbestos tile</u>			
APPLIED ORNAMENT: <u>stone chimneys - tie out - facia rafter</u>			

SKETCH MAP:

See Attached Survey Map



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

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

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) \_\_\_\_\_

RELATIONSHIP TO LOCAL DEVELOPMENT Illustrates the continued growth of the residential district between 1916 and 1935.  
CULTURAL AFFILIATIONS \_\_\_\_\_

ARCHITECTURAL MERIT A good representative of the Bungalow style.

MAJOR ARCH. FORM/MATERIAL Illustrates popular local use of malpais stone in residential architectural detailing.

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

DISTRICT/STREETScape CONTRIBUTION \_\_\_\_\_

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL \_\_\_\_\_ RESIDENTIAL STREET  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



# 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



## Summary Statement of Significance:

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

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Original Construction Date: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the Significance of the Resource (In terms of A. or B., and C., above):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Source(s) of Information Used:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Heritage Preservation Commission**

8. A. 4.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** 515 W. Birch Ave. Certificate of No Effect

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**PROPERTY INFO:**

**Permit Number(s):** PZ-25-00175, OTC-25-02583

**Address:** 515 W. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** August 28, 2025

**FINDINGS:**

The Certificate of No Effect application for re-roofing was reviewed and approved by the Heritage Preservation Officer. Re-roofing is considered a minor alteration that has a limited impact in relation to the total cultural resource.

**INFORMATION:**

The project proposes to remove and replace roofing in-kind. The building was constructed ca. 1916-1935 and is a contributor to the Flagstaff Townsite Historic Residential District and is located within the Townsite Historic Overlay Zone. The proposed project was determined to meet the criteria for a Certificate of No Effect.

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**Attachments**

Certificate of No Effect Application

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**HPC-C**

<b>Date Received</b> 8/28/25		<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		<b>File Number</b> PZ-25-00175
<b>Property Owner(s)</b> Jim Wilson	<b>Title</b>	<b>Phone</b> 928-814-2202	<b>Email</b> grease-m@hotmail.com	
<b>Mailing Address</b> 519 W Birch Ave		<b>City, State, Zip</b> Flagstaff AZ 863001		
<b>Applicant</b> Brian O'Halloran	<b>Title</b> Sales	<b>Phone</b> 928-274-1880	<b>Email</b> bohallowan@surebuildaz.com	
<b>Mailing Address</b> 4141 Western DR		<b>City, State, Zip</b> Cottonwood AZ 86326		
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent)				
<b>Site Address</b> 515 W Birch Ave		<b>City, State, Zip</b> Flagstaff AZ 86001		
<b>Project Name</b>				
<b>Parcel Number(s)</b>		<b>Zoning District(s), including Overlays</b>		
<b>Property Information:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Located in a National Register Historic District? (Name: _____)		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is a structure on the property considered contributing to the District?		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: _____)		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the structure over 50 years old at the time of application?		
	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/>	Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)		
	<input 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> 8/29/25	<b>Applicant Signature:</b> 	
			<b>Date:</b> 8/28/25	
<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> _____		



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**HPC-C**

### Project Description

#### REROOF

Tear off existing shingles down to deck  
Install New OSB sheathing over existing Plank Deck ( Warranty Purposes )  
Install New Underlayment'  
Install New Shingles

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

Insert additional pages if necessary

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

**IDENTIFICATION**  
**SURVEY AREA NAME:** Flagstaff Multiple Resource Area  
**HISTORIC NAME:** \_\_\_\_\_ House  
**ADDRESS/LOCATION:** 515 W. Birch  
**CITY/TOWN:** Flagstaff  
**TAX PARCEL NUMBER:** 100-17-19  
**OWNER:** Willson, Robert D.  
**OWNER ADDRESS:** P.O. Box 905  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**HISTORIC USE:** residence  
**PRESENT USE:** residence  
**BUILDING TYPE:** house  
**STYLE:** N/A - American Traditional  
**CONSTRUCTION DATE:** 1916-1935  
**ARCHITECT/BUILDER:** \_\_\_\_\_  
**INTEGRITY:** altered minor  
**CONDITION:** good

