

NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION
WEDNESDAY
SEPTEMBER 16, 2026

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, lclementino@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.

DUFFIE WESTHEIMER, CHAIR
ALEC OVERMANN, VICE CHAIR
EMILY DALE
JESSE DOMINGUEZ

ALYCIA HAYES
JEANNE STEVENS
CAITLIN STEWART

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. HERITAGE PRESERVATION COMMISSION PURPOSE

The purpose of the Heritage Preservation Commission is to protect and enhance the cultural, historical, and archaeological heritage of the City of Flagstaff by recognizing, preserving, enhancing, and perpetuating the use of those objects, structures, sites, and landscape features that represent distinctive elements of the City's cultural, political, architectural, and archaeological history. The Council finds and intends that preservation of the City's heritage is in the interest of the health, economic prosperity, education, cultural enrichment, and general welfare of the public. The Commission implements the City's General Plan and is implemented pursuant to the provisions of the National Historic Preservation Act of 1966, as amended, the Certified Local Government program, and Arizona State Statute, providing the standards and procedures for heritage preservation.

5. 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.

6. APPROVAL OF MINUTES for the regular meeting held August 19, 2026 - [HPC Meeting Minutes August 19, 2026](#)

7. PUBLIC HEARING

A. 820 N. Beaver St. Phase 1 Cultural Resource Study

PROPERTY INFORMATION:

Address: 820 N. Beaver St.

Assessor's Parcel Number: 101-04-020

Property Owner: Ian and Holly Hublitz

Applicant: Ian and Holly Hublitz

City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Phase 1 Cultural Resource Study for the property at 820 N. Beaver St.

RECOMMENDED ACTION:

Approve a Phase 1 Cultural Resource Study for the property at 820 N. Beaver St.

B. 19 W. Birch Ave. Certificate of Appropriateness Conditions of Approval

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.

Assessor's Parcel Number: 100-19-004A, 100-19-008A, and 100-19-007

Property Owner: Capri Flagstaff LLC and Leroux Retail LLC

Applicant: Capri Flagstaff LLC

City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Select a hotel design option to satisfy the previous condition of approval for the Certificate of Appropriateness.

RECOMMENDED ACTION:

Select a hotel design option to satisfy the previous condition of approval for the Certificate of Appropriateness.

8. **GENERAL BUSINESS**

A. Public Safety Ballot Initiative Presentation

STAFF RECOMMENDED ACTION:

Discussion only.

B. Historic Signs and Facades Grant Tracking - September 2026 Update

STAFF RECOMMENDED ACTION:

Discussion only.

C. Commission Outreach and Education Program Discussion

STAFF RECOMMENDED ACTION:

Discussion only.

9. **REPORTS**

A. **APPROVALS**

1. 804 1/2 N. Leroux St. Letter Report Cultural Resource Study

Permit Number(s): PZ-26-00135

Address: 804 1/2 N. Leroux St.

Type of Approval: Letter Report Cultural Resource Study

Approval Date: August 6, 2026

2. 811 W. Cherry Ave. Unit 1 Certificate of No Effect

Permit Number(s): PZ-26-00139

Address: 811 W. Cherry Ave. Unit 1

Type of Approval: Certificate of No Effect

Approval Date: August 7, 2026

10. **INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS AND STAFF**

11. **ADJOURNMENT**

Heritage Preservation Commission

7. A.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO**DATE:** 09/16/2026**SUBJECT:** 820 N. Beaver St. Phase 1 Cultural Resource Study

PROPERTY INFORMATION:**Address:** 820 N. Beaver St.**Assessor's Parcel Number:** 101-04-020**Property Owner:** Ian and Holly Hublitz**Applicant:** Ian and Holly Hublitz**City Staff:** Lauren Clementino, HPO**REQUESTED ACTION:**

Approve a Phase 1 Cultural Resource Study for the property at 820 N. Beaver St.

RECOMMENDED ACTION:

Approve a Phase 1 Cultural Resource Study for the property at 820 N. Beaver St.

ALTERNATIVE ACTIONS:

- The Commission can require additional research or documentation as conditions of approval.
- The Commission can continue to a date certain and require a submittal including additional research or documentation prior to acceptance.

BACKGROUND INFORMATION

The property at 820 N. Beaver St. has not previously been inventoried or subject to a cultural resource study and is not located within a historic district or historic overlay zone. The property owners plan to demolish the existing structures and redevelop the parcel. Given the age of the property, a Phase 1 Cultural Resource Study was requested to evaluate the significance and integrity of the property. The Phase 1 Study was prepared by EnviroSystems Management Inc. and recommends that the property is not eligible for listing on the National or Flagstaff Registers of Historic Places.

Attachments

HPC-CRS Application
Phase 1 Cultural Resource Study



City of Flagstaff

211 W. Aspen Ave

Flagstaff, AZ 86001

www.flagstaff.az.gov

Planning & Development Services Division

(928) 213-2618

frontcounter@flagstaffaz.gov

HPC-CRS

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)	Title	Phone	Email
Ian Hublitz and Holly Hublitz	Owners	928-600-0383	ian@greenmtconst.com
Mailing Address		City, State, Zip	
PO BOX 22144		Flagstaff, AZ 86002	
Applicant	Title	Phone	Email
Ian Hublitz and Holly Hublitz	Owners	928-600-0383	ian@greenmtconst.com
Mailing Address		City, State, Zip	
PO BOX 22144		Flagstaff, AZ 86002	
Property Interest of Applicant(s) (Owner, contractual interest, or agent)			
Owner			
Site Address		City, State, Zip	
820 N Beaver St.		Flagstaff, AZ 86001	
Project Name			
820 N Beaver St.			
Parcel Number(s)		Zoning District(s)	
101-04-020		Community Commercial	
Property Information:			
☐ Yes ☒ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: _____)			
☐ Yes ☒ No Located in a National Register Historic District? (Name: _____)			
☐ Yes ☒ No Is a structure on the property considered contributing to the District?			
☐ Yes ☒ No Located in a Historic or Landmark Overlay? (Name: _____)			
☐ Yes ☒ No Has the structure every been inventoried or evaluated for the National, Arizona, or Flagstaff Register of Historic Places?			
☒ Yes ☐ No Is the structure over 50 years old at the time of application?			
Is the subject property: ☒ Developed ☐ Vacant Land?			
Type of HPC Application Requested:			
☐ Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission)			
☒ Phase 1 (Must be reviewed by the Heritage Preservation Commission)			
☐ Phase 2 (Must be reviewed by the Heritage Preservation Commission)			
☐ Phase 3 (Must be reviewed by the Heritage Preservation Commission)			
Property Owner Signature:		Date:	Applicant Signature:
		8-11-26	

Note: Applications which are incomplete or not accompanied by the required information in the Submittal Requirement Checklist will not be accepted.



City of Flagstaff

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

Planning & Development Services Division

(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-CRS

Submittal Requirement Checklist

- ☐ Complete Application including all signatures.
- ☐ Payment of review fee. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
- ☐ A Cultural Resource Study or proof the Study has already been submitted to the Heritage Preservation Officer. The Study must contain the following:
 - ☐ Preparer's qualifications demonstrating it was 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.
 - ☐ Photographs of the context, including the property, surrounding properties, and the neighborhood.
 - ☐ List or identification of any content which may be confidential under federal law.
 - ☐ All other requirements listed in [Heritage Preservation Code Section 10-30.30.050 Cultural Resources](#).
- ☐ Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
- ☐ Any other information requested by the Heritage Preservation Officer or Heritage Preservation Commission.

Review Process and Guidelines

The Heritage Preservation Commission meets to review applications on the third Wednesday of each month. If you are submitting an application for review of a Phase 1, Phase 2, or Phase 3 Cultural Resource Study, Planning & Development Services must receive your application by the submittal deadline posted to the [Heritage Preservation application website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete 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 additional instructions.

Approval of a Cultural Resource Study or any associated mitigation 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. All approvals will be conditioned on their conformance with Zoning Code and Building Code standards. 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.

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



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www.flagstaff.az.gov

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HPC-CRS

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

Due to significant structural deficiencies resulting from years of deferred maintenance and neglect, the proposed project seeks to demolish the existing masonry garage and wood-frame residence to make way for a new mixed- use development. The proposed development will incorporate a combination of commercial and residential spaces, creating a more functional and cohesive use of the property. This conceptual proposal has undergone an initial PAM review.









Armando Ruiz
Coconino County Assessor
110 East Cherry Avenue
Flagstaff, AZ 86001-4627
(928) 679-7962 or Toll Free (877) 679-7120
www.coconino.az.gov/assessor



R0060696



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OWNER:

Key Code: FQCQKMMY

NOTICE DATE: 02/10/2026
APPEAL DEADLINE: 04/13/2026

HUBLITZ IAN M & HOLLY E
2849 N GREGG DR
FLAGSTAFF AZ 86001



Annual Notice of Value for Tax Year 2027

THIS IS NOT A TAX BILL

Parcel Information: Subdivision: MT ELDEN HEIGHTS ADD Block: 94 Lot: 21 AND:- Lot: 22 ,
Sixteenth: SW Quarter: NW Section: 15 Township: 21N Range: 07E
Situs: 820 N BEAVER ST

Account Number
R0060696

Parcel Number
101-04-020

FULL CASH VALUE

2026 Value		2027 Value	
Property Class	Value	Property Class	Value
04.2	672,642	04.02	619,527

LIMITED PROPERTY VALUE

2026 Value				2027 Value			
Property Class	Value	Assessment Ratio	Assessed Value	Property Class	Value	Assessment Ratio	Assessed Value
04.2	334,535	.10	33,454	04.02	351,262	.10	35,126

Additional parcels will be listed on another page with this notice.

Dear Property Owner,

The Assessor's Full Cash Value has the same meaning as "market value" or, more accurately described, the Full Cash Value has a direct relationship to market value. The Assessor's Full Cash Value is adjusted according to what is occurring in the real estate market. This is done by completing an annual sales study and identifying market trends within each area of the county. Changes to the Assessor's FCV due to changes in the real estate market are delayed due to the Assessor's valuation timeline, allowing an opportunity for property owners to review their assessed property values prior to receiving their property tax bill.

While the Full Cash Value may rise and fall yearly depending on the real estate market, it is important to note that all property taxes are calculated based on the Limited Property Value. As the name suggests, the Limited Property Value is "limited" on how much it can increase per year and it can never be higher than the Full Cash Value. Please refer to the back of this notice for more information regarding the Assessor's Limited and Full Cash Values.

The Assessor is solely responsible for identifying and valuing all locally assessed property within the county. The Assessor does not establish the tax rate and does not collect property taxes. If you disagree with the Full Cash Value or Property Classification, you may file a petition with the Assessor on or before the appeal deadline. Appeal information and forms can be found on the Assessor's website or by calling our office.

Did you know that the Assessor also administers property tax exemptions and tax assistance programs for individuals on a limited income? This includes tax savings programs for widow/widowers, persons with a permanent disability, Veterans with a disability and property owners over the age of 65. Applications for these programs are currently being accepted and those interested are encouraged to contact the Coconino County Assessor's office. The Assessor team is readily available to assist individuals with the program qualifications and the application process.

The Assessor's Office remains open to the public, but we continue to ask our customers to take advantage of our alternative methods of service, utilize our online functions and call before visiting the office.

Thank you for the opportunity to serve you,

Armando J. Ruiz

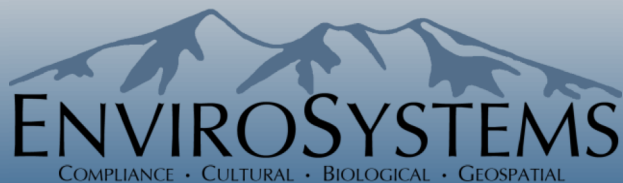


Phase I Cultural Resource Study for 820 North Beaver Street, Flagstaff, Arizona



ENVIROSYSTEMS MANAGEMENT, INC.

23 EAST FINE AVENUE
FLAGSTAFF, ARIZONA 86001
928-226-0236



Phase I Cultural Resource Study for 820 North Beaver Street, Flagstaff, Arizona

Prepared for

LAUREN CLEMENTINO
SENIOR PLANNER/HERITAGE PRESERVATION OFFICER
COMPREHENSIVE AND NEIGHBORHOOD PLANNING
211 WEST ASPEN AVENUE
CITY OF FLAGSTAFF

On Behalf of

Green Mountain Construction
P.O. Box 22144
Flagstaff, AZ 86002
P: (928) 600-0383 F: (602) 218-4402

Prepared by

Kristoffer Stein, M.A., RPA

ENVIROSYSTEMS MANAGEMENT, INC.
23 East Fine Avenue
Flagstaff, Arizona 86001
(928) 226-0236
www.esmaz.com

August 14, 2026
(Revised)

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INTRODUCTION

EnviroSystems Management Inc. (ESM) conducted a Phase I Cultural Resource Study for Green Mountain Construction to support the proposed demolition of the property at 820 North Beaver Street (*Figure 1*). The property is located within the Mount Elden Heights Addition in Block 94 and lots 21 and 22 (Parcel # 101-04-020). This Phase I report complies with Flagstaff Zoning Code 10-30.30.050. The property does not lie within an existing historic district or overlay. The property was constructed between 1925 and 1929, and since it is more than 50 years old a Phase I Cultural Resource Study is required under the Flagstaff Zoning Code. The property currently serves as a rental for several residents. The proposed work will include demolition of the main house and detached garage. 820 N. Beaver Street is recommended not eligible for listing in the National Register of Historic Places or the Flagstaff Register of Historic Places under any criteria, and the proposed work does not affect a designated or eligible cultural resource.



Figure 1. Overview map showing the property at 820 North Beaver

PROPERTY HISTORY

County records indicate that the land that later became the Elden Heights Addition was originally held by the Santa Fe Pacific Railroad Company. Block 94 was likely acquired by George J. Babbitt (1860–1920) around 1916, coinciding with early mapping and subdivision efforts in the surrounding area (Plat maps from 1916 and 1919). Newspaper articles from April 7, 1911, and September 19, 1919, describe Babbitt's plans to divide and sell portions of the property, suggesting ongoing development activity during this period. Following George Babbitt's death in 1920, lots 5–12, 16, 17, and 21–24 were deeded to his wife, Philomena Babbitt (1865–1948). On July 15, 1921, Philomena sold lots 19–22 to Mrs. L. E. Wilson for \$1.00. This nominal amount suggests that the transaction may have involved personal, financial, or other special circumstances not reflected in the public record.

