PHASE 1 CULTURAL RESOURCE STUDY for PARCEL 101-16-001 at 418 EAST BIRCH AVENUE, FLAGSTAFF, COCONINO COUNTY, ARIZONA

Prepared for

CITY OF FLAGSTAFF

On Behalf of

Kevin Peterson, Good Oak Enterprises

Prepared by

LA NEAL CONSULTING
ARCHAEOLOGY+HISTORY

June 18, 2025 (Final)

PHASE 1 CULTURAL RESOURCE STUDY FOR PARCEL 101-16-001 AT 418 EAST BIRCH AVENUE, FLAGSTAFF, COCONINO COUNTY, ARIZONA

Prepared for

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

On Behalf of

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June 18, 2025 (Final)

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Introduction

At the request of property owner Kevin Peterson and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC is submitting this report as documentation of completing a Phase 1 Cultural/Historic Resource Study involving the privately owned parcel at 418 E Birch Avenue in the East Slope Addition subdivision of Flagstaff, Arizona (see *Appendix A* for *parcel location maps*, *Figures 1–2*). **Parcel 101-16-001** is at the eastern extent of the Flagstaff Townsite *neighborhood*, zoned as High Density Residential, and consists of a single-family dwelling and one garage. (Note: The Flagstaff Townsite *neighborhood* is identified by Coconino County and the City of Flagstaff within the Coconino County Assessor's Office [CCAO] Parcel Viewer, likely based on historical maps starting with the 1894 "New Town" expansion of the Flagstaff Townsite. The neighborhood identifier is differentiated from the Flagstaff Townsite *subdivision* and Flagstaff Townsite Historic Residential District.) The house construction date is identified as 1900 on the CCAO Parcel Viewer, as well as a Residential Property Record Card originating in 1968 found on the CCAO Public Documents website. The property has never been documented as part of one of the City's historic districts, and the archival documentation of the house is limited. It is unknown who built the property, but its longest ownership appears to have been by the Dunklin and Hancock families. The house is somewhat reflective of a slightly later period than its estimated construction year of 1900, likely due to modifications/additions and updates through the years. Nevertheless, it does visually represent a historic Bungalow-style home constructed at the east edge of downtown Flagstaff during the town's early major building booms. *The current owner plans to keep the house's current footprint intact, the distinctive front façade as is, to finish the house in clapboard/lap siding like that of the original treatment, and to add height to its 1½-story attic and dormers on the east and west façades in the middle of the roof. The dormers are designed to be flush with the side façades and minimally visible from the front. In the paraphrased words of the builder/owner, "I want to keep my house looking like the old house it was but make it functional. I want to continue to live in it as it was intended but need to modify and expand it as the families did before me."*

Property Description/Architecture and Proposed Remodeling Plan Explained

The property at **418 East Birch Avenue** (Block 29, Parcel 101-16-001, Lots 11–13) is a 1½-story, modest Bungalow-style, nine-room house (eight on the first floor plus the open attic room) fronting Birch Avenue to the south (*Appendix B*, *Photos 1*, *2*, *4*). The 1,907-square foot (1,233 first floor, 674 second/½ floor) structure is rectangular in plan with the long axis oriented NNE-SSW perpendicular to Birch Avenue. The main house measures 42.5 feet N-S × 25.4 feet E-W (1,080 square feet) and the enclosed front porch 19.4 feet E-W × 8 feet N-S; the house sits on a 0.23-acre lot (Appendix A, *Figure 3*, *property site plan*). The garage is set back in the lot's northwest corner and measures 610 square feet (see Photo 1). *Photos 1–12* provide views of the surrounding properties, largely a mix of newer commercial and residential rentals, office buildings, and post-1955 residences. The property types and construction dates are also identified on Figure 1.

The house façades/elevations are shown in Appendix A, *Figure 4* and Appendix B, *Photos 13–19*. The main house and enclosed front porch have an 8:12-pitch gable roof (see Photo 14), and this pitch will be retained on the front façade in the proposed remodel (see Figure 4). The low pitch roof on the rear extension of the house (see Photo 15) would be removed and replaced by extending the 8:12-pitch roof of the main house portion (see Figure 4). The house's distinctive but simple bracketed corbels (*Photo 20*) on the front façade would remain on both roof lines (see Photos 13–14), as well as on the rear main roof line (see Photo 15). The corbels project beyond the roof line from under the enclosed eaves present around the perimeter of the house, whereas the exposed rafters are flush with the roof line on the east and west façades (see Photo 18). The only gutter on the house is on the rear/north façade over the door (*Photo 21*). Asphalt shingles over 1 × 12-inch wood planking make up the roof. The roof planking and 2 × 4-inch rafters appear to have been replaced likely post 1940, with the exterior materials replaced more recently than the interior. As part of the remodel, the entire roof would be replaced to meet current building requirements, but the owner would make every effort to

recycle the planking for other purposes. The floor of the attic remains the same and would not be elevated (*Figure 5*). The house foundation wall is basalt rubble sealed with cement (*Photo 22*). It would be replaced with concrete similar to how it was done on the front enclosed porch foundation wall. The primary exterior wall finish is Transite (asbestos/cement fiber) shingle siding over ***original clapboard siding*** over wood framing (see Photos 22, *23–24*). The enclosed front porch recently had the Transite siding removed and replaced with stucco and shingled smart siding in the gable (see Photo 19). The upper portion of the rear of the house also has a stucco finish. All the exterior doors are post-1950 replacements as are all but one of the windows. The one pre-1950 window, a wood-frame single-hung with wood screen, is in the rear addition to the house (*Photo 25*). The window openings, however, are thought to be original.

Overall, the house layout expresses its circa early 1900s Bungalow style, especially in comparison to the surrounding buildings on neighboring parcels, and it is the owner's intent to maintain the overall character of the house and enhance it where possible. The other historic houses on the same East Slope Addition block and within viewshed of 418 E Birch have had new 2-story rental residential buildings added on the same lots behind earlier historic houses (402 E Birch, 210 N Elden), or have been modified to the extent that the original construction date is not effectively represented (515 E Birch). As for the construction sequence of 418 E Birch, the house and a shed at the rear/north extent of the lot were built before 1916 as it appears on the *January 1916 Sanborn Fire Insurance Map* (*Figure 6*). Earlier (1895, 1901, 1910) Sanborn maps do not extend east along Birch Avenue far enough to include the property. The front porch may have been enclosed soon after the house's circa 1900 construction based on its presence as an enclosed component of the house on the January 1916 Sanborn map (see Figure 6). During the owner's removal of the Transite on the enclosed front area, no clapboard siding was found underneath, only wood-board siding. Unlike the original rear façade of the house (see Photo 24), no clapboard exists on the interior wall of the enclosed porch either. The rear addition, which may have enclosed an open back porch, took place after January 1916 based on the size of the house plotted on the Sanborn map. <u>The dimensions do not include the rear addition</u>. The one remaining historic wood-frame window on the house's rear/north façade exterior (see Photo 25) matches the style of windows found on the house's original, now interior north wall. The overall appearance and characteristics of some of the historic interior features are reflective of the 1920s. Based on these observations and the rear addition missing from the 1916 map, perhaps it was enclosed as early as the 1920s and very likely within the period of significance (by 1935) for this historic Flagstaff neighborhood.

Since the front porch was likely enclosed during the period of significance (1882–1935) for the North End Residential Historic District area of Flagstaff, it is a part of the structure's overall historic Bungalow architectural style and character. Even though the enclosed porch has been remodeled, its original footprint has been maintained, and it contributes to the house's overall historic period significance. Evidence also points to the rear addition having been done within the period of significance, and thus it too has become a component of the house's overall character and footprint.