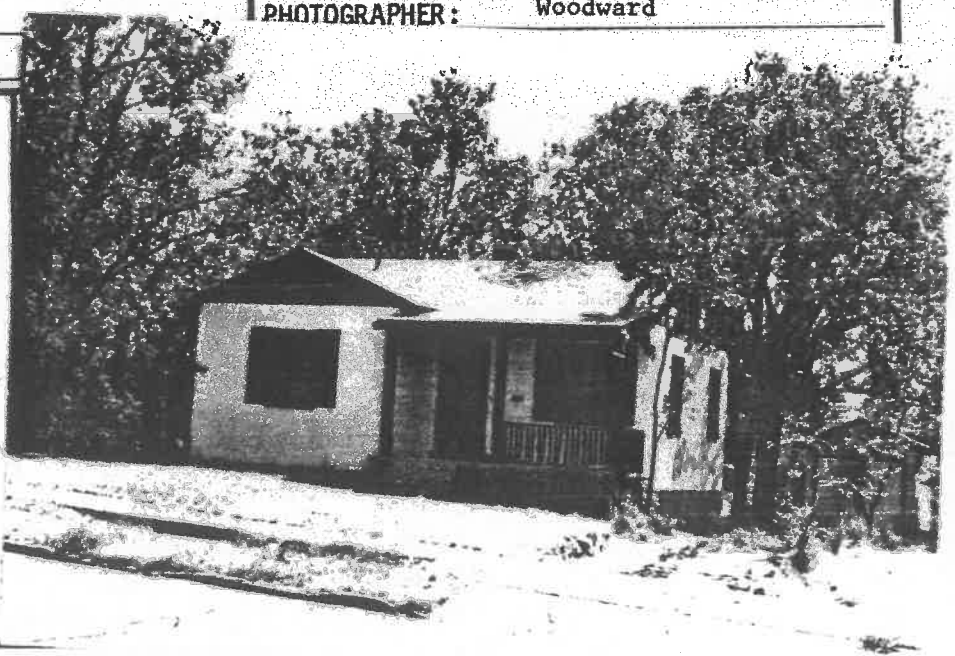
**COUNTY:** Coconino **SURVEY SITE:** 7-3  
**USGS QUAD:** \_\_\_\_\_  
 T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ / \_\_\_\_\_ 1/4 OF THE \_\_\_\_\_ 1/4  
 UTM \_\_\_\_\_

**Description (contd.)**  
**ROOF TYPE:** gable  
**ROOF SHEATHING:** asphalt shingles  
**EAVES TREATMENT:** exposed rafters  
**WINDOWS:** 6/6 double hung wood  
**ENTRY:** offset/recessed - 2 lite/4 panel door  
**PORCHES:** recessed entry with shed roof  
**STOREFRONTS:** Not Applicable

**DESCRIPTION**  
**STORIES:** 1 **DIMENSIONS:** (1) (w)  
**STRUCTURAL MATERIAL:** CMU  
**FOUNDATION MATERIAL:** CMU  
**WALL SHEATHING:** stucco  
**APPLIED ORNAMENT:** \_\_\_\_\_

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

**SKETCH MAP:**  
 See Attached Survey Map





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\_\_\_\_\_

Source(s) of Information Used:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Heritage Preservation Commission**

8. B. 1.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 09/17/2025

**SUBJECT:** McMillan Mesa Signage Section 106 Consultation

---

**PROPERTY INFO:**

N/A

**FINDINGS:**

The Heritage Preservation Officer concurred with the finding of "No Adverse Effect."

**INFORMATION:**

The City of Flagstaff Parks, Recreation, Open Space, & Events Program applied for a grant with Arizona State Parks and Trails for designing, developing, and installing regulatory and educational signage within the McMillan Mesa Natural Area (MMNA). Project activities would occur within City of Flagstaff-owned lands. The project qualifies for federal funds and, as such, constitutes a federal undertaking subject to review under Section 106 of the National Historic Preservation Act. The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by ADOT pursuant to 23 U.S.C. 326 and a Memorandum of Understanding (MOU) dated December 20, 2023, and executed by the Federal Highway Administration (FHWA) and ADOT.

Grant funds obtained through Arizona State Parks and Trails would be used for the following:

- Designing, developing, and installing five kiosks at various entry point locations to provide information pertaining to trail statistics, rules and regulations, fire restrictions, safety information, public notices, and area maps
- Designing, developing, and installing four interpretive signs at various locations along the trail system to provide educational content pertaining to the natural and cultural history of the area
- Re-contouring the ground surface at each kiosk and sign location and re-seeding disturbed areas with native seeds and vegetation

Ground disturbance would include digging post holes 2--3 feet deep and installing concrete to secure the posts. A total of 14 posts would be installed -- two for each kiosk, and one for each interpretive sign. Access to each location would occur via foot traffic along the existing, in-use trail system. All work would be conducted using hand tools. No staging areas would be required for this project. The Area of Potential Effects (APE) is defined as the approximately 317.90-acre MMNA trail system corridor which consists of existing 4--5-ft-wide urban trails with a crushed gravel surface or concrete surface (to prevent erosion) and the sign/kiosk locations.

The area was previously subjected to a Class III survey and four cultural resources were identified within the current project APE. In order to ensure the protection of all four sites, the City of Flagstaff Parks, Recreation, Open Space, & Events Program has confirmed that the proposed kiosks and signs would be placed a minimum of 50 feet away from site boundaries in order to avoid drawing unwanted attention to any of the four sites. Based upon the above information, ADOT has determined that the current undertaking would have "No Adverse Effect" upon historic properties.

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