NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION
WEDNESDAY
OCTOBER 21, 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** to approve the minutes from the Heritage Preservation Commission regular meeting held on September 16, 2026 - Heritage Preservation Commission Meeting Minutes from September 16,2026

7. PUBLIC HEARING

A. 15 E. Aspen Ave. Certificate of Appropriateness

PROPERTY INFORMATION:

Address: 15 E. Aspen Ave.
Assessor's Parcel Number: 100-20-015
Property Owner: Aspen Grove, LLC
Applicant: David Stephens
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

RECOMMENDED ACTION:

Approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

8. GENERAL BUSINESS

A. Discussion on 418 E. Birch Ave. Project

STAFF RECOMMENDED ACTION:

Discussion only.

B. May Hicks Curtis House Relocation and Use Discussion

STAFF RECOMMENDED ACTION:

Discussion only.

C. Amendments to the Implementing Regulations for Section 106 of the National Historic Preservation Act

STAFF RECOMMENDED ACTION:

Discussion only.

D. Historic Signs and Facades Grant Tracking - October 2026 Update

STAFF RECOMMENDED ACTION:

Discussion only.

9. REPORTS

A. APPROVALS

1. 314 W. Cherry Ave. Certificate of No Effect
   Permit Number(s): PZ-26-00154
   Address: 314 W. Cherry Ave.
   Type of Approval: Certificate of No Effect
   Approval Date: September 8, 2026

2. 803 W. Aspen Ave. Certificate of No Effect
   Permit Number(s): PZ-26-00161
   Address: 803 W. Aspen Ave.
   Type of Approval: Certificate of No Effect
   Approval Date: September 11, 2026

3. 9 N. Leroux St. Certificate of No Effect
   Permit Number(s): PZ-26-00160
   Address: 9 N. Leroux St.
   Type of Approval: Certificate of No Effect
   Approval Date: September 11, 2026

4. 824 W. Birch Ave. Certificate of No Effect
   Permit Number(s): PZ-26-00172
   Address: 824 W. Birch Ave.
   Type of Approval: Certificate of No Effect
   Approval Date: September 25, 2026

5. 820 N. Beaver St. Phase 1 Cultural Resource Study
   Permit Number(s): PZ-26-00142
   Address: 820 N. Beaver St.
   Type of Approval: Phase 1 Cultural Resource Study
   Approval Date: September 29, 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: 10/21/2026

SUBJECT: 15 E. Aspen Ave. Certificate of Appropriateness

PROPERTY INFORMATION:

Address: 15 E. Aspen Ave.
Assessor's Parcel Number: 100-20-015
Property Owner: Aspen Grove, LLC
Applicant: David Stephens
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

RECOMMENDED ACTION:

Approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

ALTERNATIVE ACTIONS:

1. The Commission can approve the Certificate of Appropriateness with additional conditions related to the standards and guidelines applicable to the case; or
2. The Commission can deny the application.

BACKGROUND INFORMATION

This project proposes to add a new mural to the alley-facing secondary façade of the Babbitt Building at 15 E. Aspen Ave. (APN 100-20-015). The mural's proposed location would cover a fading Serta mattress advertisement (also referred to as a ghost sign) previously painted on the exterior brick wall at this location. The date of the Serta mattress advertisement is unknown – a 1982 photograph of the building depicts the advertisement in a newer condition. The mural would not extend beyond the previously painted area. This Certificate of Appropriateness application requests approval of a mural at this location. Mural concepts are included in the application packet, however, the final design and content is not included in this review and would be reviewed by the Beautification and Public Art Commission.

The building was constructed c. 1907-1911 and is located within the Downtown Historic Overlay Zone and subject to the Design Handbook for Downtown Flagstaff. It is also a contributing property to the Railroad Addition Historic District.

The applicant has also applied for a Beautification in Action Grant from the City of Flagstaff for this project. The grant application would be reviewed by the Beautification and Public Art Commission after the applicant has received a Certificate of Appropriateness for the project from the Heritage Preservation Commission. The Beautification and Public Art Commission would be responsible for reviewing and approving the mural content as well as the grant award.

Attachments

Certificate of Appropriateness Application
Staff Report

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

PZ-26-00176

HPC-C

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s) / Title	Phone	Email
Aspen Grove, LLC	928-773-9300	David@FlagstaffRealtyPro.com

Mailing Address	City, State, Zip
15 East Cherry Avenue	Flagstaff, AZ 86001

Applicant / Title	Phone	Email
David Stephens Member/Manager	928-699-0609	David@FlagstaffRealtyPro.com

Mailing Address	City, State, Zip
15 East Cherry Avenue	Flagstaff, AZ 86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner - Member/Manager

Site Address	City, State, Zip
15 East Aspen Avenue	Flagstaff, AZ 86001

Project Name
Aspen Alley Mural

Parcel Number(s)	Zoning District(s)
100-20-015	Railroad Addition Historic

Property Information:

- ☐ Yes ☑ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: N/A)
- ☑ Yes ☐ No Located in a National Register Historic District? (Name: Railroad Addition Historic District)
- ☑ Yes ☐ No Is a structure on the property considered contributing to the District?
- ☑ Yes ☐ No Located in a Historic or Landmark Overlay? (Name: Downtown)
- ☑ 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:	Date:
David Stephens	09/28/26	David Stephens	09/28/26

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

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Project Description:

See attached Beautification in Action Grant Application

See attached Arizona State Historic Property Inventory form

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*:

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

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:

a. 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

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.

Original Construction Date:

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):

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME: "New" Babbitt Block	Significant / FHR 124
LOCATION: 15-17 E. Aspen	
CITY/TOWN/VICINITY: Flagstaff	COUNTY: Coconino
OWNER: David Babbitt Industries	
OWNER'S ADDRESS: P.O. Box 1328 Flagstaff, AZ 86001	
FORM COMPLETED BY: Janus Design for the	
ADDRESS: Flagstaff Historic Sites Commission City of Flagstaff	
PHOTO BY: Pat Stein	DATE: 8/78
VIEW: Looking South southeast	
PRESENT USE: Commercial	ACREAGE: Less/acre
STYLE OR CULTURAL PERIOD: Local variation cast iron commercial	
SIGNIFICANT DATES: c. 1911	



PHYSICAL DESCRIPTION

The "New" Babbitt Block is a one story stone and brick building which measures 20' by 50' in plan. The front facade, which faces Aspen Avenue, is divided into three bays. A flat roof is concealed behind a low parapet. The facade is similar to the Post Office Block (FHR 120) to the east but has a three foot highter facade. The bays are supported by cast iron beams which are visible on the exterior. The structure appears to be sound and its integrity is recoverable.

STATEMENT OF SIGNIFICANCE

The "New" Babbitt Block is noteworthy for its association with the Babbitt Brothers, Co., but more significantly for its contribution to the Flagstaff streetscape. Taken together with the adjacent Post Office Building (FHR 120) the building fills a half block---from street to alley---in the center of the district with a unified facade of tufa. As the character of the facade is typical of commercial design during the 1910 to 1920 period in which it was built, the building is a valuable part of the District's patrimony.

VERBAL BOUNDARY DESCRIPTION

Block 5; western portions of Lots 19, 20 & 21
Flagstaff Townsite, Railroad Addition


VALDIS PHOTO STUDIO
Forever Yours
Sutcliffe
floral & Gifts
Serta
Perfect
Ct. Babbitts Furniture Dept.
Babbitts Drug
WE DELIVER

BEAUTIFICATION
ARTS & SCIENCES
CITY OF FLAGSTAFF

Beautification in Action Grant Application

The City of Flagstaff, through its Beautification and Public Art Commission, seeks grant applications for projects that beautify our urban environment. Artists, community members, schools, local businesses, nonprofits, and more are eligible to apply. Projects must be publicly accessible (or at least publicly visible) and can take the form of public art projects, public gardens, and more. Successful applicants will be asked to present their idea to the Beautification and Public Art Commission.

Grants of up to $8,000 are available. Up to $100,000 of funding is available per grant period.

Deadlines are March 15 and September 15 of every year.

For **helpful instructions, background information, and an application example** visit:
https://www.flagstaff.az.gov/4411

Part 1: Summary of Project Information

Project Title: Babbitt Building Alley Mural

Contact Person: David Stephens

Organization (if applicable): Aspen Grove, LLC

Contact Address: 15 East Cherry Avenue Flagstaff, Arizona 86001

Email Address: david@flagstaffrealtypro.com

Telephone Number: 928-773-9300

Project Address: 15 East Aspen Avenue Flagstaff, Arizona 86001

Please provide one or two sentences that describe the project: Old Serta Mattress mural has deteriorated and faded. Paint new mural over existing area to add colorful, attractive artwork to an existing mural space.

Grant Amount Requested: $8,000.00

Part 2: Required Additional Materials

In addition to this form, please provide the following as attachments:

1. Project Narrative: **Please be concise and clearly describe the proposed project:**
   - If a visual project, such as a mural or utility cabinet artwrap, provide the proposed imagery or process by which the final imagery will be determined.
   - Include the location of the project with supporting maps, images, drawings (to scale or not), and photographs that include the location of the site as well as the location of the project within the site.
   - Describe current use of the site and relevant details of ownership.
   - List any persons affiliated with the project and describe the responsibilities of each.

2. Detailed Budget: The amount of the grant you received in a given tax year will be reported on Form 1099. Please note that this amount may be taxable, and the City of Flagstaff will submit this information to the Internal Revenue Service (IRS).

   Provide the total project budget in detail, not to exceed $8,000.00, specifying which aspects of the project are to be funded by the Beautification in Action Grant, and identify any other funding sources:
   - Supplies need to be itemized in good faith with sourced costs.
   - Artist fee plus labor fees cannot exceed $3,500.
   - Non-artist fee labor details need to include an hourly rate, estimate of hours; alternatively, rate per square per square foot for a garden or mural.
   - Artist (design, performance) fee needs to be delineated from labor fees.
   - Up to 10% of the total grant amount may be used for overhead.
   - The final total of the grant amount may not exceed $8,000 (including overhead).

3. Property Owner Permission: Letter allowing use, signed by property owner must be included with grant application when submitted. The letter should indicate that the property owner is willing to grant a permanent, or temporary, easement for the estimated life of the beautification project. Please also note that all upkeep of the project and future restoration needs to be done by the owner, not the City of Flagstaff.

4. References: Include at least two independent reference letters. Letters must be included with grant application when submitted. At least one reference needs to be local. These can be professional or personal and should reflect your experience in completing projects and/or artistic accomplishments. You may also wish to include letters of support from community members, local business, and other entities that will be affected by your project.

Tips for success (Appendix A) are attached for your reference.

Part 3: Signature

I hereby verify that the information included in my application for a Beautification in Action Grant is accurate and complete. I understand if my application is not complete, it may not be accepted. I have read and understood the information regarding my application for a Beautification in Action Grant and I understand that the grant money is not a prize and is strictly for the project described. I further understand that the City of Flagstaff has the right to allocate and supervise the spending of the grant money and when projects do not proceed within the stated timetable, the City of Flagstaff reserves the right to withhold part or all the funds or to request that the grant be refunded. I understand that recipients of these grants may be invited bythe City of Flagstaff to participate in promotion and publicity of the project.

Signature	David Stephens, Member/Manager	9-9-2026
Signature	Print Name	Date

Appendix A: Tips for Success

- Read and follow the grant proposal directions carefully and give yourself time for questions. Feel free to reach out to the City at the contact information below. Many applicants need assistance, but do not leave themselves enough time.

- Semi-annual deadlines occur on March 15 and September 15. Apply early and plan project accordingly – we suggest you apply many months in advance of when you hope to carry out your project. The grant and project processes may take time (and even more so if you are proposing a project on City property).

- Ensure your included budget is clear and follows allowable items. For example, ensure that no more than $3,500 of your proposed grant is used for artist fees/contractors.

- Be concise and organized. Commissioners and staff read many applications.

- For questions, or to submit your application, email: Annalisa Hansen, at Annalisa.Hansen@flagstaffaz.gov.

For more information on our programs, visit:
https://www.flagstaff.az.gov/621







A Pathway to Peace by Lindsey DeStefano for Flagstaff Rotary Club (top); *Approaching Nankoweap* utility cabinet artwrap by Bruce Aiken (lower left); Native plant garden at the Flagstaff Ranger Station (lower right)

Beautification-in-Action Grant Application

Date: September 9, 2026

To: Beautification and Public Art Commission
Annalisa Hansen
City of Flagstaff – Community Investment
Annalisa.Hansen@flagstaffaz.gov
928-213-2906

Location: Babbitt Building - Alley Wall
15 East Aspen Avenue
Flagstaff, Arizona 86001

Owner: Aspen Grove, LLC
15 East Cherry Avenue
Flagstaff, Arizona 86001

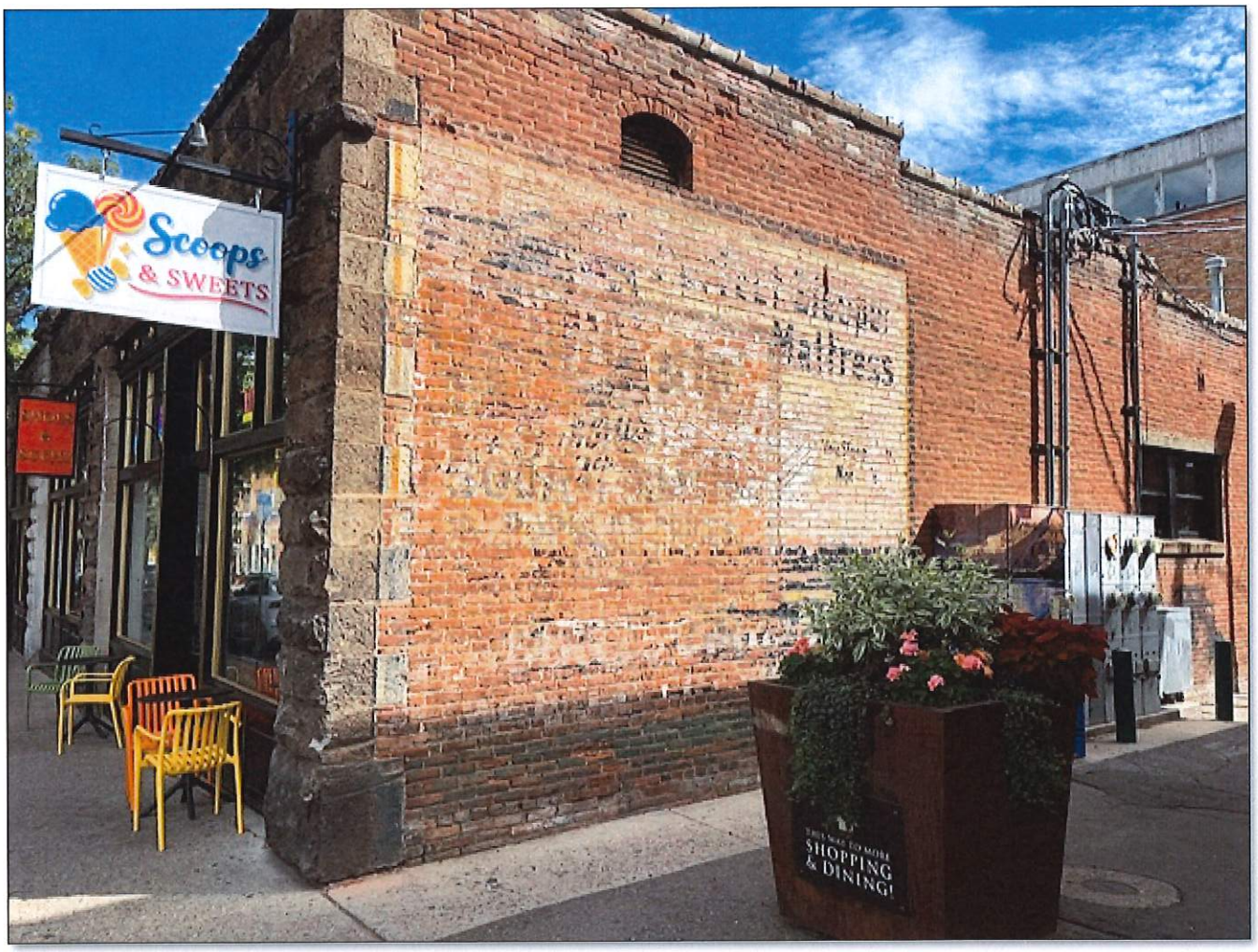
Contact: David Stephens
Member/Manager Aspen Grove, LLC
David@FlagstaffRealtyPro.com
928-773-9300



Beautification and Public Art Commission,

Please accept this BIA Grant Application for funding to partially cover the costs to paint a new mural on the Babbitt Building – on the brick wall facing the Aspen Avenue alley.

The existing Serta mattress mural has faded to the point it is hard to recognize. Rather than repaint the mattress ad, or have the paint continue to chip and fade away, we would prefer to protect the brick wall and paint a new mural. The wall will need to be carefully prepared and primed before a new mural can be painted.



The Babbitt Building

Circa 1907-1911, the Babbitt Building is one of Flagstaff's most iconic and treasured historic buildings. As such, we recognize the importance of being good stewards, not just for the building, or for the Historic Downtown, but for the Flagstaff community as a whole.



Through the years, we've worked to renovate and maintain the Aspen Avenue and San Francisco Street storefronts, including using the original, architectural, blue-print drawings.

In the Courtyard, behind Late-for-the-Train, piles of rubbish, old decaying elm trees, unsightly telephone poles, gas meters, and electric meters were removed, and an attractive, brick-paver patio, with an accessible, brick-paver ramp and railings, was installed for everyone to enjoy.

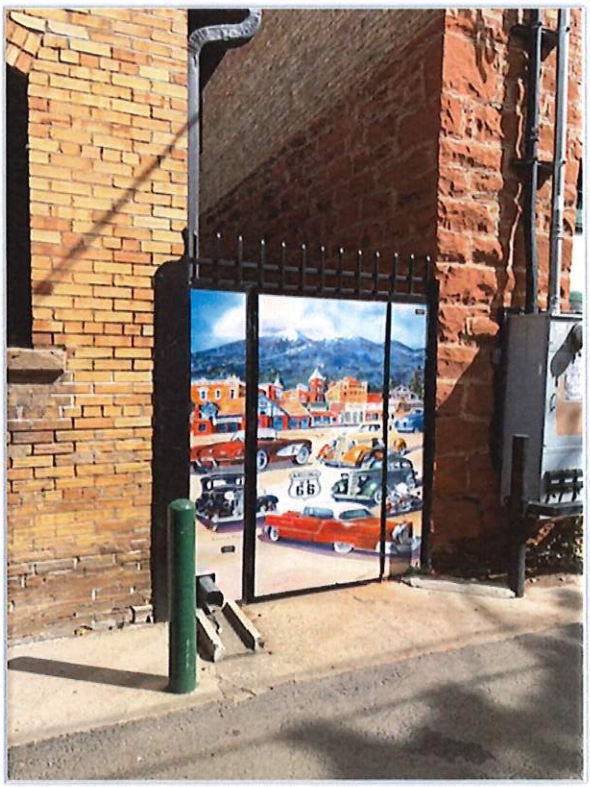
We've also been working with our tenants, the City of Flagstaff, and the Flagstaff Downtown Business Alliance to provide sidewalk seating, making attractive gathering spaces. Incorporating the Downtown Vision Plan, with the addition of outdoor sidewalk seating, has been a game-changer, in terms of creating vibrant, inviting, pedestrian-friendly spaces.

Several years ago, we installed a vinyl-wrap of Bruce Aiken's "Approaching Nankoweap" on the electric cabinet in the alley. It's a beautiful addition to the Downtown.





Roberta Roger's artwork on the Courtyard gate adds more artistry and fun to the alley.
It's another example of implementing an "Alley Activation" feature, as noted in the Downtown Vision Plan. It's proven to be a popular backdrop for selfies:





The Bruce Aiken vinyl-wrap on the electric cabinet and the Roberta Rogers vinyl-wrap on the Courtyard gate were both successfully completed with the help of BIA grant monies. We're hopeful those 2 completed projects will satisfy the requirement to provide letters of recommendation.

The Artist

We have asked Connie Townsend to partner with us on this project. Connie is one of Flagstaff's most loved, and most well-known artists, with her works being displayed at the West of the Moon Gallery in Downtown Flagstaff, as well as in fine art galleries throughout the southwest, including Scottsdale, Tucson, and Santa Fe, New Mexico.

Connie is an amazing artist, known for her colorful and whimsical paintings of dogs, cats, chickens, donkeys, and horses driving vintage cars and trucks.







https://crtownsend.com
https://www.westofthemoongallery.com/online-shop
https://wildemeyergallery.com
https://www.worrellgallery.com/connie-townsend

Below are several mockups of Connie's paintings on the alley wall, to give a sense of the style and scale of the proposed mural.


ROUTE
66
Tuff-n-Stuff
SHOPPING
& DINING!


ROUTE
66
Tuff-n-Stuff
SHOPPING
& DINING!


ROUTE
66
Tuff n Stuff




THIS WAY TO MORE
SHOPPING
& DINING!


SHOPPING
& DINING!

