

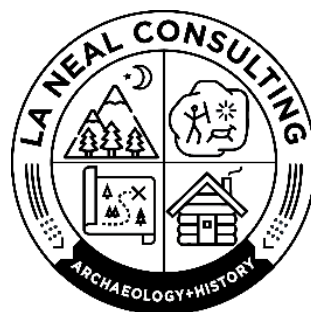
**PHASE 1 CULTURAL RESOURCE STUDY FOR PARCEL 100-37-016B AT 205
SOUTH PARK STREET / 405 WEST TUCSON AVENUE, FLAGSTAFF,
COCONINO COUNTY, ARIZONA**



Prepared for
CITY OF FLAGSTAFF

On Behalf of
Chris Vallejos, Two on Tucson, LLC

Prepared by



September 22, 2025 (Final)

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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
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On Behalf of

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LA Neal Consulting Project and Report No. 1106-25

September 22, 2025 (Final)

TABLE OF CONTENTS

| | |
|--|---|
| Introduction | 1 |
| Property Description and Current Condition | 1 |
| Ownership/Occupants History Summary | 2 |
| Assessment of Significance..... | 4 |
| Assessment of Integrity | 5 |
| Summary and Determination of Effects | 6 |
| References..... | 8 |

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 consisted 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 was generally reflective of the County’s estimated 1950 construction, with the actual construction sometime after 1916 and before 1948. *The tensing used in this report to describe the subject house will largely be in the past tense because the current owner has already demolished the building and redeveloped the property with two separate two-story duplexes. The owner retained a building permit for the new construction but somehow the need for a demolition permit was overlooked.*

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) was 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 was rectangular in plan with the long axis oriented roughly E-W perpendicular to Park Street on the north side of an alley. The house measured 29 feet E-W × 16 feet N-S and sat 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. 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 and a bathroom differentiated in the northeast corner. The rear/W room was a bedroom. The main house had a gable roof with a hip roof covering the rear bedroom (see *Photos 2–4*). Rafters were 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 were no gutters on the house. Asphalt shingles over modern (introduced in mid-1980s) Oriented Strand Board (OSB) sheathing (the latter communicated by the owner) made up the roof. The house foundation is thought to have consisted of a concrete footer. The exterior wall finish was shiplap (V-joint tongue and groove) wood siding over wood framing. The front stoop canopy was gabled with knee braces. The exterior front door was modern (post-1950) wood, and all windows were replaced with aluminum sliders (likely post-1960). The window trim boards were modern (post-1950) dimensional lumber that likely replaced earlier rough-sawn casings/trim. None of the windows were screened.

Interiorly, the walls consisted of modern (post-1950) gypsum board (drywall), the floor was OSB sheathing, and the wiring (plastic-sheathed Romex) and plumbing (ABS fittings, ductile iron pipe, and plastic tubing for water delivery) were 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 expressed its pre-1948 Bungalow style, but much of the historic fabric had been replaced over time, with the present-day materials in large part 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 very 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 are known to 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 working-class 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.

Prompted by input from Heritage Preservation Commission member and resident of/property owner in La Plaza Vieja, Jesse Dominquez, further research was conducted to track down similar historic “tiny houses” known to have existed in the neighborhood. Per the 1916 Sanborn map, three similarly small-sized, wood-frame dwellings having dimensional likeness plotted in the immediate area: one at S Sitgreaves (now Milton Road) to the E of 205 S Park, one at 212 Florence St to the west on the alley in the same block, and at 507 W Tucson. Of these earlier-era houses, the S Sitgreaves structure could have had the same dimensions. The house at 111 S Sitgreaves still existed by the 1948 Sanborn map update, as did the house at 110/212 S Florence/423 W Tucson. Three additional small rectangular houses were built by 1948 at 415½ W Tucson (on the alley to the W of 205 S Park), 101 S Park, and 105 S Park. None of the five similar houses on the 1948 Sanborn were drawn identically in terms of dimensions or rectilinear layout. The houses were either narrower, narrower and longer, or shorter and wider. To reiterate, the one most like the 1-story, wood-frame, composition-roofed dwelling at 205 S Park was the 1-story, wood-frame, shingle-roofed house at 111 S Sitgreaves, readily visible in 1948 to the east from 205 S Park St.