By late 1925, ownership of Lots 21 and 22 had transitioned to D. E. Ward (*Photograph 1*), though the sequence of recorded documents is unusual. A mortgage of \$1,500 from George Harrington to Ward was executed in November 1925 but not recorded until December 18, 1925. On that same day, the deed conveying the property from Mrs. Wilson to Ward was also recorded, though it bore an earlier execution date of December 9, 1925. The fact that Ward secured a mortgage prior to the recording of the deed suggests that the deed may have been executed earlier and only later submitted for recording, a common occurrence during this period.



Photograph 1. D.E. Ward, accessed from family search.com

The county assessor's office lists the property's construction date as 1915, based on information provided by the owner in 1969 (Theodore Lessman). However, the land was not subdivided and turned into lots until 1916, and even as late as 1919. The 1925 Flagstaff Plat Map depicts building footprints within lots 23, 24, and a small portion of 22 (perhaps by accident), but does not clearly show development on Lot 21 or Lot 22, the present location of 820 North Beaver Street (*Figure 2*). It is unclear whether the map incorrectly locates the structure in Lot 23 or depicts a different residence altogether. It is more likely that the mapped structure represents the home of Harold and Elsie Linn, known to have lived at 824 N Beaver. Therefore, the property ownership records

showing mortgages in 1925 and 1928 in conjunction with the 1925 plat map strongly suggest a construction date of 1925–1929. Furthermore, the Craftsman Bungalow styles exhibited by the property corroborate this date of construction.

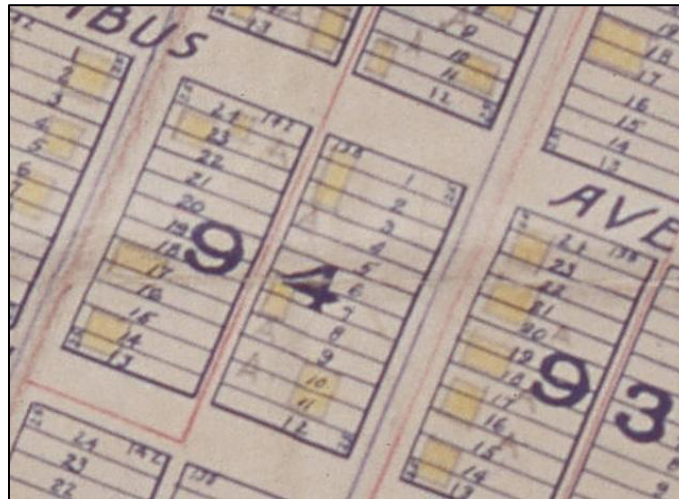


Figure 2 1925 Plat map of Flagstaff showing Block 94

Newspaper accounts from 1911 and 1919 provide important context for understanding the early development of the Elden Heights Addition (*Figure 3*, *Figure 4*). These articles reveal a surveying and subdivision of lands north of George Babbitt’s residence and emphasizes the coordinated and highly intentional effort by prominent Flagstaff landowners, financial interests, and the local press to promote this new residential district at a moment when the city was experiencing a period of rapid growth following World War I. The 1911 article announces the promise of “many choice locations for new homes,” suggesting early promotional activity tied to the Babbitt family’s landholdings. By 1919, marketing had become even more assertive: advertisements describe the sale of lots as a limited “opportunity,” highlight the ease of purchase through favorable payment plans, and assure buyers of modern improvements such as cement sidewalks. The language is clearly crafted to appeal to working families eager to own homes, and it reflects a broader push by local developers, bankers, and newspaper publishers to stimulate investment and settlement in newly platted neighborhoods like Elden Heights.

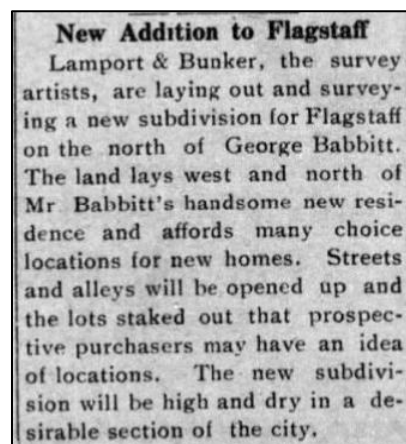


Figure 3. Coconino Sun, April 7, 1911



Figure 4. Coconino Sun, Friday September 19, 1919

Articles from the mid-1920s identify D. E. Ward, a carpenter employed by the Flagstaff Lumber Company, as participating directly in this building momentum. On December 4, 1925, the *Coconino Sun* reported that "D. E. Ward is building a handsome two-story home just north of the Fort Valley Road opposite the end of North Beaver Street," indicating that Ward was constructing a residence in the immediate vicinity shortly after acquiring Lots 21 and 22. Ward later secured a second mortgage for \$1,500 on May 7, 1928, likely reflecting refinancing associated with construction progress or the completion of the dwelling. When viewed alongside the earlier promotional efforts surrounding Elden Heights, these records suggest that Ward's construction activity was part of a broader, well-organized effort to capitalize on Flagstaff's postwar expansion and to transform subdivided railroad lands into a desirable residential district.

CONSTRUCTION SUMMARY

The Coconino County Assessor lists the construction year for 820 North Beaver Street as 1915, a date attributed to a statement by the property owner, Theodore Lessman, in 1969. However, multiple independent lines of evidence strongly contradict this date. First, historical tract and subdivision records show that the land comprising Block 94 of the Elden Heights Addition was not subdivided into individual lots until 1916, with additional mapping and lot sales continuing into 1919. A structure cannot predate the creation of the lot on which it sits, making a 1915 construction date impossible.

Further evidence comes from the 1925 Flagstaff Plat Map, which depicts building footprints on Lots 23 and 24, and a small portion of Lot 22, but shows no development on Lots 20 or 21, the location of 820 North Beaver. The building footprint shown on Lot 23 almost certainly represents the nearby residence of Harold and Elsie Linn at 824 N. Beaver, rather than the subject property. If a house had already existed on Lot 21 in 1925, it would almost certainly appear on this map, which was prepared specifically to illustrate existing improvements within the townsite. The tract book shows two \$1,500 mortgages tied to D. E. Ward—the first in Nov. 1925 and the second in May 1928—which is consistent with financing and completion of a modest bungalow in that era. Together with the absence of any footprint on the 1925 plat, the first confirmed occupancy in 1929 (Wallace family), the evidence converges on a 1925–1929 construction window rather than the assessor-listed 1915 date.

Finally, the architectural character of the house itself corroborates a late-1920s construction date. The dwelling exhibits the massing, proportions, materials, and simplified detailing of a vernacular cross-gabled Craftsman bungalow, a style widely built in Flagstaff between 1924 and 1930 and first becomes visible in an aerial image from 1939 (*Photograph 2*). Taken collectively, the subdivision timeline, the 1925 plat map, mortgage records, newspaper accounts, earliest directory listings, and architectural evidence all converge on a construction window between 1925 and 1928, making the assessor-listed 1915 date demonstrably inaccurate.



Photograph 2. 1939 Aerial photo of the property

OCCUPANTS

The 1929 Flagstaff City Directory lists George and Annie Wallace, along with their son George Jr., as occupants of 820 North Beaver Street. D. E. Ward and his wife Laura are listed next door at 818 North Beaver, which corresponds to Lots 19 and 20. The Wallaces were likely renting the 820 residence while the Wards lived at 818. Beginning in 1931, only Laura Ward appears in the directories. D. E. Ward's 1937 death certificate indicates the couple had separated, and he was likely residing elsewhere, possibly at the Nackard Hotel. Ward was also mentioned in a 1927 *Coconino Sun* article as the victim of a roadside robbery by three men described as "tramps." Ward defended himself, injuring one assailant with a wrench; another fired a shot that passed through his car's windshield (The Coconino Sun, March 11, 1927; Appendix A).

The property was sold to Theodore (1899–1979) and Esther Lessman (1904–1995) in 1948 (*Photograph 3*). Theodore and Esther had moved to Flagstaff in 1937, and Theodore worked for the Southwest Lumber Company as a heavy-equipment mechanic until his retirement in 1965. Newspaper accounts portray the Lessmans as deeply devoted to both their large, close-knit family and their community, particularly through long-standing involvement in the Calvary Lutheran Church and its associated societies. The property remained in the Lessman family's ownership until 2000.



Photograph 3. Lessman 50th Anniversary, Arizona Daily Sun, January 31, 1974

ARCHITECTURAL CONTEXT

820 North Beaver Street is a one-and-one-half-story, cross-gabled vernacular Craftsman bungalow with a later mid-century rear addition (Photograph 4; McAlester:567–578). The building is constructed with a wood floor system. The primary massing consists of a rectangular wood-frame structure oriented with its narrow end toward the street and capped by a moderately steep front-facing gabled roof. Behind this front block, the roof shifts to a perpendicular side-gabled form, creating the cross-gable configuration typical of vernacular bungalow designs adapted to interior room arrangements.



Photograph 4. West Elevation from Beaver Street

The house sits close to the street, consistent with early Flagstaff townsite development patterns, and exhibits simple wood siding and minimal ornamental detailing characteristic of working-class residential construction from the late 1920s.

The primary (west) façade is defined by its prominent front gable and an integrated porch set beneath the main roof plane. The porch is supported by slender, wooden posts rather than the more elaborate battered piers or tapered columns associated with high-style Craftsman architecture. This simplified treatment reflects a local, utilitarian interpretation of the bungalow aesthetic. The porch entry is slightly off-center, a common feature of Craftsman-era dwellings, and the low porch foundation is consistent with modest residential construction practices of the period.

Exterior walls were originally clad in narrow, horizontal wood lap siding, portions of which remain intact beneath the later asbestos-cement shingle siding applied during the mid-twentieth century (*Photograph 5*). The exposed historic siding exhibits the narrow reveal, board width, and finish consistent with late-1920s vernacular Craftsman bungalow construction in Flagstaff. The present asbestos shingles obscure the original wall material and introduce a heavier, more uniform texture not characteristic of the building's initial design intent.



Photograph 5. Original siding beneath the asbestos siding

Window and door trim is narrow and unadorned, painted in a contrasting color. The original windows and fenestration pattern consisted of wood-framed, double-hung sash windows—reflecting the simple, functional rhythm typical of modest working-class dwellings of the era. However, the windows themselves have all been replaced with modern vinyl.

The roof retains moderately wide eaves and rafter tails. The roof does not have knee braces, or decorative bargeboards associated with architect-designed Craftsman buildings. The steeper roof pitch, compared to lower-slope California bungalows, is consistent with adaptations for snow loads at Flagstaff's high elevation. Modern asphalt shingles cover the roof, replacing earlier roofing materials.

The east elevation displays a substantial non-historic addition, likely constructed between the 1940s and 1960s (*Photograph 6*). This addition spans the full width of the structure and incorporates a shallow-pitched roofline and an enclosed porch or utility space with a centered rear door and a series of horizontally proportioned windows that contrast markedly with the original fenestration. Siding, trim, and foundation details differ from those of the 1920s construction and reflect mid-century building practices, including slab-on-grade foundations and standardized window units. This addition significantly enlarges the building footprint and alters the original rear massing, though it remains visually subordinate from the primary street-facing façade.



Photograph 6. East elevation showing later addition

CONDITION

The earliest documented condition rating for 820 N. Beaver Street appears on the 1969 County Assessor Property Record Card, which noted approximately 59% depreciation/obsolescence and a “2 of 4” physical condition. Current on-site observations indicate continued deterioration, with differential settlement, drainage deficiencies, localized structural distress most evident along the south and west (front) elevations, and plane irregularities visible along the east (rear) elevation. The rear enclosed porch/utility volume (a mid-century addition) demonstrates construction details and movement distinct from the historic cross-gabled core.

The lot exhibits minimal clearance between finished grade and the base of the cladding in several locations, particularly on the south side. The owner reports recurrent stormwater drainage and flooding, consistent with observed conditions that promote prolonged wetting at the perimeter, seasonal freeze-thaw movement, and capillary moisture into sill/framing.

Field evidence supports differential settlement—that is, uneven downward movement concentrated on the south side and at the front porch line (*Photograph 7; Photograph 8*). On the west (front) elevation, the right side of the porch appears to be pulling away from the principal mass, a classic symptom of isolated porch support movement relative to the main foundation. On the south elevation, subtle out-of-level conditions are suggested by misaligned trim and waviness in the wall plane. On the east (rear) elevation, the non-historic appended volume reads as structurally independent—with shallow roof intercepts and plane irregularity—suggesting movement and/or shallow support (e.g., slab-on-grade) in the addition.

Finally, the later application of asbestos-cement shingles has, in places, protected the underlying historic wood lap siding; however, incomplete coverage, open joints, and lifted edges create pathways for water intrusion at the wall assembly. Where asbestos shingles are installed over original wood siding without a ventilated drainage plane, trapped moisture can lead to localized deterioration of the hidden wood sheathing and siding, especially along low-clearance walls and at additions where flashing is vulnerable. In addition, asbestos is a regulated hazardous material; any repair or removal must follow state and federal abatement requirements, which can add substantial cost to rehabilitation.



Photograph 7. South elevation showing differential settlement



Photograph 8. West elevation showing settlement at porch

GARAGE

The proposed demolition also includes removal of the detached garage located at the rear of the property. According to County Assessor records, the garage was constructed in 1970, well outside the period of significance for the main dwelling (c. 1925–1928). As a result, the garage does not contribute to the historic character of the property. Its design, materials, and placement are inconsistent with the vernacular Craftsman bungalow form of the main residence, and its presence has, if anything, diminished the historic integrity of setting and feeling. Although the garage is now more than fifty years old, its demolition would not impact the property’s ability to convey historic significance, nor does it rise to the threshold requiring a comprehensive evaluation for historic eligibility.

ASPECTS OF INTEGRITY

Despite major alterations (mid-century rear addition; asbestos-cement siding; modern roofing), 820 N. Beaver retains some physical characteristics that partly convey its identity as a vernacular, cross-gabled Craftsman bungalow. Integrity is strongest at Location and Setting (street presence). Design and Feeling/Association; Materials and Workmanship are diminished due to modifications to the siding, rear addition, and settlement of the foundation.

1) Location — Retains Integrity

The dwelling remains on its original site within the historic Flagstaff townsite grid. No evidence suggests relocation. The house's position relative to the street and neighboring parcels reads as historic.