The Muralist

Andrea Peterson is the mural artist Connie feels is the most talented and capable person to bring her artwork to life on the Babbitt Building. We wholeheartedly agree, and have asked Andrea to partner with us as well. Andrea is an exceptionally gifted muralist and fine art painter. Andrea's paintings have been featured in exhibitions throughout the United States and London.

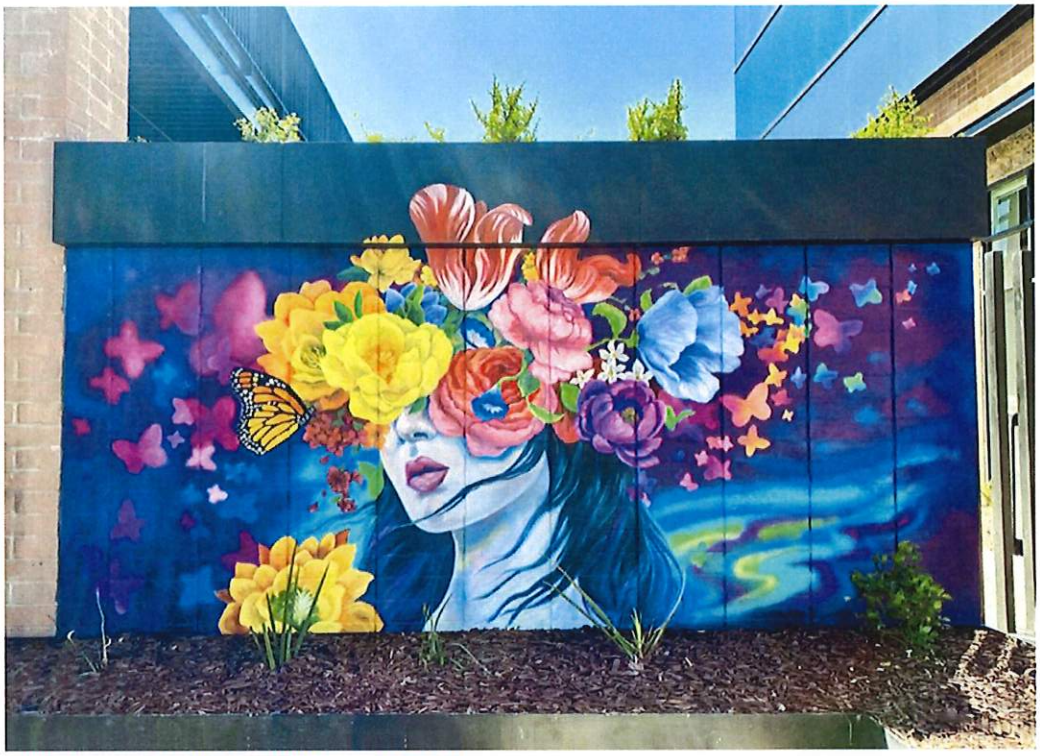


(New Mural in Tempe, AZ)





Gilbert, AZ (Heritage District) – vinyl wrap door art



"In Bloom" Public mural for The Arbor: 51 W. Third Ave., Tempe, AZ



"Desertscape (Pretty Fly for a Cacti)" lobby mural for H2Suite by Hilton, 125 E. Jackson, Phoenix AZ

http://www.artistandrea.com/
https://artistsaz.com/artist/andrea-peterson/

Budget
The total amount requested is $8,000.00 (Including overhead).

The attached budget shows a breakdown of the estimated expenses, which are far more than the grant monies being requested. Aspen Grove, LLC will be working together with the artists to cover the remaining expenses.

Timing
Connie Townsend said she is available to commence the original artwork.

Andrea Peterson said she would be available to start the mural early next year, depending on the weather.

That will provide time for the wall to be prepped and primed beforehand.

Temporary Easement
Aspen Grove, LLC is willing to grant a temporary easement to the City of Flagstaff for the estimated life of the mural project. The owner is aware upkeep and maintenance of the mural needs to be done by the owner, not the City of Flagstaff.

Conclusion
We've been incredibly thankful Bruce Aiken and Roberta Rogers were willing to share their beautiful artwork on the Babbitt Building, and that the City of Flagstaff used BIA monies to help support those projects. We're equally grateful to now have Connie Townsend and Andrea Peterson willing to share their artistry with us Downtown.

We hope you agree, having multiple pieces of artwork, by 4 renowned artists, displayed in one location Downtown, is not something to take lightly. It will be an exceptional gift for us all to enjoy.

Having Connie's dogs driving an old truck, with their heads hanging out of the windows, is certain to draw visitors and locals alike – They're going to put smiles on lots of people's faces!

Thank you for your consideration,

David Stephens
Member/Manager
Aspen Grove, LLC

TOTAL RENTAL
2480 E HUNTINGTON DR
FLAGSTAFF AZ 86004

928-779-0677

F89602
ASPEN GROVE LLC
15 E ASPEN AVE
FLAGSTAFF AZ 86004
Phone 928-699-0609

Trans No. 138981
Rev. 1

Po Number:
Job Number:

** HOURS: MON-FRI 7:00-5:30 SAT 8:00-5:30 SUN 9:00-4:30 **
** 15% RESTOCKING CHARGE ON RESALE ITEMS **
** NON-REFUNDABLE 50% DEPOSIT REQUIRED ON PARTY ITEMS **

9/8/2026 ** Q U O T A T I O N ** Brian

Rent Start: 09/08/26 11:41am
Due Date: 10/06/26 11:41am

```
Qty-Item-----Unit--ON RENT----------------------ACTION--DATE-----TIME------RATE----EXT'
1 0450178  5   LIFT, SCISSOR (19 FOOT)                                  1760.00   1760.00
             SNORKEL S3219EANS0317
                Min 3H  118.00   176.00/Day   704.00/Week  1760.00/Month

QTY-ITEM NO---------ITEM SOLD-------------------ACTION--------------------PRICE----EXT'
 1 1021001     -DELIVERY (TRAILER OR CUBE VAN)                              60.00    60.0

                                DEL TO ADDRESS ON TICKET.
-------------------------------------------------------------------------------------
 1 1021003     -PICKUP (TRAILER OR CUBE VAN)                                60.00    60.0

-------------How Paid----------------
             Total Unpaid:    2248.97
```

Rent Total:	1760.00
Damage Waiver Charge:	176.00
Sales Total:	120.00
Sub Total:	2056.00
Tax Total:	192.97
Total Charges:	2248.97

City of Flagstaff	Beautification-in-Action		Grant Application
Date:			9/8/2026
Owner:	Aspen Grove, LLC		
	15 East Cherry Avenue	Flagstaff, Az 86001	
Contact:	David Stephens	Member/Manager	928-699-0609
Property Address:	15 East Aspen Avenue	Flagstaff, Az 86001	
Description	Estimated Cost	Funding by Others	BIA Grant Request
Painting - Artist Fee	$5,000.00	$5,000.00	$0.00
Mural - Artist Fee	$8,000.00	$4,500.00	$3,500.00
Prep and Prime Wall Surface	$1,200.00	$0.00	$1,200.00
Paint & Supplies	$500.00	$175.00	$325.00
Scissor-Lift Rental Fee	$2,248.00	$0.00	$2,248.00
Sub-Total	$16,948.00	$9,675.00	$7,273.00
Overhead (10%)	$1,694.80	$967.80	$727.00
Total Estimated Budget	$18,642.80	$10,642.80	$8,000.00

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT

CERTIFICATE OF APPROPRIATENESS	**DATE:**	**October 14, 2026**
PZ-26-00176	**MEETING DATE:**	**October 21, 2026**
15 E. Aspen Ave.	**REPORT BY:**	**Lauren Clementino**

REQUEST

Approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

STAFF RECOMMENDATION

Staff recommends that the Heritage Preservation Commission approve a Certificate of Appropriateness for a new mural location on the secondary façade of the Babbitt Building at 15 E. Aspen Ave.

PROJECT BACKGROUND

This project proposes to add a new mural to the alley-facing secondary façade of the Babbitt Building at 15 E. Aspen Ave. (APN 100-20-015). The mural's proposed location would cover a fading Serta mattress advertisement (also referred to as a ghost sign) previously painted on the exterior brick wall at this location. The date of the Serta mattress advertisement is unknown – a 1982 photograph of the building depicts the advertisement in a newer condition. The mural would not extend beyond the previously painted area. This Certificate of Appropriateness application requests approval of a mural at this location. Mural concepts are included in the application packet, however, the final design and content is not included in this review and would be reviewed by the Beautification and Public Art Commission.

The building was constructed c. 1907-1911 and is located within the Downtown Historic Overlay Zone and subject to the Design Handbook for Downtown Flagstaff. It is also a contributing property to the Railroad Addition Historic District.

PAST DECISIONS AND OTHER REVIEWS

The applicant has also applied for a Beautification in Action Grant from the City of Flagstaff for this project. The grant application would be reviewed by the Beautification and Public Art Commission after the applicant has received a Certificate of Appropriateness for the project from the Heritage Preservation Commission. The Beautification and Public Art Commission would be responsible for reviewing and approving the mural content as well as the grant award.

INTENT

The purpose of the Downtown Overlay is laid out in Section 10-40.50.030 of the Zoning Code. The stated purpose is to "promote the preservation and unique character of all structures within the zone." Properties within the Downtown Overlay are "subject to the Design Handbook for Downtown Flagstaff." The Design Handbook for Downtown Flagstaff states: "The Historic Preservation Ordinance is designed to preserve and enhance the historic district. This ordinance requires a Certificate of Appropriateness (or

No Effect) be granted before any changes are made to the exterior appearance of properties within a designated historic district."

The purpose of the Downtown Overlay is to review the appropriateness of proposed changes to historic buildings with guidance by the Design Handbook for Downtown Flagstaff: *"This handbook is included as a guide to the Commission in making consistent decisions on the appropriateness of proposed changes. Interpretation should be neither overly strict nor too permissive. In making its decisions, the Commission will consider the historic value of the building, its prominence and significance to the district, the state of physical deterioration, and the economic factors of repair, replacement, or renovation."*

STAFF REVIEW

Scope of Work

The Certificate of Appropriateness is "appropriate if the proposed work alters a cultural resource but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource." (Flagstaff Zoning Code 10-30.30.060.E).

Findings

"Prior to the granting of any required approvals or permits and prior to the commencement of any work on a landmark property or within a historic overlay zone, the Heritage Preservation Commission or the Historic Preservation Officer shall review all work proposed and approve or conditionally approve the work in the form of a certificate of no effect, certificate of appropriateness, or certificate of economic hardship" (Flagstaff Zoning Code 10-30.30.060 Development of a Landmark Property and Property within a Historic Overlay Zone).

The Flagstaff Zoning Code 10-30.30.060E states:

> *Criteria for Approval.*
>
> *When approving a certification of appropriateness, the Heritage Preservation Commission shall find that:*
>
> *a. The proposed work is consistent with the purpose and intent of this division;*
>
> *b. The proposed work is compatible with its context:*
>
> *(1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;*
>
> *(2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;*
>
> *c. The cultural resources associated with the proposed work have been sufficiently sought, identified and evaluated;*
>
> *d. Major impacts on cultural resources are sufficiently mitigated; and*

e. The proposed work is consistent with applicable development standards and design guidelines. See also subsection (G) of this section, Development Standards and Guidelines.

Downtown Historic Overlay Design Guidelines

"The Downtown Overlay (DOZ) zone applies to areas of the City subject to the Downtown Historic Design Review Overlay District Guidelines and Design Standards and Guidelines with design review by the Heritage Preservation Commission for the development of properties located within the boundaries of the zone." (Flagstaff Zoning Code 10-40.50.030 Overlay Zones).

The following Design Handbook for Downtown Flagstaff guidelines are most relevant this case. There are no guidelines specific to murals that are not in use as signs, and no guidelines that would apply to the content or design of the mural.

Special Design Guidelines for Historic Buildings

- H3. Avoid removing or altering any historic material or significant architectural features.
- H4. Maintain existing significant stylistic elements.

Rehabilitation Guidelines for All Existing Buildings

- R11. Leave brick unpainted if it was historically unpainted.

Basis of Report

The information in this summary report was derived from the application to the Heritage Preservation Commission, the Flagstaff Zoning Code, and the Design Handbook for Downtown Flagstaff.

Evaluation of Effects

Special Design Guidelines for Historic Buildings

- H3. Avoid removing or altering any historic material or significant architectural features.

  The supplemental information for this guideline states that original materials and architectural details that contribute to the historic significance of the structure should be preserved whenever feasible. The proposed project is along a secondary façade and no character-defining architectural features will be removed or altered. The original brick in this location has already been painted and is thus already altered.

  The age of the existing Serta mattress advertisement proposed to be painted over is unknown, although it is not original to the building and appears to date to the late-historic period (possibly 1960s or 70s based on the 1982 photograph included in the application packet). It is not a character-defining architectural feature of the building. It has deteriorated to the point that much of the advertisement's paint has been removed from the brick by the elements.

- H4. Maintain existing significant stylistic elements.

  The supplemental information for this guideline says to protect historic material with maintenance treatments such as rust removal, caulking, and re-painting. The applicant proposes to carefully prepare and prime the wall before painting and proposes the mural as a means of protecting the brick.

Rehabilitation Guidelines for All Existing Buildings

- R11. Leave brick unpainted if it was historically unpainted.

  The mural is proposed to be painted over an existing painted area. Previously unpainted brick will remain unpainted in compliance with this guideline. Re-painting brick that has been previously painted is called out as a good building maintenance practice within the supplemental information for this design guideline.

COMMISSION OPTIONS

1. The Commission can approve the Certificate of Appropriateness;
2. The Commission can approve the Certificate of Appropriateness with additional conditions related to the standards and guidelines applicable to the case; or
3. The Commission can deny the application.

STAFF CONCLUSION

Staff recommends that the Certificate of Appropriateness for a new mural location be approved. The proposed mural location meets the Design Handbook for Downtown Flagstaff guidelines and the findings required by the Zoning Code, and it is appropriate for the Commission to approve a Certificate of Appropriateness based on the findings.

Heritage Preservation Commission 8. A.

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

DATE: 10/21/2026

SUBJECT: Discussion on 418 E. Birch Ave. Project

STAFF RECOMMENDED ACTION:
Discussion only.

Executive Summary:
Kevin Peterson, the property owner of 418 E. Birch Ave., requested a discussion item for the Heritage Preservation Commission to provide informal feedback or guidance on changes to his previously approved development plans and mitigation measures for major impacts. Chair Westheimer also requested information on the Cultural Resource Study requirements for this project in previous Commission meetings.

The Commission held a public hearing on May 21, 2025, in regard to a Phase 1 Cultural Resource Study for this property. The study determined the property to be a significant cultural resource. The Commission approved the study (by a vote of 7-0) with the following conditions:

- Make the following changes to the study:
  - Using the term one and a half story as opposed to two story
  - Identifying the source of the word “Townsite” for clarity
  - Identifying the upper story addition as a major impact per Section 10-30.30
  - Propose restoration of the clapboard siding as mitigation for the major impact per Section 10-30.30
- The Heritage Preservation Officer can approve changes made to the cultural resource study administratively

The revised study addressing the conditions of approval and the associated Notice of Decision for the Commission's approval are attached to the agenda. The study includes the remodel plans approved by the Commission. These plans included adding an upper story addition and restoring clapboard siding to the house.

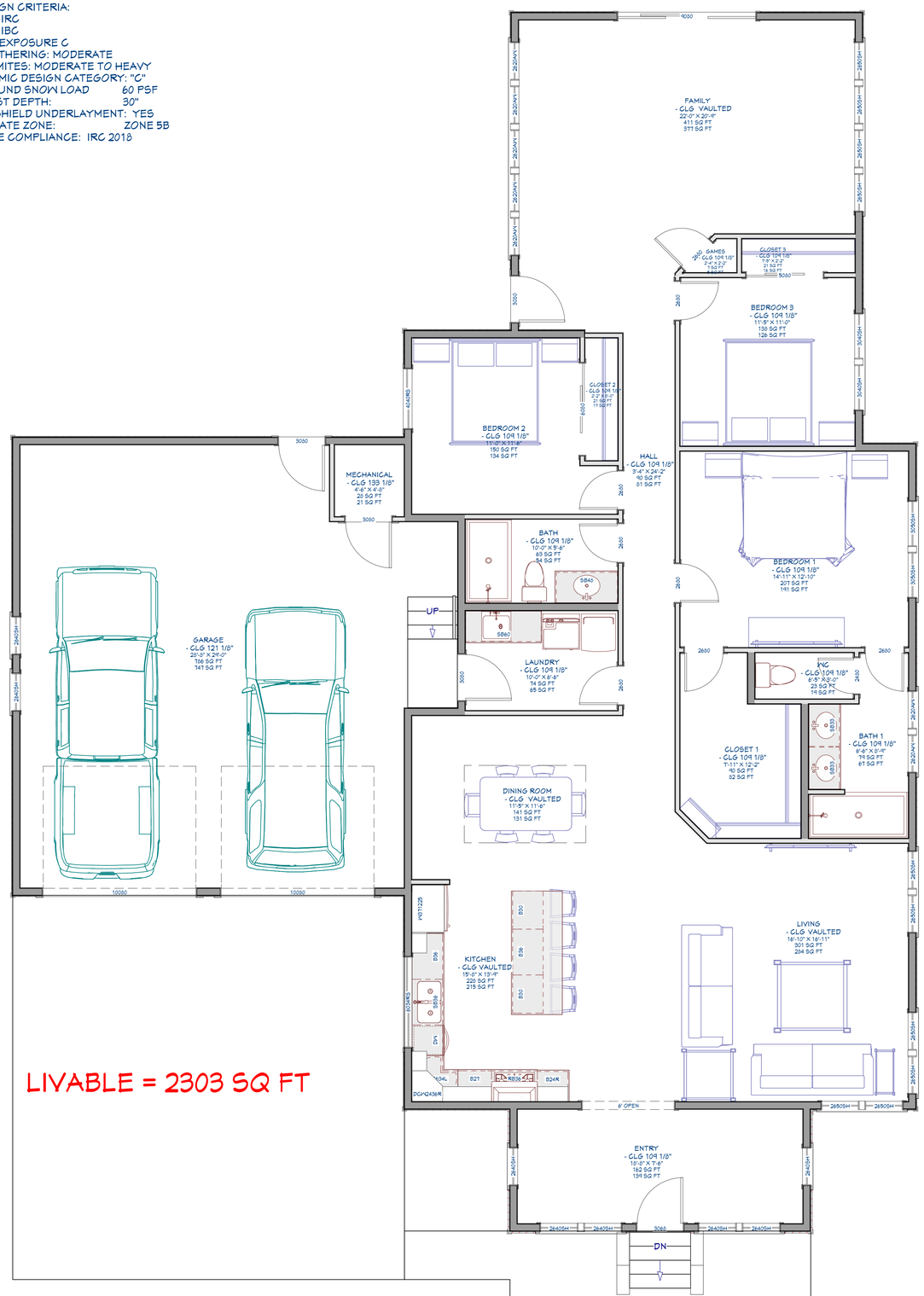
The property owner now proposes different development plans, which are also attached. The proposed plans show that the majority of the existing house would be demolished, retaining only the enclosed front porch. The new design would be a different, larger footprint than what was previously approved and now includes an attached two-car garage. The previous project approval is no longer valid due to the change in design. This constitutes a major impact to a significant cultural resource per Section 10-30.30.050 of the Zoning Code. The Heritage Preservation Officer has determined that completion of a Phase 2 Cultural Resource Study is required (including as-built drawings and archival photography to supplement the existing Phase 1 Cultural Resource Study) to meet Cultural Resource Study requirements for major impacts under Section 10-30.30.050 of the Zoning Code.