One individual in particular who Commissioner Dominquez recalls living in a house quite like the 205 S Park bungalow was a man named Ford R McElroy, a Flagstaff and La Plaza Vieja historian of sorts who worked at the Navajo Ordnance/Army Depot in Bellemont. In September of 1948, Ford and Minnie McElroy (likely his mother based on their ages) are listed as the property owners of the house at 101 S Park St (APN 100-38-022) on the southwest corner of S Park St and W Phoenix Ave. Minnie passed away in 1963 at the age of 91 and Ford at the age of 90 in 1988. The building was then owned by Mona A Barreras in July 1988, and shortly thereafter in 1990, a 6-unit apartment complex was built on the lot and is present today. The 101 S Park St house was therefore gone by the time of the 1992–1993 Old Town Historic Building Survey, so no particulars about this house or the others listed here are readily available as they are all gone or significantly remodeled.

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 20th 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 lacked 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-20th 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 did embody a fair example of the Bungalow style, historically important in La Plaza Vieja and neighboring Flagstaff historic districts. It was not unique or architecturally exceptional in representing the style, however, and it had been modified and materials replaced outside the period of significance. It also was 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 through archival research and second-hand accounts.

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 was intact/retained. To our knowledge, the house at 205 S Park St/405 W Tucson Ave was 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 was impacted but retained. Though the building’s overall layout is thought to have been the same as when it was constructed, exterior materials were not reflective of the original pre-1948 house. Though the original character of the house was 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 was strongly denigrated. The pre-1948 house layout was present, but the historic fabric is assessed to have been 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 have prominently existed in the present-day house.

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 was not exceptionally reflective of the associated period of significance, and the structure did not convey the work of a master. The house at 205 S Park St did not strongly embody the distinctive characteristics of a type, period, or method of construction, did not possess high artistic value, and did 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 expressed some feeling of the neighborhood’s period of significance, the overall feeling had 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 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. More importantly, much of the entire block setting has been compromised by demolition (e.g., on the lots to the east) of residential structures and redevelopment including construction of multi-family housing units. 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 did not strongly contribute to the period of significance nor served as a significant anchor of the overall historic context for the neighborhood.

In sum, the house’s feeling, setting, and association were 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 did not strongly contribute to the significance period nor served 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. If the house were still present, the 205 S Park St property only fully retained integrity of location and design with the other five aspects diminished. It also did not meaningfully embody a distinctive period or method of construction and did not represent the work of a master. The historic materials replacement that had 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 had been denigrated largely because of the absence of historic construction elements, particularly those associated with the build date (after 1916 and before 1948) for the structure. The property did 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 have warranted the building’s preservation. As has been pointed out, the property also did 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 added 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 was so setback off Tucson Ave. It conveyed 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 and building inspection 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