2) Design — Diminished

The cross-gabled bungalow massing remains intact from the street view of the west elevation. The integrated front porch, modest overhangs, boxed eaves, and simple trim collectively reflect a vernacular Craftsman design. The mid-century rear addition significantly alters the rear volume and introduces a shallow roof intercept.

3) Setting — Generally Retains Integrity

The house continues to read within a residential block of early townsite parcels, close to the street with small side yards—patterns consistent with historic development. Modern accretions (utility lines, vehicles, yard storage) are typical of a working residential setting and do not fundamentally compromise the historic spatial relationships. The 1970s garage partially diminishes the property's integrity of setting.

4) Materials — Diminished

Non-historic asbestos-cement shingles, modern roofing, and the rear addition diminish material integrity. However, the original narrow wood lap siding survives beneath, preserving critical historic fabric. Historic wood double-hung sash windows have all been replaced with modern vinyl windows.

5) Workmanship — Partially Retains Integrity

The building's workmanship is expressed in its framing proportions, boxed eaves, modest carpentry, and original wood sash. Later work (rear addition, asbestos siding, modern flashing) is plainly visible and of lesser craft quality, but it has not erased the expression of the original workmanship.

6) Feeling — Retains Integrity

From the public right-of-way, the house still conveys the look and scale of a modest 1920s Craftsman-influenced bungalow: cross-gabled massing, integrated porch, simple trim, and close street setback. This overall impression persists despite condition issues and later rear alterations. The 1970s garage partially diminishes the property's integrity of setting.

7) Association — Retains Integrity

The property continues to embody its historic associations with Flagstaff's late-1920s residential expansion and working-class housing patterns. Documentary links (mortgages, directory entries) and the building's extant form support the association with this developmental context.

SIGNIFICANCE

NRHP Criterion A / FRHP Criterion A (Events/Patterns)

While the dwelling is representative of the 1920s residential build-out and the Elden Heights subdivision activity, the record assembled to date does not demonstrate that this specific property

is directly and significantly associated with an event or development pattern that rises to the level of exceptional importance at the local, state, or national scale. The house reflects a common architectural style. Previous studies have identified the Craftsman bungalow style as a significant phase in Flagstaff's early history (Woodward et al. 1993). However, the property at 820 N. Beaver does not appear to be the site of a defining event nor the best surviving example of that theme. The structures condition and significant modifications have diminished the property's ability to convey this level of significance.

Finding: Not eligible under NRHP Criterion A / FRHP Criterion A.

NRHP Criterion B / FRHP Criterion B (Persons)

Known owners/occupants—e.g., D. E. Ward (carpenter), the Wallace family (1929 renters)—illustrate typical residents of the period, but available documentation does not indicate a significant association with a person of recognized importance in Flagstaff's, Arizona's, or the nation's history where this property is the principal location of that person's productive life.

Finding: Not eligible under NRHP Criterion B / FRHP Criterion B.

NRHP Criterion C / FRHP Criterion C or D (Design/Construction)

As constructed, the house embodied the distinctive characteristics of a vernacular, cross-gabled Craftsman bungalow (front-gable street block; perpendicular side-gable rear mass; integrated porch; boxed eaves; narrow wood lap siding; simple sash and trim). However, its ability to convey that significance has been diminished by:

- A substantial mid-century rear addition with a shallow roof tie-in that alters rear massing.
- Installation of asbestos-cement shingles over original wood lap siding, suppressing historic materials and texture.
- Modern roofing, replaced windows, and other incremental alterations; and
- Differential settlement and drainage-related distress (porch separation, uneven wall planes), which further compromise design/material integrity.

Although original wood lap siding survives beneath the asbestos and the primary cross-gable massing remains readable from the street, the cumulative effect of non-historic alterations and current condition reduces the property's integrity of materials and workmanship to a level below typical NRHP/FRHP thresholds for Criterion C when evaluated against other, better-preserved Craftsman bungalows in Flagstaff.

Finding: Not eligible under NRHP Criterion C / FRHP design-based criterion at this time.

NRHP Criterion D / FRHP Criterion E (Information Potential)

The resource is a standing residence; there is no indication that it is likely to yield important information in prehistory/history (e.g., as an archaeological site) beyond what is typical for similar properties.

Finding: Not eligible under NRHP Criterion D / FRHP Criterion E.

REVERSIBILITY OF IMPACTS

Although some impacts to integrity are theoretically reversible (e.g., asbestos shingle removal to reveal historic lap siding; drainage corrections; foundation stabilization), doing so would require structural engineering, geotechnical work, hazardous-materials abatement, and extensive envelope rehabilitation. Given the house's ongoing differential settlement (south and west perimeters), porch separation, non-historic rear addition with problematic roof tie-in, and asbestos-cement siding concealing deterioration risk, the time, effort, and financial resources required to restore the property to a condition that would convey significance are disproportionate to any reasonable economic return the house could produce. In short, fully reversing the integrity and condition issues would impose a substantial economic burden that deprives the owner of reasonable use or return under current and foreseeable market conditions.

MANAGEMENT

820 N. Beaver Street is recommended not eligible for listing in the National Register of Historic Places or the Flagstaff Register of Historic Places under any criterion, the proposed work does not affect a designated or eligible cultural resource.

PRIMARY SOURCES USED

Arizona Memory Project (Online)
Colorado Plateau Archives NAU
Coconino County Records
Historic Newspapers (*Arizona Daily Sun*)
Index to Deeds
Index to Mortgages
Coconino County Assessor's Office

REFERENCES CITED

Arizona Daily Sun

- 1911. *New Addition to Flagstaff*. April 17
- 1919. *Lots to be Sold*. September 5
 - Many Buying Lots*. September 19
 - Your Last Opportunity*. September 19
 - One Section is Sold and Another Opened*. September 26
- 1921. *Local Brevities*. October 21
- 1925. *Local Brevities*. December 1925
- 1927. *Flagstaff Man Makes Getaway from Bandits*. March 11
- 1974. *Theodore Lessmans Celebrate Fiftieth*

City of Flagstaff

- N.A. *Flagstaff Historic Code*

McAlester, Virginia Savage

- 1984 *A Field Guide to American Houses*

Woodward, James W, Patricia A. Osman, and N. Christine Richards

- 1993 *City of Flagstaff Southside / Oldtown Historic Building Survey. Volume I, Final Summary Report.*

Flagstaff Man Makes Getaway from Bandits

Navajo county officers are searching for three unidentified men who Thursday morning staged a daylight holdup, relieving D. E. Ward of Flagstaff of \$20 when he stopped his car on the highway shortly after 9 o'clock in the morning on the Winslow-Holbrook road, three miles east of St. Joseph.

The robbers, believed to be tramps, made good their escape, presumably by picking up a ride, although one of their number was suffering from a head wound inflicted by Ward when he struck the man with a wrench, he reported to Sheriff Divelbess.

One of the bandits fired at Ward when he wielded the wrench which felled one of their number, the bullet going through the windshield of his car, and Ward reported the last he saw of the trio two of them were engaged in reviving their companion who had been knocked unconscious by the blow.

In their haste while searching Ward, the bandits overlooked \$285 in currency which he had in his inside coat pocket.

Heritage Preservation Commission

7. B.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO

DATE: 09/16/2026

SUBJECT: 19 W. Birch Ave. Certificate of Appropriateness Conditions of Approval

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.

Assessor's Parcel Number: 100-19-004A, 100-19-008A, and 100-19-007

Property Owner: Capri Flagstaff LLC and Leroux Retail LLC

Applicant: Capri Flagstaff LLC

City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Select a hotel design option to satisfy the previous condition of approval for the Certificate of Appropriateness.

RECOMMENDED ACTION:

Select a hotel design option to satisfy the previous condition of approval for the Certificate of Appropriateness.

ALTERNATIVE ACTIONS:

The Commission can request additional information related to demonstrating the previous condition of approval for the hotel design.

BACKGROUND INFORMATION

The current project proposes to construct a new The Graduate hotel and parking garage at 19 W. Birch Ave. utilizing three parcels, 100-19-004A, 100-19-008A, and 100-19-007. All three parcels are located within the Downtown Historic Overlay Zone and subject to the Design Handbook for Downtown Flagstaff.

During the July 15, 2026 meeting, the Heritage Preservation Commission approved the Certificate of Appropriateness for the design of new hotel and parking garage buildings, with the following conditions:

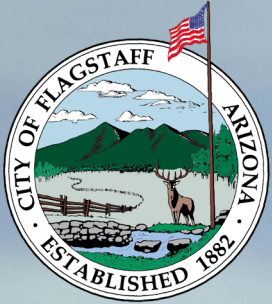
1. To address concerns over the N2 Guideline in the Design Handbook for Downtown Flagstaff, submit renderings of the hotel building with the fifth story limestone swapped with the second story brick to the Heritage Preservation Commission for review.
2. For information, submit renderings from the street level of the micro retail spaces at the parking garage and hotel and murals on the parking garage (examples allowed).

To address the first condition of approval, the applicant submitted alternate hotel design renderings showing the fifth story stucco swapped with the second story brick. In the previous submittal, the fifth story was depicted as stucco and not as limestone. It was presented as stucco in the agenda packet and in the staff report, but was mistakenly referred to as limestone by the applicant during the July meeting. The applicant also submitted an updated version of the previous hotel renderings showing the earlier design with a lighter trim color for the Commission to consider as an alternate option. These two new design choices are attached to the agenda for review along with the previous renderings submitted for the July meeting. Selection of one of the design choices as satisfying the previous condition of approval is requested.

To address the second condition of approval, the applicant submitted renderings of the parking garage from street level demonstrating example micro retail spaces and murals. This condition of approval asked for the renderings to be submitted for informational purposes only and not for design approval.

Attachments

Applicant Presentation Slides
Updated Garage Renderings
Alternate Hotel Design Renderings
Updated Hotel Rendering with Lighter Trim Color
Previous Submittal Renderings



Graduate
HOTELS

GRADUATE HOTEL - FLAGSTAFF

Response to 7.16.26 HPC Request(s)

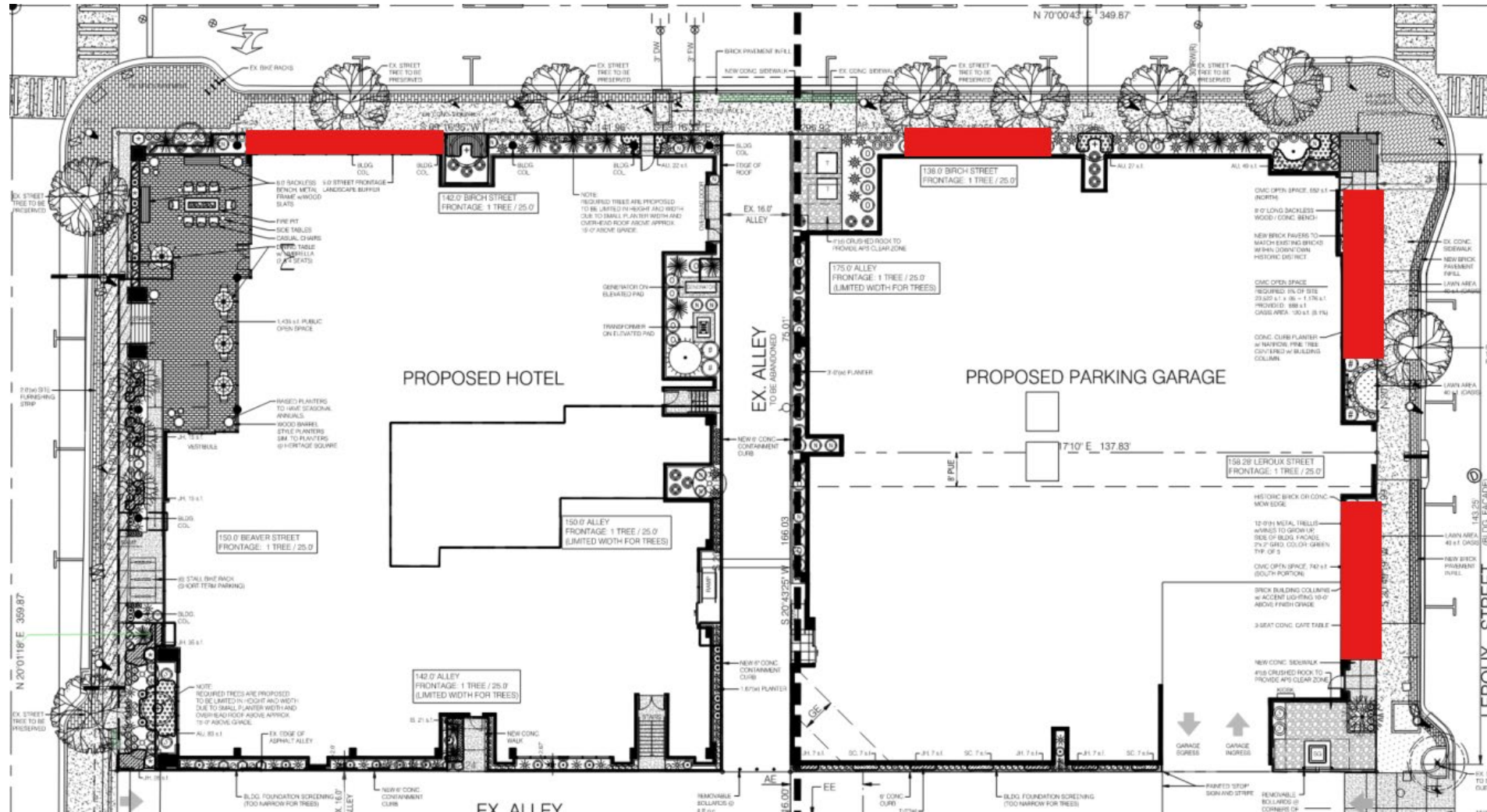
Overview

Pursuant to the 7.16.26 Meeting, the following requests were made:

1. For *informational* purposes only, the Commission requested conceptual examples of murals and micro retail, rendered from street level.
2. **Moved by** Emily Dale, **seconded by** Alec Overmann to approve the Certificate of Appropriateness with the condition to address concerns over the N2 Guideline in the Design Handbook for Downtown Flagstaff, submit renderings of the hotel building with the fifth story limestone swapped with the second story brick to the Heritage Preservation Commission for review.

Micro Retail and Engaging the Public

Collaboration with FDBA & City – Activation & City Beautification Grants



Red “blocks” indicate locations of interest for self supporting micro retail needing power only or potential locations for other activation elements.