The perspective of the proposed remodeling plan is to preserve and repair while making the 1½-story attic more functional. By adding height to the attic, the wall height increase is 4 feet (see Figures 4–5). The current height of the house is 18.5 feet. With 4 feet of wall height added from the existing attic floor and 1 foot added to accommodate the roof structure, the overall height will increase by 5 feet to a height of 23.5 feet. This additional height is needed to provide sufficient headroom in the 1½ story and to accommodate current roofing and stairway building codes. As stated earlier, the pitch of the main house roof will be maintained so it matches the lower front façade roof. The layout of windows will largely remain the same on the front/south, east, and west façades. One small window will be added in direct alignment above the existing window in the gable of the enclosed front addition. This window is small enough to look like an attic window, minimally altering the front façade, and will help fill the increased height space of the 1½-story gable. The number of windows on the rear/north façade are planned to be reduced to one on the first story, with one smaller window added above in the 1½-story gable. One significant feature that will be added to the house by the proposed remodel are

shallow dormers in the middle of the 1½ story (see Figure 5). The cross-sections provided in Figure 5 show the slight 4:12 pitch of the dormer roof which will not be easily visible from the front of the house or from Birch Ave, and it adds minimally to the height of the roof/roof line on the sides. Though the dormers will change the look of the house, they will remain aligned with the overall rectangular footprint, and may help to mitigate the height massing added to the house. The addition of dormers to the non-prominent façade(s) of a house has not kept other similar properties from being listed as contributing properties within Flagstaff's historic districts. *Perhaps the most mitigative element of the proposed remodel is the owner's commitment to finish the exterior in clapboard siding to match what was on the house originally*. Every effort will be made to try and recover any intact siding that remains under the current Transite siding during removal. However, in the owner's experience, this often proves quite difficult. Assuming sufficient recovery is not successful, fortunately, the owner plans to use similar siding that will maintain the same profile as the original. A recent example where new clapboard siding was used to replace the original was on the 1920s 1½-story Bungalow house moved in 2023 from 12 N Hillside Street to W Birch Avenue. The owner of 418 E Birch has been involved in the re-establishment and repair of this house at its new address.

The only other building on the property is a single-car garage in the parcel's northwest corner (*Photo 26*). Its walls are constructed of concrete block with metal-frame fixed windows on three façades, a paneled wood door in the east façade, wood-framed roof and cement fiber-sided gables, and a rolling steel garage door on the front/south façade (*Photos 27–30*). It was likely constructed in the early 1960s, probably around the same time the Transite siding was added to the house and placed on the garage gables.

Ownership/Owners History Summary

The ownership history of the property was assembled using data accumulated from online CCAO records and several other archival sources, largely Flagstaff city and telephone directories and ancestry websites. It is unknown, however, who specifically built the house or for whom it was built. We know that the house was built before 1916 as it appears on the January 1916 Sanborn Fire Insurance map. Earlier (1895, 1901, 1910) Sanborn maps do not extend east along Birch Avenue far enough to include the property. Per the *1929 Flagstaff City Directory*, the earliest known occupants are A. L. (Alfonzo [Ale] Lawrence) and (Mary) Florence (Gavin) Dunklin. Ale and Florence are both buried in Flagstaff's Calvary Cemetery. Archival records show that Ale was the son of A. L. Sr. and Emma (Glenn) Dunklin; he moved to Arizona with his parents in 1900. It could have been Ale's parents who first lived at 418 E Birch, but this is only a hunch as they are both buried in Winslow, AZ having died in 1934 and 1939, respectively. Ale Dunklin was born in Louisville, KY in 1891 and died in CA in 1961. His body was returned to Flagstaff for burial presumably to be with his wife. Florence was also born in Louisville in 1891 and passed away in Prescott in 1944; her body was returned to Flagstaff for burial. Ale and Florence had three children—Lawrence (born ca. 1917), Margaret, and Joseph. Ale was an employee of the Santa Fe Railroad and worked specifically as a freight cashier. The Dunklin family lived at 418 E Birch probably before 1929 until about 1956 (at least 27 years of occupancy).

Floyd R. and Blanche Iola Engle first appear as residents of 418 E Birch in the *1956 Flagstaff Telephone Directory*. Floyd was a driver for Continental Trailways. By July 1958, Floyd (by himself) is listed in the Flagstaff telephone directory as the occupant of 307½ N Leroux. According to CCAO records, ownership is transferred in November 1957 from E. Engle to John C. and Daisy (Conrad) Hancock. The Hancocks first appear as the residents of 418 E Birch in the *1958 Flagstaff Telephone Directory*. At Daisy's passing in November 1991, the house is transferred to the Hancock children, Gloria Jean Darum and Gary R. Hancock. Gloria then sells the property in March 1993. In sum, the Hancock family occupied the house or owned the property for over 35 years.

The search of historical records related to determining the ownership history of the 418 E Birch Ave property turned up very little archival information identifying specific contributions or activities of the Dunklins and Hancocks as members of the Flagstaff community. This is not to say family members did not make meaningful contributions to Flagstaff or the East Slope neighborhood, but evidence of such was not uncovered.

Assessment of Significance

In accordance with the City of Flagstaff Zoning Code 10-30.30.050 for Heritage Preservation, a Cultural Resource Study is required for structures over 50 years old at the time of application. Given that the house was originally constructed in ca. 1900, assessment was deemed warranted at the Phase 1 level to document the property's significance relative to the East Slope Addition subdivision and Flagstaff Townsite neighborhood and the general period of significance from 1882–1935. Significance was specifically assessed by applying the National Register Criteria for Evaluation described in Little et al. (2000, *Guidelines for Evaluating and Registering and Archaeological Properties*) and *How to Apply the National Register Criteria for Evaluation* (NRHP 2002). The specific criteria designations, however, follow Flagstaff Zoning Code 10-30.30.050, page 30.30-13.

Criterion A: Eligibility to Existing Registration. The 418 E Birch Ave property is not considered a National Historic Landmark and is not listed in the National Register of Historic Places (NRHP), Arizona Register of Historic Places (ARHP), or Flagstaff Register of Historic Places. It also has not been evaluated for listing to any of Flagstaff's historic districts. The most applicable would be the North End Historic Residential District (Woodward 1985), which extends as far east as Verde Street and south to Cherry Avenue. Generally, the property arguably holds one of the last remaining houses to illustrate development of this East Slope residential area during Flagstaff's first major building boom of 1882–1910. Though it has undergone significant changes, the house still represents a decent example of the early Bungalow style in Flagstaff. It also is one of the few older houses remaining in the East Slope subdivision. It is the author's opinion that 418 E Birch Ave, even after the proposed remodeling, would retain sufficient significance to be considered eligible for Flagstaff Register nomination or listing, but not as a contributing property to an expansion of the North End Historic District. The property is not a significant enough representation of the Bungalow style to be considered individually eligible at the Arizona or national level. The surrounding development of the area is a further impediment to 418 E Birch Ave being included with the contiguous North End district.

Criterion B: Event. It is the author's assessment that the 418 E Birch Ave property sufficiently contributes to Criterion B in that it contributes to one or more events important to defined historic contexts (such as Settlement, Community Planning/Development, Architecture) within Flagstaff. Though the house should be considered sufficiently significant at the local level, it is not at the regional or national levels.

Criterion B: Person. Though the Dunklin and Hancock families have long connectivity to the property and undoubtedly contributed to the community of Flagstaff in some meaningful ways during their residency, the families are not known to have made strong, lasting, name-recognition type contributions to Flagstaff or the East Slope neighborhood while they were residents and property owners. As such and based on what is currently known about the families, Criterion B does not apply to the subject property.

Criterion C: Work of or for an Important Individual. The 418 E Birch Ave residence is not known to represent the work of or for a person considered especially important in the community of Flagstaff, the State of Arizona, or the nation.

Criterion D: Design/Construction. The 418 E Birch Ave property does embody a fair example of the Bungalow style, historically important in the neighboring Flagstaff historic districts. It is not unique or architecturally exceptional in representing the style, but it is one of the few early modest Bungalow houses remaining in the East Slope residential area adjacent to the North End Historic Residential

District. It retains individual distinction as being one of the oldest remaining properties developed at the eastern edge of the Flagstaff townsite. It does not, however, retain sufficient significance at the state or national levels.