Policy Impact:

Attachments

Updated Proposed Plans
Phase 1 Cultural Resource Study
Phase 1 Notice of Decision

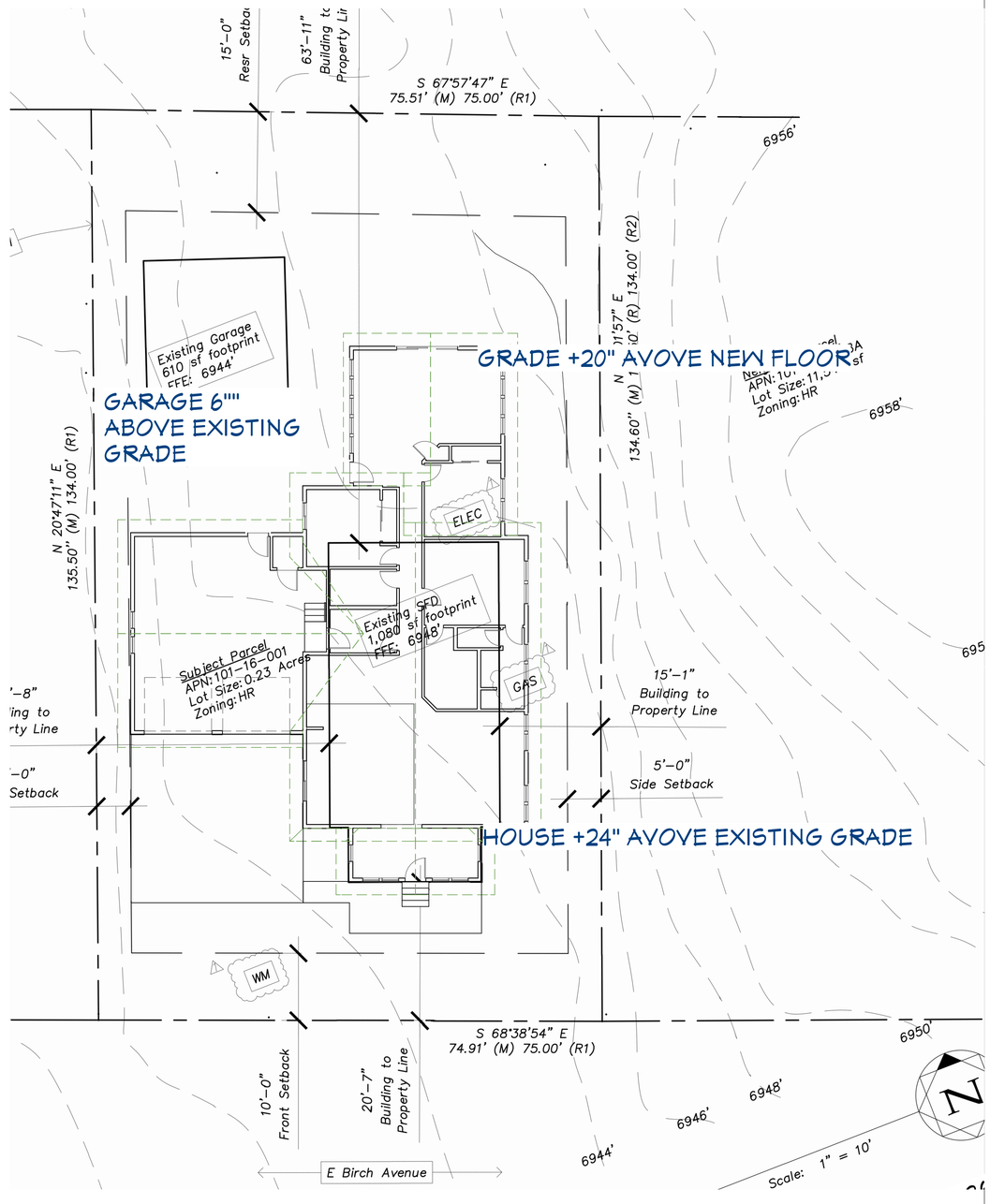
DESIGN CRITERIA:
2018 IRC
2018 IBC
FOR EXPOSURE C
WEATHERING: MODERATE
TERMITES: MODERATE TO HEAVY
SEISMIC DESIGN CATEGORY: "C"
GROUND SNOW LOAD 60 PSF
FROST DEPTH: 30"
ICE SHIELD UNDERLAYMENT: YES
CLIMATE ZONE: ZONE 5B
CODE COMPLIANCE: IRC 2018



LIVABLE = 2303 SQ FT

Floor Plan
1/4" = 1'

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Site plan
1" = 10'

IRC 2018

MAIN FLOOR PLAN

PETERSON RESIDENCE
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
928-856-1668
10648 E. PRESCOTT DELLS RANCH
DEWEY - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:
3/30/2026

SCALE:
1/4" = 1'

SHEET:
A1.3



FRONT - LEFT
PERSPECTIVE VIEW



IRC 2018

PERSPECTIVE VIEWS

PETERSON RESIDENCE
FLAGSTAFF, AZ

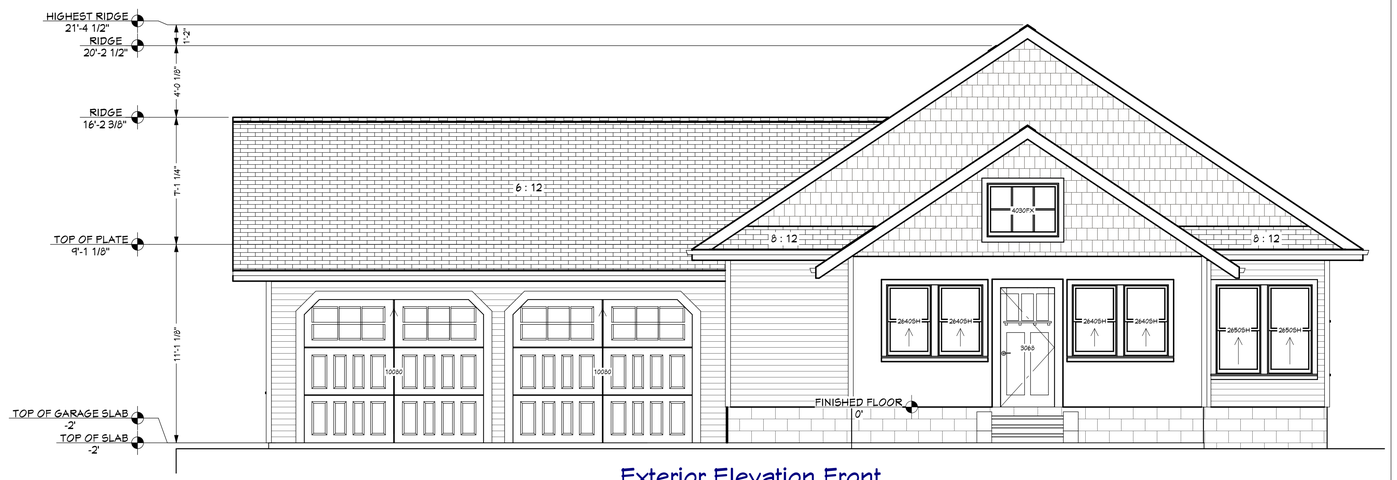
DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
928-856-1663
10644 E. PRESCOTT DELLS RANCH
DEWEY - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:
3/30/2026

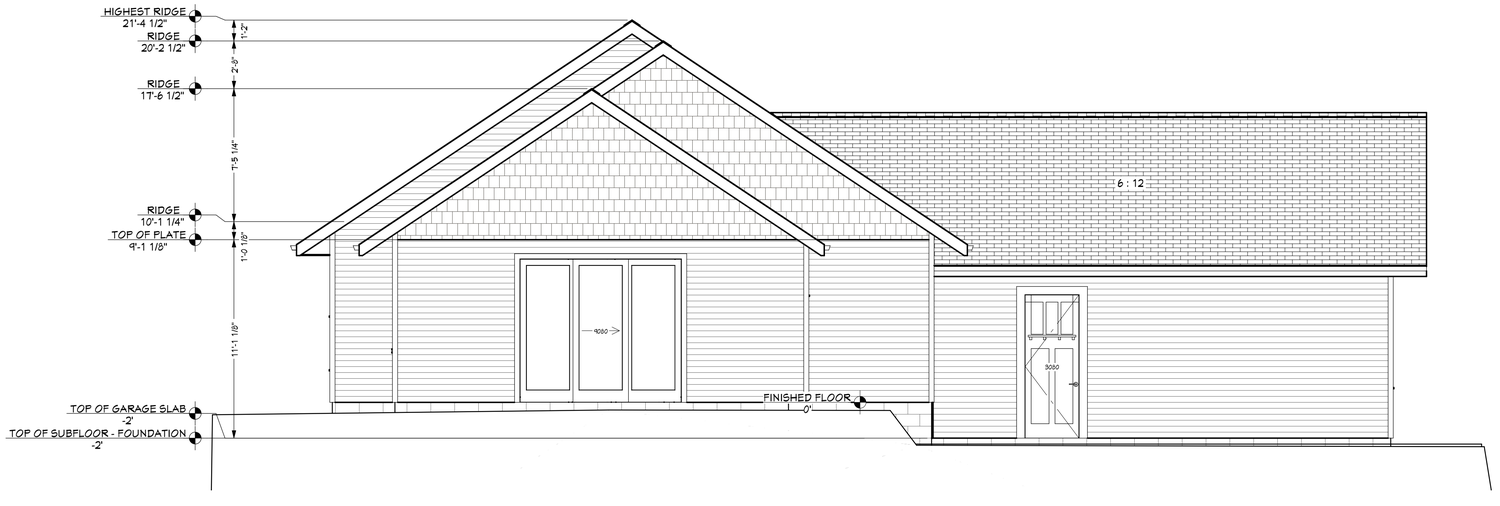
SCALE:

SHEET:
A1.5

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Exterior Elevation Front
1/4" = 1'



Exterior Elevation Back
1/4" = 1'

IRC 2018

FRONT - REAR ELEVATION

PETERSON RESIDENCE
FLAGSTAFF, AZ

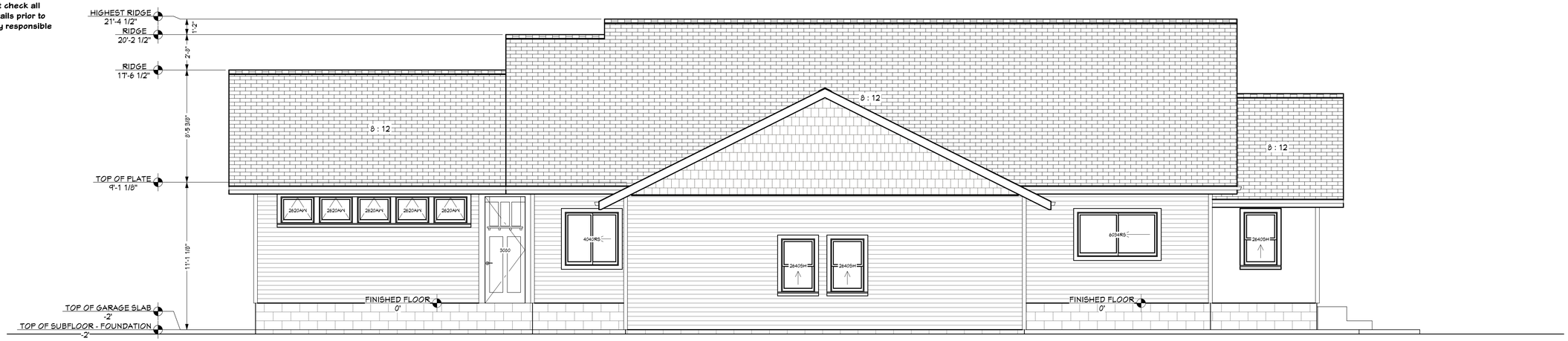
DRAWINGS PROVIDED BY:
JIM ROTTER DRAFTING & DESIGN
928-856-1663
10644 E. PRESCOTT DELLS RANCH
DEWEY - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:
3/30/2026

SCALE:
1/4" = 1'

SHEET:
A1.6

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. JIM ROTTER DRAFTING & DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Exterior Elevation Left
1/4" = 1'



Exterior Elevation Right
1/4" = 1'

IRC 2018

RIGHT - LEFT ELEVATION

PETERSON RESIDENCE
FLAGSTAFF, AZ

DRAWINGS PROVIDED BY:
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10644 E. PRESCOTT DELLS RANCH
DEWEY - HUMBOLDT, AZ
86327
jrotterdrafting@gmail.com

DATE:
3/30/2026

SCALE:
1/4" = 1'

SHEET:
A1.7

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

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

Kevin Peterson, Good Oak Enterprises
PO Box 725
Flagstaff, Arizona 86002

Prepared by

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

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City of Flagstaff Community Development Division Project No. PZ-25-00102
LA Neal Consulting Project and Report No. 1103-25

June 18, 2025 (Final)

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APPENDIX A — 418 EAST BIRCH AVENUE PROPERTY MAPS

APPENDIX B — 418 EAST BIRCH AVENUE PROPERTY PHOTOGRAPHS

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. The dimensions do not include the rear addition. 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 and 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 *compromised but retained*. Properties either have integrity or do not. Properties either retain their character-defining elements or do not. "To retain historic integrity, a property will always possess several and usually most of the aspects" (NRHP 2002). Recognizing properties change with time, "the retention of specific aspects of integrity is paramount for a property to convey its significance" (Little et al. 2000). Listed below are the National Register seven Aspects of Integrity. The following language provides a determination of and justification for the current assessment of integrity based on evaluation of existing conditions and modifications.

Location. "Location is the place where the historic property was constructed or the place where the historic event occurred" (NRHP 2002). The *integrity of location is intact*. 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 must not substantially alter the property's historic appearance…The property must retain its configuration from its period of significance" (Thomason 2005). The *integrity of the original design is impacted but overall retained*. 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.

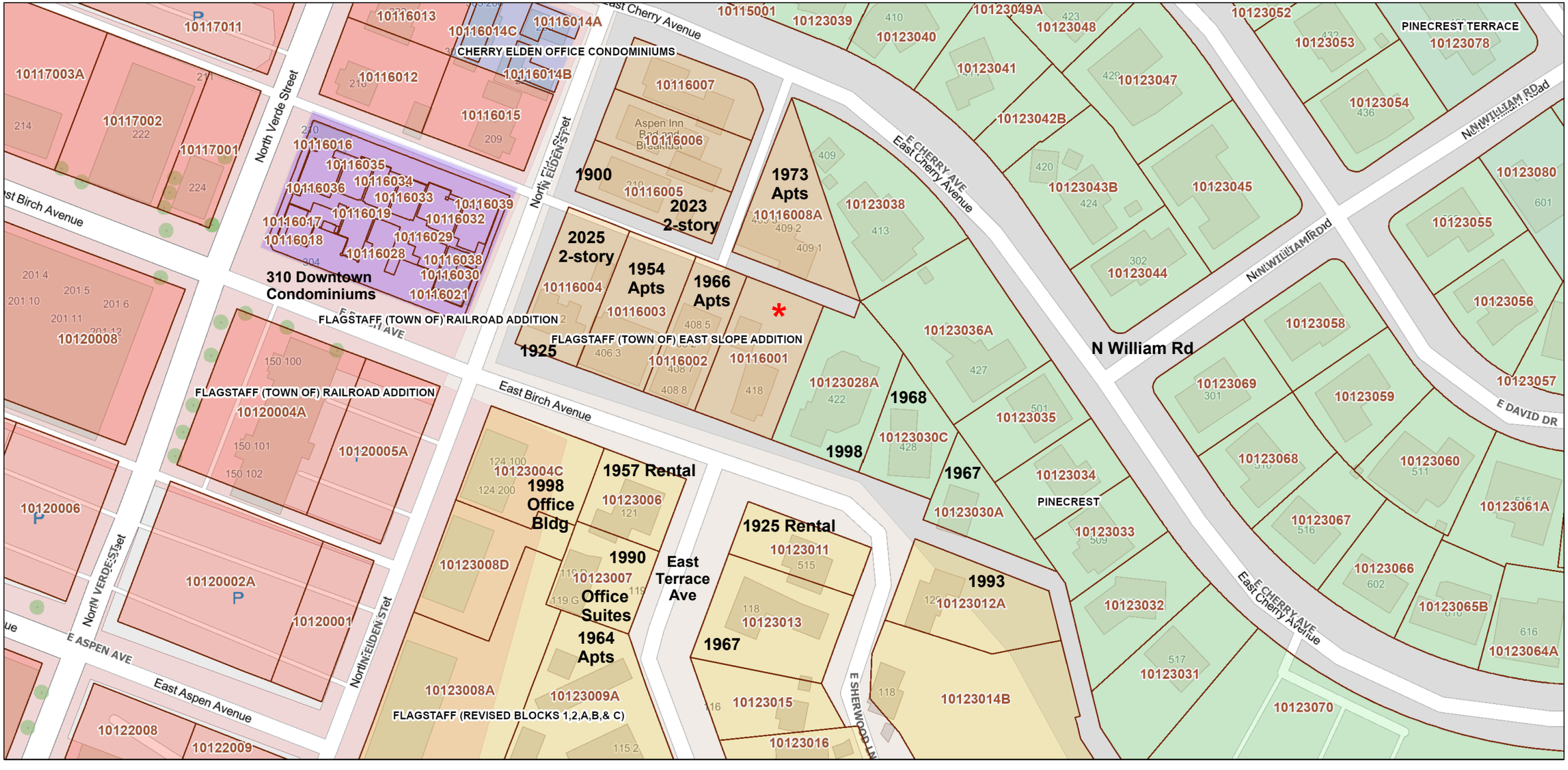
Thomason, Philip (preparer)
2005 *Historic and Historic Archaeological Resources of Route 66–Route 66 Motels of Flagstaff, Arizona, 1926-1968*. National Register of Historic Places Multiple Property Documentation Form. Thomason & Associates, Nashville. On file with National Register of Historic Places.

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)
New 2-story Bldg
New 2-story Bldg
210
409
413
420
424
429
302
402
Gallery One13
E Birch Ave
406
408
418
422
428
128
501
E Cherry Ave
N Elden St
E Birch Ave
112
121
E Terrace Ave
Grand Canyon River Outfitters
500
505
515
509
118
120
118
200 ft
N
Google Earth

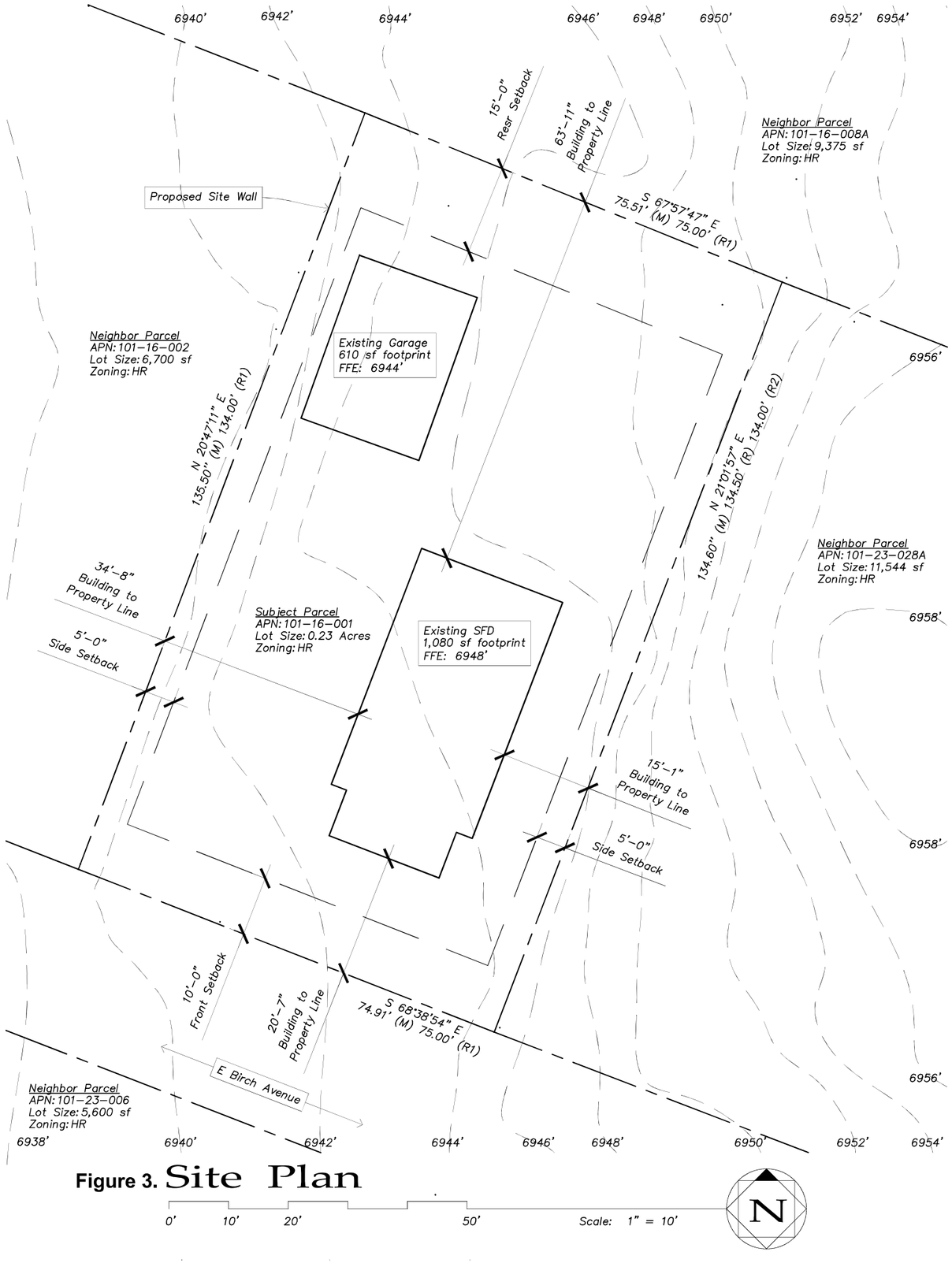
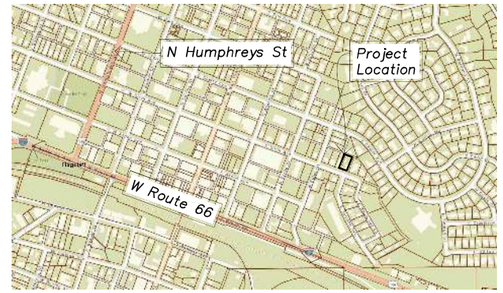


Figure 3. Site Plan



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

PWMA
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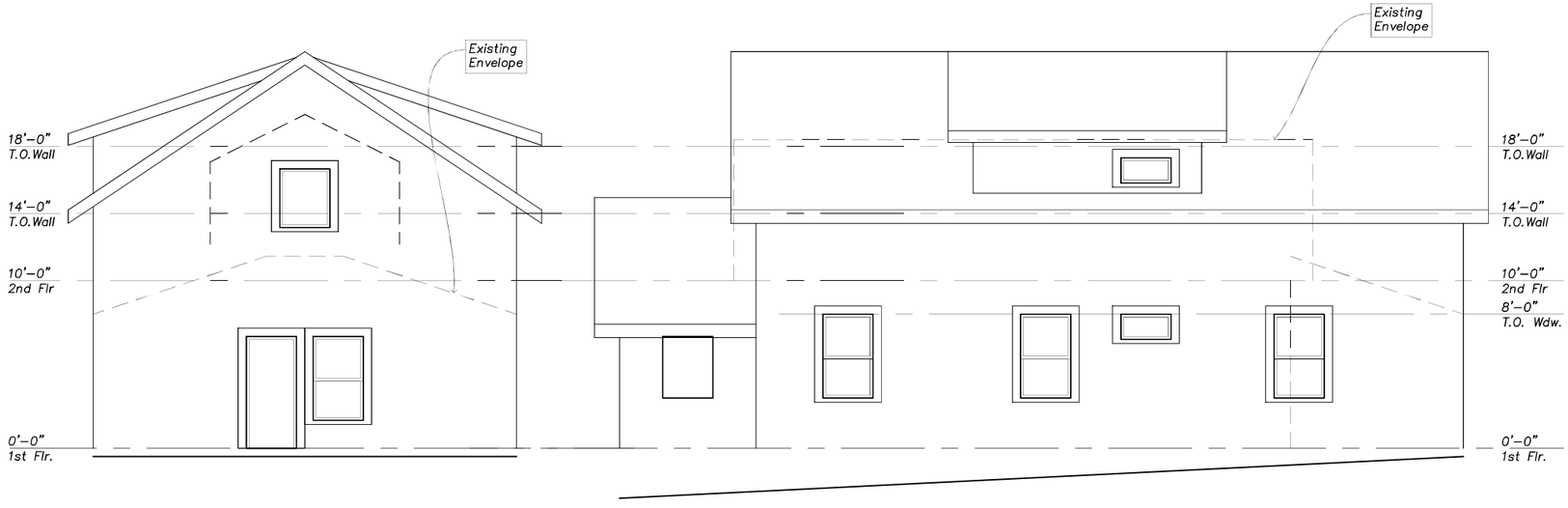
PWMA llc
Paul Wm. Moore
ARCHITECT
(928) 773-1624
1665 N. Turquoise Dr.
Flagstaff, AZ 86001
paul @ pwma . work

The Hideaway
Home Renovation
418 East Birch Ave.