Garage Renderings

For *informational* purposes only, the Commission requested conceptual examples of murals and micro retail, rendered from street level

Updated rendering from the NE of the garage showing what it could look like with City provided murals and having small vendors in the three areas along Leroux and Birch:



Garage Renderings

For *informational* purposes only, the Commission requested conceptual examples of murals and micro retail, rendered from street level

Updated rendering from the NE of the garage showing what it *could* look like with City provided murals and having small vendors in the three areas along Birch



Hotel Renderings

Utilizing the original design with the lighter trim would best meet the design considerations for mass and bulk.

Generally, lighter colors/materials higher on a building and darker colors lower down is considered a good strategy for reducing the perceived mass and bulk of a building.

Darkest / heaviest

- Ground floor
- Podium
- Base
- Stone, brick, dark metal, etc.

Middle

- Transition band
- Secondary materials/colors
- Recessed areas

Lightest / visually lightest

- Upper stories
- Setback portions
- Penthouse/top floors
- Light-colored stucco, metal panels, glass, etc

Hotel Renderings

Utilizing the original design with the lighter trim would best meet the design considerations for mass and bulk.

It works because the visual weight of the building tends to feel **heavier at the base and lighter as it rises**, which can make a large building feel less imposing. There are several visual principles at work:

1. Dark colors appear visually heavier.

A dark lower portion can make the building feel grounded rather than allowing the entire façade to read as one enormous volume.

2. Light colors recede visually.

A lighter upper story can make the top of a 4–6 story building feel less dominant against the sky.

3. It creates a visual "base–middle–top."

Breaking the building into these three zones helps prevent the façade from reading as a single monolithic wall.

4. It can make upper floors appear less massive.

This is particularly useful when dealing with a building that has a large continuous façade or significant height.

Hotel Renderings

Original Rendering



Hotel Rendering - Revised

Utilizing the original design with the lighter trim would best meet the design considerations for mass and bulk.



Hotel Rendering – Switch Material Locations

Alternating Stucco (not limestone as misspoken during HPC meeting) at top floor with brick as seen from Birch/Beaver



Hotel Rendering – Switch Material Locations

Alternating Stucco (not limestone as misspoken during HPC meeting) at top floor with brick as seen from Birch





THANK YOU

GRADUATE HOTEL FLAGSTAFF

Certificate of Appropriateness











Graduate BY HILTON



JRA
ARCHITECTURE
& PLANNING

■ Coeur d'Alene Office
2200 West Rosebud Lane
Coeur d'Alene, ID 83814
Phone : 208-667-5570
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no:	revisions:	date:

project title:

Graduate
BY HILTON
Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

PERSPECTIVE
RENDERINGS
HOTEL

project no:	sheet no:
drawn: DH	A3.03
checked: DJ	
date: May 8, 2026	

Heritage Preservation Commission

8. A.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO**DATE:** 09/16/2026**SUBJECT:** Public Safety Ballot Initiative Presentation

STAFF RECOMMENDED ACTION:

Discussion only.

Executive Summary:

The Citizen Committee provided their recommendation for a sales tax and bond to Council on May 26th to address public safety needs. City Council approved proposition 404 for a 0.5% (or half a penny for each dollar spent) sales tax to enhance public safety services and proposition 405 for a \$40 million general obligation bond for public safety infrastructure and equipment on June 16th. City staff would like to continue communicating with the public about the identified needs to be funded with the sales tax and general obligation bond.

Policy Impact:

AttachmentsPresentation Slides





Background

- Identified core services, public safety, and fire resources as Council budget considerations in January 2025
- Discussed public safety needs in April 2025
- Public safety includes Fire, Emergency Management, Aircraft Rescue and Firefighting, and Police
- Supported the exploration of a public safety ballot measure and citizen committee in September 2025
- Citizen Committee met between November 2025 and May 2026
- Details are available at the Connect Flagstaff site <https://connect.flagstaffaz.gov/safety-committee>
- City Council called election in June 2026



Financial Overview

- FY 2025-2026 budget included \$83 million to support public safety
 - \$54 million (46%) of general fund
 - \$29 million in other funds
- FY 2026-2027 reallocated \$537,000 of secondary property tax and new construction revenue to public safety
- Inability to rebuild after 2008 and address growth
- Operating costs outpacing growth of General Fund
- Capital costs have grown significantly
- Increasing costs in personnel, technology, and infrastructure



Fire Department Impact

- Addressing today's needs and some future growth
- Staffing to address Flagstaff's evolving risk and demands for firefighter safety
- Reduce severity of wildfire in treated areas
- Assist in addressing insurance premiums
- Sustain and improve response times
- Adequate resources to respond to large-scale or multiple incidents
- Facilities for personnel and apparatus
- Support Fire Station operations

ALERT TOP STORY

Train engine overheats, catches fire in west Flagstaff; blaze under control, smoke impacts expected



ALERT TOP STORY

Flagstaff Fire Department to conduct pile burns near Thorpe Park

Wildland Fire Risk

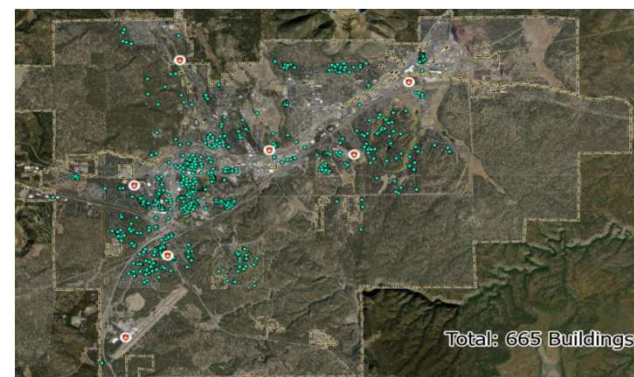


- Additional all-risk firefighters as first line response
- Address increase in frequency and intensity
- Provide additional equipment
- Build a wildland fire station and training facility
- Fund prevention work
 - Hazardous fuel removal
 - Home hardening to protect neighborhoods
 - Equipment



Building Height Risk

- 109.4% increase in mid-rise facilities
- Higher level of risk
- Requires a larger number of personnel to respond
- Additional Quint staffing
- Training for personnel



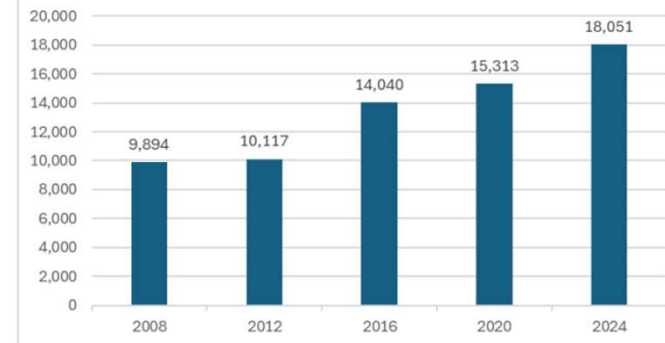


Calls for Service

- Increase in number of calls
- Exceeded ability to find efficiencies
- Additional supplies
- Replacement of life saving equipment
- Fire academy and training to retain qualified staff
- New Fire Station
 - Improve response times in existing neighborhoods
 - Address new neighborhoods near JW Powell



2008-2024 Call Volume



THEN
2008

7

Frontline Units

28

Firefighters per shift



NOW
2025

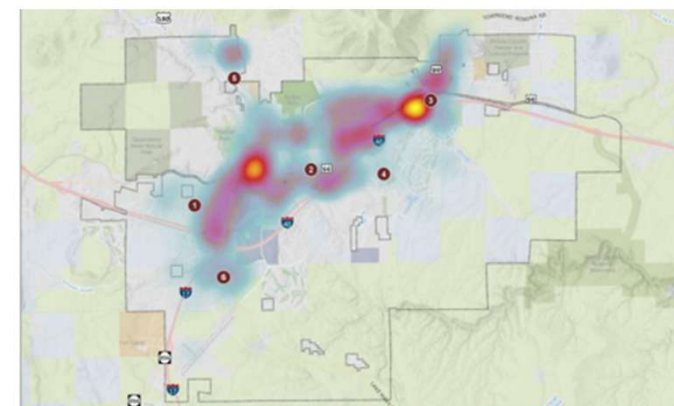
8

Frontline Units

30

Firefighters per shift

Staffing for each additional unit:
Rescues:
9+ Firefighters
(3 per shift)
Engines/Ladders:
12+ Firefighters
(4 per shift)



Aircraft Rescue and Firefighting Impact



Background

- Aircraft Rescue and Firefighting (ARFF) is federally mandated at commercial service airports
- ARFF response available 24 hours per day, 365 days per year

Impact

- Sustain economic impact of air service for visitor and business travel (160,000+ passengers in 2025 with \$33M in visitor spending and \$36M in on-airport economic activity)
- Attract additional air service
- Maintain capability to support 120 daily aircraft operations



Aircraft Emergency Response



- Minimum staffing 2 per shift to respond to 70-135 passengers and crew
- 3 more ARFF staff to address aircraft type and size increase that equates to higher level of risk
- Increases minimum staffing from 2 to 3
- Improve emergency response
- Maintain mandated ARFF coverage and bring ARFF level of service to local, regional and national standards and best practices
- Retain mandated level of airport security

<https://www.fox10phoenix.com/video/1513971>



First responders train for worst-case scenarios i...
First responders were preparing for the worst case scenario in Flagstaff on Monday. As part of federally-mandated...

www.fox10phoenix.com

Police Department Impact



- Additional personnel in Dispatch to answer 9-1-1 calls
- More support in evidence and records to maintain integrity
- Identify trends and create response plans to mitigate crime
- Improve response with Police Aides for non-emergency calls
- Increase space and people for proficiency and scenario-based training



Response

- PFM Study identified gaps in service
- Reduced transports from Jail to Court to create greater availability
- Maintain safety for large events and protest
- Ability to respond to more than one critical incident with additional personnel
- Keep streets safe
- Respond to community members calls for service



ALERT TOP STORY

Suspect in Flagstaff shoot-out, helicopter crash makes first appearance in Coconino County Superior Court





Criminal Investigation

- Advanced software and specialized training needed to extract data
- Expansion of evidence with increased technology
- Aging systems and integration challenges to identify trends
- Additional staff to investigate 174 people crimes and 271 property crimes
- Build prosecutable cases to support victims
- Space to retain evidence and meet prosecuting and community expectations

ALERT **TOP STORY** **BREAKING**

Flagstaff police say homicide a possibility in disappearance of Kelly Paduchowski

CODY BASHORE Digital Editor Jul 2, 2024 0 1 min to read



ALERT **TOP STORY**

Body of missing 8-year-old girl found in Coalmine; Navajo Police Department and FBI investigation underway

DAILY SUN STAFF Jan 16, 2026 0 1 min to read

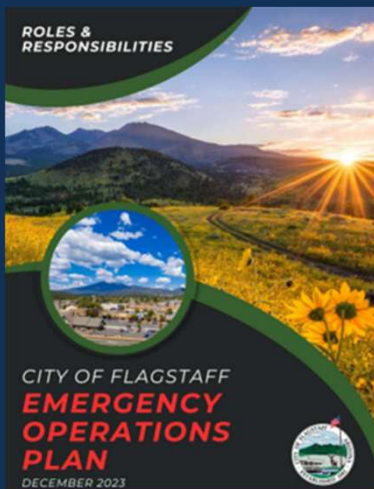


Emergency Management Impact

- Why does Flagstaff have its own Emergency Management Program?
 - Dedicated program for Flagstaff's unique hazards
 - Bridge across fire, police, and airport – connects plans, people, and communication so the city responds as one team
- Resources, personnel, plans, training, and equipment to address local risks
- Community impacts with additional investment
 - Provide a more coordinated emergency response
 - Clear and reliable public information and alerts
 - Reduce long-term recovery costs after disasters
 - Stronger support for residents and businesses during recovery



Emergency Preparedness



- Emergency operations planning and joint training
- Prepared for:
 - Active shooter
 - Airport emergencies
 - APS Public Safety Power Shut-offs
 - Large scale events
 - Keeping city services running during disruptions (continuity of operations and continuity of government)

Emergency Response & Recovery



- Emergency declarations to unlock resources (County, State, Federal)
- One team: coordinated response, clear public updates, shared recovery effort
- Disaster recovery: repair public infrastructure, support residents and businesses, and coordinate with nonprofit partners



Why a sales tax & bond?

Balance the needs and maintaining lowest cost possible

- 0.5% (half cent per dollar) Sales Tax
 - Ongoing dollars to pay for personnel, operating costs, contracts and commodities
 - Equipment replaced on regular intervals like emergency radios, PPE, or cardiac monitors
- \$40 Million General Obligation (GO) Bond
 - Reduces the amount of a sales tax
 - One-time dollars for capital expenses like construction, additional equipment, and vehicles
 - Additional revenue within the current rate
- Both required to provide the people and the infrastructure to meet public safety needs





Prop 404 – 0.5% Sales Tax

Ongoing resources to enhance public safety services

- All-Risk Firefighters for wildland, suppression, and EMS
- Fire academy and training
- Fire supplies and equipment
- Fire cancer testing and turnouts
- Police training
- Station O&M
- Emergency response vehicles and maintenance
- Citywide evacuation plan
- Emergency Management personnel
- Aircraft rescue firefighters, equipment & supplies
- Police personnel, equipment & supplies



Prop 404 – 0.5% Sales Tax

- 0.5% produces an average of \$18.2 million per year for 15 years
- Increase City's base tax rate from 2.486% to 2.986%
- 37% paid by visitors
- Half of AZ cities have rate of 3.00% or higher
- Address enhanced public safety needs
- Ongoing source for additional staffing and related expenses



What does a Sales tax rate mean to consumers?