Criterion E: Information Potential. Given the documentation of the property in this Cultural Resource Study, the data potential for the parcel and its contents is considered appropriately exhausted. It is unlikely that any additional information of significant importance would be yielded through further research. Since the house is to remain on site and be remodeled consistent with its overall architectural style and within the same footprint, the information contained herein could inform future consideration of the property as a contributor to the Flagstaff Register of Historic Places, as well as support for grant funding of historically appropriate modifications.

Assessment of Integrity

The 418 E Birch Ave property has significance relevant to construction type or style and potential association to a historic event (neighborhood development during Flagstaff's first major building boom including residential area expansion). Its integrity is therefore evaluated in this report section.

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

Integrity is closely linked to the character-defining elements/features of a property/structure, and those for the original circa 1900 structure at 418 E Birch Ave are <u>*compromised but retained*</u>. Properties either have integrity or do not. Properties either retain their character-defining elements or do not. "To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Recognizing properties change with time, "the retention of specific aspects of integrity is paramount for a property to convey its significance" (Little et al. 2000). Listed below are the National Register seven Aspects of Integrity. The following language provides a determination of and justification for the current assessment of integrity based on evaluation of existing conditions and modifications.

Location. "Location is the place where the historic property was constructed or the place where the historic event occurred" (NRHP 2002). The <u>*integrity of location is intact*</u>. Based on all available evidence, the house at 418 E Birch Ave is in its original place.

Design. "Design is the combination of elements that create the form, plan, space, structure, and style of a property" (NRHP 2002) and includes such elements as materials, scale, and proportion. "The properties exterior…should closely resemble its original appearance and any later updates and remodeling during its period of significance" (Thomason 2005). Furthermore, "Alterations and additions to the property completed after its period of significance <u>must</u> not substantially alter the property's historic appearance...The property <u>must</u> retain its configuration from its period of significance" (Thomason 2005). The <u>*integrity of the original design is impacted but overall retained.*</u> The building's exterior design is reflective of the original Bungalow style, though the current materials are reflective of later additions and mask the original. The cement fiber siding dates to the last 1950s/ early 1960s and masks the original house finish. The enclosed front porch is thought to be an early, pre-1916 addition so is a part of the overall historic character. The main house has also been modified by the addition to the back of the house, but it is thought to have been added during the period of significance. The planned remodel would encompass this addition into the overall mass of the house. Despite the modifications current and planned, the property does contribute to the contextual period of significance with which it is most relevantly associated—Flagstaff North End neighborhood community development/settlement from 1882–1935.

Materials. “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property” (NRHP 2002). “For National Register eligibility, the retention of the majority of original materials is important” (Thomason 2005). The *integrity of materials for the 418 E Birch Ave original house is strongly lacking*. The ca. 1900 house is largely masked by later treatments. Any original materials are compromised by the addition of Transite shingles and stucco to the exterior of the house. Nevertheless, the original clapboard that once covered the house exterior largely remains beneath the cement fiber shingles. The property owner would like to recycle as much of this material as possible and/or replace it with like material where necessary, ultimately getting rid of the current shingle siding. The newly stuccoed and smart-sided enclosed front porch will remain as is. Therefore, those materials used in constructing the subject building which contribute to the neighborhood’s historic period of significance could in part be reinstated or compatibly replaced.

Workmanship. “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history…” (NRHP 2002). “Integrity of workmanship is conveyed through a building’s appearance, and materials and craftsmanship within its period of significance. Alterations and additions to the property beyond its period of significance should be limited for the property to retain integrity of workmanship” (Thomason 2005). “Alterations and additions to the craftsmanship of the [property] beyond its period of significance must be minimal. Such changes should not dramatically alter the property’s historic appearance from its period of significance” (Thomason 2005: Section F, p. 8). The *integrity of workmanship is partially intact under the exterior finish additions that mask the original clapboard siding and framing, though this integrity will be further compromised by the proposed remodeling. The house remains moderately reflective of the associated period of significance*. The house at 418 E Birch Ave overall embodies the distinctive characteristics of a type, period, or method of construction. Its current composition retains individual distinction at the local level by contributing to the neighborhood’s historic period of significance.

Feeling. “Integrity of feeling is conveyed through the property’s location and surroundings as well as its design and materials. The surrounding area should have minimal development from beyond the [property’s] period of significance…” (Thomason 2005). The *integrity of feeling is heavily diminished*. Though the 418 E Birch Ave property expresses some feeling of the neighborhood’s period of significance, the overall feeling has been significantly affected by development of commercial rental and office properties directly to the west and north and newer construction/redevelopment along this portion of Birch Ave in general.

Setting. Integrity of setting is achieved through the property’s maintenance of its location and surroundings from the period of significance (Thomason 2005). Physical features that comprise a property (natural or human-made) include topographic features, vegetation, simple human-made features (paths, fences, etc.), and the relationship between buildings and open space (NRHP 2002). The *integrity of setting has been heavily compromised*. The house itself remains within its original footprint and with the lot configuration largely unchanged. The overall site setting, however, is negatively affected by the redeveloped streetscape, particularly the multi-family housing units. This house and lot may be the only one on this block of Birch Ave that truly reflects the period of significance (1882–1935).

Association. “Association is the direct link between a resource and its relevant event or theme” (Thomason 2005). The *integrity of association is stretched but retained*. Like feeling and setting, the house at 418 E Birch Ave is being separated from its neighboring historic context, but some of those historic houses are still visible from 418 E Birch Ave. When viewed within the broader neighborhood, this house is somewhat of an anchor for representing the types of residences that once existed in this area east of downtown Flagstaff.

Summary and Determination of Effects

"To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Furthermore, to be eligible under Criterion C, the property must be a representative example of type or style or demonstrate a distinct and significant method of construction. Presently, the property retains full or partial integrity of location, design, workmanship, and association. It also meaningfully embodies a distinctive period or method of construction. The alterations that have occurred to the subject house structure have adversely affected the property's integrity of materials, and quite significant redevelopment of the neighborhood has contributed to the loss of feeling, setting, and to some extent association. The property does illicit a sense of construction period style, a characteristic needed to warrant its evaluation as a locally significant individual property.

The 418 E Birch Ave property sufficiently represents an important period of significance in Flagstaff's past that its immediately neighboring properties do not. Because of its potential significance and integrity at the local level, the property should be considered eligible for nomination to the Flagstaff Register of Historic Places. The property does not, however, meet the significance and integrity criteria to be a contributor to the existing North End Historic Residential District, and as such, is also not significant at the state level. The current plans for remodeling, particularly the 1½-story attic additions and increase in roof height constitute an overall major impact on the house's historic character and integrity. The scale increase alters the original modest Bungalow form of the house. The planned clapboard/lap siding finish being restored on the remodeled house in similar dimensions and profile to that of the original will add significantly to the building's historic character. Other features that are recommended to be retained are the bracketed corbels, exposed rafters, and gable roof.

It is the author's recommendation, made in consultation with and review by the City's Heritage Preservation Officer and Heritage Preservation Commission, that the proposed building plan for the property be permitted to proceed with respect to Zoning Code Division 10-30.30.50: Cultural Resources. It has been further determined that the proposed changes will majorly impact the house's overall historic character and integrity and thus significance. However, the owner's commitment to restoring the original clapboard siding with an in-kind product is considered an appropriate mitigation measure to offset the 1½-story additions and roof height impacts to the house's historic integrity, allowing the house to retain local level significance. Lastly, no further cultural or historic study is required.