Cover Sheet
& Site Plan

A1.0

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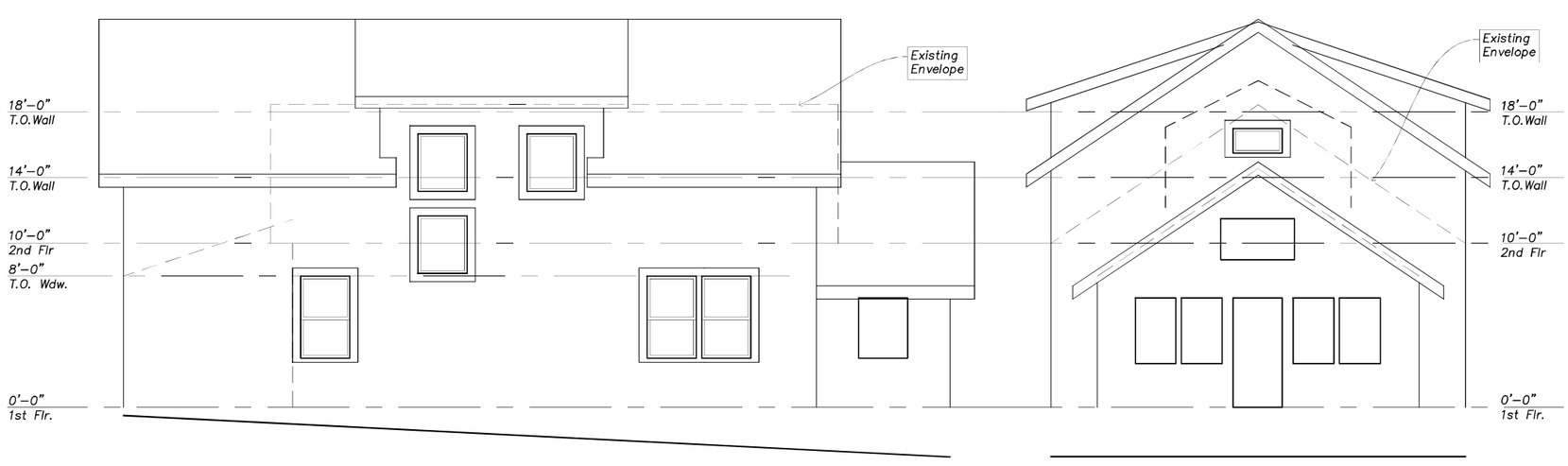


North Elevation

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'

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PWMA

Figure 4

PRELIMINARY
REGISTERED ARCHITECT
CERTIFICATE NO.
27824
PAUL WM.
MOORE
Date Signed
ARIZONA, U.S.A.
EXPIRES: 03/31/2027

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Date: 24 Mar 2025
Revisions: –

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AUTHENTIC ARCHITECTURE

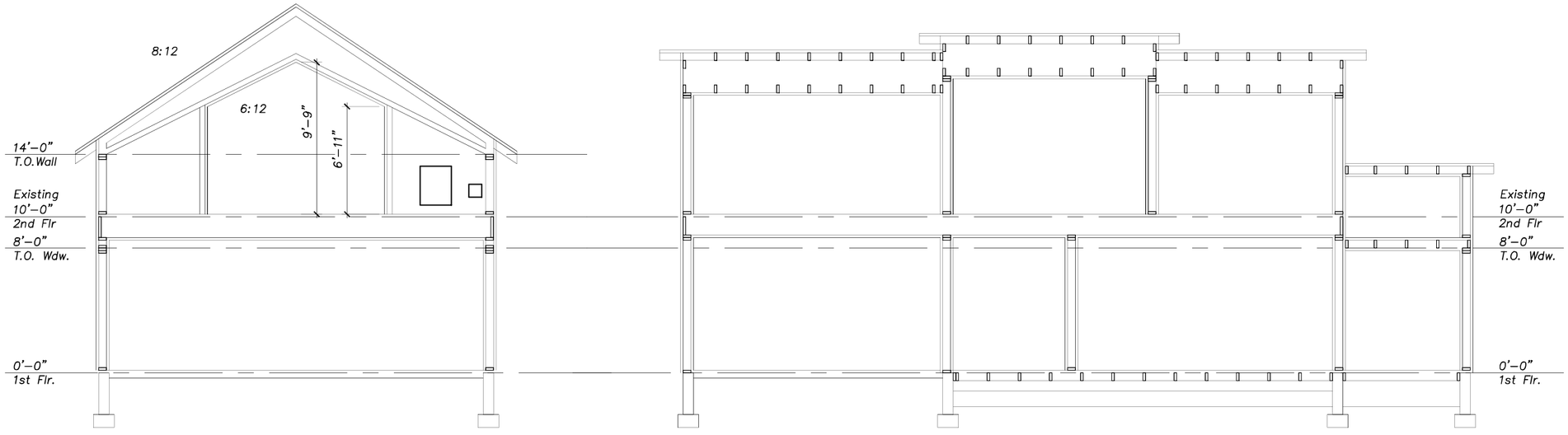
P W M A llc
Paul Wm. Moore
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1665 N. Turquoise Dr.
Flagstaff, AZ 86001
paul @ pwma . work

The Hideaway Home Renovation
418 East Birch Ave.

Elevations

1/4"=1'–0"

A3.0

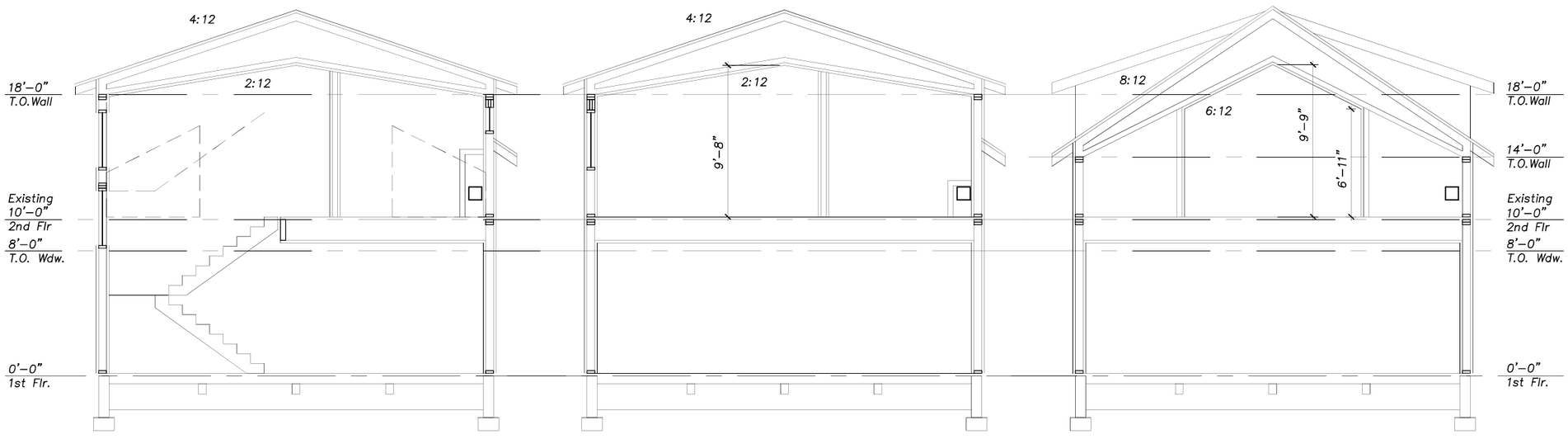


Section D (E-W cut through rear third of house)

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'

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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Date: 24 Mar 2025
Revisions: –

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Flagstaff, AZ 86001
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The Hideaway
Home Renovation
418 East Birch Ave.

Sections

1/4"= 1'–0"

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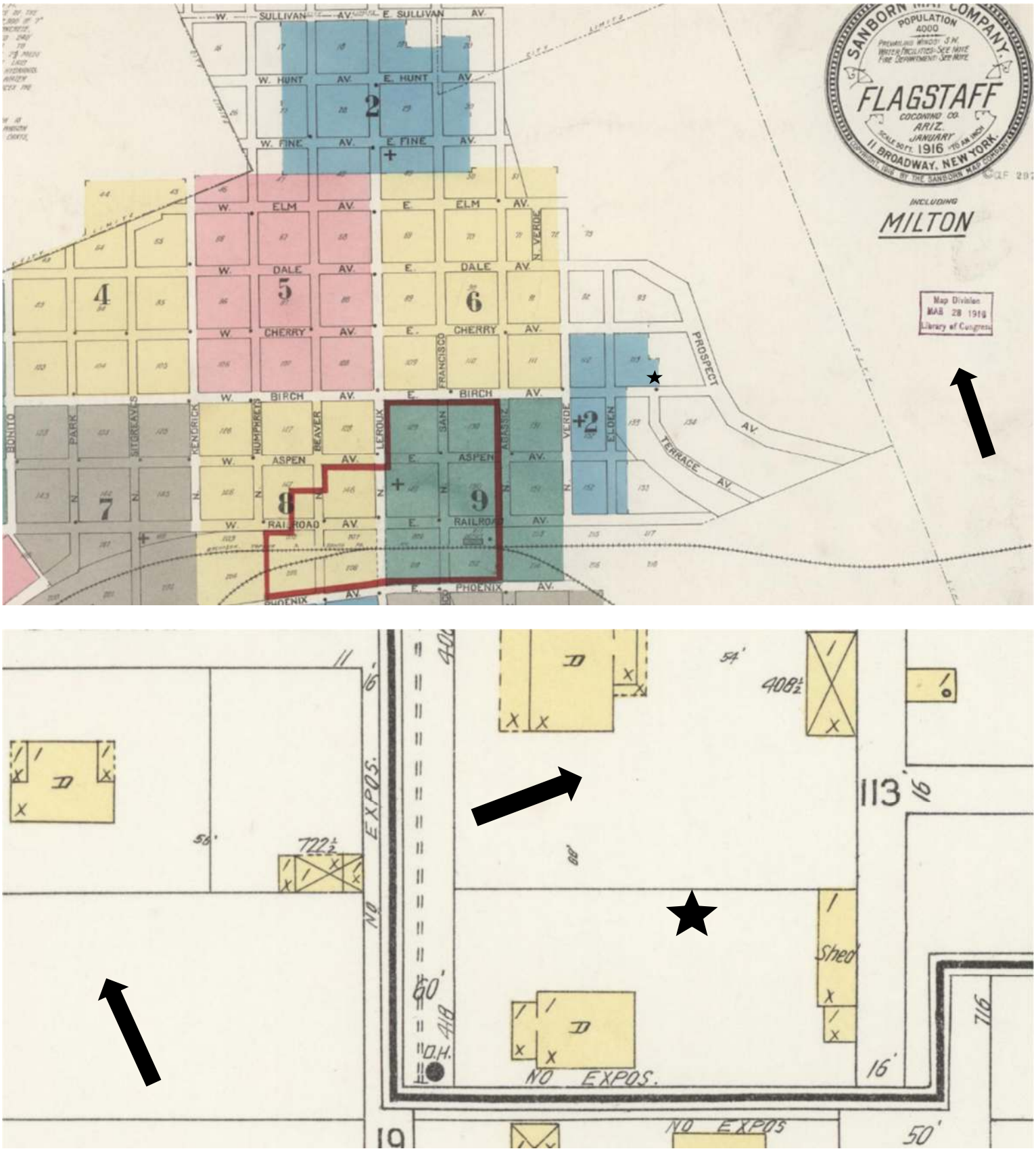


Figure 6. Flagstaff 1916 Sanborn Fire Insurance Map overview (*top*) and cropped inset (+2) from Map #2 that includes 418 E Birch Ave (*bottom*); arrows are pointing north.

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).



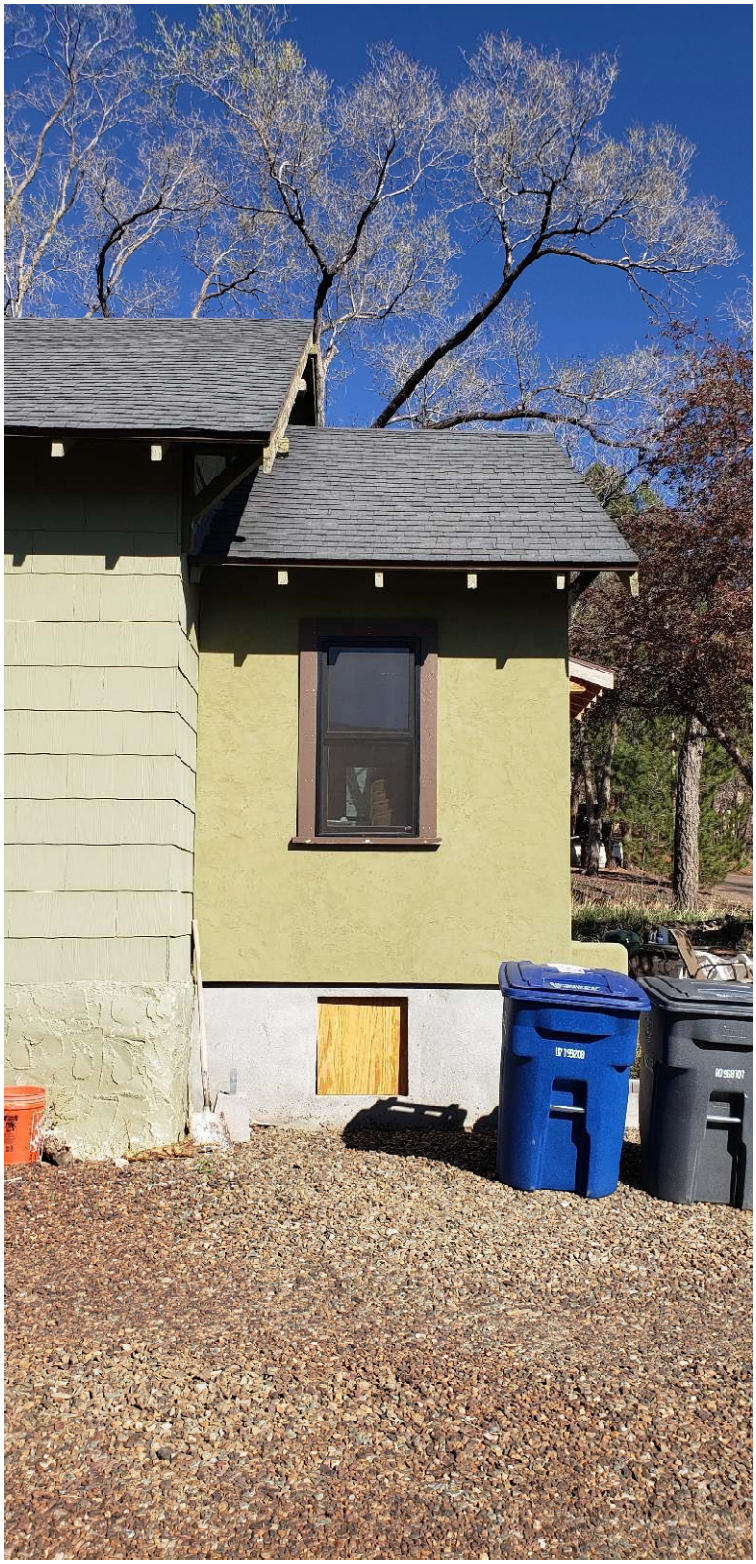
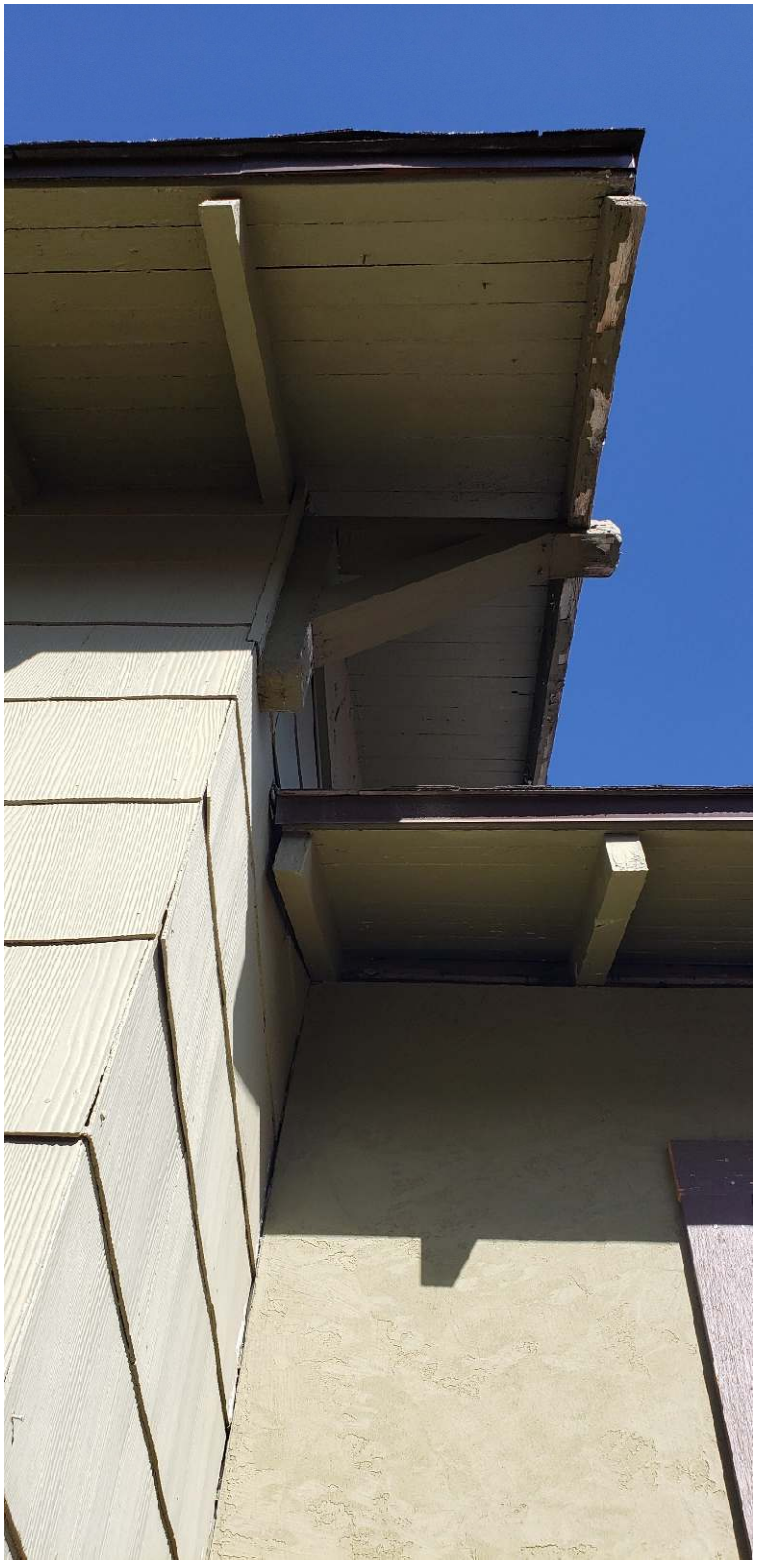


Photos 15–16. 418 E Birch Ave rear/NNE façade facing SSW (top) and E façade & rear facing W (bottom).