- Tax applies to items like dining bills and commodities like a refrigerator
- Tax does not apply to food at the grocery store or residential rent
- At 0.50% the tax would be \$0.50 (fifty-cents) per \$100
- Examples:
 - Purchase a \$50,000 vehicle is \$250 more
 - Eat fast food for \$21 costs \$0.11 more
 - Buy a gallon of milk for \$4.59 is \$0 more
 - Apartment rent for \$1,575 is \$0 more



Prop 405 - \$40M GO Bond

One-time resources to invest in public safety infrastructure and equipment

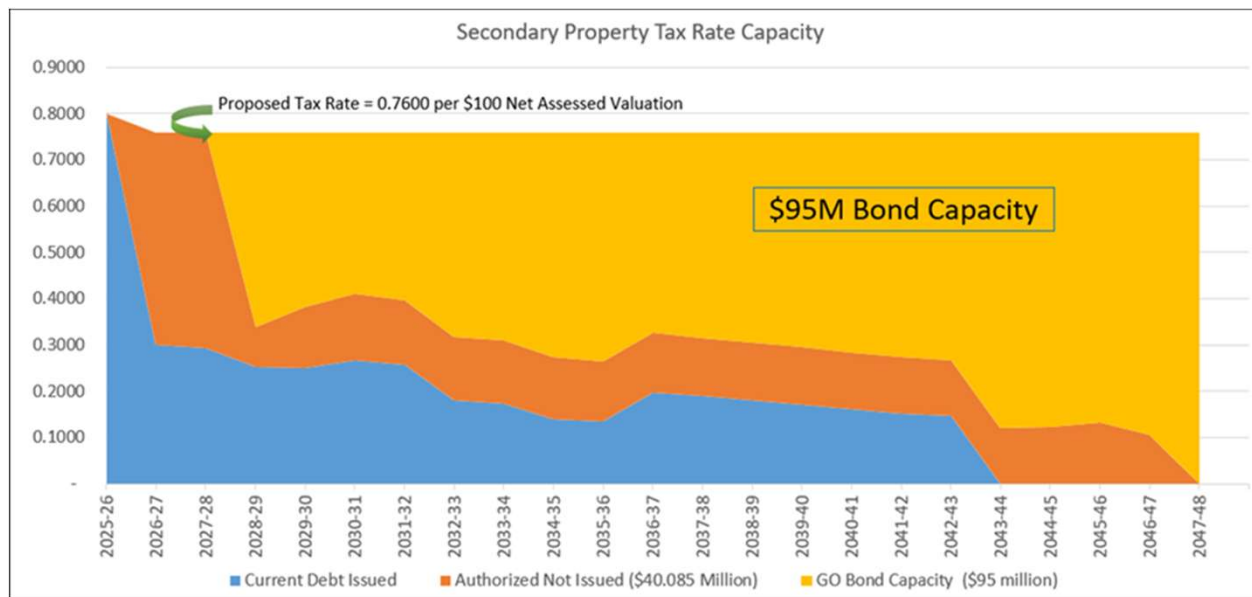
- Wildland fire equipment
- Wildland fire facility
- Emergency medical equipment
- JWP Fire Station #7
- Emergency Management supplies and equipment
- Station expansion and modernization
- Upgraded dispatch technology
- Radios and communications
- Emergency vehicle fleet
- Criminal investigation tools





Prop 405 - \$40M GO Bond

- \$95 million in capacity
- Flat rate policy for Secondary Property Tax is set at 0.7600
- Supplement with Development Impact fees
- Invest in public safety infrastructure and equipment
- One-time source for construction, equipment and vehicles



What does a bond mean to consumers?



- Issuance of bond does not increase secondary property tax
- Assuming assessed value increases by 5%
 - Residential customer pays \$14.93 more per year
 - Commercial property pays (\$0.11) less per year
- Assessed value calculated by Coconino County Assessor annually



Public Safety Props 404 & 405 SA1



- Community Benefits
 - Protect property values
 - Improve homeowner insurance access and cost
 - Maintain Flagstaff Pulliam Airport operations
 - Improve emergency preparedness and response
- Election on November 3rd
- Learn more at
<https://connect.flagstaffaz.gov/safety-committee>



Slide 23

SA1

Please add QR code that is linked to the connect flagstaff site

Shannon Anderson, 2026-07-07T19:27:02.173

Questions?



connect.flagstaffaz.gov/safety-committee

Heritage Preservation Commission

8. B.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO

DATE: 09/16/2026

SUBJECT: Historic Signs and Facades Grant Tracking - September 2026 Update

STAFF RECOMMENDED ACTION:

Discussion only.

Executive Summary:

The FY2027 tracking spreadsheet was updated for September 2026 to reflect the August Level 2 grant award for 503 N. Leroux St.

Policy Impact:

Attachments

HSFG Tracking September 2026

HSFG Grants July 2026 - June 2027

Address	Property Owner(s)/Applicant	Grant Amount (\$)	Grant Level	HPC Meeting Award Date	Grant Expiration Date	Status
910 N Leroux St	Gary Bowman	\$3,792	Level 1	May-26	May-27	Paid
503 N Leroux St	Amy and Rod Horn	\$20,000	Level 2	Aug-26	Aug-27	Awarded
FY27 Funding		\$160,000				
Available Funds		\$136,208				

Heritage Preservation Commission

8. C.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO**DATE:** 09/16/2026**SUBJECT:** Commission Outreach and Education Program Discussion

STAFF RECOMMENDED ACTION:

Discussion only.

Executive Summary:

Chair Westheimer requested a discussion of possible future Commission-led public outreach and education programs per the Commission's Powers and Duties listed in the Enacting Authority. Discussions were held during the April 15, June 17, and August 19, 2026 meetings. In earlier discussions, it was suggested that each Commissioner:

- Reflect on this item and bring their top three ideas for outreach and education as well as their personal time commitment to discuss further at the next meeting.
- Consider whether to form a standing ad hoc or subcommittee for outreach and education.
- Be prepared to discuss the scheduling of an annual retreat in December that could include discussion of outreach and education at the next meeting.

Policy Impact:**Background and History:**

The following related Powers and Duties are included under 2-19-001-0005 of the Commission's Enacting Authority:

B. The Commission shall increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.

C. The Commission shall advise and assist owners of landmarks or historic structures on physical and financial aspects of preservation, renovation, rehabilitation, and reuse.

The Commission's Enacting Authority is available to view online here:

<http://www.codepublishing.com/AZ/Flagstaff/cgi/menuCompile.pl>

Heritage Preservation Commission

9. A. 1.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO**DATE:** 09/16/2026**SUBJECT:** 804 1/2 N. Leroux St. Letter Report Cultural Resource Study

PROPERTY INFO:**Permit Number(s):** PZ-26-00135**Address:** 804 1/2 N. Leroux St.**Type of Approval:** Letter Report Cultural Resource Study**Approval Date:** August 6, 2026**FINDINGS:**

Report reviewed and approved by the Heritage Preservation Officer. The secondary structure located at 804 1/2 N. Leroux St. was determined not to be eligible for listing in the National, State, or Flagstaff Registers of Historic Places due to a lack of significance and integrity.

INFORMATION:

Cornerstone Environmental Consulting, LLC conducted a Letter Report Cultural Resource Study of the secondary structure located at 804 1/2 N. Leroux St. ahead of the proposed demolition of the building. The property is outside of any existing historic districts or overlay zones and had not been previously studied. The primary structure on the property is outside the scope of the proposed project.

Attachments

HPC-CRS Application

Letter Report Cultural Resource Study



City of Flagstaff

211 W. Aspen Ave

Flagstaff, AZ 86001

www.flagstaff.az.gov

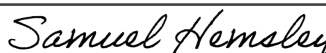
Planning & Development Services Division

(928) 213-2618

frontcounter@flagstaffaz.gov

HPC-CRS

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)	Title	Phone	Email
Ryan Ward		520-591-7582	jordanward601@gmail.com
Mailing Address		City, State, Zip	
804 N Leroux Street		Flagstaff, Arizona 86001	
Applicant	Title	Phone	Email
Samuel Hemsley		818 207 4981	shemsley@cornerstone-environmental.com
Mailing Address		City, State, Zip	
320 N. Leroux Street, Suite A		Flagstaff, Arizona 86001	
Property Interest of Applicant(s) (Owner, contractual interest, or agent)			
Contractual Interest, Letter Report Preparer and Project Manager			
Site Address		City, State, Zip	
804 1/2 North Leroux Street		Flagstaff, AZ, 86001	
Project Name			
804 1/2 North Leroux Street CRS Letter Report			
Parcel Number(s)		Zoning District(s)	
APN 101-04-005		Single-family Residential Neighborhood	
Property Information:			
☐ Yes ☒ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: _____)			
☐ Yes ☒ No Located in a National Register Historic District? (Name: _____)			
☐ Yes ☒ No Is a structure on the property considered contributing to the District?			
☐ Yes ☒ No Located in a Historic or Landmark Overlay? (Name: _____)			
☐ Yes ☒ No Has the structure every been inventoried or evaluated for the National, Arizona, or Flagstaff Register of Historic Places?			
☒ Yes ☐ No Is the structure over 50 years old at the time of application?			
Is the subject property: ☒ Developed ☐ Vacant Land?			
Type of HPC Application Requested:			
☒ Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission)			
☐ Phase 1 (Must be reviewed by the Heritage Preservation Commission)			
☐ Phase 2 (Must be reviewed by the Heritage Preservation Commission)			
☐ Phase 3 (Must be reviewed by the Heritage Preservation Commission)			
Property Owner Signature:		Date:	Applicant Signature:
		7/31/2026	
			Date:
			7/29/2026

Note: Applications which are incomplete or not accompanied by the required information in the Submittal Requirement Checklist will not be accepted.



City of Flagstaff

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Flagstaff, AZ 86001
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HPC-CRS

Submittal Requirement Checklist

- ☐ Complete Application including all signatures.
- ☐ Payment of review fee. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
- ☐ A Cultural Resource Study or proof the Study has already been submitted to the Heritage Preservation Officer. The Study must contain the following:
 - ☐ Preparer's qualifications demonstrating it was 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.
 - ☐ Photographs of the context, including the property, surrounding properties, and the neighborhood.
 - ☐ List or identification of any content which may be confidential under federal law.
 - ☐ All other requirements listed in [Heritage Preservation Code Section 10-30.30.050 Cultural Resources](#).
- ☐ Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
- ☐ Any other information requested by the Heritage Preservation Officer or Heritage Preservation Commission.

Review Process and Guidelines

The Heritage Preservation Commission meets to review applications on the third Wednesday of each month. If you are submitting an application for review of a Phase 1, Phase 2, or Phase 3 Cultural Resource Study, Planning & Development Services must receive your application by the submittal deadline posted to the [Heritage Preservation application website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete 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 additional instructions.

Approval of a Cultural Resource Study or any associated mitigation 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. All approvals will be conditioned on their conformance with Zoning Code and Building Code standards. 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.

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



City of Flagstaff

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Flagstaff, AZ 86001
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HPC-CRS

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

Study prior to proposed demolition of the studied structure

July 27, 2026

Lauren Clementino
Heritage Preservation Officer
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: Historic Resource Study Letter Report for 804 ½ North LeRoux Street

Ms. Clementino,

Cornerstone Environmental Consulting, LLC conducted a Historic Resource Study (HRS) at 804 ½ North LeRoux Street (APN 101-04-005) on behalf of Ryan Ward. The studied building consists of a residential building that is over 50 years old. The HRS was undertaken prior to the planned demolition of the building for redevelopment of the property.

The studied building is not listed on any registers of historic buildings, nor is the building within an established historic district. The studied building was built in 1944 within the Mt. Elden Heights Subdivision and is an example of a historic minimal traditional structure which saw mixed use as an auxiliary storage structure and as a residential rental, falling under the CRS exclusion found in Flagstaff City Code § 10-30.30.050(A)(2)(b). The studied building is recommended as not significant under any national, state, or local register criteria and/or lacks the required integrity to convey any such significance. No further archival work, study, or architectural documentation is recommended for the property.

Regards,



Ash Mlazgar, B.A.
Staff Archaeologist and Report Preparer

LETTER REPORT FOR 804 ½ North LeRoux Street

This letter report represents the findings of a Historic Resource Study (HRS) completed by Cornerstone Environmental Consulting, LLC (Cornerstone) on behalf of Ryan Ward for 804 ½ North LeRoux Street in Flagstaff, Arizona (Photograph 1; Figure 1; Figure 2; Figure 3). The property (APN 101-04-005) is occupied by an in-use main residential building, and a vacant structure currently listed as a guest house in county records, which was previously used as a residential rental. The studied building is the guest house, addressed as 804 ½ North LeRoux Street, which is being considered for demolition prior to the redevelopment of part of the property. The main residential building is addressed as 804 North LeRoux Street and is not being considered in this study as it predates the studied building and is not being impacted by the proposed demolition.

This work will assist the proponent to comply with the City of Flagstaff's zoning codes (10-30.30.050) regarding historic properties and cultural resources. Pursuant to Section 10-30.30.050.A.3.c.1 (Letter Reports) of the Flagstaff Zoning Code, a Letter Report is considered the appropriate level of study if site conditions, archival records, or previous research suggest that significant cultural resources are not likely



Photograph 1. Overview of 804 ½ North LeRoux Street, facing east.

to be present, the integrity of a cultural resource is already severely compromised, the proposed work will not compromise the integrity of the cultural resource, or when no mitigation measures are warranted.

Street Address: 804 ½ North LeRoux Street, Flagstaff, Arizona 86001

APN: 101-04-005

Subdivision: MT Elden Heights Addition

Block: 93 **Lots:** 13 and 14

Construction Date: Approximately 1944 CE

Building Period of Significance: 1944-1976 CE

Property Type: Residential

This work also involves Flagstaff City Code § 10-30.30.050(A)(2)(b), as through the course of the investigation the studied building was found to be an example of residential construction with poor integrity due to absent exterior cladding materials, broken windows, and a fully renovated interior dating from the modern period ca. 1980, meaning that it is excluded from HRS studies under the above code. Evidence of this finding is provided in the report below.

The project area is in the southwestern corner of the northwest corner of Section 11 of Township 21 North, Range 7 East. The property is not within any historic district overlays, is within the North End neighborhood (North End), and is a block north of the NRHP listed North End Historic Residential District, which was used to help form the historic context for the study.