References

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

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

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

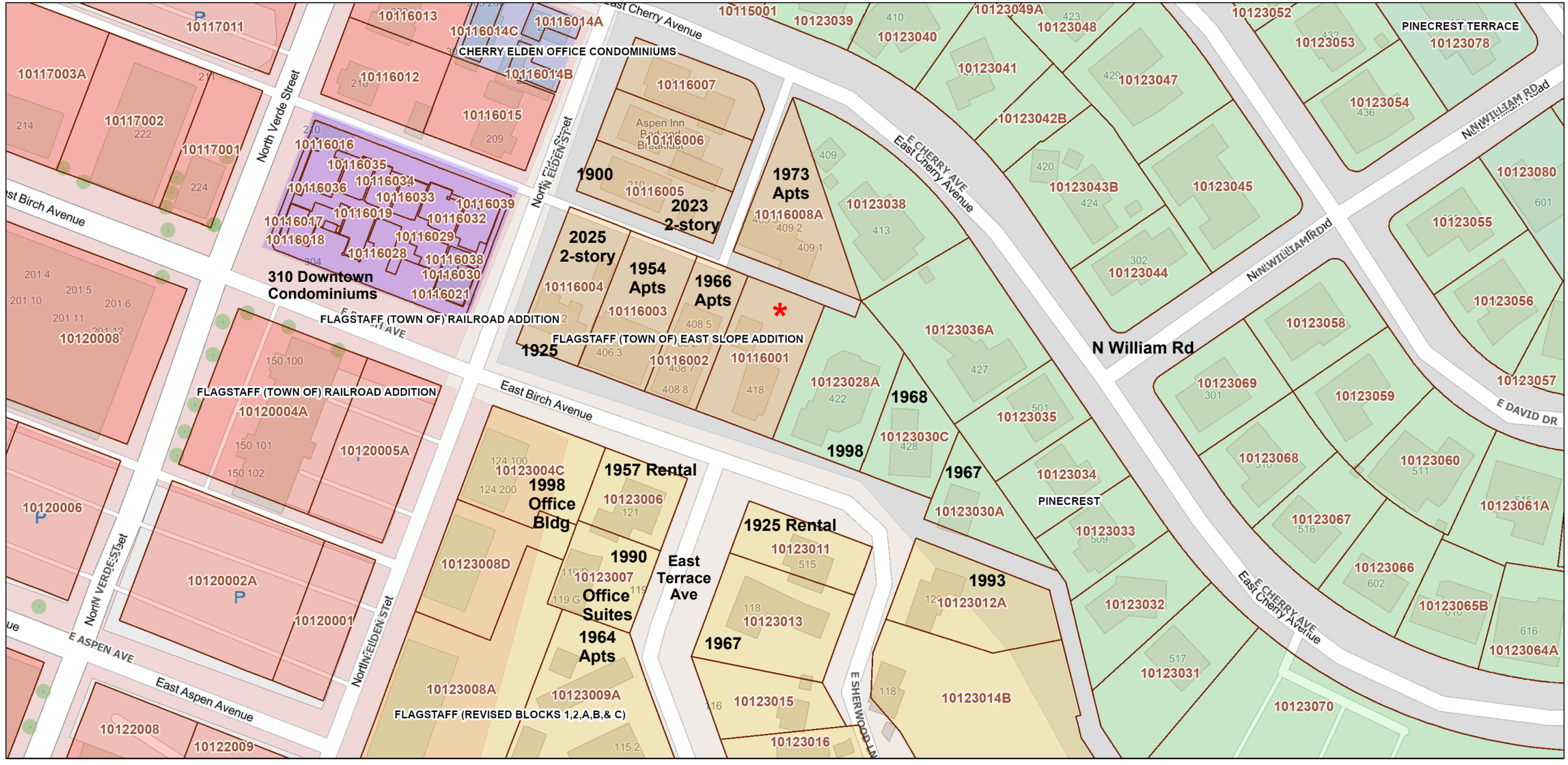
Thomason, Philip (preparer)
2005 *Historic and Historic Archaeological Resources of Route 66–Route 66 Motels of Flagstaff, Arizona, 1926-1968*. National Register of Historic Places Multiple Property Documentation Form. Thomason & Associates, Nashville. On file with National Register of Historic Places.

Woodward, Jim
1985 *North End Historic Residential District National Register of Historic Places Inventory—Nomination Form*. Janus Associates, Inc., Phoenix. Prepared for Arizona State Parks Board, State Historic Preservation Office.

APPENDIX A

418 EAST BIRCH AVENUE PROPERTY MAPS

418 E Birch Avenue



4/30/2025

Figure 1. Parcel map with subdivisions demarcated and surrounding properties labeled with property type and construction date. (If no property type listed, it is a residence.)

1:1,300

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

418 E Birch Avenue

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

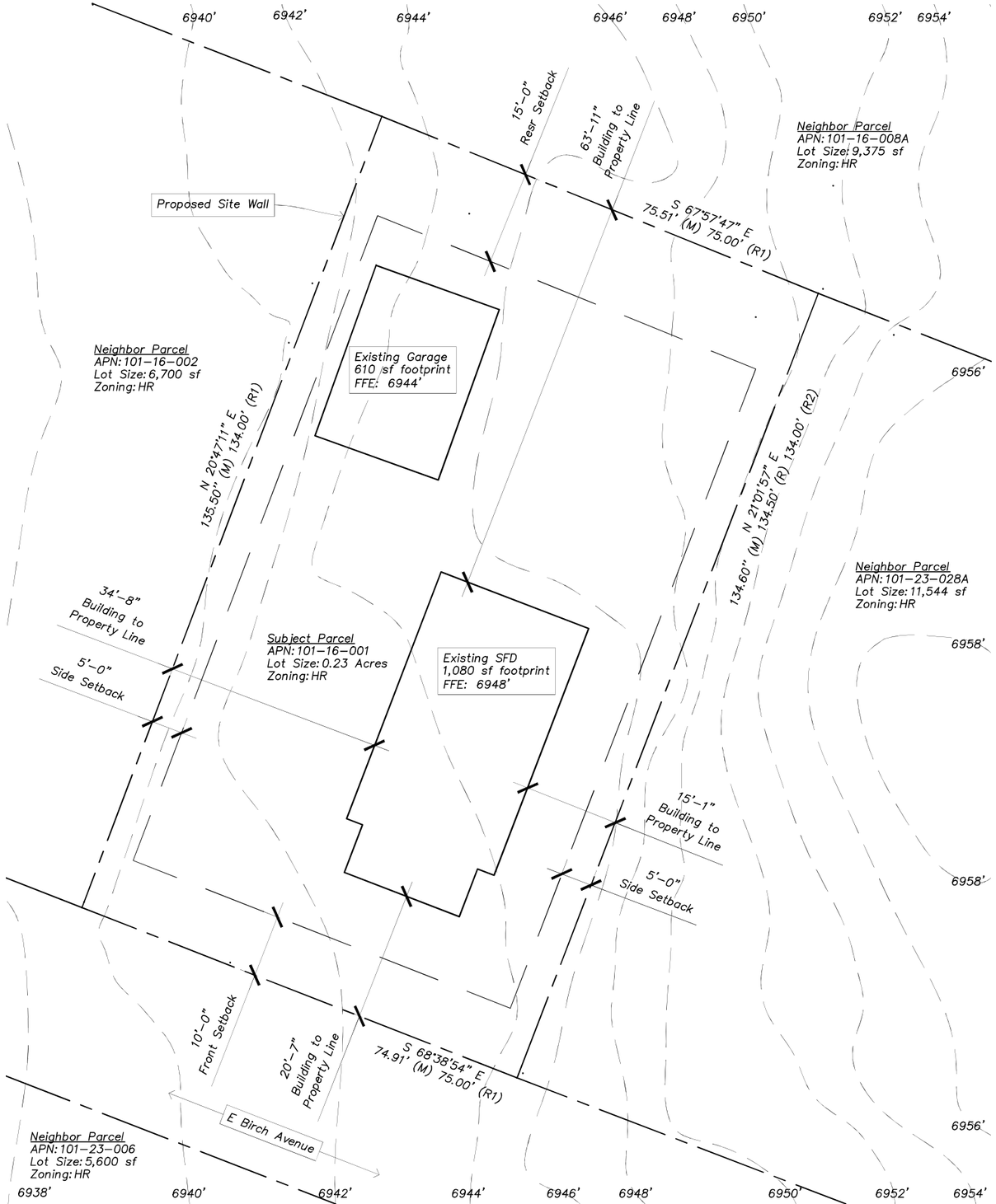
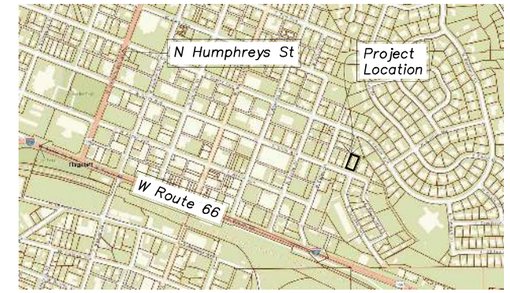