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

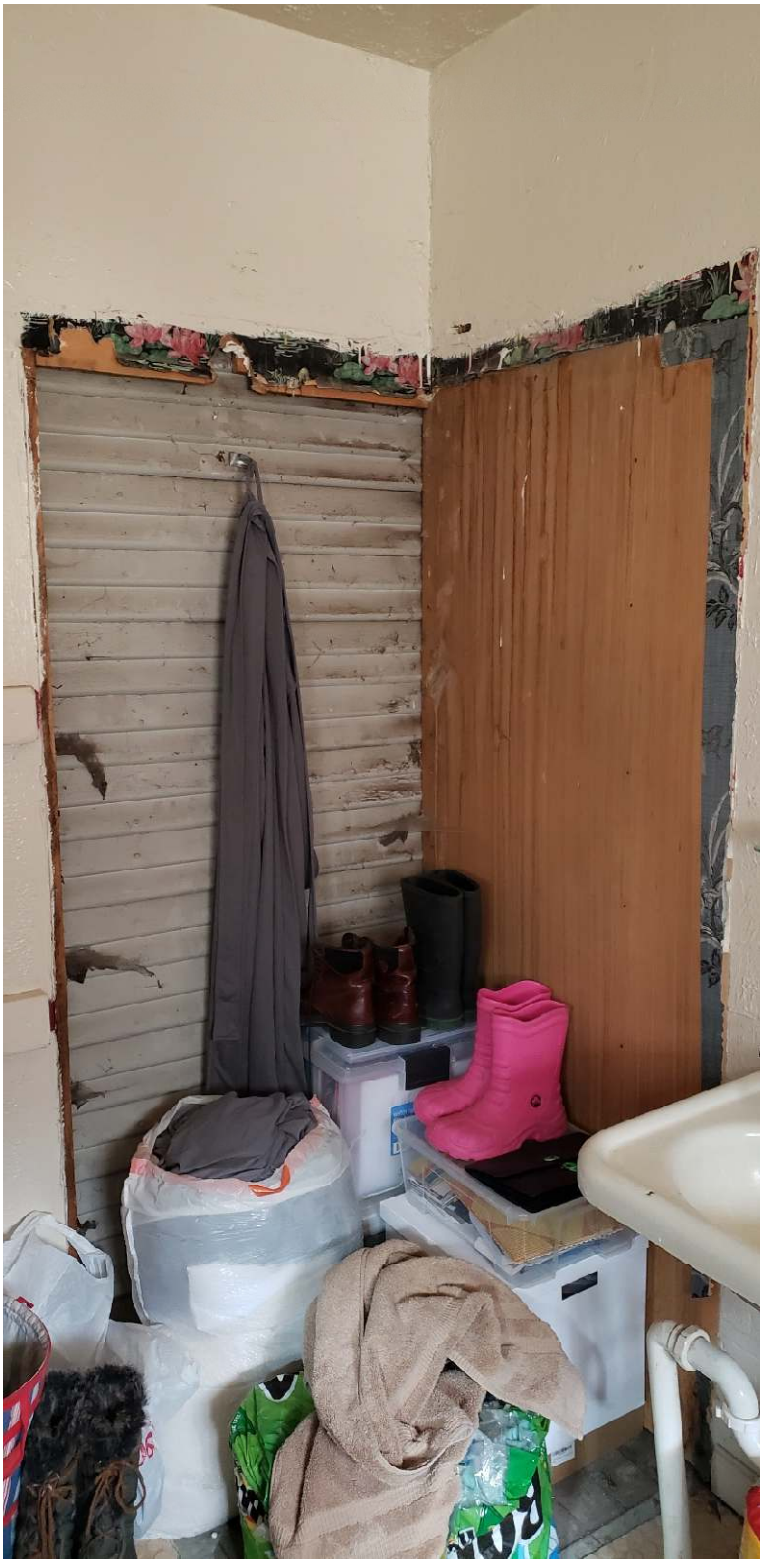



Photos 19–20. 418 E Birch Ave W façade focused on enclosed front porch facing ESE (left) and enclosed front porch/main house junction facing ESE/up (right).



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).

City of Flagstaff

May 23, 2025

Kevin Peterson
P.O. Box 72
Flagstaff, AZ 86002

RE: **NOTICE OF DECISION** – Cultural Resource Study – Phase 1

Mr. Peterson:

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, has considered the application to accept a Cultural Resource Study – Phase 1 for the property at 418 E. Birch Ave. (APN 101-16-001).

The Heritage Preservation Commission held a public hearing on May 21, 2025, in regard to this Phase 1 Cultural Resource Study. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. Make the following changes to the study:
    a. Using the term one and a half story as opposed to two story
    b. Identifying the source of the word "Townsite" for clarity
    c. Identifying the upper story addition as a major impact per Section 10-30.30
    d. Propose restoration of the clapboard siding as mitigation for the major impact per Section 10-30.30
2. The Heritage Preservation Officer can approve changes made to the cultural resource study administratively

The above conditions are deemed by the Commission to be required to meet Phase I Cultural Resource Study standards and mitigate major impacts on a significant cultural resource pursuant to Section 10-30.30 of the Flagstaff Zoning Code.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on May 23, 2025, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the approval until the required public hearing is held to consider the request.

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

Sincerely,

Lauren Clementino

Lauren Clementino
City of Flagstaff, Heritage Preservation Officer
P. 928-213-2633
lclementino@flagstaffaz.gov

cc: Planning Director, City Clerk

Heritage Preservation Commission **8. B.**

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

DATE: 10/21/2026

SUBJECT: May Hicks Curtis House Relocation and Use Discussion

---

STAFF RECOMMENDED ACTION:

Discussion only.

Executive Summary:

Staff is seeking Heritage Preservation Commission feedback on proposed relocation sites and use options for the May Hicks Curtis House. Staff will present on the relocation sites and use options evaluated, funding considerations, and recommended alternatives. Feedback provided by the Commission will be included in a November 10, 2026 presentation to City Council on this topic.

Policy Impact:

Has There Been Previous Council Decision on This:

In May 2022, the Heritage Preservation Commission reviewed and accepted a combined Phase 1 and 2 Cultural Resource Study for the May Hicks Curtis House commissioned by Clayton Companies in advance of the planned demolition of the house for redevelopment of the parcel and prepared by Cornerstone Environmental Consulting, LLC.

In November 2024, the Commission endorsed a Letter of Support addressed to the National Trust for Historic Preservation for adding the May Hicks Curtis House to America's 11 Most Endangered Historic Places for 2025. The May Hicks Curtis House received this designation on May 7, 2025.

Background and History:

Known as the "Betsy Ross" of Arizona, May Hicks Curtis sewed the first Arizona state flag in 1911 which is currently on display at the State Capital Museum. May is a consequential woman in the history of Flagstaff and the State of Arizona. May was a college graduate, assistant postmaster, and photographer. May participated in Flagstaff's Women's Club and the Arizona Historical Society, among numerous other organizations, and devoted her life to improving her city and her state. She co-created the largest existing collection of pre-WWII photographs of Flagstaff with her first husband Frank Curtis.

The May Hicks Curtis House (constructed circa 1913) is listed on the National Register of Historic Places as a contributing structure to the Southside Historic District and located adjacent to historic Route 66. The private residence is linked to two rooming houses in the Railroad Addition Historic District owned and operated by May and her mother, the Hicks Rooming House and St Anne's Apartments. May (along with Frank Curtis and later her second husband Jonathan Hill) lived in the house for decades. As the property most closely associated with her legacy, the house represents her active community involvement and contributions to Arizona's history.

Due to proposed private development on the lot where the May Hicks Curtis House stood since its construction, relocation of the house was the only way to prevent demolition. Recognizing the significance of the House, the City of Flagstaff took ownership of the House. In April 2025, the City's contractor slid the House off the parcel to be developed and onto a leased staging area. In May 2025, the House was moved behind the City's Recycling Transfer Facility on Butler Ave. for temporary storage until it can be moved to a permanent location.

Heritage Preservation Commission **8. C.**

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

DATE: 10/21/2026

SUBJECT: Amendments to the Implementing Regulations for Section 106 of the National Historic Preservation Act

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STAFF RECOMMENDED ACTION:
Discussion only.

Executive Summary:
Vice Chair Overmann requested an agenda item regarding the proposed amendments to the implementing regulations for Section 106 of the National Historic Preservation Act. In July 2026, the Advisory Council on Historic Preservation released proposed amendments to the implementing regulations for Section 106 of the National Historic Preservation Act. A regulatory review is currently being conducted by the Office of Information and Regulatory Affairs within the Office of Management and Budget. Information on the proposed amendments, the status and timelines for the federal review process, and opportunities for public comment, is available from various organizations including:

Office of Information and Regulatory Affairs

National Trust for Historic Preservation

Cultural Heritage Partners

National Association of Tribal Historic Preservation Officers

This is a discussion and informational item and discussion on this topic will be limited to 20 minutes. The proposed amendments do not impact the City of Flagstaff Heritage Preservation code or the Heritage Preservation Commission's authority.

Policy Impact:

Heritage Preservation Commission **8. D.**

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

DATE: 10/21/2026

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

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STAFF RECOMMENDED ACTION:
Discussion only.

Executive Summary:
There are no changes to the FY2027 tracking spreadsheet since the September 2026 update.

Policy Impact:

Attachments

HSFG Tracking October 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 9. A. 1.

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

DATE: 10/21/2026

SUBJECT: 314 W. Cherry Ave. Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00154
Address: 314 W. Cherry Ave.
Type of Approval: Certificate of No Effect
Approval Date: September 8, 2026

FINDINGS:

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

INFORMATION:

This building is located within the Townsite Historic Overlay Zone. The building was constructed circa 1916-1919 and is non-contributing to the Flagstaff Townsite Historic Residential District due to alterations. One window is proposed for replacement. The window to be replaced is modern (not historic), is located on the upper story of a secondary facade, and will be replaced in-kind.

Attachments

Certificate of No Effect Application

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)	Title	Phone	Email
Douglas Busche		(480) 225-5149	azbusche@yahoo.com

Mailing Address	City, State, Zip
16003 E Cholla Dr	Fountain Hills, AZ 85268

Applicant	Title	Phone	Email
Renewal by Andersen		482-781-2383	arizonapermits@renewalarizona.c

Mailing Address	City, State, Zip
2401 w 1st St	Tempe. Az 85281

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Contractor

Site Address	City, State, Zip
314 W Cherry Ave	Flagstaff, Az 86001

Project Name
Busche Residence

Parcel Number(s)	Zoning District(s)
10009012A	District 1 - Patrice Horstman

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?
- ☐ 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:	Date:
Douglas Busche	8/31/26	Jennifer Looper	8/31/26

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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211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

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.

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Project Description:

Replace 1 window on the top right side for the home, window is like for like not structural

Changes

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*:

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave **(928) 213-2618**
Flagstaff, AZ 86001 **frontcounter@flagstaffaz.gov**
www.flagstaff.az.gov

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:

a. 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

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.

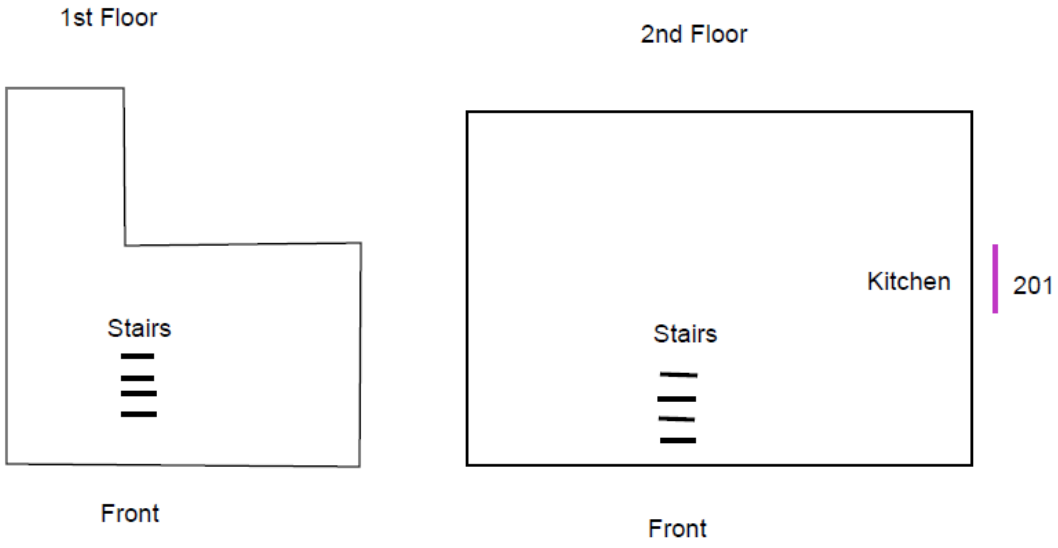
Original Construction Date:

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):

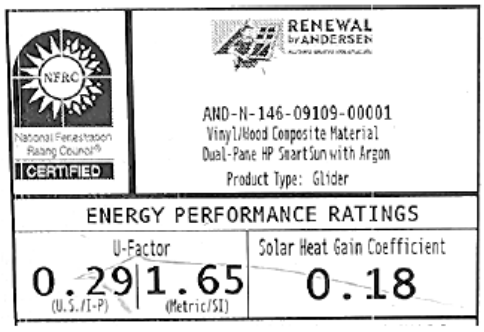


Busche – 314 W Cherry Ave

201	Kitchen	46" **46"**	34" **33-1/2"**	**Window:** Acclaim™ Gliding Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** Dark Bronze **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** Single Window Installation (1) **Material:** Coil - Dark Bronze (0.1), DZ - Flat Trim (1), 24' Extension (1)

PRODUCTS: 2 WINDOWS: 1 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1

Updated 6/6/26





Dark Bronze

Proof of Ownership

2025 R0065324 2 00000038087600000019043B 0

Sarah Benatar
Coconino County Treasurer
PO Box 31001-4324
Pasadena, CA 91110-4324

1/R0065324

AMOUNT PAID: _____

Parcel Number: 10009012A TO PAY 2ND HALF ONLY PAY ▶ 1,904.38

ount Number: R0065324

ICHE FAMILY TRUST DTD 09-30-11

March 2, 2026, Delinquent after May 1, 2026

25 SECOND HALF PAYMENT COUPON

DETACH AND RETURN WITH PAYMENT Make checks payable to: Payment in U.S. FUNDS ONLY

Coconino County Treasurer

2025 PROPERTY TAX NOTICE — Coconino County — ARIZONA

Account Number	AREA CODE	PRIMARY TAX RATE PER $100 ASSESSED VALUE	SECONDARY TAX RATE PER $100 ASSESSED VALUE	IRRIGATION DISTRICT $ PER ACRE
R0065324	0150	5.1741	3.1733	

ASSESSMENT	VALUE IN DOLLARS	ASSMT %	ASSESSED VALUE	EXEMPTIONS	TAX RATE	TAX
LIMITED TOTALS	456,274	10.0	45,626	0	5.1741	2,360.64
FULL CASH TOTALS	667,123	10.0	66,712	0	3.1733	1,447.92

2025 TAX SUMMARY

PRIMARY PROPERTY TAX	2,360.
LESS STATE AID TO EDUCATION	0.
NET PRIMARY PROPERTY TAX	2,360.
SECONDARY PROPERTY TAX	1,447.
SPECIAL DISTRICT TAX	0.
TOTAL TAX DUE	3,808.

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

R0065324

SITUS ADDRESS:
314 W CHERRY AVE

LEGAL DESCRIPTION:
Subdivision: FLAGSTAFF TOWNSITE Block: 4C LOTS 5,6,7 & 8 EXCEPT:ANY POR LYNG NELY OF SWLY LINE DESC IN 1592/428. Sixteenth: NE Quarter: SE Section: 16 Township: 21N Range: 07E

THIS IS THE ONLY NOTICE YOU WILL RECEIVE.

Coconino County Treasurer: Sarah Benatar

JURISDICTION	2024 TAXES	2025 TAXES
02000 COCONINO COUNTY	214.83	220.38
04151 CITY OF FLAGSTAFF	276.50	275.82
07001 SD#1 FLAGSTAFF	1,451.97	1,469.59
06150 COMMUNITY COLLEGE	296.53	306.21
07001 SD#1 ADJACENT WAYS	23.03	88.84
11900 FD ASSISTANCE FUND	43.45	45.63
14900 LIBRARY DISTRICT	126.45	144.00
15000 FLOOD CONTROL DIST	217.26	228.14
29999 PUB HEALTH SERVICE	108.64	114.07
30001 JTED-CAVIAT	21.73	22.81
54151 CITY OF FLAGSTAFF	347.63	365.03
57001 SD#1 BUDGET OVERRIDES	247.21	247.06
57001_SE SD#1 DESEGREGATION	57.27	56.90
77001 SD#1 CLASS B BONDS	259.90	224.26
TOTALS:	3,696.42	3,808.76

THIS IS A CALENDAR YEAR TAX NOTICE FOR 2025

Did you know that Arizona law specifically states how tax district and jurisdiction information is to be listed on property notices? Visit www.coconino.az.gov/2025taxes for more information on taxing jurisdictions.

R0065324

BUSCHE FAMILY TRUST DTD 09-30-11
16003 E CHOLLA DR
FOUNTAIN HILLS, AZ 85268

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR **ACCOUNT NUMBER** ON YOUR CHECK.

PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon your payment postmarked no later than Nov 3, 2025. To the 2nd half installment, send the 2nd half coupon with payment postmarked no later than May 1, 2026. To pay for the full year, send the 1st half coupon with your paym postmarked no later than December 31, 2025, and no inte will be charged for the current year.

Make your check payable to and mail to:

Coconino County Treasurer
PO Box 31001-4324
Pasadena, CA 91110-4324

Historic Photo

ARIZONA BUILDING INVENTORY "SHORT FORM"

SURVEY AREA NAME: Flagstaff Multiple Resource Area

HISTORIC NAME: house

ADDRESS/LOCATION: 314 W. Cherry

CITY/TOWN: Flagstaff

TAX PARCEL NUMBER: 100-9-12

OWNER: Gonzales, Jaime & Josephina

OWNER ADDRESS: 1144 Shullenbarger; Flag.

HISTORIC USE: residence

PRESENT USE: residence

BUILDING TYPE: house

STYLE: Bungalow

CONSTRUCTION DATE: ..... /1916-1919

BRIEF DESCRIPTIVE STATEMENT:

1½ story/wood frame

ALTERATIONS:

Steel casement windows replace all historic fenestrations.

CONTEXT:
RESIDENTIAL STREETSCAPE X
COMMERCIAL
TOWN SQUARE
CBD
ISOLATED/RURAL

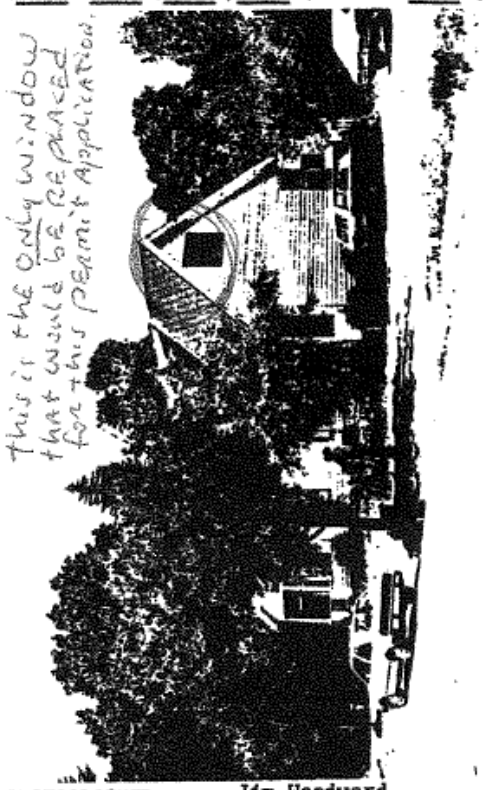
SURVEYOR: Jim Woodward

DATE: June 1985

COUNTY: Coconino SURVEY SITE: 4-25

USGS QUAD:

T___ R___ S___ /___ ¼ OF THE ___ ¼



PHOTOGRAPHER: Jim Woodward

DATE: 6/85 VIEW: NW

NEGATIVE NUMBER: FMRA-5-12

SKETCH MAP:

SEE ATTACHED SURVEY MAP

Current Photos of Home and Neighborhood











Heritage Preservation Commission 9. A. 2.