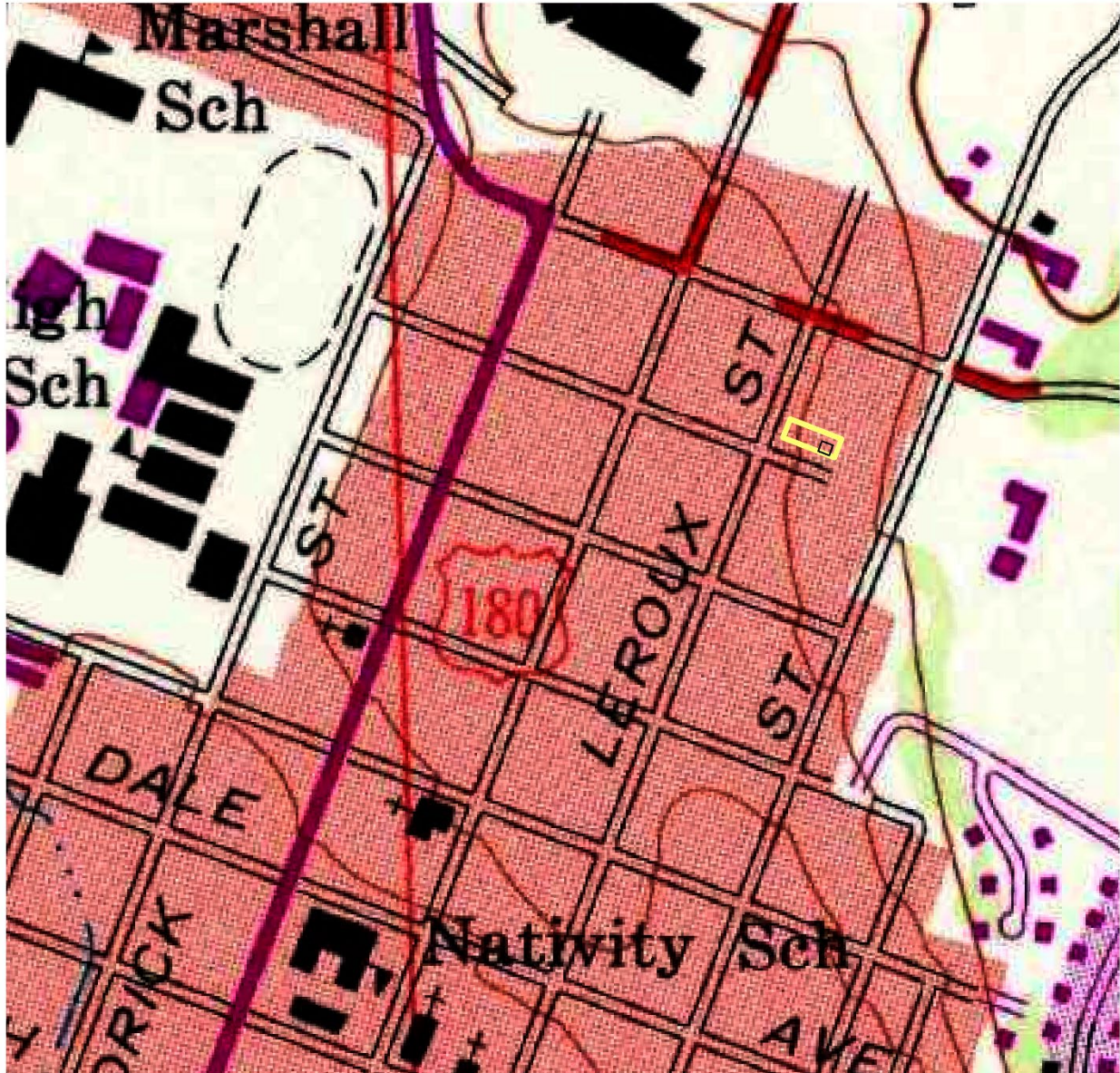
Cornerstone conducted the study by searching historical records and visiting the studied building. Historical records and their sources include, but are not limited to:

- Digital Northern Arizona University (NAU) Cline Library's Special Collections and Archives
- The Arizona Memory Project collection
- Public records from the City of Flagstaff
- Aerial photographs (1954 to the present)
- City of Flagstaff/Coconino County plat maps (1878, 1954, and 1958)
- Coconino County Recorder's Office and Assessor's Office deed, tax assessment, and property records
- Existing cultural/historical resource studies, historic contexts, and histories
- Flagstaff City Directories (1929–1989 [some years missing from record])
- Flagstaff Telephone Directories (1930–1989 [some years missing from record])
- Historical topographic maps
- Newspaper archives including:
 - Arizona Daily Sun (ADS)
 - The Coconino Sun
 - The Arizona Republic

Fieldwork was conducted on July 17, 2026, by Cornerstone Environmental Staff Archaeologist Ash Mlazgar. The visit entailed walking the exterior and interior of the studied building, photo-documenting the current condition of the building, and recording changes to the structure and setting since the period of significance.

Project Location

NW: 12N 441237m E, 3895982m N
T:21 N, R:7 E, S:15
APN: 10104005



Cultural Resource Study for 804 ½ North Leroux Street

Project Location Map on USA Topo Map: 1962 Flagstaff West, AZ Map, 1983 ed.
Coconino County, Arizona



NAD 1983 UTM Zone 12N

1:4,000

Legend

- Project Area
- Structure Footprint



Figure 1. Topographic map showing project area and the footprint of the studied structure.

Project Location

NW: 12N 441237m E, 3895982m N
T:21 N, R:7 E, S:15
APN: 10104005



Cultural Resource Study for 804 ½ North Leroux Street

Project Location Map on Modern Aerial
Coconino County, Arizona



NAD 1983 UTM Zone 12N

1:4,000

Legend

- Project Area
- Structure Footprint



Figure 2. Aerial map showing project area and the footprint of the studied structure.

Project Location

NW: 12N 441237m E, 3895982m N
T:21 N, R:7 E, S:15
APN: 10104005



Cultural Resource Study for 804 ½ North Leroux Street

Project Location Map on 1954 Aerial
Coconino County, Arizona



NAD 1983 UTM Zone 12N

1:4,000

Legend

- Project Area
- Structure Footprint



Figure 3. Historic aerial from 1954 showing project area and the footprint of the studied structure.

Historical Background

This section briefly describes the history of Flagstaff and the North End, including the residents/owners of 804 ½ North LeRoux Street, and provides a narrative of significant events that have taken place in the city and neighborhood.

The story of Flagstaff is a story shared by many railroad towns throughout the United States. Encouraged by large federal land grants which granted vast swaths of acreage to railroad companies, the companies established vital arteries connecting the eastern and western coasts of the United States together. To help finance the continued construction and expansion of the railroads, the companies would subdivide and sell the land granted to them by the government to interested settlers (Paradis 2003). In this manner the Federal Government was able to solidify control over the western United States and simplify logistics, the railroad companies were able to both acquire the land needed for and fund expansion, and settlers were given easy access and ample opportunity to purchase or acquire land. Because of the importance of the railroad as the means of access to these newly exploitable areas, the railroad would understandably play a key role in community development (Paradis 2003).

In 1882, New Town was established as a result of the Atlantic and Pacific Railroad (later known as the Santa Fe Railroad) not being able to reach the location of Old Town, which was set up along Antelope Spring, due to a steep grade. As a result, New Town was set up along a newly constructed sandstone depot where the train could stop, approximately a half a mile east of Old Town. Street grids were planned and laid out and New Town began to grow as people relocated to take advantage of the economic opportunities that proximity to the depot would bring (Paradis 2003). The two towns would continue to grow for the next few years, with settlers coming from as far away as New York and Kansas, until Old Town experienced a severe fire in 1884. As a result of the fire damage, recovery efforts, and people relocating to the other town site, New Town swiftly began to outpace Old Town in growth, and Old Town was no longer seen as the “true” Flagstaff townsite (Cline 1976; Janus 1979; Paradis 2003).

In 1888, David Babbitt, then owner of a lumber yard and hardware business located on the corner of San Francisco and Aspen, began to buy out nearby merchants, such as P.J. Brannen. David partnered with his brother George Babbitt and formed the Babbitt Brothers Trading Company. Soon after, their brothers William, Charles, and Edward arrived to help expand and manage the swiftly growing company, which quickly became the leading merchant in the area through profits from cattle, trading posts, and real estate in Flagstaff and the surrounding areas (Cline 1976). The company office was a two-story brick and sandstone building which replaced the hardware store and was expanded over the years as the company grew (Janus 1979). The company building would become and remain a Flagstaff landmark, even after the company closure in 1987 (Paradis 2003).

In 1891, Governor John Irwin announced the formation of Coconino County, which was split from part of the existing Yavapai County. Flagstaff was chosen as the county seat for the new county and the town was fully incorporated in 1894, with Flagstaff’s first City Hall and courthouse being erected shortly thereafter. By 1890 Flagstaff had developed a fire department, fully realized water infrastructure, and telephone and electrical power services (Cline 1976; Janus 1979).

Other industries and factors began to influence Flagstaff's economic development in the 1890s. A red sandstone quarry located to the east of town began to operate fully and was fulfilling material contracts for large cities such as Chicago and Los Angeles. In 1894, Percival Lowell located his observatory onto the mesa located to the west of the town center, which is now known as Mars Hill. Lowell's scientific observations contributed to putting Flagstaff on the map, though this was through scientific endeavor rather than economic growth.

Tourism also began to play an important role in Flagstaff's economic development by 1895, when a stage line ran between Flagstaff and the Grand Canyon three times a week, and the influx of summer tourists seeking to escape the heat caused serious housing shortages in the town during the summer months. In 1899 the Flagstaff Normal School (now known as Northern Arizona University) opened its doors, and this along with several private and public schools in the town provided centers of education (Cline 1976; Janus 1979).

Flagstaff continued to steadily grow into the 1920s, with the Babbitts expanding their business portfolio and real estate, establishing a brick warehouse and three-story garage in 1915, and with competitors springing up such as Fred Hensing and Sam Finely who opened commercial ventures in large, commercial buildings in 1912 and 1915 respectively. During this period of growth, the plan for what is now known as "Sunnyside" was developed. The newly created 160 acre development was split into blocks of 50-foot lots and three to five acre parcels. Few considerations were made at the time for streets, sanitation, or fire restrictions, but the properties sold rapidly despite this (Cline 1994).

This growth was swiftly followed by a slump, as Flagstaff was affected by the prohibition-era economic downturn which impacted much of the country, and many buildings became abandoned or began to fall apart. To help combat this, the townsfolk constructed a new train depot at Leroux Street and established the Hotel Monte Vista in 1928. The increasing importance of the automobile was also of great benefit to Flagstaff, as Santa Fe Avenue would become part of the Old Trails National Highway system and later become Route 66, a vital artery bringing thousands to and through Flagstaff (Janus 1979).

However, the increasing use of automobiles also meant that the train depot locations were no longer vital nodes for commerce and tourists, and, because of this change, development soon stopped within what is now the Flagstaff Railroad Addition Historic District and focused instead along the corridor of Route 66, which was becoming increasingly accessible and contributing the growth of what is now East Flagstaff (Janus 1979). This growth led to traffic issues along the corridor of Route 66 which were only eased with the creation of Cedar Ave to north of Sunnyside in 1952. The route was affectionally called "Burma Road" by local WWII veterans of the United States Navy Special Construction Battalions, or SeaBees, and helped provide an alternative route to East Flagstaff (Cline 1994)

Flagstaff, and much of Arizona, experienced a post-WWII economic boom, with the size of Flagstaff almost doubling. Two federal programs approved in 1956, one funding the creation of the Glen Canyon Dam and the other funding the improvement and expansion of Route 66 through Flagstaff, contributed significantly towards this growth (Cline 1994). Sawmill production increased in the 1950s and the railroad built a marshalling yard in 1957 on the east side to ship materials to the Glen Canyon Dam construction site at Page. The all-weather road along Route 66, first heavily utilized by the military logistical chain in WWII, now became a popular route for tourism and "open road adventure" (Kirvan and

Rogge 2006). The economic growth saw the population of the “City in the Pines” increase by 138% in the 1950s, helped by the annexation of 48 square miles in 1957–1959 which formally annexed Sunnyside-East Flagstaff, which held close to two-thirds of the population of Flagstaff that lived outside of the corporate limits, as well as Greenlaw-Grandview-Pine Park Manor. A housing development saw accelerated growth, particularly of single-family homes and as neighborhoods grew or were created community buildings also sprung up, with Sunnyside seeing the opening of the Sunnyside School, now known as the W.F Killip Elementary School, in 1954 (Cline 1994).

The expansion of the Arizona State College in the 1950s and 1960s also brought pronounced change. In the last half of the 1950s, several important city and college officials, including college dean J. Lawrence Walkup and Arizona senator Robert W. Prochnow, worked together to approve the addition of a School of Forestry to Arizona State College in 1958 (Cline 1994). No longer just a teacher’s college, the school quadrupled in enrollment size in less than 10 years. In 1966, the college became Northern Arizona University under the approval of the Arizona Board of Regents.

Starting at the end of the 1960s and into the 1970s, Flagstaff struggled to attract higher paying jobs as the timber industry began to collapse as a result of changing economic, logistical, and regulatory conditions, and Flagstaff’s economy began to diversify, with companies such as W.L Gore and Associates opening up manufacturing plants in 1967 (ADS 2017). The 1970s were a period of social change more than economic development which saw the end of the city curfew, the beginning of the Coconino Center for the Arts, and fluctuating relations with the Indigenous community in and around the City of Flagstaff as a result of the All Indian Social Gathering Powwow held in Flagstaff until 1980 (Cline 1994).

Site, Building, and Owner History

Property and building records for the studied building are mostly absent, likely as result of the flooding of City Hall in 1980, which is known to have destroyed or damaged many historic city records. The following information has been gathered through available historic newspaper archives, phone books, histories of Flagstaff, and available county and city records.

At some point prior to 1933, county records indicate that Philomena Babbitt came into possession of the property. Information indicating how and when Philomena Babbitt came into possession of the parcel, and the identity of any previous owners, was not found in the available historic records. The Residential Property Record Card for the parcel indicates a 1931 construction date for the main residence on the parcel, indicating that the parcel was developed prior to being transferred to Philomena Babbitt (CCA n.d.).

In 1933, county records indicate Philomena Babbitt sold 804 N. LeRoux St. to Thomas V. Long (Figure 4). Thomas Long was a World War I naval submariner and veteran who acted as a listener on an F-class submarine. After his service, Thomas Long was a Civil Service Secretary at the Flagstaff Post Office and acted as a civilian recruiter for the Naval Reserve in Flagstaff (ADS 1953; 1959). Thomas Long was married to Edna Kughn Long, who lived with him at 804 North LeRoux Street starting from 1934 until her death in 1973 (ADS 1973; COF 1934). While the Longs owned 804 North LeRoux Street, a small guest house was built in the southeast corner of the property in 1944, given the address 804 ½ North LeRoux Street, and, occasionally, rented out as a secondary residence (CCA n.d.)



Figure 4. January 23, 1969, edition of the Arizona Daily Sun with Thomas Long pictured, far left, during a veteran's celebration.

Karl Jellinghausen was the first individual associated with an 804 ½ North LeRoux Street in 1956 and 1957 (City of Flagstaff [COF] 1956; 1957). While the precise year he moved into the studied building is unknown, Karl moved to Livermore, California in 1958 following his graduation from Arizona State College with a Master of Education (East Bay Times 2020). Karl served in the army during the Korean War before moving to Flagstaff in the 1950s.