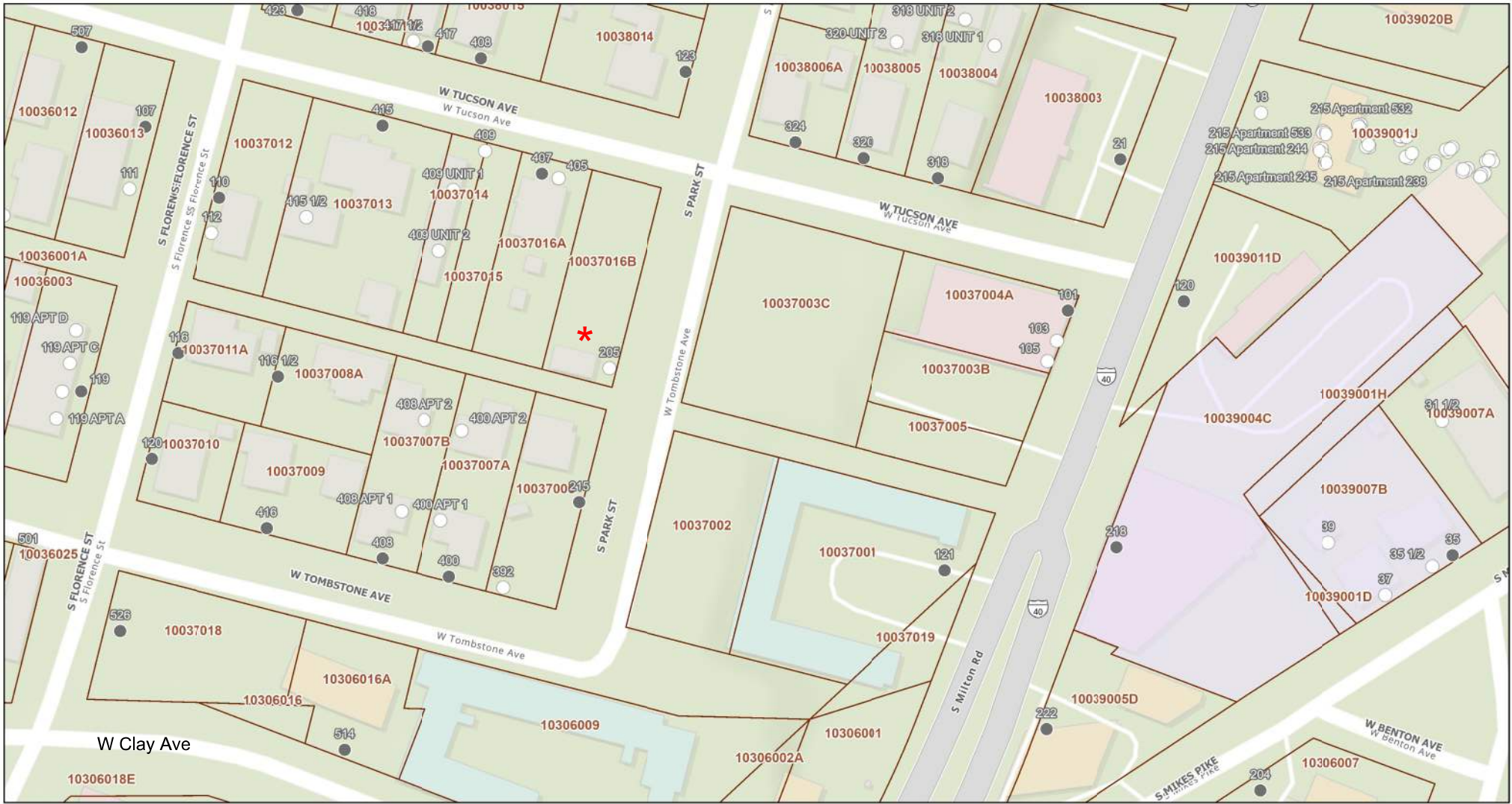
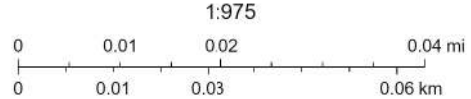