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

DATE: 10/21/2026

SUBJECT: 803 W. Aspen Ave. Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00161
Address: 803 W. Aspen Ave.
Type of Approval: Certificate of No Effect
Approval Date: September 11, 2026

FINDINGS:

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

INFORMATION:

The project proposes to install solar panels parallel to the roof plane on the east side of the second story of the building at 803 W. Aspen Ave. This building was constructed in 2024 and is located within the Townsite Historic Overlay Zone. This building is modern and non-contributing to the Flagstaff Townsite Historic Residential District. A contributing building is also located on the parcel (addressed as 803 1/2 W. Aspen Ave.) and is outside the scope of work for this project. The proposed project was determined to meet the criteria for a Certificate of No Effect.

Attachments

Certificate of No Effect Application

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s) / Title	Phone	Email
Greg Hadden	(512) 638-3215	rghaddenmail@gmail.com

Mailing Address	City, State, Zip
803 W Aspen	FLAGSTAFF AZ 86001

Applicant / Title	Phone	Email
Danielle Treible, Project Manager	(928) 288-2046	danielle@rooftopsolar.us

Mailing Address	City, State, Zip
515 N. Beaver St.	Flagstaff AZ 86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Agent/Project Manager

Site Address	City, State, Zip
803 W Aspen	FLAGSTAFF AZ 86001

Project Name
Hadden Solar + Storage Project

Parcel Number(s)	Zoning District(s)
100-24-019	Residential

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: Flagstaff Townsite)
- ☐ Yes ☑ No Is a structure on the property considered contributing to the District?
- ☑ Yes ☐ No Located in a Historic or Landmark Overlay? (Name: Townsite Historic Overlay Zone)
- ☐ 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:	Date:
	09/09/2026	Danielle Treible	9/9/26

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.
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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.

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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.

Project Description:

Installation of a low profile roof mounted solar system, comprised of (12) Hyundai 440W modules and (1) Tesla Powerwall 3 battery, and a Tesla Backup Switch, to be installed on the new structure built on this property in 2024.

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*:

Placement and Visibility (Minimizing Visual Impact) The solar panels will be installed parallel to the roof plane, matching existing pitch/slope + not altering the structural profile of the roofline

The panels are positioned to have no visibility from the primary public right-of-way (Aspen Ave)

The panels will be set back, placed on a rear roof slope, hidden behind architectural features.

Preservation of Materials: Solar is proposed to be installed on new structure built in 2024, not the original historic structure. The installation respects the historic character of the Townsite Historic Dist. while enabling sustainable energy upgrades. Project meets Sec. Standards 9+10 protecting character-defining features, retaining structural + visual integrity of the historic site.

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:

a. 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

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.

Original Construction Date: 2024

Describe Previous Major Alterations (Include dates):

Early modifications during its historic period: adding an enclosed garage space, transforming portions of the lot layout into rental spaces/apartments by 1961. June 2015 (Cultural Resource Review); July 2023 (Roofing Upgrades); August 2023 (Major Modern Remodel & ADU)

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

803 W Aspen Avenue is a historically significant property that meets Criteria A and D of the City of Flagstaff's heritage framework.

In reference to D: According to the official National Register of Historic Places Inventory for Flagstaff, 803 W Aspen is explicitly documented as a key local example of stylistic modifications to the Period Revival mode. It embodies the early 20th-century trend of adjusting picturesque, historic domestic designs to fit regional and residential needs in Flagstaff.

Source(s) of Information Used:

National Register of Historic Places (NRHP) Inventory; City of Flagstaff Cultural Resource Records; Flagstaff Townsite Historic District Guidelines.

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

The proposed level of integrity will remain unimpaired and fully intact. The low-profile solar array is designed to be highly compatible with the historic structure. Because the panels will be mounted parallel to the roof plane on a non-primary elevation, with minimal street visibility, they will not alter the property's historic design or roofline profile. No historic materials or workmanship will be damaged or removed during installation. Furthermore, the racking and mounting system is completely reversible. If the solar array is removed in the future, the essential form, fabric, and long-term historic integrity of the resource will be left entirely undamaged.









REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

NOTE: UTILITY PERSONNEL REQUIRE COORDINATED ACCESS TO ALL DER SYSTEM COMPONENTS, SERVICE DISCONNECTS, METERING AND SERVICE EQUIPMENT FOR SCHEDULED MAINTENANCE AND SAFETY INSPECTIONS. CUSTOMERS ARE RESPONSIBLE FOR ENSURING THAT ACCESS IS AVAILABLE AND MAY BE CONTACTED BY THE UTILITY TO ARRANGE SITE VISITS WHEN EQUIPMENT IS LOCATED WITHIN FENCED OR SECURED AREAS. EMERGENCY ACCESS TO THIS EQUIPMENT MUST BE AVAILABLE AT ALL TIMES.

NOTE: UTILITY HAS 24HR UNRESTRICTED ACCESS TO ALL PV SYSTEM COMPONENTS LOCATED AT SERVICE ENTRANCE.

NOTE: REFERENCE SECTION 301.15 OF THE APS ESRM FOR ELECTRIC METER SEPARATION BETWEEN WATER/GAS.

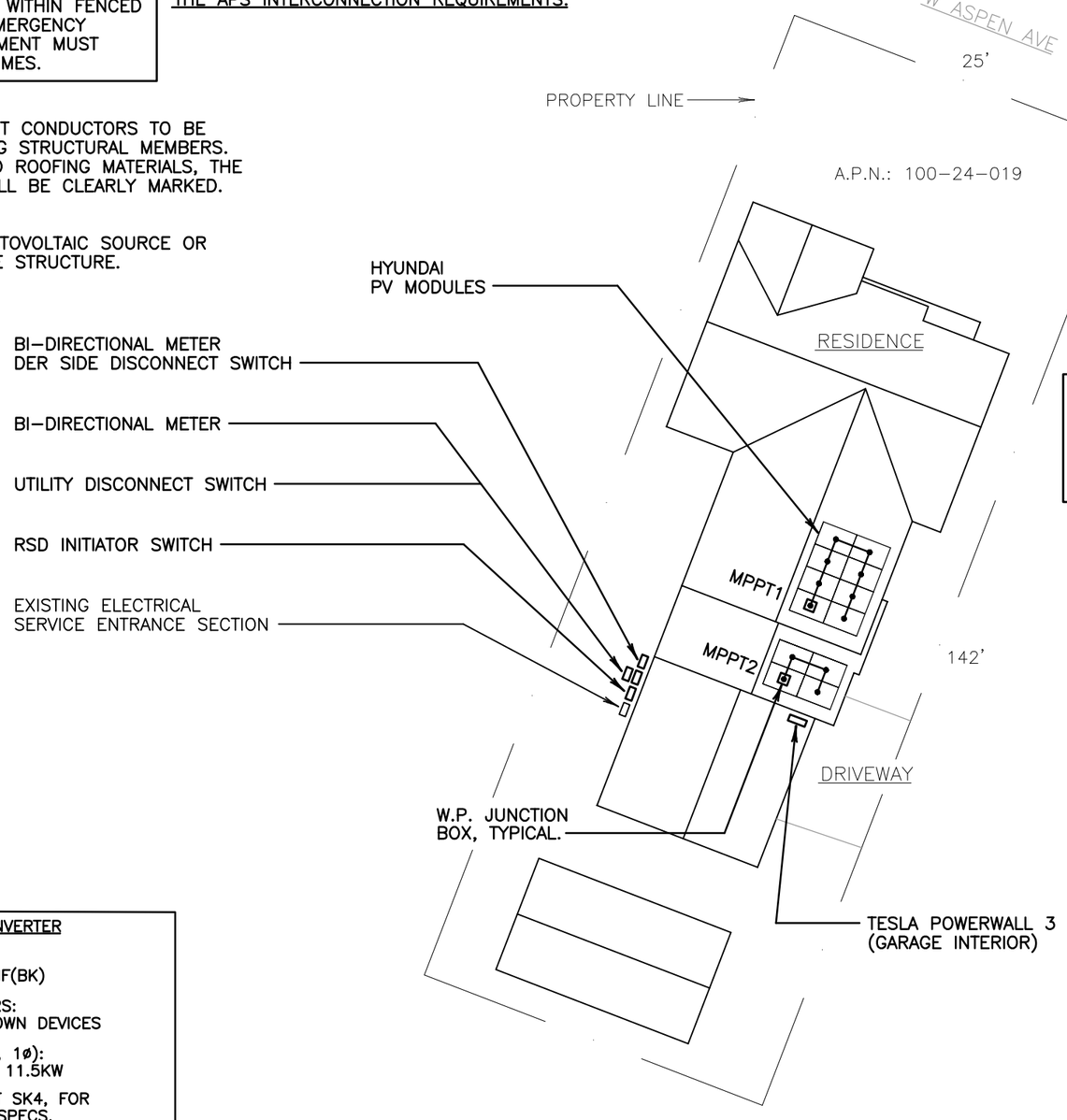
NOTE: WORKSPACE IN FRONT OF AC ELECTRICAL SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH APS AND NEC REQUIREMENTS. FOR APS REQUIREMENTS, REFERENCE SECTION 300 OF THE APS ESRM AND SECTION 8.2 OF THE APS INTERCONNECTION REQUIREMENTS.

NOTE: VERIFY LOCATION OF ALL P.V. EQUIPMENT IN FIELD PRIOR TO INSTALLATION.

NOTE: THERE ARE NO FENCES, GATES, OR OBSTRUCTIONS ON PROPERTY.

NOTE:
PV SOURCE AND OUTPUT CONDUCTORS TO BE ROUTED ALONG BUILDING STRUCTURAL MEMBERS. WHERE INTEGRATED INTO ROOFING MATERIALS, THE CIRCUIT LOCATIONS SHALL BE CLEARLY MARKED.

NOTE:
THERE ARE NO DC PHOTOVOLTAIC SOURCE OR OUTPUT CIRCUITS INSIDE STRUCTURE.





PROJECT LOCATION

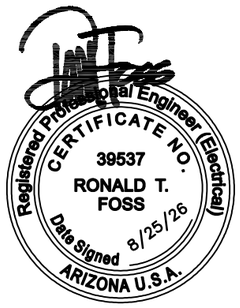
NOTE: PROVIDE SMOKE/HEAT DETECTION IN GARAGE NEAR BATTERY WHERE REQUIRED BY AHJ AND ADOPTED CODES. CONNECT TO EXISTING SMOKE DETECTOR SYSTEM WHERE APPLICABLE.

N

SCALE: 1" = 20'-0"

NOTE:
PROJECT TO COMPLY WITH THE FOLLOWING CODES:
2017 NEC
2018 IRC
2018 IFC
W/ CITY OF FLAGSTAFF AMENDMENTS

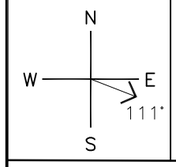
NOTE: MAINTAIN NEC AND UTILITY COMPANY REQUIRED CLEARANCES AROUND ELECTRICAL SERVICE GEAR AND EQUIPMENT.



EXPIRES 9-30-27

ELECTRICAL SITE PLAN

PANEL AZIMUTH



PHOTOVOLTAIC MODULE / INVERTER

PV MODULE:
(12) HYUNDAI HiN-T440NF(BK)

MID CIRCUIT INTERRUPTERS:
(5) TESLA SOLAR SHUTDOWN DEVICES

INVERTER/BATTERY (240V, 1ø):
(1) TESLA POWERWALL 3 11.5KW

SEE ARRAY DRAWING, SHEET SK4, FOR FULL MODULE / INVERTER SPECS.

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

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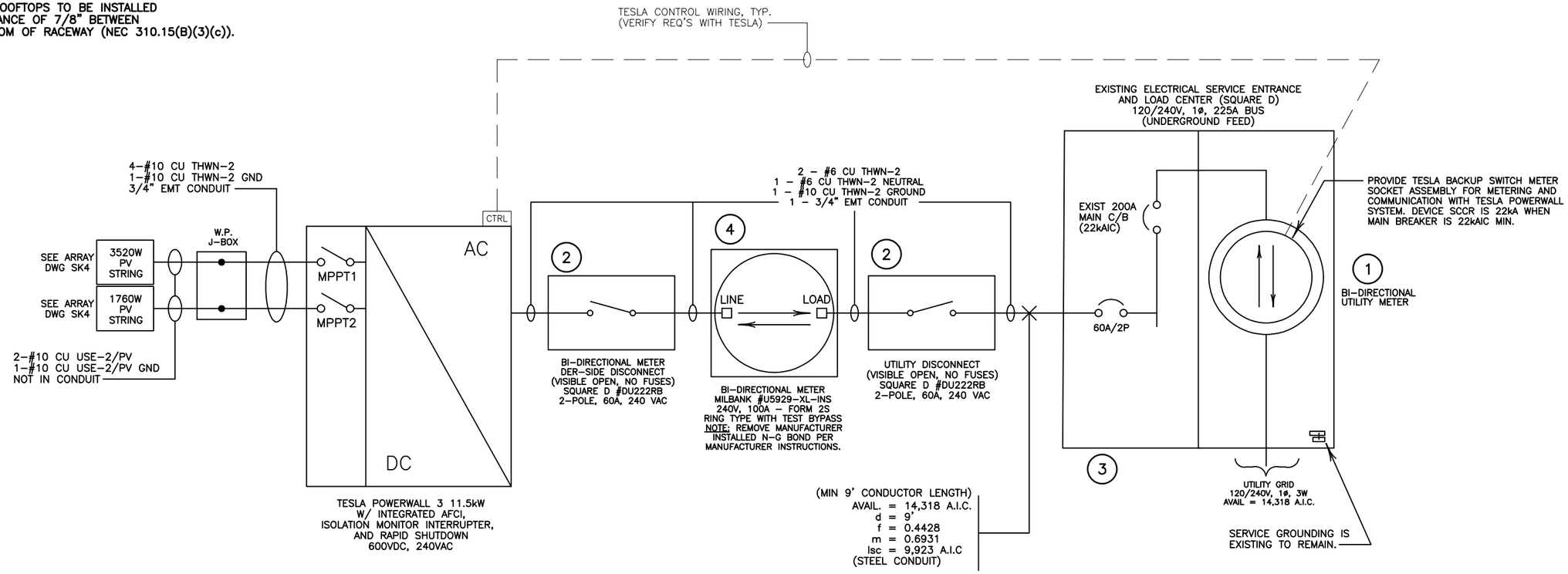
ELECTRICAL SITE PLAN
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP - 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141-SK1		
SCALE	N/A	REV.A	SK-01

NOTE:
ALL EQUIPMENT LUGS TO
BE RATED MINIMUM 75°C.

NOTE:
RACEWAYS ON ROOFTOPS TO BE INSTALLED
A MINIMUM DISTANCE OF 7/8" BETWEEN
ROOF AND BOTTOM OF RACEWAY (NEC 310.15(B)(3)(c)).

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26



NOTE: PROVIDE DEVICE GROUNDING PER TESLA SPECIFICATIONS.

NOTE: ALL EQUIPMENT MUST BE UTILIZED IN ACCORDANCE WITH THE MANUFACTURER'S INTENDED USE AND DESIGN SPECIFICATIONS.

NOTE: ALL EQUIPMENT IS NEW UNLESS NOTED OTHERWISE.

ELECTRICAL ONE–LINE DIAGRAM

PHOTOVOLTAIC MODULE / INVERTER

PV MODULE:
(12) HYUNDAI HiN–T440NF(BK)

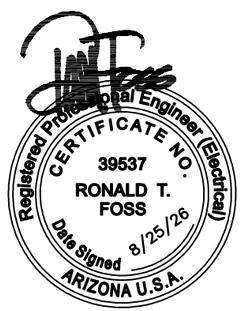
MID CIRCUIT INTERRUPTERS:
(5) TESLA SOLAR SHUTDOWN DEVICES

INVERTER/BATTERY (240V, 1ø):
(1) TESLA POWERWALL 3 11.5KW

SEE ARRAY DRAWING, SHEET SK4, FOR FULL MODULE / INVERTER SPECS.

KEYED NOTES

1. BI–DIRECTIONAL UTILITY METER TO BE INSTALLED BY UTILITY COMPANY.
2. SWITCH COVER TO BE LOCKED AT ALL TIMES. SWITCH TO BE VISIBLE OPEN AND ACCESSIBLE PER UTILITY REQUIREMENTS AND CONFORM TO NEC 705.22.
3. GEC TO BE INSTALLED AS REQUIRED PER MANUFACTURER INSTRUCTIONS AND NEC 690.47.
4. METER ENCLOSURE AND SOCKET PROVIDED AND INSTALLED BY CONTRACTOR. METER, CTs, AND TEST SWITCHES PROVIDED BY UTILITY COMPANY WHEN REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF METERING CABINET TO UTILITY COMPANY FOR APPROVAL.



EXPIRES 9–30–27

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

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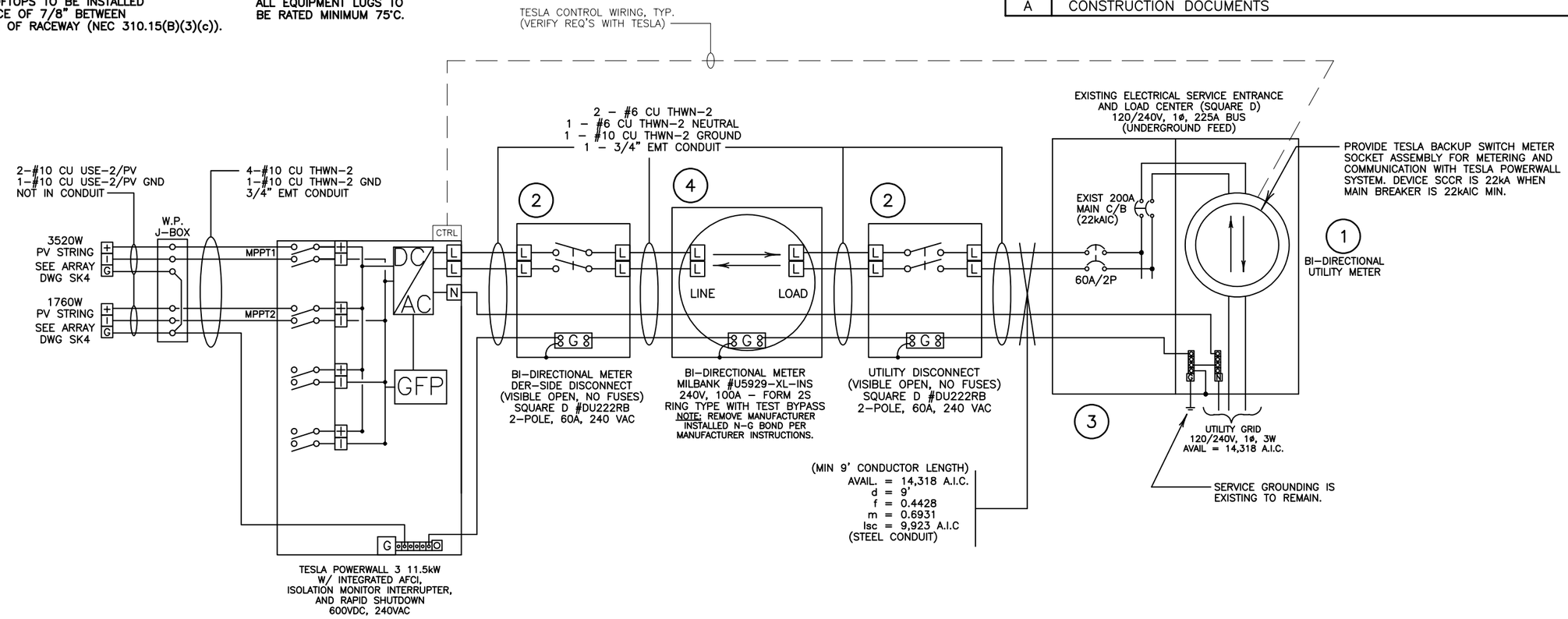
ELECTRICAL ONE–LINE DIAGRAM
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.	
B	26141–SK2	
SCALE N/A	REV.A	SK–02

NOTE:
RACEWAYS ON ROOFTOPS TO BE INSTALLED A MINIMUM DISTANCE OF 7/8" BETWEEN ROOF AND BOTTOM OF RACEWAY (NEC 310.15(B)(3)(c)).

NOTE:
ALL EQUIPMENT LUGS TO BE RATED MINIMUM 75°C.

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26



NOTE: PROVIDE DEVICE GROUNDING PER TESLA SPECIFICATIONS.

NOTE: ALL EQUIPMENT MUST BE UTILIZED IN ACCORDANCE WITH THE MANUFACTURER'S INTENDED USE AND DESIGN SPECIFICATIONS.

NOTE: ALL EQUIPMENT IS NEW UNLESS NOTED OTHERWISE.

PHOTOVOLTAIC MODULE SPECS
HYUNDAI #HiN–T440NF(BK) 440 WATTS Voc=38.8 VDC, Isc=14.39 AMPS Vmp=32.3 VDC, Imp=13.63 AMPS

PHOTOVOLTAIC MODULE / INVERTER

PV MODULE:
(12) HYUNDAI HiN–T440NF(BK)

MID CIRCUIT INTERRUPTERS:
(5) TESLA SOLAR SHUTDOWN DEVICES

INVERTER/BATTERY (240V, 1ø):
(1) TESLA POWERWALL 3 11.5KW

SEE ARRAY DRAWING, SHEET SK4, FOR FULL MODULE / INVERTER SPECS.