From 1961–1968 the guest house at 804 ½ North LeRoux Street was associated with Joseph H. Ringel, (COF 1961;1968). Joseph Ringel was a Fire Control Technician for the Elden Ranger District, who received a salary increase in 1966 for his outstanding performance in his duties (Figure 5; ADS 1966a). The available historic records do not contain any additional information on Joseph H. Ringel.

Jack W. Blair, a mechanic and coach for Arizona State College, later Northern Arizona University (NAU), is listed under both the main house at 804 North LeRoux Street, and the guest house at 804 ½ North LeRoux Street intermittently between 1969–1975 (COF 1969; 1971; 1975; ADS 1961). Jack, a member of the NAU Sports Hall of Fame for his time at the college as a football player in the 1930s, was very socially active in the community, being a member of the Optimist Club, the Flagstaff Townjacks (T-jacks), and a steward of the local Elk's Lodge (Figure 6; ADS 1958; 1961; 1966b; Arizona Republic 1995). He likely lived in the studied building at 804 ½ North LeRoux Street the entire time, rather than moving back and forth between the residences. The available historic records indicate that while socially active, all known social events and activities occurred off-property.

In 1976, Thomas V. Long sold the property, including the main residence and studied building, to Ernie E. Burrus and his wife, in June, who promptly sold the property to Jimmy C. Williams and wife in August (CCA n.d.). Jimmy C. Williams appears to have used the entire property as a rental property as four individuals; Thomas Kelly, Perry Rappaport, David Wells, and Jeanette Wells are listed on the Flagstaff city directory under the main residence at 804 North LeRoux Street, and Steven Swann and Tawni Swann are listed under the studied building at 804 ½ North LeRoux Street (Figure 7; COF 1977a; COF 1977b).

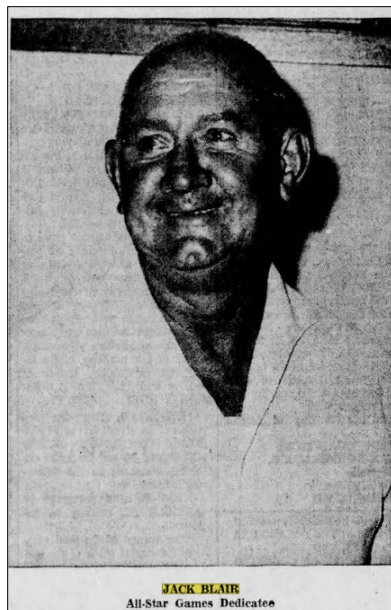


Figure 5. Jack Blair being named dedicatee at the 13th annual NAU All-Star games, from the August 12th, 1961 edition of the ADS.



Figure 6. Joseph H. Ringel, left, being informed of his salary increase, from the April 8th, 1966 edition of the ADS.

By late 1977, married couple Roy B. Ward and Jill E. Ramp, also known as Jill E. Jordan, owned the property (CCA n.d.). Roy Ward was a lawyer, and Jill was an educator, though both shared a passion for Indigenous rights. This was demonstrated by the legal aid Roy provided to Navajo, Hopi, and Paiute tribal members during the Indian Civil Rights Movement in 1967, and Jill's work as a teacher on the Navajo reservation (COF 1980; ADS 2015; ADS 2017). Interestingly, David Wells is still shown as residing at the property in City Directories until 1980, though it is unknown in what capacity, or in which building he resided in.

The couple lived at 804 North LeRoux Street until ownership passed to their son, Ryan Ward, in 2018, being the last historic owners of the studied building (CCA n.d.). According to the current owner, Roy Ward and Jill Ramp fully renovated the interior of the studied building sometime before 1985 (Ward 2026). The historical documents and

personal interviews suggest, therefore, that the interior of the studied building was renovated between 1977-1985.

County records indicate a 1944 construction date for the studied building, but no source is provided. Historic aerial photographs confirm the structure's presence by 1954 (USGS Earth Explorer Entity ID [EEID]: A001340202868). Phone book records indicate a 1956 date for the first known use of the studied building as a residence (COF 1957). The research indicates that the residential building at 804 ½ North LeRoux Street would have therefore been constructed right before the post-WWII construction boom which led to significant growth in several neighborhoods around the city of Flagstaff.

102	710 McNERNEY O A	774-3517
135	712 MACKEY Malcolm D	774-4753
	721 MULNIX Kathryn	774-4687
114	MULNIX Melvin E	774-4687
34	724 THORPE Thomas E Dr	774-8211
45	801 YOST Ernest J	774-2278
76	803 WILLIAMS Joe	779-2127
	804 KELLY Thomas	774-6134
67	RAPPAPORT Perry	774-6134
80	WELLS David	774-6134
00	804 1/2 SWANN Steven	
	805 WEIDNER Howard H	774-4719
07	812 HENKE Robert C Jr	774-3694
14	814 WATSON Bob	774-3694

Figure 7. 1977 City Directory showing Thomas Kelly, Perry Rappaport, David Wells and Steven Swann under 804 and 804 ½ North LeRoux Street.

Architecture

The studied building is a historic structure built in the Minimal Traditional style of architecture, a style which arose out of the Great Depression and the need for cheap, affordable homes. It may have been a pattern-built structure as pattern-built construction was popular in the mid- to late 1940s, particularly with Minimal Traditional style buildings. However, the full renovation of the interior sometime between 1977 and 1985 have made a precise determination impossible.

The Great Depression was the most severe economic decline recorded in the industrialized Western world which began in 1929 in the United States before spreading globally, impacting the world for the next decade (Romer & Pells 2026). By 1934, only one in ten households were owned by the occupying residents, new mortgages were severely limited, and at least two million construction workers had lost their jobs (HUD 2026). In response, the United States passed the National Housing Act in June of 1934, which created the Federal Housing Administration (FHA) with the purpose of improving housing standards, facilitating new residential financing, and increasing employment opportunities in the construction industry (Fritz 2025). By the late 1940s, FHA programs had helped thousands of white veterans buy affordable housing after World War II, requiring that they only submit a \$1 deposit. The FHA's activities initiated the development of small, simple, and affordable architecture designs available through pattern books which ultimately led to the creation of the Minimal Traditional style of architecture, something which resulted as designs became increasingly formalized and fine-tuned (Perinton Historical Society 2023).

Minimal Traditional style of architecture is characterized by asymmetric one-story floor plans with wood frames, square rooms, compact layouts, and minimal ornamentation. Roofs are low or indeterminately pitched, with gables on the front and/or sides, and with little to no eave overhang. Fitting the low-cost

design, residences with the Minimal Traditional style of architecture usually lack dormers, large chimneys, and complex front entries. Instead, builders commonly utilized multiple light top sash double-hung windows and wooden shutters which formed the extent of exterior ornamentation.

To help make new construction affordable, the FHA encouraged cladding the house in a singular, locally available material. As a result, the materials used for the external cladding of residences in this style vary based on location, with brick, stone, wood, and asbestos being most common (City of Florence 2023). Foundations were usually constructed of either brick or concrete blocks with a short crawlspace present. While the Minimal Traditional style of architecture was most popular across the United States between 1935–1950, coinciding with creation and implementation of federal housing programs, the style lost popularity in the 1950s as the economy recovered and then boomed, and ornate designs became more affordable. Despite the loss in popularity, the simple and cost-effective nature of the Minimal Traditional style of architecture continued to influence architectural design, as designed elements merged. An example of this can be seen with the Ranchette style, which combined the large windows and open floor plan of the Ranch style of architecture with the size and simplicity of the Minimal Traditional style.

The building at 804 ½ North LeRoux Street is located along the eastern edge of the property (Photograph 3). The residence was designed and built circa 1944 in the Minimal Traditional style of architecture, with the first concrete evidence of the building's existence occurring in 1954 where it appears on historic USGS aerials of the area (EEID: A001340202868).

Archival research, including Coconino County and City of Flagstaff records, did not reveal any information on the identity of the original architect and/or builder of the residence. The original interior composition of the structure is unknown. An interview with the current owner, however, indicates that the structure may have been used as a storage shed in between use as a residential building. While original architecture plans are unavailable, historic aerials indicate that the residence retains its original footprint (EEID A001340202868).

Architectural Description

The historic structure consists of a rectangular floor plan, which measures approximately 24 by nine feet (ft), with a simple uncovered poured concrete stoop, measuring approximately six by four feet, located on the southwestern corner of the building under the west-facing front door. Comprised of a timber frame with a side-gable roof on a poured



Photograph 2. Overview of the southern elevation at 804 ½ North LeRoux Street, facing northwest.



Photograph 3. Overview of the eastern elevation at 804 ½ North LeRoux Street, facing southwest.

concrete foundation, a pier and beam system supports the floor, clad in wood planks running parallel to the roof ridge. The timber frame is supported by wood plank diagonal sheathing and a layer of weather resistant fabric on the exterior, degraded and torn due to exposure. According to the current owner, the studied building was clad in horizontal siding of an unknown material painted red (Ward 2026).

Remnants of asbestos shakes painted a light tan are present on the northern gable. White insulation is visible through broken fragments of the primary door jamb. The roof is moderately pitched, with horizontal wood plank sheathing under weather resistant fabric, exposed due to the removed wood shake shingles. Two rectangular window openings are present in the gables, one uncovered, and one with a metal louvre window.

The interior of the residence is characterized by a closed, rectangular floor plan with a combination living room and kitchen on the southern half of the structure, and a bedroom with an attached bathroom and closet on the northern half. Historic casement windows are still present, in variable condition, with six of the seven historic windows observed still in excellent condition (Photograph 4). Window types consist of three double sash casement windows with three vertical square lights per sash, two triple casement windows with three vertical square lights per sash and a fixed central sash, one quad casement window with three vertical square lights per sash and fixed central sashes, and one singular casement window with two vertical square lights. Remnants of wooden frames are still present on the exterior of some of the windows. Of the four doors present in the residence, only two hard wood doors leading to the exterior appear historic, with the rest replaced by modern sliding hollow doors attached at the top with metal brackets. The door on the western elevation, or the primary door, is comprised of a square float glass



Photograph 4. Representative overview of an intact historic casement window from 804 ½ North LeRoux Street, facing southwest.



Photograph 5. Overview of the primary entrance on the western elevation at 804 ½ North LeRoux Street, facing east.

panel over three wood panels, with pressed brass fittings and a decorative knob (Photograph 5). A second exterior door is located on the northern elevation, comprised of a single thin wood panel with a small rectangular float window at the top, pressed brass hinges, and the hole for a doorknob filled in with a cut piece of wood. While the original flooring was likely hard wood as evidenced by exposed sections in the living room, a protective layer for carpet or laminate is now present throughout the rest of the historic structure. The drop ceiling has been removed through most of the structure, though a small portion of square tile drywall is still present in a small cupboard in the wall between the kitchen area and the bathroom. The same cupboard exposes the backing of the textured wooden veneer installed throughout the northern half of the studied building, with "Babbit Bros./Trading Co./Flagstaff, Ariz." written in black ink.

A cast iron gas stove is detached but located near an associated exhaust vent in the southeast corner of the living room (Photograph 6). None of the plumbing



Photograph 6. Overview of the detached gas iron stove at 804 ½ North LeRoux Street, facing south.

observed in the residence appears original and was likely installed during renovation of the interior later, with the kitchen and bathroom added at this time. Electrical outlets located in the living room and bedroom were likely installed before the interior was renovated as indicated by the use of ungrounded outlets (Photograph 7). While the lack of any particular stylistic elements and the period of construction of the historic structure are characteristic of the Minimalist Traditional style of architecture, the removal of exterior cladding materials (Photograph 8) and full renovation of the interior during the modern period have deteriorated the architectural and historic integrity of the structure.

Evaluation of Significance and Integrity

The studied building is just outside of the North End neighborhood, which is used to develop the historic context of the property. For a resource to be considered significant it must be at least 50 years old and meet at least one Criterion for Evaluation (City of Flagstaff Criteria A, B, C, D, or E; NRHP Criteria A, B, C, and D, respectively) by being associated with an important historical context and have been built and used within the appropriate period of significance for the identified theme (NPS 2002). The period of significance is the time period in which properties eligible for the National

Register must be demonstrated to have been associated with the appropriate theme. The ARHP utilizes the same criteria and process for determining significance. For means of ease of communication, NRHP Criteria and City of Flagstaff Criteria will be used throughout this report. The NRHP Criteria for Evaluation (36 CFR § 60.4) are as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *That are associated with the lives of significant persons in our past; or*
- C. *That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction; or*



Photograph 7. Representative overview of an ungrounded electrical outlet at 804 ½ North LeRoux Street, facing north.

- D. That have yielded, or may be likely to yield, information important in prehistory or history.*

The City of Flagstaff's criteria for determining the significance of cultural/historical resources are similar to that of the NRHP but are not an exact replica. The criteria are defined in Flagstaff Zoning Code (30.30-13) as the following:

The criteria for determining the significance of a cultural resource are based on the potential of the cultural resource to contribute to our understanding of the past.

E. A cultural resource is significant if:

- a. It is eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or*
- b. 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, the State of Arizona, or the United States of America; or*
- c. It represents the work of, or for, an important individual; or*
- d. 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*
- e. It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.*

F. A resource is generally not significant if:

- a. It is less than 50 years old at the time of application; or*
- b. The features, materials, patterns, and relationships that contributed to its significance are no longer present or no longer have integrity.*

Requirement to Meet the Criteria, Regardless of Age: Properties that are 50 years old are not automatically significant. In order to be significant, all resources, regardless of age, must be demonstrated to meet the criteria for determining the significance of a cultural resource.

This report uses archival research into the architecture of the building, historic documents, histories, and individuals to provide the historic context for our evaluation. The North End was developed beginning in 1882, creating the beginning of the neighborhood's Period of Significance, and represents architectural styles from the earliest period of community development until the end of the historic period. During the time of construction of the studied building, an economic boom was occurring within Flagstaff, bringing increased economic possibilities and increased demand for housing. Our end date of 1976 reflects not only the end of the 50-year period for historic consideration, but also a period where the economic boom of the previous decades was rapidly coming to an end, with the shuttering of the lumber mills and yards which were once the economic lifeblood of Flagstaff.

The possible areas of significance which we examined for our evaluation consist of Community Planning and Architecture, utilizing the relevant NRHP and City of Flagstaff Criterion. These are discussed in depth in the following sections.