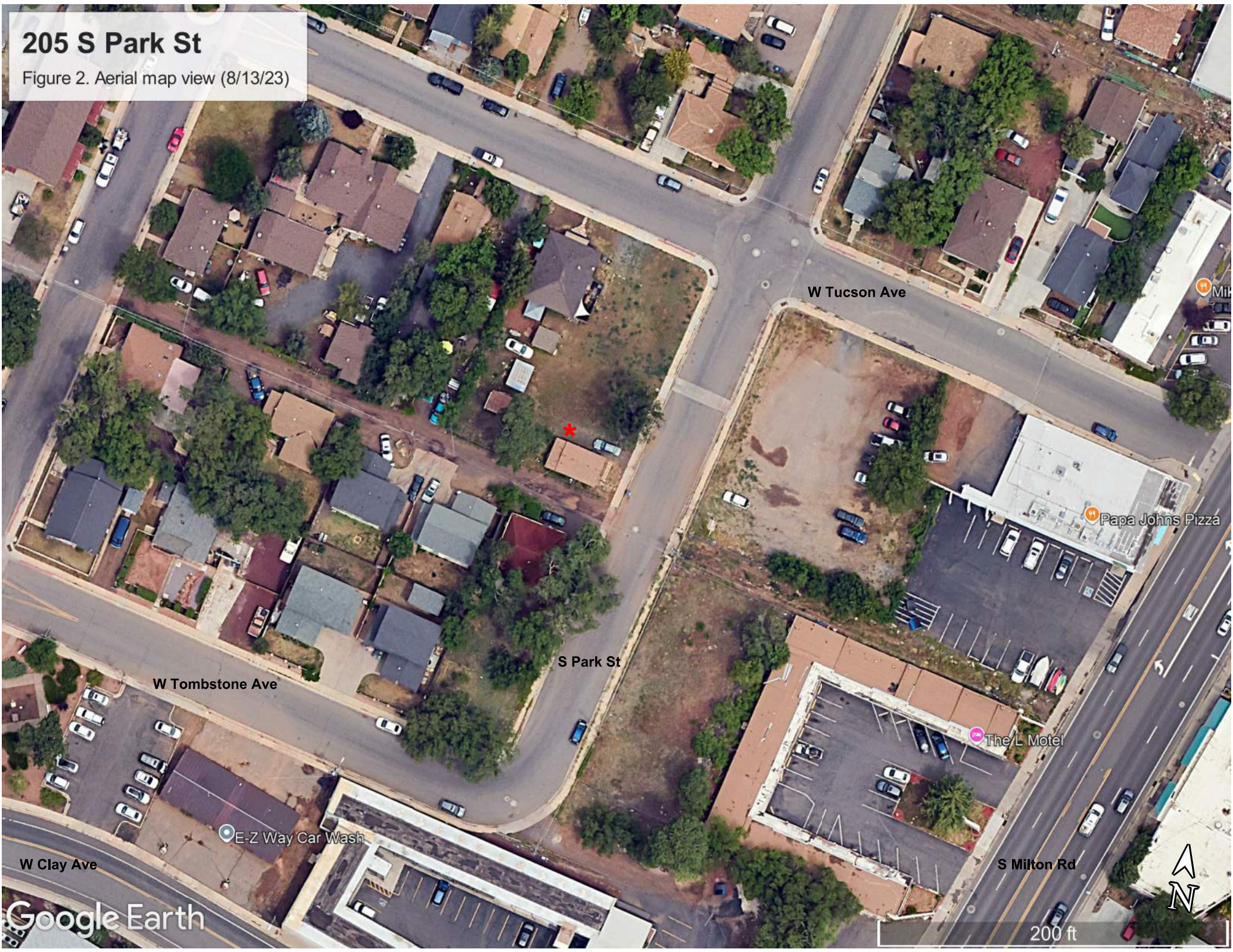
Figure 1. Parcel map showing subject property (though 205 S Park St building no longer exists) and surrounding neighborhood properties.