KEYED NOTES

1. BI–DIRECTIONAL UTILITY METER TO BE INSTALLED BY UTILITY COMPANY.
2. SWITCH COVER TO BE LOCKED AT ALL TIMES. SWITCH TO BE VISIBLE OPEN AND ACCESSIBLE PER UTILITY REQUIREMENTS AND CONFORM TO NEC 705.22.
3. GEC TO BE INSTALLED AS REQUIRED PER MANUFACTURER INSTRUCTIONS AND NEC 690.47.
4. METER ENCLOSURE AND SOCKET PROVIDED AND INSTALLED BY CONTRACTOR. METER, CTs, AND TEST SWITCHES PROVIDED BY UTILITY COMPANY WHEN REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF METERING CABINET TO UTILITY COMPANY FOR APPROVAL.



EXPIRES 9–30–27

ELECTRICAL THREE–LINE DIAGRAM

ROOFTOP SOLAR

evoneer professional electrical engineering services

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

ELECTRICAL THREE – LINE DIAGRAM
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.	
B	26141–SK3	
SCALE N/A	REV.A	SK–03

NOTES:
PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703.

INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741.

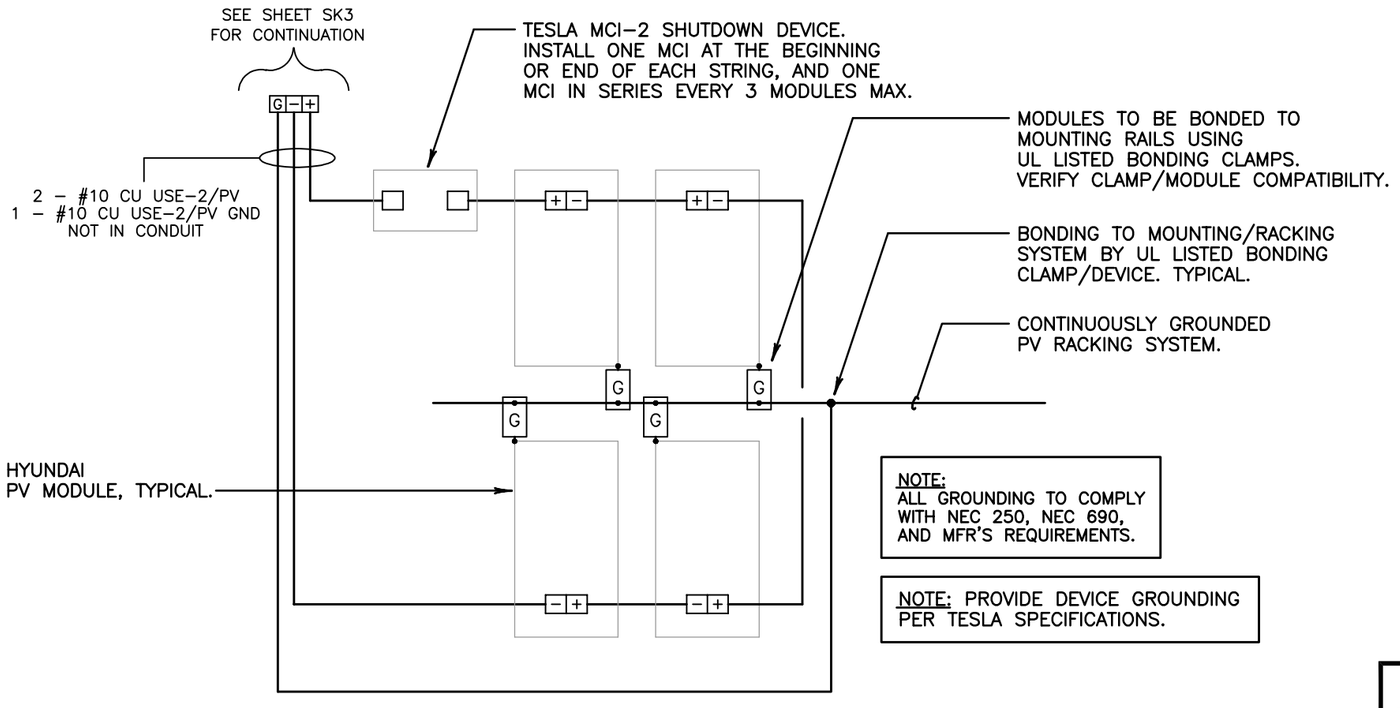
PHOTOVOLTAIC MODULE SPECS
HYUNDAI #HiN-T440NF(BK) 440 WATTS Voc=38.8 VDC, Isc=14.39 AMPS Vmp=32.3 VDC, Imp=13.63 AMPS

3520 WATT PHOTOVOLTAIC ARRAY MPPT 1
HYUNDAI #HiN-T440NF(BK) 8 MODULES IN SERIES Voc=310.4 VDC, Isc=14.39 AMPS Vmp=258.4 VDC, Imp=13.63 AMPS

1760 WATT PHOTOVOLTAIC ARRAY MPPT 2
HYUNDAI #HiN-T440NF(BK) 4 MODULES IN SERIES Voc=155.2 VDC, Isc=14.39 AMPS Vmp=129.2 VDC, Imp=13.63 AMPS

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

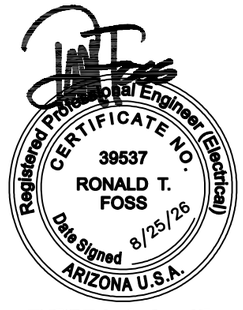
PV MODULE / MICROINVERTER SPECS			
PV MODULE: HYUNDAI HiN-T440NF(BK) INVERTER: TESLA POWERWALL 3 11.5KW			
DC ELECTRICAL DATA		AC ELECTRICAL DATA	
NOMINAL POWER OUTPUT	440W	MAX POWER OUTPUT	11500W
		NOMINAL VOLTAGE	240V
		NOMINAL OUTPUT CURRENT	48.0A



NOTE:
ALL GROUNDING TO COMPLY WITH NEC 250, NEC 690, AND MFR'S REQUIREMENTS.

NOTE: PROVIDE DEVICE GROUNDING PER TESLA SPECIFICATIONS.

PV STRING (TYPICAL OF 2)
1. 8 MODULE STRING (MPPT 1)
2. 4 MODULE STRING (MPPT 2)



EXPIRES 9-30-27

ARRAY DRAWING

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

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ARRAY DRAWING
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP - 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.	
B	26141-SK4	
SCALE N/A	REV.A	SK-04

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

GENERAL NOTES

A. EQUIPMENT SHALL BE INSTALLED AND LABELED IN ACCORDANCE WITH THE N.E.C. AND ALL APPLICABLE REQUIREMENTS OF THE SERVING ELECTRIC UTILITY COMPANY AND OF THE LOCAL AUTHORITY HAVING JURISDICTION.

B. ALL PV EQUIPMENT, INCLUDING PV MODULES AND INVERTERS, TO BE LISTED OR FIELD LABELED FOR THE PV APPLICATION PER N.E.C. 690.4(B).

C. GROUND WIRE MUST BE CONTINUOUS AND INSTALLED TO ALLOW FOR PANEL REMOVAL WITHOUT DISRUPTING CONTINUITY.

D. FOLLOW MANUFACTURER'S SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS.

E. WIRES SHALL BE RATED AND LABELED "SUNLIGHT RESISTANT" WHERE EXPOSED TO AMBIENT CONDITIONS.

F. DC DISCONNECT SHALL BE ACHEIVED VIA THE MC4 CONNECTOR AT EACH PANEL, AND LABELED FOR IDENTIFICATION.

G. EQUIPMENT SHALL BE LABELED AS SPECIFIED IN THE NOTES ON THIS PAGE AND AS SPECIFIED IN THE N.E.C.

H. LISTING AGENCY NAMES AND NUMBERS TO BE INDICATED ON POWER INVERTER AND SOLAR MODULES.

I. WHERE DC PV SOURCE OR DC PV OUTPUT CIRCUITS ARE RUN INSIDE A BUILDING, METALLIC CONDUIT SHALL BE USED PER N.E.C. 690.31(G).

KEYED NOTES

1. BI-DIRECTIONAL UTILITY METER TO BE INSTALLED BY UTILITY COMPANY.
2. SWITCH COVER TO BE LOCKED AT ALL TIMES. SWITCH TO BE VISIBLE OPEN AND ACCESSIBLE PER UTILITY REQUIREMENTS AND CONFORM TO NEC 705.22.
3. GEC TO BE INSTALLED AS REQUIRED PER MANUFACTURER INSTRUCTIONS AND NEC 690.47.
4. METER ENCLOSURE AND SOCKET PROVIDED AND INSTALLED BY CONTRACTOR. METER, CTs, AND TEST SWITCHES PROVIDED BY UTILITY COMPANY WHEN REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF METERING CABINET TO UTILITY COMPANY FOR APPROVAL.

CODE NOTES

PHOTOVOLTAIC SYSTEM SHALL BE INSTALLED ACCORDING TO THE 2017 N.E.C., 2018 I.F.C., 2018 I.R.C. IN PARTICULAR, REFERENCE THE FOLLOWING N.E.C. SECTIONS: 690(ALL), 705(ALL), 210.6, 230.70, 240, AND 250, INCLUDING REFERENCED SECTIONS AND TABLES. ALL EQUIPMENT PROVIDED SHALL BE LISTED BY AN INDEPENDANT TESTING AGENCY.

ENSURE THAT THIS PROJECT COMPLIES WITH THE FOLLOWING N.E.C. CODE SECTIONS:

N.E.C. 110.21(B) FIELD APPLIED HAZARD MARKINGS

N.E.C. 240.4(B) FOR OVERCURRENT DEVICES RATED 800 AMPERES OR LESS, THE NEXT HIGHER STANDARD OVERCURRENT DEVICE RATING (ABOVE THE AMPACITY OF THE CONDUCTORS BEING PROTECTED) SHALL BE PERMITTED TO BE USED, IF: 1) THE CONDUCTORS BEING PROTECTED ARE NOT PART OF A BRANCH CIRCUIT SUPPLYING MORE THAN ONE RECEPTACLE FOR CORD-AND-PLUG CONNECTED PORTABLE LOADS, AND 2) THE AMPACITY OF THE CONDUCTORS DOES NOT CORRESPOND WITH THE STANDARD AMPERE RATING OF A FUSE OR A CIRCUIT BREAKER WITHOUT OVERLOAD TRIP ADJUSTMENTS ABOVE ITS RATING, AND 3) THE NEXT HIGHER STANDARD RATING SELECTED DOES NOT EXCEED 800 AMPERES.

N.E.C. 240.6(A) THE STANDARD AMPERE RATINGS FOR FUSES AND INVERSE TIME CIRCUIT BREAKERS SHALL BE CONSIDERED: 15, 20, 25, 30, 35, 40, 45, 50, 60, 70, 80, 90, 100, 110, 125, 150, 175, 200, 225, 250, 300, 350, 400, 450, 500, 600, 700, 800, 1000, 1200, 1600, 2000, 2500, 3000, 4000, 5000, AND 6000 AMPERES.

N.E.C. 250.64(C) GROUNDING ELECTRODE CONDUCTOR TO BE CONTINUOUS. GROUND CRIMPS TO BE IRREVERSIBLE.

N.E.C. 250.97 FOR CIRCUITS OVER 250 VOLTS TO GROUND, THE ELECTRICAL CONTINUITY OF METAL RACEWAYS AND CABLES WITH METAL SHEATHS THAT CONTAIN ANY CONDUCTOR OTHER THAN SERVICE CONDUCTORS SHALL BE ENSURED BY ONE OR MORE OF THE METHODS SPECIFIED FOR SERVICES IN N.E.C. 250.92(B), EXCEPT FOR (B)(1).

N.E.C. 690.4(C) THE INSTALLATION OF EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTIONS SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS.

N.E.C. 690.8(A)(1) PHOTOVOLTAIC SOUCE CIRCUIT CURRENTS. THE MAXIMUM CURRENT SHALL BE THE SUM OF THE PARALLEL-CONNECTED MODULE RATED SHORT-CIRCUIT CURRENTS MULTIPLIED BY 125 PERCENT.

N.E.C. 690.8(A)(3) INVERTER OUTPUT CIRCUIT CURRENT. THE MAXIMUM CURRENT SHALL BE THE INVERTER CONTINUOUS OUTPUT CURRENT RATING.

N.E.C. 690.8(B) PV CIRCUIT CONDUCTORS SHALL BE SIZED AS REQUIRED BY N.E.C. 690.8(B)(1-2).

N.E.C. 690.11 ARC-FAULT PROTECTION (DIRECT CURRENT)

N.E.C. 690.12 RAPID SHUTDOWN OF PV SYSTEMS ON BUILDINGS

N.E.C. 690.13(B) PV SYSTEM DISCONNECT SHALL BE PERMANENTLY MARKED TO IDENTIFY IT AS A PHOTOVOLTAIC SYSTEM DISCONNECT, AND ALSO BE LABELED: "WARNING - ELECTRIC SHOCK HAZARD - TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION".

N.E.C. 690.15 DISCONNECTION OF PHOTOVOLTAIC EQUIPMENT

N.E.C. 690.33 CONNECTORS (A) CONFIGURATION, (B) GUARDING, (C) CONNECTORS SHALL BE OF THE LOCKING OR LATCHING TYPE, (E) LABELED "DO NOT DISCONNECT UNDER LOAD"

N.E.C. 690.41(B) GROUND-FAULT PROTECTION

N.E.C. 690.43 EQUIPMENT GROUNDING CONDUCTORS AND DEVICES TO COMPLY WITH N.E.C. 690.43(A) THROUGH (C).

N.E.C. 690.53 PERMANENT LABEL FOR DIRECT-CURRENT PHOTOVOLTAIC POWER SOURCE AT DISCONNECTING MEANS:
MAXIMUM VOLTAGE
MAXIMUM CIRCUIT CURRENT

N.E.C. 690.56(B) PLAQUES OR DIRECTORIES SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C. 705.10.

N.E.C. 705.10 A PERMANENT PLAQUE OR DIRECTORY DENOTING THE LOCATION OF ALL ELECTRICAL POWER SOURCE DISCONNECTING MEANS ON OR IN THE PREMISES SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION AND AT THE LOCATION(S) OF THE SYSTEM DISCONNECT(S) FOR ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED.

N.E.C. 705.12(B)(4) CIRCUIT BREAKERS, IF BACKFED, SHALL BE SUITABLE FOR SUCH OPERATION.

N.E.C. TABLE 250.66 THE SIZE OF THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE, AT EACH BUILDING OR STRUCTURE WHERE SUPPLIED BY A FEEDER(S) OR BRANCH CIRCUIT(S), OR AT A SEPARATELY DERIVED SYSTEM OF A GROUNDED OR UNGROUNDED AC SYSTEM SHALL NOT BE LESS THAN GIVEN IN TABLE 250.66, EXCEPT AS PERMITTED IN 250.66(A) THROUGH (C).

N.E.C. TABLE 310.15(B)(16) ALLOWABLE AMPACITIES OF INSULATED CONDUCTORS RATED UP TO AND INCLUDING 2000 VOLTS, 60°C THROUGH 90°C, NOT MORE THAT THREE CURRENT-CARRYING CONDUCTORS IN RACEWAY, CABLE, OR EARTH, BASED ON AMBIENT TEMPERATURE OF 30°C. REFER TO N.E.C. 310.15(B)(2) FOR THE AMPACITY CORRECTION FACTORS WHERE THE AMBIENT TEMPERATURE IS OTHER THAN 30°C.

2020 N.E.C. 705.13 POWER CONTROL SYSTEMS. USE OF POWER CONTROL SYSTEM (PCS) TO CONTROL THE OUTPUT OF POWER PRODUCTION SOURCES.



EXPIRES 9-30-27

NOTES

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

evoneer
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NOTES
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP - 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141-SK5		
SCALE N/A		REV.A	SK-05

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

UTILITY DISCONNECT

UTILITY
DISCONNECT

3/8" — 1" — 3-1/2"

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

1-1/2" — 3-1/2"

BI—DIRECTIONAL METER

BI-DIRECTIONAL METER

3/8" — 1" — 3-1/2"

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

1-1/2" — 3-1/2"

TESLA SOLAR CT AND TESLA BACKUP SWITCH

WARNING

THIS SENSOR IS PART OF A POWER
CONTROL SYSTEM. DO NOT REMOVE.
REPLACE ONLY WITH SAME TYPE
AND RATING.

1-1/2" — 3-1/2"

MAIN SERVICE PANEL

PANELBOARD IS ENERGIZED FROM TWO
SOURCES OF AC POWER

SOLAR - 48.0 AMPS AC AT 240V

UTILITY - GRID 200 AMPS AC AT 240V

1-1/2" — 4-3/8"

PHOTOVOLTAIC POWER SOURCE
BREAKERS ARE BACKFEEDING

1/2" — 1-3/4"

WARNING: POWER SOURCE OUTPUT CONNECTION -
DO NOT RELOCATE THIS OVERCURRENT DEVICE

1/2" — 1-3/4"

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

1-1/2" — 3-1/2"

6" WIDE X 4" HIGH, REFLECTIVE, EXTERIOR RATED

ESS

LITHIUM-ION BATTERIES

GENERAL LABELING REQUIREMENTS

ALL LABELS TO BE PHENOLIC (WITH WHITE LETTERS ON RED BACKGROUND), ENGRAVED, MECHANICALLY BONDED, SUITABLE FOR THE INSTALLED ENVIRONMENT, INSTALLED SO THAT THE EQUIPMENT LISTING IS NOT VOIDED.

A PERMANENT DIRECTORY DENOTING ALL ELECTRIC POWER SOURCES ON THE PREMISES SHALL BE INSTALLED AT ALL SERVICE EQUIPMENT LOCATIONS AND ALL INTERCONNECTED ELECTRIC POWER PRODUCTION SOURCES, TO COMPLY WITH N.E.C. 705.10.

BI—DIRECTIONAL METER DER—SIDE DISCONNECT

BI-DIRECTIONAL METER
DER SIDE DISCONNECT

3/8" — 1" — 3-1/2"

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

1-1/2" — 3-1/2"

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 39537
RONALD T. FOSS
Date Signed 8/25/26
ARIZONA U.S.A.

EXPIRES 9-30-27

EQUIPMENT LABELING

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

evoneer
professional electrical engineering services

EQUIPMENT LABELING
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP — 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141—SK6		
SCALE	N/A	REV.A	SK—06

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

INVERTER / DC DISCONNECT

(ORANGE WITH BLACK LETTERS)

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

3-1/2" × 1-1/2"

(BLACK WITH WHITE LETTERS)

PHOTOVOLTAIC ARRAY
DC DISCONNECT SWITCH

MAXIMUM VOLTAGE	600.0	Vdc
MAXIMUM CIRCUIT CURRENT	15.0	Adc

4-3/8" × 1-1/2"

(BLACK WITH WHITE LETTERS)

PHOTOVOLTAIC ARRAY
DC DISCONNECT SWITCH

2-1/2" × 1"

TESLA POWERWALL 3

6" WIDE X 4" HIGH, REFLECTIVE, EXTERIOR RATED

ESS

LITHIUM-ION BATTERIES

DC CONDUITS, RACEWAYS, JUNCTION BOXES, ETC.

(REFLECTIVE RED WITH 3/8" WHITE LETTERS, PER N.E.C. 690.31)

WARNING: PHOTOVOLTAIC POWER SOURCE

5-3/4" × 1-1/8"

I.F.C. LABELING REQUIREMENTS

LABELING REQUIRED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, ENCLOSURES, RACEWAYS, CABLE ASSEMBLIES, JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS.

LABELING TO READ: "WARNING: PHOTOVOLTAIC POWER SOURCE".

LABEL TO BE REFLECTIVE, WEATHER RESISTANT, AND SUITABLE FOR THE ENVIRONMENT IN WHICH IT'S INSTALLED.

LETTERING TO BE ALL CAPITALS, MINIMUM 3/8", WHITE ON RED.

LABEL ADJACENT TO MAIN SERVICE DISCONNECT TO BE VISIBLE FROM THE DISCONNECT OPERATION LOCATION.

LABELS TO BE PLACED EVERY 10 FEET, WITHIN 1 FOOT OF TURNS / BENDS, AND WITHIN 1 FOOT ABOVE / BELOW PENETRATIONS.

RAPID SHUTDOWN

(LOCATED NEXT TO TESLA RAPID SHUTDOWN INITIATOR SWITCH)
(REFLECTIVE, RED WITH 3/8" WHITE LETTERS)

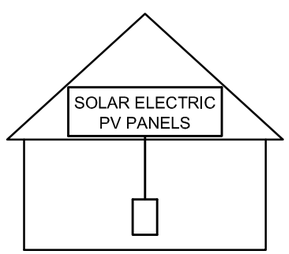
RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

5-1/2" × 1-3/4"

(LOCATED NO MORE THAN 3' FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED)
(YELLOW WITH 3/8" BLACK LETTERS)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.