Cornerstone also evaluated the property under City of Flagstaff Criterion A, NRHP Criterion B, City of Flagstaff Criterion C, NRHP Criterion D, and City of Flagstaff Criterion E. A summary of those evaluations can be found after Community Planning and Development, and Architecture evaluations.

NRHP Criterion A and City of Flagstaff Criterion B: Community Planning and development

For a property to be eligible under NRHP Criterion A or City of Flagstaff Criterion B, it must be associated with significant events in national history or in Flagstaff. To understand the historic context of a property it is evaluated within its appropriate area(s) of significance. The studied building is a historic residential building that was constructed in Flagstaff right before the post-WWII economic boom which saw rapid growth throughout the city, indicating that the building is most associated with the areas of Community Planning and Development, particularly in the specific historic context of the North End neighborhood.

National Register Bulletin 15 (1997), which provides guidance on the application of the NRHP Criteria states: “Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.”



Photograph 8. Overview of the northern elevation at 804 ½ North LeRoux Street, facing south.

The bulletin further states that: “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.”

The first evidence we have of the studied building being constructed is in 1954 with historic aerials of the area. The North End was developed concurrently with other neighborhoods near the downtown core from the 1880s through the end of the historic period, including Southside and Old Town.

While the residence may have been part of the historic trend of the rapid growth and expansion the city saw in the 1940s, there is no evidence that it was of any particular significance, an important contributor to these events, or a place where significant events for the historic trend were held. The guest house functioned both as an auxiliary storage structure and as a residence for rent during the historic period before being renovated almost entirely ca. 1980, only to be utilized mainly for storage following 1985. Outside of its function as a brief residence to community members, it does not demonstrate any contribution to the community and/or the planning and development thereof. Because of this, we recommend that the property is *not eligible* for inclusion onto the NRHP under Criterion A.

For the City of Flagstaff Criterion B assessment, all of the NRHP assessments remain true. It is difficult to make the recommendation under City of Flagstaff codes that the residence is eligible under City of Flagstaff Criterion B for Community Planning and Development. The property is not particularly notable, interesting, unique, or an important contributor to the historic trend of Community Planning and Development as discussed with the NRHP Criterion A evaluation. The studied building fails to demonstrate enough significance to be found eligible under City of Flagstaff Criterion B as an independent structure or as a contributing element within an established historic district.

NRHP Criterion C; City of Flagstaff Criterion D: Architecture

To be significant under the area of Architecture (City of Flagstaff Criterion D; NRHP Criterion C) a building must embody distinctive characteristics or methods of construction of a particular style or represent the work of a master. As discussed above, the studied building on the property is an example of the Minimalist Tradition style of architecture, possibly a pattern-built house, and exhibits design features associated with that architectural style such as a compact layout, relatively unadorned exterior, and a poured concrete foundation. Non-original construction materials and design choices, including the complete renovation of the interior, the use of windows other than the traditional double-hung windows, and the modification of utilities, as well as the removal of cladding materials have all detracted from the original design.

The Minimalist Tradition style of architecture was incredibly common during its peak, with the “FHA House” being synonymous with pattern-built houses which were designed to be low cost and mass produced. This style of architecture is still present in Flagstaff with documented examples, such as the houses at 123 S Park House, also known as the “Baca House”, 534 South Fountain, 402 S. Leroux and 220 S. Beaver present around Flagstaff and that have been previously inventoried (Lutes 2015; Woodward Architectural Group 1993a; 1993b). While documented examples of the Minimalist Tradition style of architecture are not known in the immediate area of the house, this is likely a result of the general lack of reporting on Minimal Traditional style of architecture in the area, and a casual examination of several

properties present on Columbus Ave, one street north of the studied building, suggests that the houses at 21 W Columbus Ave, 902 N LeRoux St, and 112 W Columbus Ave, and 114 W Columbus Ave may be additional examples.

Whether the building represents the work of a master rests on the stature of its architect, and no known architect is known for either the overall architectural style, or for the residential building. Archival records lack original design and construction plans, so it is unclear how much the building has deviated from the original pattern, though it does not appear that any significant structural alterations, such as adding new rooms, have been made.

The studied building is not a notable example of the Minimalist Traditional style of architecture, and it displays no architecturally noteworthy characteristics. The exterior and interior modifications present, such as the removal of exterior cladding material, renovation of the interior, and renovation of some of the utilities, have further detracted from the original architectural design. Better preserved, more noteworthy Minimalist Traditional style houses are present in Flagstaff, appear present within the North End neighborhood itself, and the studied building is a very poor example of most any of the characteristics that the style contains. Cornerstone recommends that the studied building is *not eligible* for inclusion under NRHP Criterion C and City of Flagstaff Criterion D as the building architecture is not a notable, significant, or unique example of a common, mass-produced architectural style, that is still present in Flagstaff and appears present in better condition nearby.

Evaluations Under City of Flagstaff Criterion A, NRHP Criterion B, City of Flagstaff Criterion C, NRHP Criterion D, and City of Flagstaff Criterion E

Cornerstone also evaluated the studied building under City of Flagstaff Criterion A, NRHP Criterion B, City of Flagstaff Criterion C, NRHP Criterion D, and City of Flagstaff Criterion E. With these evaluations the property found *not eligible* for inclusion under either the NRHP or the City of Flagstaff guidelines, and a justification is provided below for each of the Criterion. The studied building is not currently listed or eligible on the National Historic Landmark, NRHP or Arizona Register of Historic Places (ARHP), meaning that it is *not eligible* under City of Flagstaff Criterion A.

The available records indicate that during the historic periods of significance, all people associated were residents, property owners, or developers who either do not retain a close association with the studied building and/or were not at the level of historical significance to the nation or city required by the evaluation standards. In addition, research also found that no influential works or events occurred on property associated with any significant individuals, nor did they contribute to the cultural annals of the city. Therefore, the studied building fails to demonstrate a significance large enough to warrant the building being significant under City of Flagstaff Criterion C or NRHP Criterion B and is *not eligible* for both.

The information potential of the site has been exhausted by site visits and archival research, and it is highly unlikely that the studied building itself can offer additional research potential, so it is *not eligible* under the City of Flagstaff Criterion E or NRHP Criterion D. Removal of external features of the structure allowed for the examination of internal features that would not have otherwise been visible.

Integrity Assessment

Integrity is defined as the ability of a property to convey its significance. Modifications to the building over the years, including the full renovation of the interior, possible replacement of the windows, the installation of utilities such as modern plumbing, and the removal of exterior cladding materials, have diminished the integrity of the property, with the aspect of association lost entirely. As the studied building is recommended as not significant, an in-depth integrity assessment is not necessary.

Summary and Recommendations

The studied building was utilized interchangeably as an auxiliary storage building and as a residence from 1944- ca. 1980. To determine whether the studied building meets City of Flagstaff or NRHP Criterion of significance, Cornerstone examined archival records discussing the history of the studied building and the actions and lives of the known occupants of the residence, the architecture present, historic aerial imagery, and county and city property records.

Since the building was never significant, the aspects of integrity are irrelevant, but are still analyzed herein. While diminished, the building retains the aspects of integrity of Location, Design, Setting, Materials, Workmanship, and Feeling. It does not retain the integrity of association which has been lost as the residence does not strongly convey a direct, significant connection between the property and important historic events, trends, or individuals. No resident of the studied property was significant in the cultural annals of the city, nor did they create any great works, performances, or events at and/or involving the studied building.

While the building still retains the feeling of a historic structure, the architectural style is not strongly felt and has been weakened by the removal of materials and renovation of utilities. The removal of exterior facing features detracts from the original architectural design, though not to the point where the building has lost overall design integrity. The architectural style represents an extremely common choice during WWII, and is present still in Flagstaff, with other architecturally documented and/or better-preserved examples being present, including nearby on Columbus Ave.

Cornerstone evaluated the building's significance using the various criteria established above and recommends the property as not significant under any national, state, or local register criteria and/or the property lacks the required integrity to convey any such significance. The studied building, lacking integrity and historical significance, falls under the Flagstaff City Code § 10-30.30.050(A)(2)(b) exclusion to cultural resource studies. No further archival work, study, or architectural documentation is recommended for the studied building.

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Heritage Preservation Commission

9. A. 2.

From: Lauren Clementino, Comprehensive and Neighborhood Planning Manager/HPO**DATE:** 09/16/2026**SUBJECT:** 811 W. Cherry Ave. Unit 1 Certificate of No Effect

PROPERTY INFO:**Permit Number(s):** PZ-26-00139**Address:** 811 W. Cherry Ave. Unit 1**Type of Approval:** Certificate of No Effect**Approval Date:** August 7, 2026**FINDINGS:**

The Certificate of No Effect application for window replacement was reviewed and approved by the Heritage Preservation Officer.

INFORMATION:

The project proposes to remove and replace in-kind a single window on the second story of the building. This building was constructed in 1989 per the Coconino County Assessor and is located within the Townsite Historic Overlay Zone. The property is outside the boundaries of the Flagstaff Townsite Historic Residential District. The proposed project was determined to meet the criteria for a Certificate of No Effect.

Attachments

Certificate of No Effect Application



City of Flagstaff

211 W. Aspen Ave

Flagstaff, AZ 86001

www.flagstaff.az.gov

Planning & Development Services Division

(928) 213-2618

frontcounter@flagstaffaz.gov

HPC-C

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)		Title	Phone	Email
Sue Beard / Richard Henderson			928-699-9043	beard.sue@gmail.com
Mailing Address		City, State, Zip		
2500 W. Hogen Dr		Flagstaff, AZ 86001		
Applicant		Title	Phone	Email
Sue Beard			928-699-9043	sbeard8587@msn.com
Mailing Address		City, State, Zip		
same as above		11		
Property Interest of Applicant(s) (Owner, contractual interest, or agent)				
owner				
Site Address		City, State, Zip		
811 W. Cherry Ave No 1		Flagstaff, AZ 86001		
Project Name				
replace window (like-for-like)				
Parcel Number(s)		Zoning District(s)		
100-47-001		Res		
Property Information:		☐ Yes ☒ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: _____)		
		☐ Yes ☒ No Located in a National Register Historic District? (Name: _____)		
		☐ Yes ☒ No Is a structure on the property considered contributing to the District?		
		☒ Yes ☐ No Located in a Historic or Landmark Overlay? (Name: <u>Town Site</u>)		
		☐ Yes ☒ No Has the structure every been inventoried or evaluated for the National, Arizona, or Flagstaff Register of Historic Places?		
		☐ Yes ☒ No Is the structure over 50 years old at the time of application?		
		☐ Yes ☒ No Does this application include review of a sign in an overlay or the Central Sign District?		
Type of HPC Application Requested:		☐ Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission) ☐ Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission) ☐ Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)		
Property Owner Signature:		Date:	Applicant Signature:	
<u>L. Soberano</u>		8-5-26	<u>L. Soberano</u>	
			Date:	
			8-5-26	

Note: Applications which are incomplete or not accompanied by the required information in the Submittal Requirement Checklist will not be accepted.



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HPC-C

Submittal Requirement Checklist

- ☐ Complete Application including all signatures.
- ☐ Payment of review fee. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
- ☐ An electronic copy of drawings needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, 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.
- ☐ An electronic copy of a Color Board depicting all exterior materials and finishes associated with the work.
- ☐ An electronic copy of photographs of the context, including the property, surrounding properties, and the neighborhood. Include historic photos of the property in the case of restoration projects, if available.
- ☐ A list of related permits and development applications that have been or will need to be submitted.
- ☐ Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
- ☐ Any other information which the applicant feels would be helpful and/or pertinent to the request.
- ☐ Any other information requested by the Heritage Preservation Officer or Heritage Preservation Commission.
- ☐ For Certificates of Economic Hardship, contact the Heritage Preservation Officer for additional submittal requirements.

Review Process and Guidelines

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

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete 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 may 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.

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



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HPC-C

Project Description:

replace second story window on townhouse.

The window is leaking so needs to be replaced.

It will look the same as the old one, which is original to the 1989 build.

The new window is made in Prescott, AZ;

specs are attached.

Explanation of how the project meets the applicable Overlay (Downtown, Townsite, or Landmark) design standards and guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties:

This property is not historic. It's appearance will not change with the new window.



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HPC-C

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 criteria for determining the significance of a cultural resource is based on the potential of the cultural resource to contribute to our understanding of the past. A cultural resource is significant if:

- It is listed or eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or
- 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, the State of Arizona, or the United States of America; or
- It represents the work of, or for, an important individual; or
- 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
- It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.

Original Construction Date:

1989

Describe Previous Major Alterations (Include dates):

Describe the Significance of the Resource (In terms of a., b., c., d., or e., above):

Source(s) of Information Used:

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

V3000 SERIES WINDOWS

9660 awning windows

MATERIAL	PRICE POINT	PROJECT TYPE
Vinyl	\$\$\$	Replacement, New Construction



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Design Options

Features and Benefits

Technical Resources

Related Products

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Product Specifications

9660 AWNING WINDOW

Mainframe - Shall be made from rigid polyvinylchloride (PVC) extrusions which are .070" thick and of a multiple hollow configuration. Main frame shall be welded together at the corners. Overall frame depth is 3-1/4". Available in three configurations: Fin, Fin with Integral J-Channel, and Finless.

Sash - Shall be made from rigid PVC extrusions which are .062" thick and of a multiple hollow configuration. Sashes in units over 54" wide to be reinforced with aluminum extrusions made from alloy 6063-T5, .050" thick, and contained within the hollow of the sash extrusions. Sash to be of welded corner construction.

Glazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Note: 1" or 1 1/8" thick insulated glass used on select configurations.

Weather-stripping - Double strip of flexible, foam type, bulb weather-stripping to be installed around the perimeter of sash. Single strip of fin-type poly-pile to be used around sash perimeter.

Hardware - One lubricated metal roto gear operator to be located at the bottom interior rail. Single multi-point locking system be located at bottom of the vent jamb. Steel hinges are attached at top and bottom rails. All screws, clips, and other fasteners shall be made of non-corrosive materials compatible with reinforcements.

Screen - Windows to be supplied with screens as standard. Screens to be made from roll-formed aluminum with a .020" wall thickness. Screen cloth to be made from 18x16 fiberglass mesh and held securely by flexible spline. Screens to be attached to inside of window by use of plastic swivel clips. (NOTE: Insect screens are intended to provide reasonable insect control and are not intended to provide security or to provide for the retention of objects or persons from the interior.)

Installation - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.