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

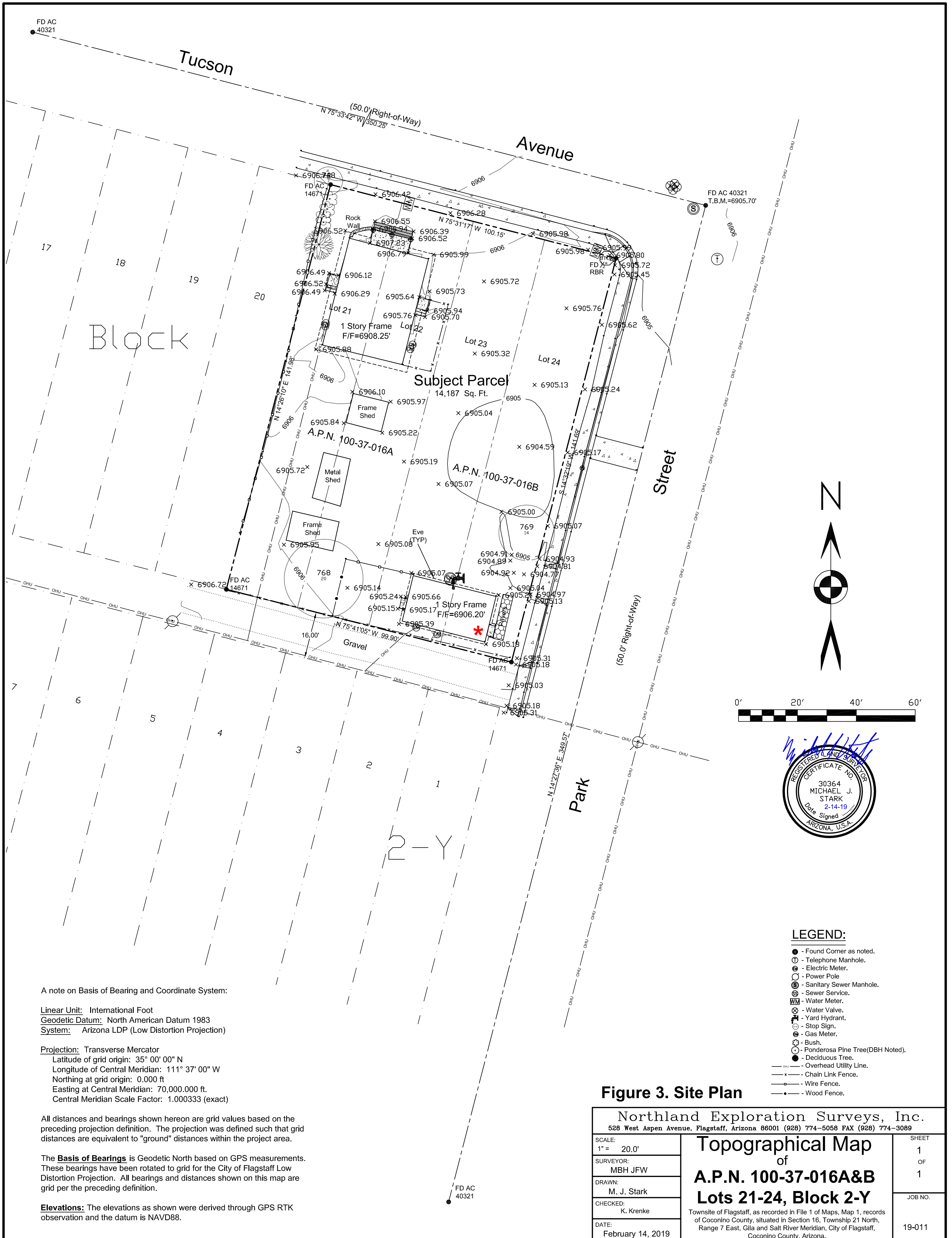
Papa John's Pizza

The L Motel

S Milton Rd

200 ft





FD AC 40321

FD AC 40321 T.B.M.=6905.70'

Tucson

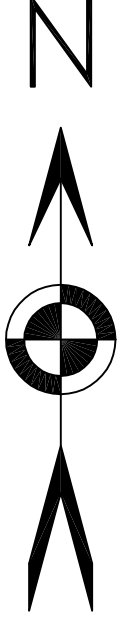
Avenue

Block

Subject Parcel
14,187 Sq. Ft.

Street

Park



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

| | | |
|---|--|--|
| Northland Exploration Surveys, Inc. 528 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089 | | |
| SCALE: 1" = 20.0' SURVEYOR: MBH JFW DRAWN: M. J. Stark CHECKED: K. Krenke DATE: February 14, 2019 | Topographical Map of A.P.N. 100-37-016A&B Lots 21-24, Block 2-Y <small>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.</small> | SHEET 1 OF 1 JOB NO. 19-011 |