Figure 3. Site Plan



Vicinity Map

Scale: NTS

PROJECT DATA

Project Summary
Project Name: The Hideaway
Project Narrative: The Owner-Builder intends to substantially renovate the existing historic single family home within the same footprint.
Contact Name: Kevin Peterson
Phone Number: 928 607 4258
Email Address: goodoakinc@yahoo.com
Mailing Address: POBox 725 Flagstaff AZ 86002

Site Summary
Project Address: 418 East Birch, Flagstaff AZ 86001
Subdivision: East Slope
Parcel No: 101-16-001
Parcel Size: 0.23 Ac
Zoning: HR – High Density Residential
Proposed Use: Single Family Dwelling
Setbacks: Front: 10' Side: 5' Rear: 15'
Height: Allowed: 60' Proposed: 25'
Lot Coverage: Allowed: 50% Proposed: 17%

Outdoor Lighting: Zone: Allowable:

Flood: Zone: Map: Elevation:

Building Summary
Building Area:
First Floor: 1233 SF
Second Floor: 674 SF
Livable total: 1907 SF
Existing Garage: 609 SF
Building Use: Single Family Dwelling
Type of Construction: VB

Electric Service Size: 200 amp
Gas Service: Natural
Water Service: Utility
Heating: Gas Forced Air

Drawing Index

A1.0 Site Plan
A2.0 Demo Plan
A2.1 Floor Plan
A3.0 Elevations
A4.0 Sections

REGISTERED ARCHITECT
CERTIFICATE NO. 27823
PAUL WM. MOORE
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03/31/2027

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Drawn by: PWM
Checked by: PWM
Date: 24 Mar 2025
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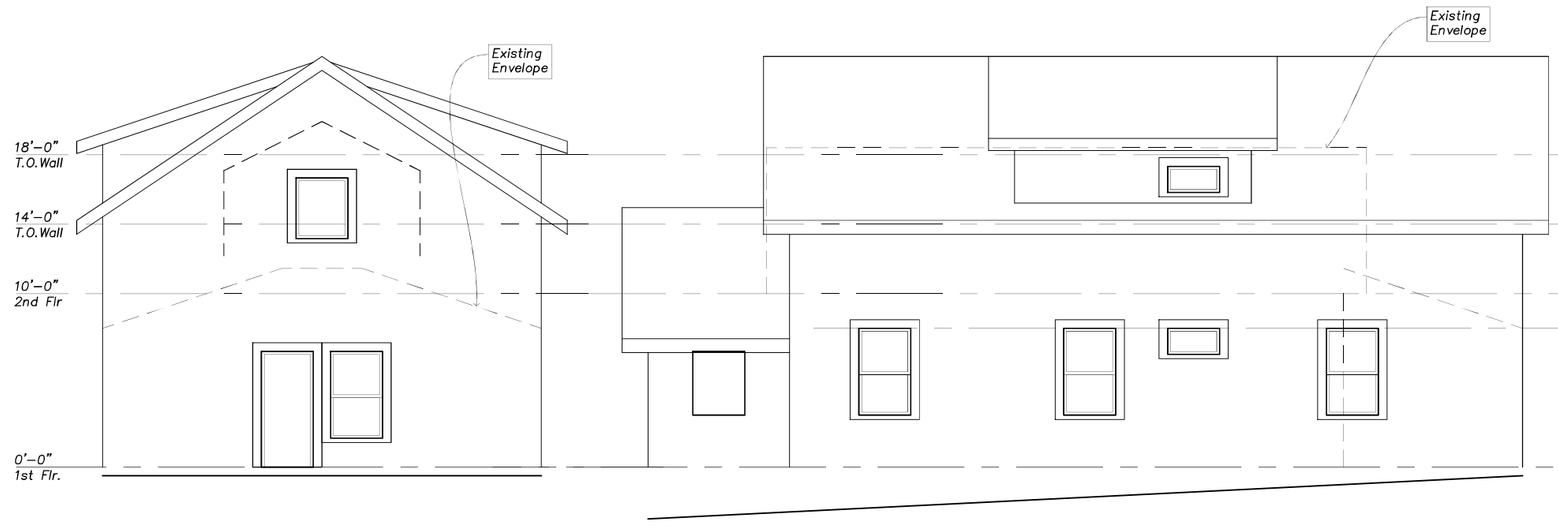
The Hideaway
Home Renovation
418 East Birch Ave.

Cover Sheet & Site Plan

A1.0

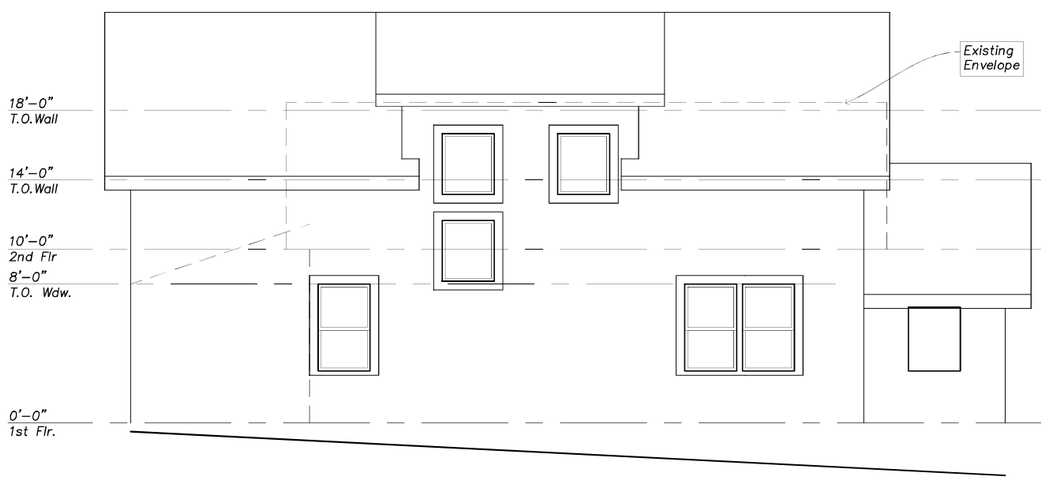


North Elevation

0' 4' 8' Scale: 1/4" = 1'

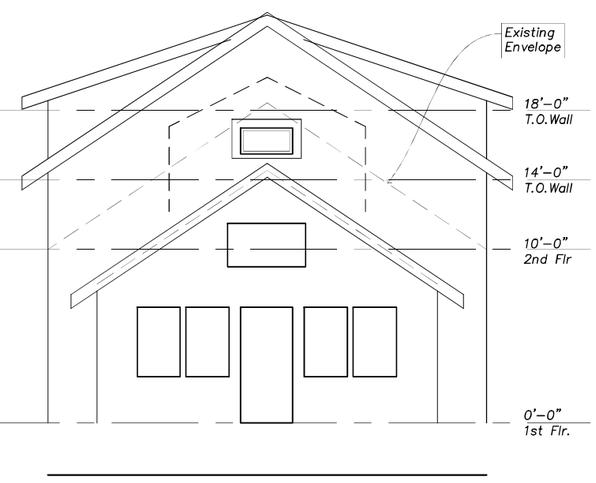
East Elevation

0' 4' 8' 20' Scale: 1/4" = 1'



West Elevation

0' 4' 8' 20' Scale: 1/4" = 1'



South Elevation

0' 4' 8' 20' Scale: 1/4" = 1'

Figure 4

PWMA 3/24/2025 1:05 PM 2436 A3.dwg

REGISTERED ARCHITECT CERTIFICATE NO. 27824 PAUL WM. MOORE Date Signed ARIZONA, U.S.A.

Preliminary

EXPIRES: 03/31/2027

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Drawn by: PWM
Checked by: PWM
Date: 24 Mar 2025
Revisions: –

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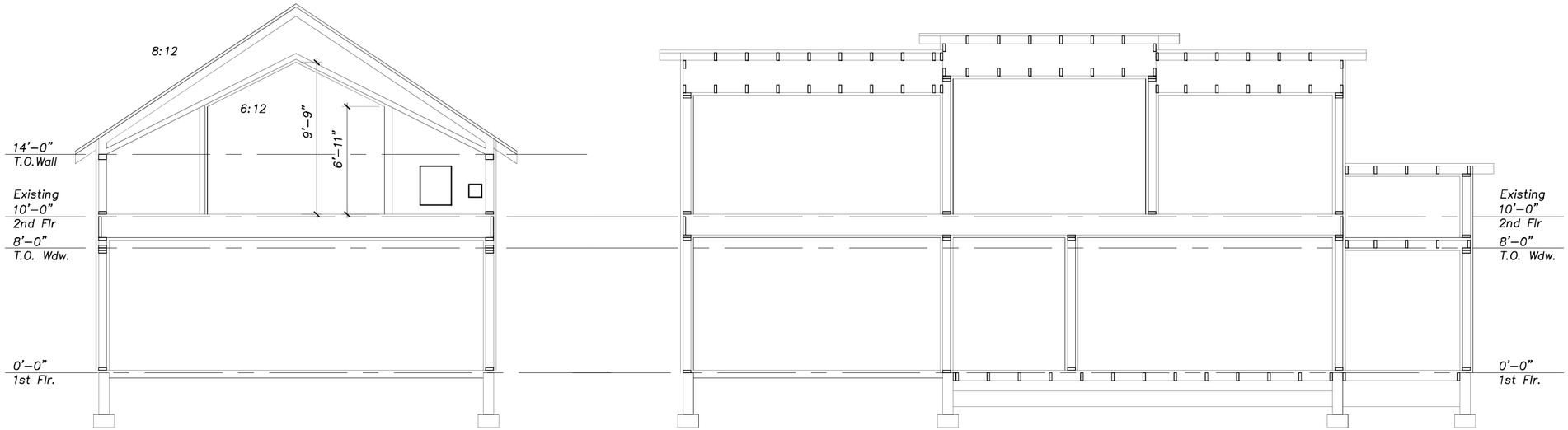
The Hideaway
Home Renovation
418 East Birch Ave.

Elevations

1/4"=1'–0"

A3.0

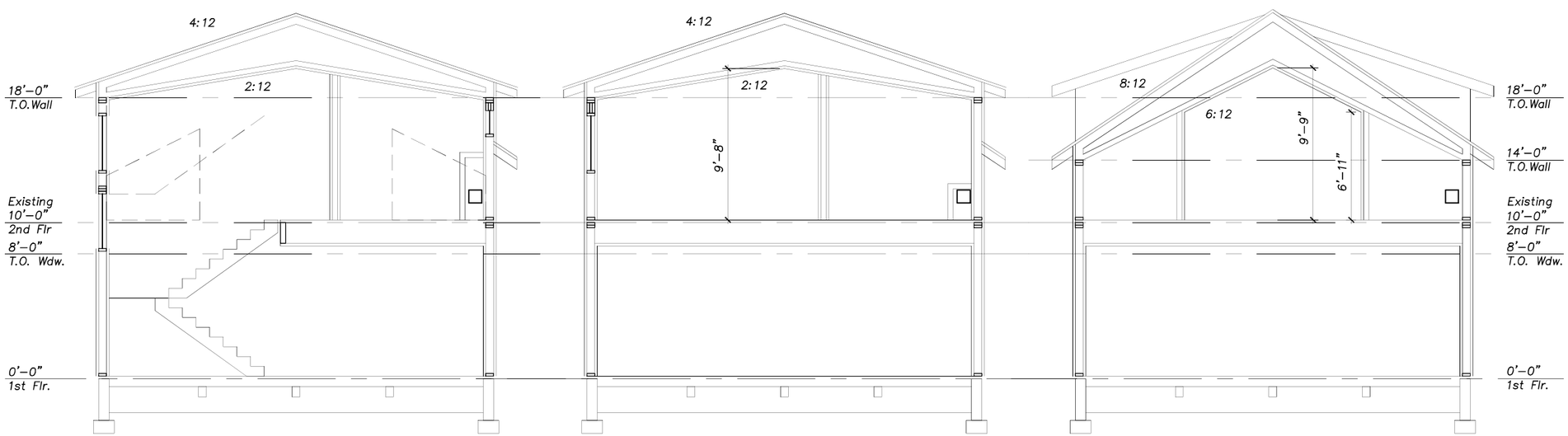


Section D (E-W cut through rear third of house)

0' 4' 8' Scale: 1/4" = 1'

Section 1 (N-S cut through middle of house)

0' 4' 8' Scale: 1/4" = 1'



Section C (E-W cut through middle)

0' 4' 8' Scale: 1/4" = 1'

Section B (E-W cut to S of Section C)

0' 4' 8' Scale: 1/4" = 1'

Section A (E-W cut through front third of main house)

0' 4' 8' Scale: 1/4" = 1'

2436 A4.dwg

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PWMA

Figure 5

REGISTERED ARCHITECT CERTIFICATE NO. 27823 PAUL WM. MOORE Date Signed STATE OF ARIZONA, U.S.A.

EXPIRES: 03/31/2027

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The Hideaway
Home Renovation
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Sections

1/4"= 1'–0"