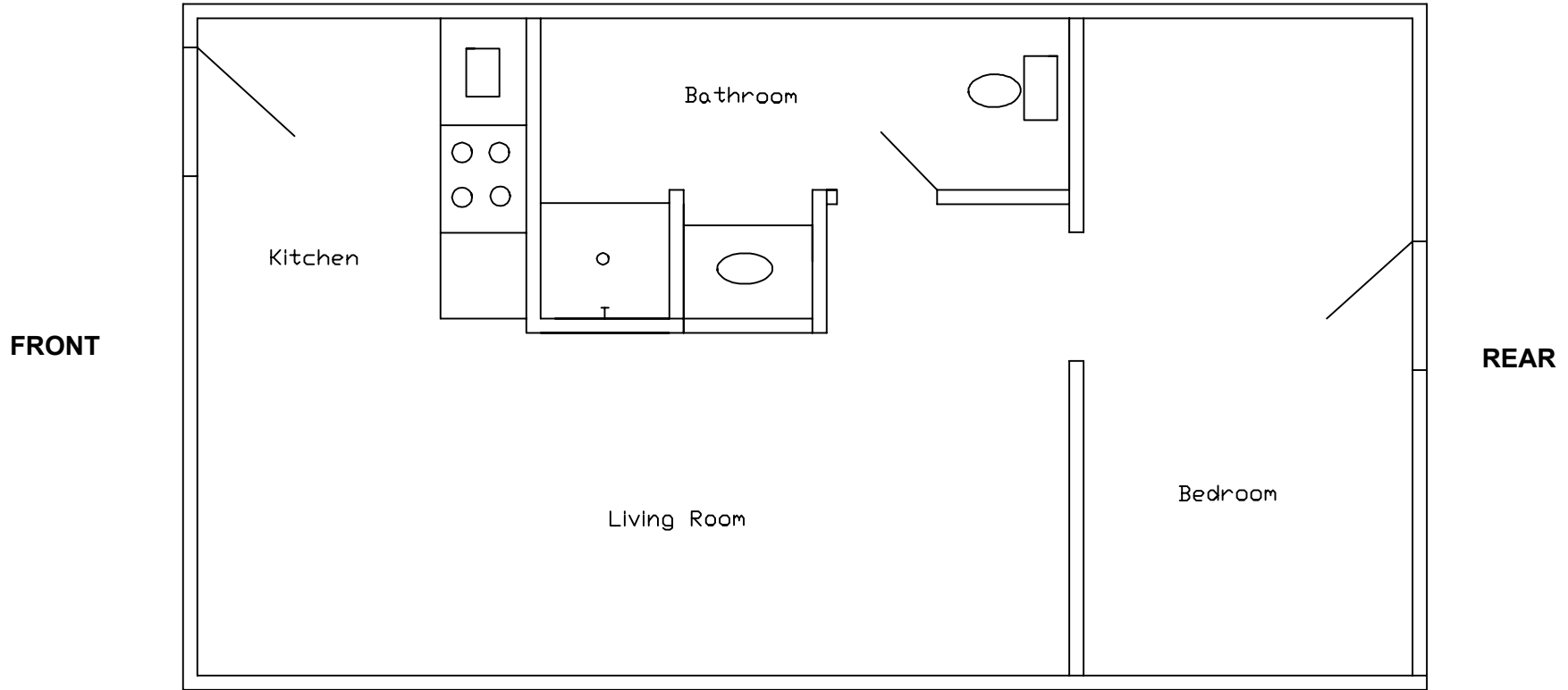


Figure 4. 205 S Park St house floor plan.