A4.0

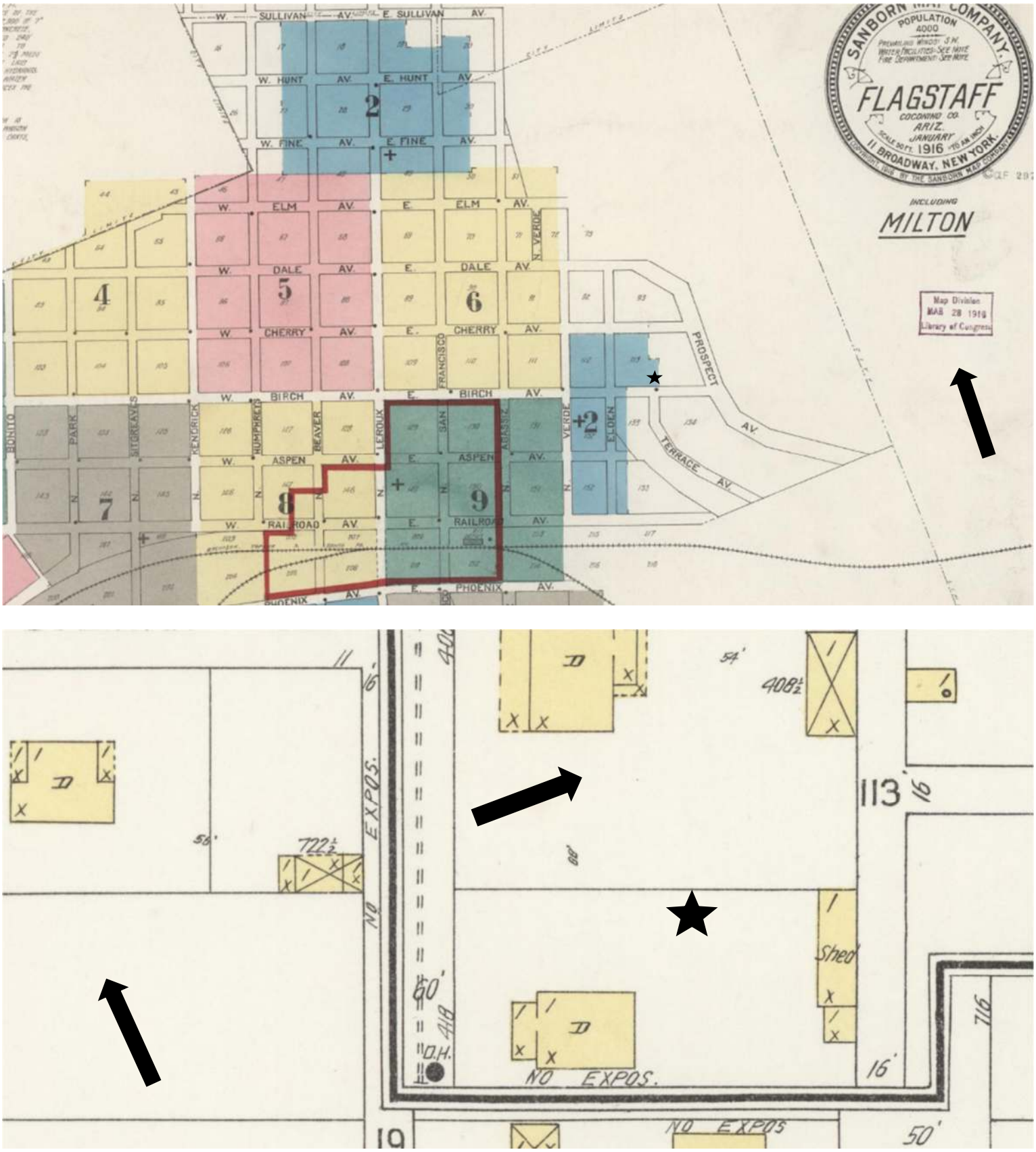


Figure 6. Flagstaff 1916 Sanborn Fire Insurance Map overview (*top*) and cropped inset (+2) from Map #2 that includes 418 E Birch Ave (*bottom*); arrows are pointing north.

APPENDIX B

418 EAST BIRCH AVENUE PROPERTY PHOTOGRAPHS

Photos 1–2. 418 E Birch Ave overview from S side of Birch to NNE (top, apartments to W at 408 E Birch & larger newer residence at 422 E Birch) and to N (bottom, apartments at 408 & 406 E Birch).

Photos 3–4. 418 E Birch Ave overview from front of house to WNW down Birch (top, 310 Downtown Condominiums in right background) and from street to NE (bottom, large house to right at 422 E Birch).

Photos 5–6. 418 E Birch Ave overview from front of house to ENE down Birch (top, large house to right at 422 E Birch) and from backyard to ESE (bottom, large house in background at 422 E Birch).

Photos 7–8. 418 E Birch Ave overview from backyard to NNE across alley (top, triplex at 409 E Cherry Ave) and off SW corner of garage to NNE (bottom, triplex across alley at 409 E Cherry, apartments to W).

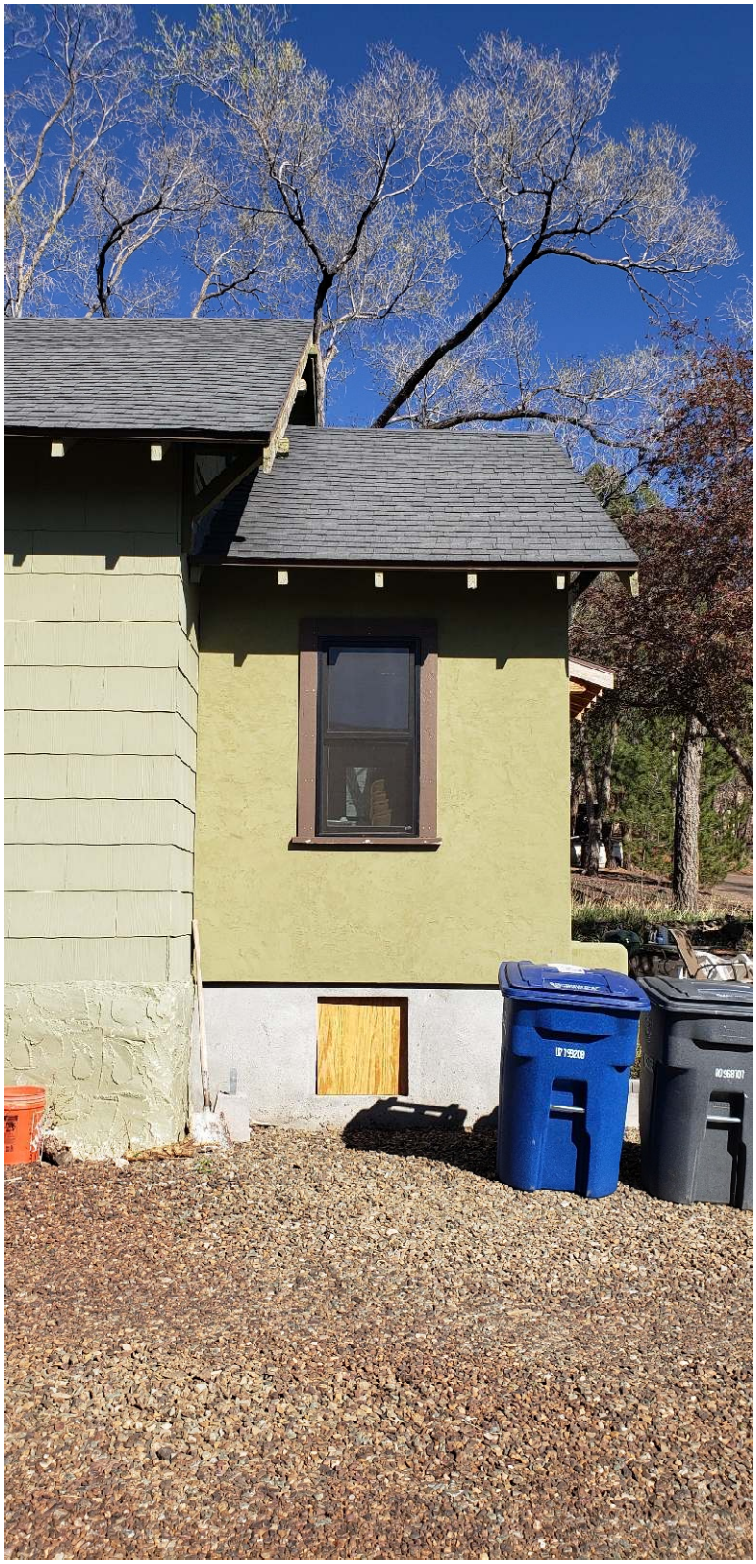
Photos 9–10. View from front patio at 418 E Birch to S side of street (top, showing L to R 118, 115, 119, 121 E Terrace Ave) and same view from street to SSW (bottom, showing L to R 118, 115, 119, 121 E Terrace Ave).