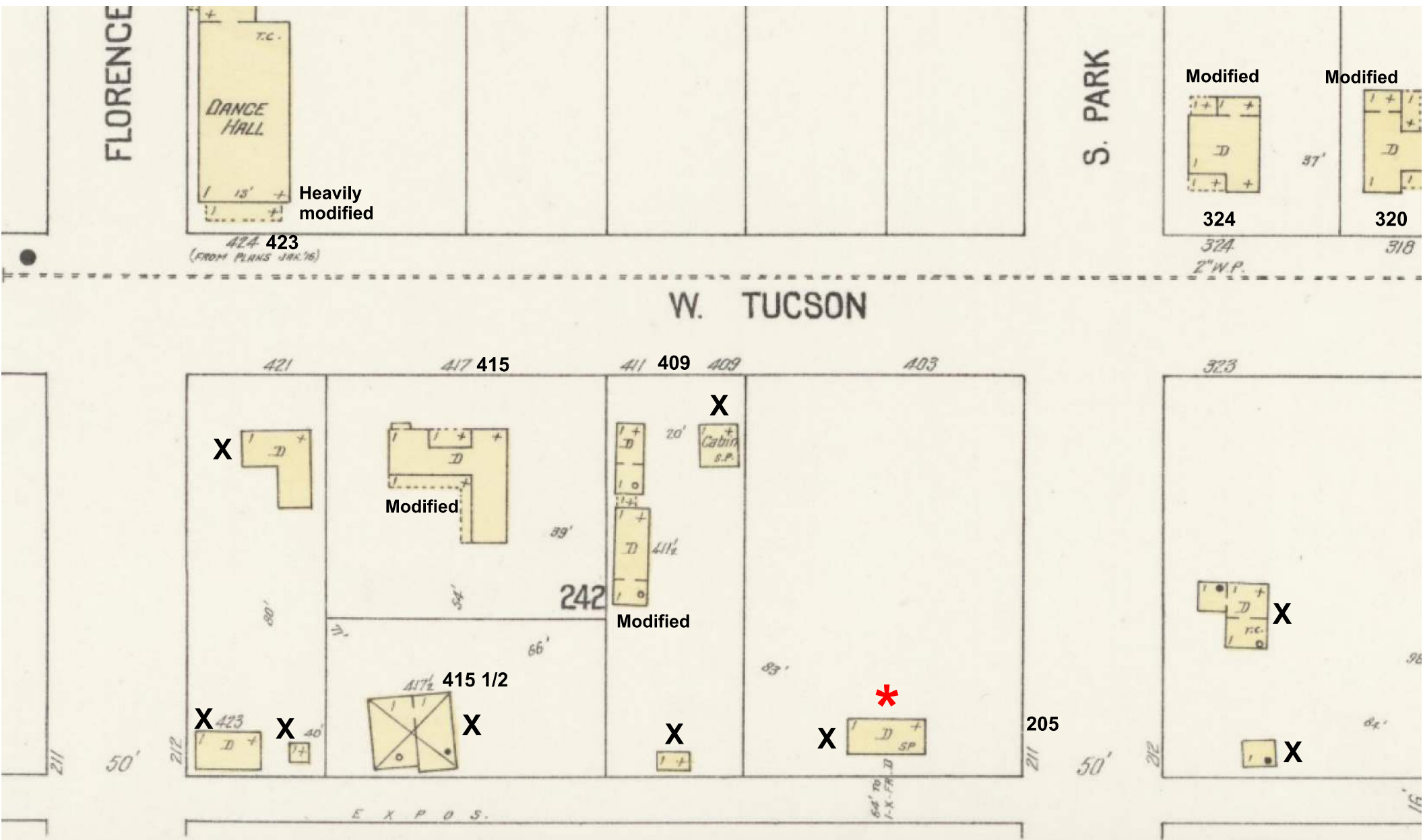


Figure 5. Flagstaff 1916 Sanborn Fire Insurance Map, cropped portion from Sheet 10 that includes an earlier dwelling at 205 S Park St and mostly gone (marked by X) or modified/heavily modified buildings surrounding it.

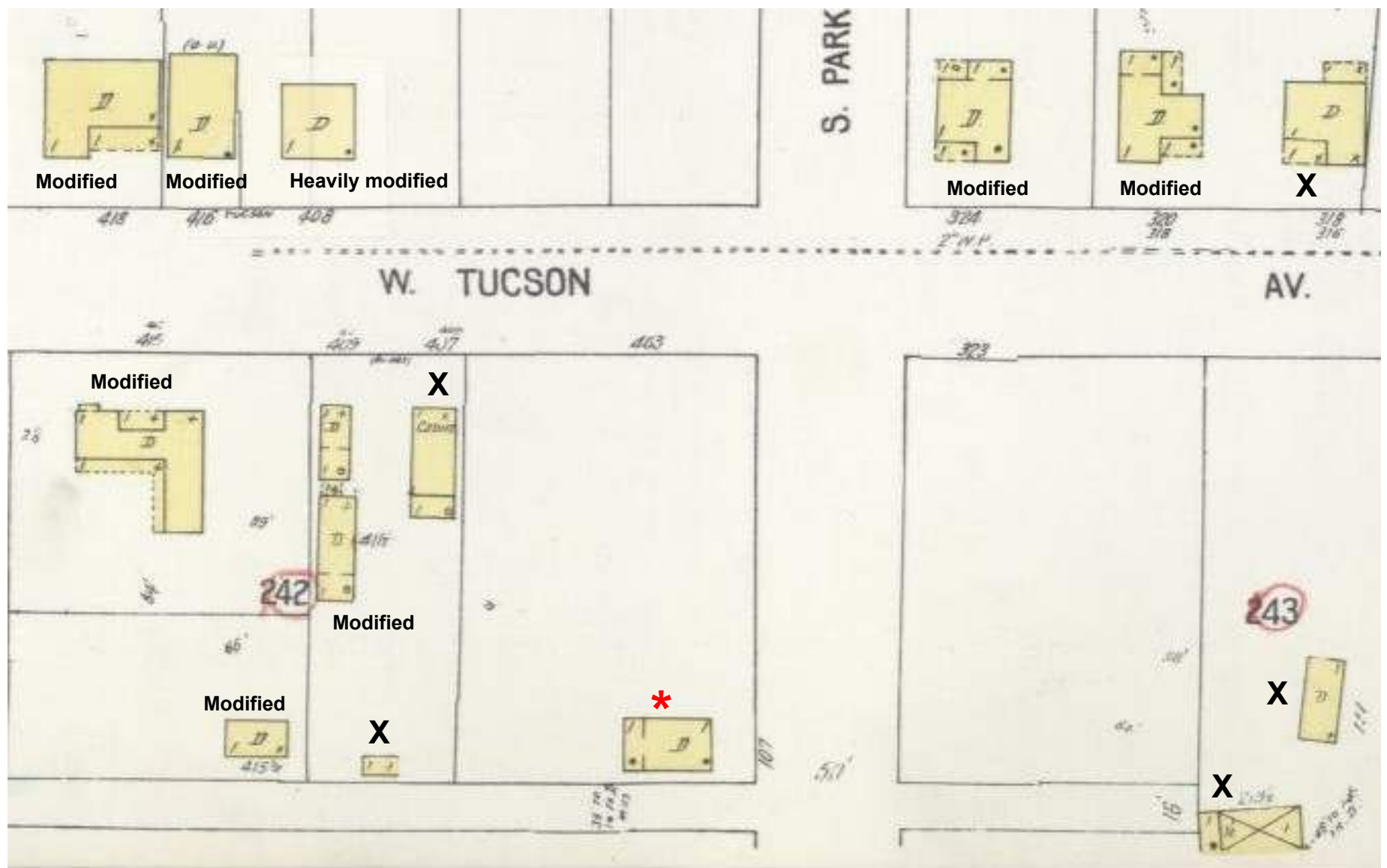


Figure 6. Flagstaff 1948 Sanborn Fire Insurance Map, cropped portion from Sheet 10 that includes subject dwelling at 205 S Park St and gone (marked by X) or modified/heavily modified buildings surrounding it.

APPENDIX B

205 S PARK STREET HISTORIC PROPERTY INVENTORY FORMS

SOUTHSIDE/OLD TOWN HISTORIC BUILDING SURVEY

| | | | |
|-----------------------|-------------------------------|--------------------|-------------------------------------|
| IDENTIFICATION | | 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 |
| DESCRIPTION | | 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 20th 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.

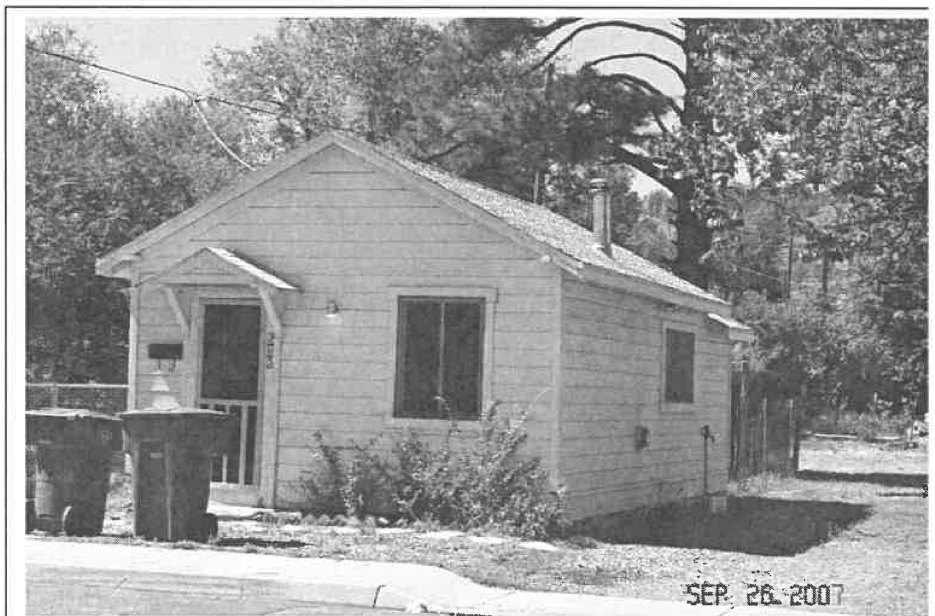
If status has changed, state reason:

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*)