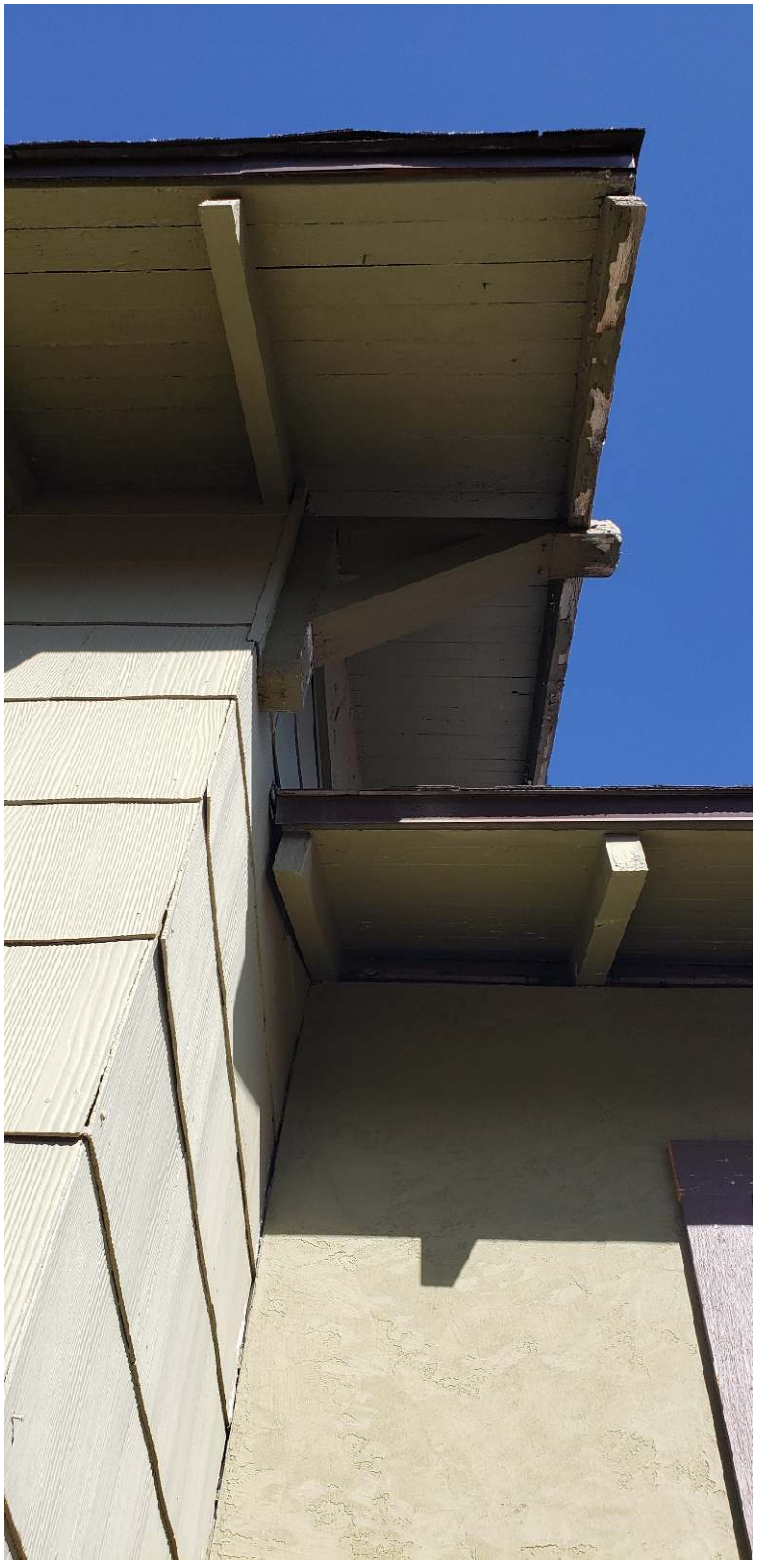
Photos 11–12. View from front patio at 418 E Birch to SSW side of street (top, showing L to R 119 & 121 E Terrace Ave, 124 N Elden St office building) and from street to SE (bottom, showing L to R 120 E Sherwood Ln, 515 E Birch, 118 E Terrace Ave).

Photos 13–14. 418 E Birch Ave front/SSW façade and garage facing NNE (top) and facing NE (bottom).

Photos 15–16. 418 E Birch Ave rear/NNE façade facing SSW (top) and E façade & rear facing W (bottom).

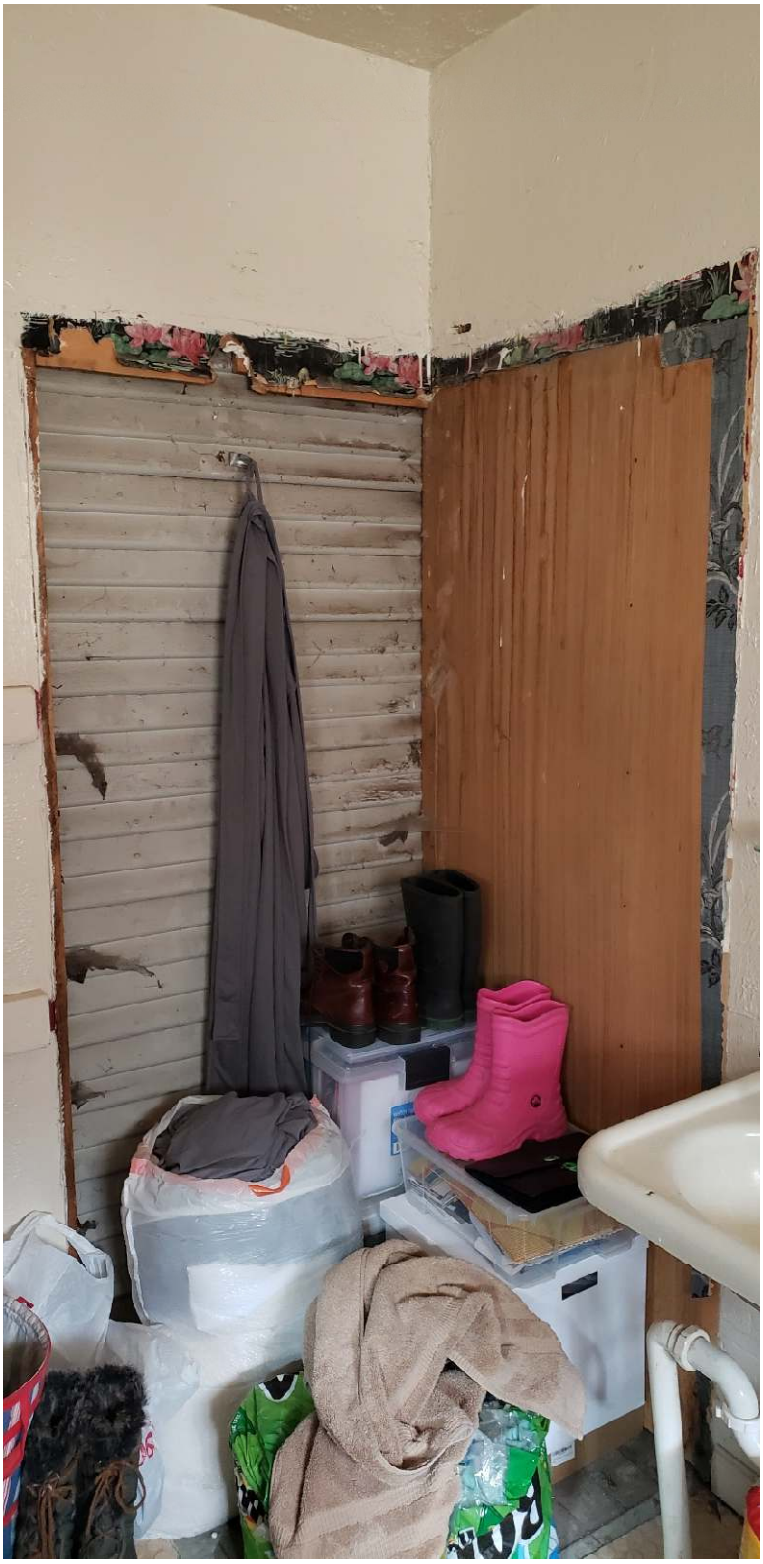
Photos 17–18. 418 E Birch Ave rear/NNE façade facing SSW (top) and E façade & rear facing W (bottom).





Photos 19–20. 418 E Birch Ave W façade focused on enclosed front porch facing ESE (left) and enclosed front porch/main house junction facing ESE/up (right).

Photos 21–22. 418 E Birch Ave N façade focused on eave facing ESE (left) and SE corner detail at house/ enclosed front porch junction facing NE (right).



Photos 23–24. 418 E Birch Ave E façade detail of likely original clapboard siding under later Transite shingles facing NW (left), and detail of the clapboard siding on house's interior (what was the original N façade) facing SW (right).

Photos 25–26. 418 E Birch Ave N façade showing only non-replaced window facing SE (top), and view of garage relative to the house from parcel's NE corner facing SW (bottom).

Photos 27–28. 418 E Birch Ave garage front/S façade facing NNE (top) and rear/N facade facing SW (bottom).

Photos 29–30. 418 E Birch Ave garage E façade facing W (top) and W façade facing NE (bottom).