(WHITE WITH 3/16" BLACK LETTERS)

EQUIPMENT LABELING

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 39537
RONALD T. FOSS
Date Signed 8/25/26
ARIZONA U.S.A.
EXPIRES 9-30-27

ROOFTOP SOLAR

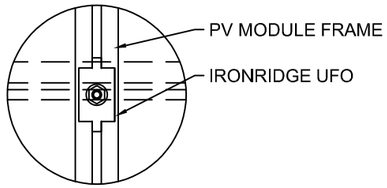
APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

evoneer
professional electrical engineering services

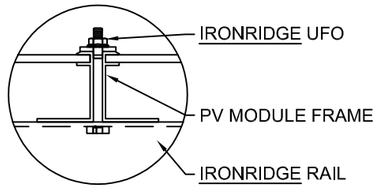
EQUIPMENT LABELING
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141-SK7		
SCALE	N/A	REV.A	SK-07

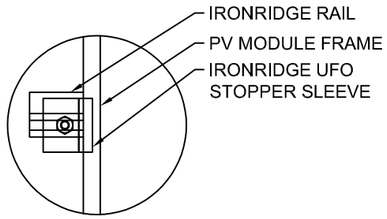
REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26



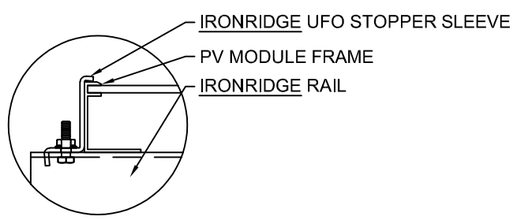
MID CLAMP PLAN VIEW



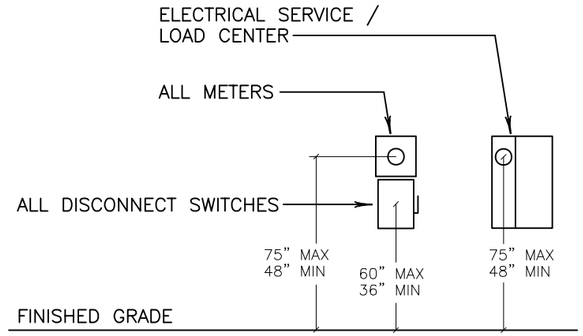
MID CLAMP SECTION VIEW



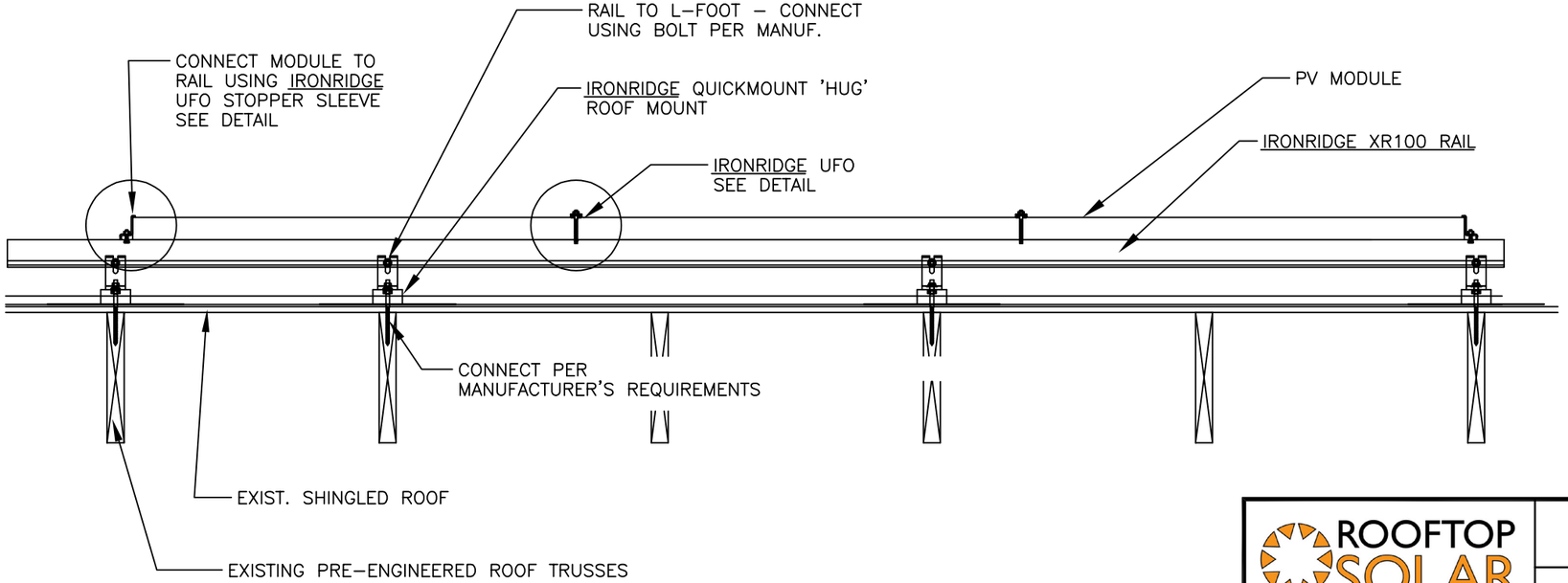
END CLAMP PLAN VIEW



END CLAMP SECTION VIEW



EQUIPMENT MOUNTING DIMENSIONS



ROOF CONNECTION DETAIL

MOUNTING DETAILS

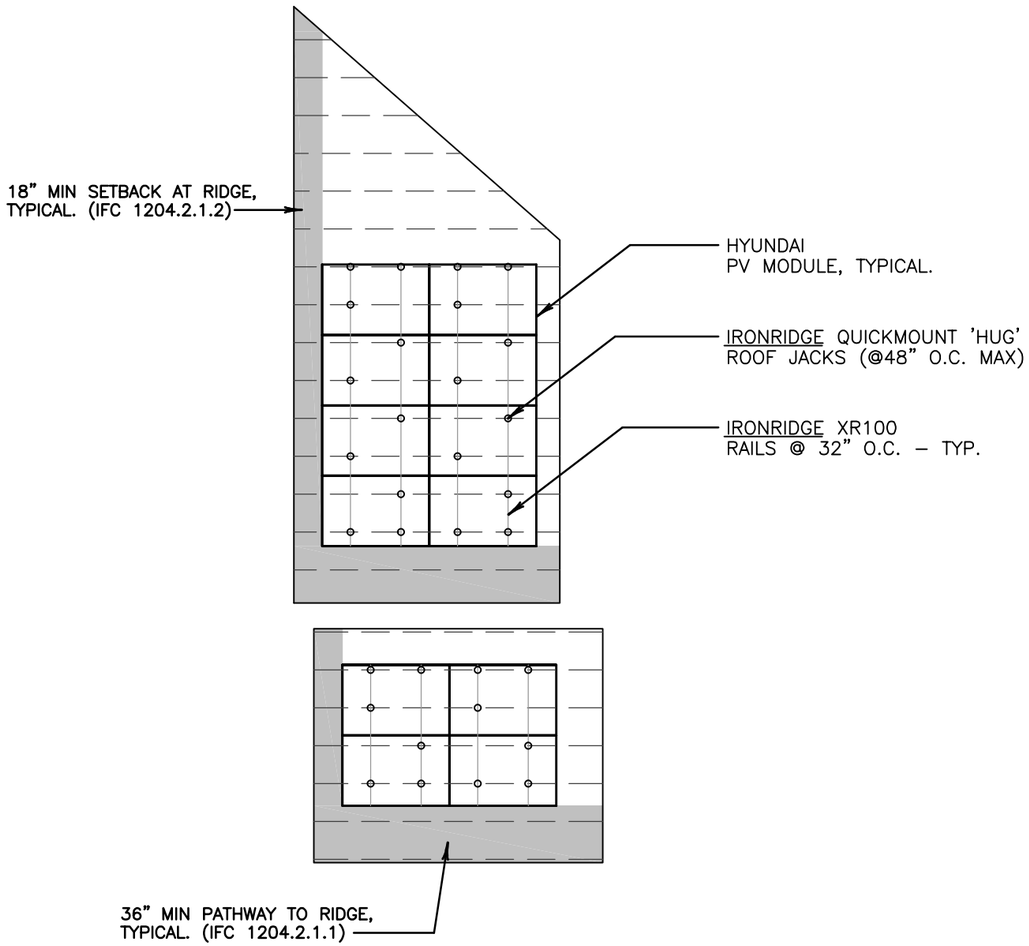
ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

MOUNTING DETAILS
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141–SK8		
SCALE	N/A	REV.A	SK–08

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26



ROOF JACK AND RACKING SUMMARY:

(32) IRONRIDGE QUICKMOUNT 'HUG' ROOF JACKS

APPROX. 90 FT OF IRONRIDGE XR100 RAIL

NOTE: IRONRIDGE XR100 RAIL CANTILEVER NOT TO EXCEED 40% OF SPAN



ROOF LAYOUT

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

ROOF LAYOUT
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.		
B	26141–SK9		
SCALE	N/A	REV.A	SK–09

REV.	DESCRIPTION	DATE
A	CONSTRUCTION DOCUMENTS	8/25/26

UPLIFT CALCULATION		4 PANEL ARRAY	x	2 ARRAY(S)	=	8 PANEL(S)		
SINGLE PANEL AREA:	21 SF							
PANEL GROUP AREA:	84 SF	x WINDLOAD	30 PSF	= 2520 LBS	TOTAL LOAD			
CONNECTOR TYPE	5/16" LAG SCREW (EMBED MIN 3")							
# OF STANDOFF(S):	10							
PULL OUT STRENGTH:	205 LBS	PER EMBEDDED INCH	10	x 3 x	205	= 6150 LBS		
POINT LOAD CALCULATION	50 LBS	PANEL WEIGHT						
ARRAY WEIGHT:	200 LBS	/ 10 STANDOFFS	=	20 LBS	PER STANDOFF			
TOTAL LOAD CALCULATION								
	200 LBS	/ 84 SQ FT	=	2.38 PSF				

UPLIFT CALCULATION		2 PANEL ARRAY	x	2 ARRAY(S)	=	4 PANEL(S)		
SINGLE PANEL AREA:	21 SF							
PANEL GROUP AREA:	42 SF	x WINDLOAD	30 PSF	= 1260 LBS	TOTAL LOAD			
CONNECTOR TYPE	5/16" LAG SCREW (EMBED MIN 3")							
# OF STANDOFF(S):	6							
PULL OUT STRENGTH:	205 LBS	PER EMBEDDED INCH	6	x 3 x	205	= 3690 LBS		
POINT LOAD CALCULATION	50 LBS	PANEL WEIGHT						
ARRAY WEIGHT:	100 LBS	/ 6 STANDOFFS	=	16.6667 LBS	PER STANDOFF			
TOTAL LOAD CALCULATION								
	100 LBS	/ 42 SQ FT	=	2.38 PSF				

1. 32 TOTAL PV MOUNTS
2. RAIL SYSTEMS: 2 AT 14'-11" IN LENGTH X 2 RUN(S) 59'-8"
   2 AT 7'-6" IN LENGTH X 2 RUN(S) 30'-0"
   TOTAL TRACK LENGTH 89'-8"
3. 12 HYUNDAI 440W MODULES 50.0 LBS EACH
4. WEIGHT AT EACH MOUNTING POINT: 20 LBS (10 MOUNTING POINTS x (2) 4 MODULE ROW(S)
   16.67 LBS (6 MOUNTING POINTS x (2) 2 MODULE ROW(S)
5. WEIGHT PER SQ FT: 2.38 LBS AT (2) 4 MODULE ROW(S)
   2.38 LBS AT (2) 2 MODULE ROW(S)
6. PITCHED SHINGLED ROOF
7. TOTAL ROOFTOP SQ FT: 2686
8. TOTAL EQUIPMENT COVERAGE SQ FT 252

ROOF CALCS

ROOFTOP SOLAR

APPROVALS	DATE
DRAWN	8/25/26
CHECKED	
ENGINEER	
REV.A	

ROOF CALCS
5.28kWdc / 11.5kWac PV SYSTEM ADDITION
WITH TESLA POWERWALL BATTERY BACKUP – 13.5kWh
HADDEN RESIDENCE
803 W ASPEN AVE
FLAGSTAFF, AZ 86001

SIZE	DRAWING NO.	
B	26141–SK10	
SCALE N/A	REV.A	SK–10

SPECS

Hadden

803 W Aspen Ave, Flagstaff, AZ 86001

August 25, 2026

HD HYUNDAI ENERGY SOLUTIONS

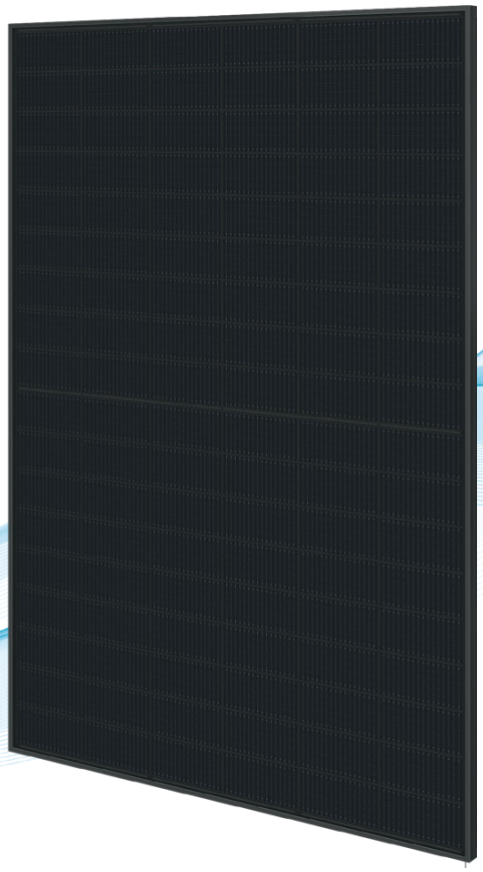
eng.hd-hyundaies.co.kr

HD HYUNDAI SOLAR MODULE

NF(BK) Series

Premium N-Type TOPCon Module

HiN-T430NF(BK) | HiN-T435NF(BK) | HiN-T440NF(BK)



22.53%
22.53% High Efficiency

TOPCon
High-End TOPCon Technology

Higher Bifaciality

Long-Term Reliability

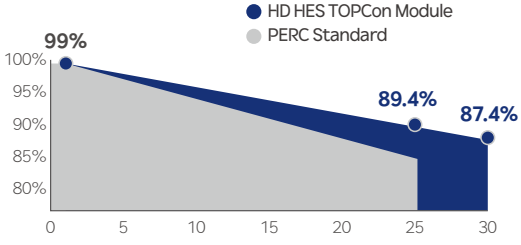
Compatible with Carport Applications

For Residential (Full Black Design)

HD Hyundai's Warranty Provisions

25 YEARS
- 25-Year Product Warranty
  - Materials and workmanship

30 YEARS
- 30-Year Performance Warranty
  - First year degradation: 1%
  - Linear warranty after initial year: with 0.4%p annual degradation, 87.4% is guaranteed up to 30years



*Refer to HD HES standard warranty for details.

Certification

ISO SA kiwa PVEL

- ISO 9001 : Quality management systems
- ISO 14001 : Environmental management systems
- ISO 45001 : Occupational health and safety management systems
- UL 61730: Photovoltaic (PV) module safety qualification (CSA)
- IEC 61701: Salt mist corrosion testing
- IEC 62716: Ammonia corrosion testing
- IEC 62804: Potential Induced Degradation (PID) testing
- IEC 60068-2-68: Sand and dust testing for environmental durability

Electrical Characteristics

HiN-TxxxNF(BK)		HiN-T430NF(BK)		HiN-T435NF(BK)		HiN-T440NF(BK)	
Item	Unit		BNPI		BNPI		BNPI
Nominal output (Pmax)	W	430	476	435	482	440	488
Open circuit voltage (Voc)	V	38.4	38.4	38.6	38.6	38.8	38.8
Short circuit current (Isc)	A	14.25	15.79	14.32	15.87	14.39	15.94
Voltage at Pmax (Vmpp)	V	31.9	31.9	32.1	32.1	32.3	32.3
Current at Pmax (Impp)	A	13.48	14.94	13.56	15.02	13.63	15.10
Module efficiency	%	22.02		22.28		22.53	
Power Class Sorting	W	0 ~ +5					
Temperature coefficient of Pmax	%/K	-0.30					
Temperature coefficient of Voc	%/K	-0.25					
Temperature coefficient of Isc	%/K	0.046					
Bifaciality	%	80%±10%					

*STC : Irradiance 1,000 W/m², cell temperature 25℃, AM=1.5 / Test uncertainty for Pmax ±3%; Voc ±3%; Isc ±3%
**The electrical properties of BNPI are measured under the irradiance corresponding to 1000 W/m² on the module front and 135 W/m² on the module rear.

Additional Power Gain from rear side					
Pmpp gain	Pmpp[W]	Vmpp[V]	Impp[A]	Voc[V]	Isc[A]
5%	458	32.30	14.18	38.80	14.97
15%	493	32.30	15.27	38.80	16.12
25%	528	32.40	16.36	38.90	17.27

*Electrical characteristics with different rear power gain (reference to 440W)

Mechanical Characteristics

Dimensions	1,722mm (L) x 1,134mm (W) x 30mm (H) (67.8in x 44.6in x 1.2in)
Weight	24.5 kg (50.01lbs)
Solar Cells	N-Type TOPCon, 108 (6x18) monocrystalline 16BB half-cut bifacial cells
Output Cables	Cable : (+)1,200mm(47.2in), (-)1,200mm(47.2in) / Customized length available Connector : Stäubli MC4 genuine Connector / Compatible, IP68
Junction Box	3-part, 3 bypass diodes, IP68 rated
Construction	Front : 2.0mm(0.08in) semi-tempered solar glass with high transmittance and anti-reflective coating Rear : 2.0mm(0.08in) semi-tempered solar glass
Frame	Anodized aluminum alloy

Installation Safety Guide

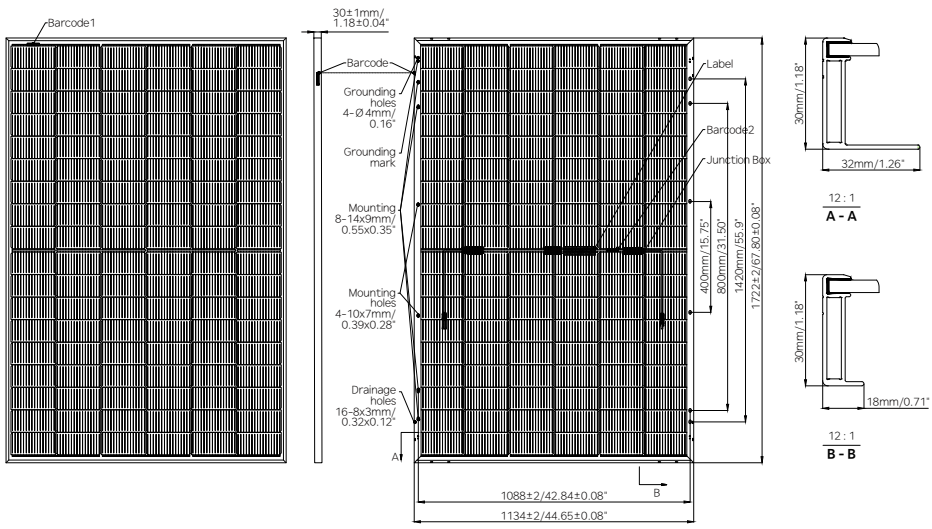
- Only qualified personnel should install or perform maintenance.
- Be aware of dangerous high DC voltage.
- Do not handle or install modules when they are wet.

Nominal Module Operation Temperature	44℃ ± 2℃
Operating Temperature	-40℃~+85℃
Maximum System Voltage	DC 1,500 V
Maximum Reverse Current	30A
Maximum Test Load *See Installation Manual	Front 5,400Pa *Rear 5,400Pa
Fire Performance	Type 29

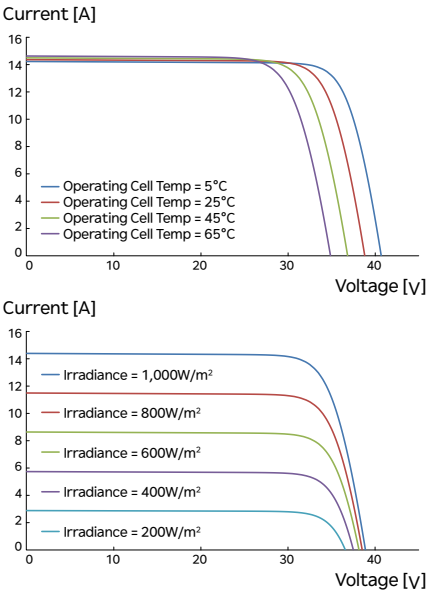
Shipping Configurations

Packing Direction	Vertical	Packing pallet weight (kg)	912
Container Size (HC)	40'	Modules Per Pallet (pcs)	36
Pallets Per Container	26	Modules Per Container (pcs)	936

Module Diagram (unit : mm)



I-V Curves (HiN-T440NF(BK))



Sales & Marketing
hes.sales@hd.com

HD Hyundai Energy Solutions reserves the right to update or modify the specifications and features listed in this datasheet without prior notice. Always check the latest version of the datasheet for accurate information. Before using the product, please refer to the Installation and Operation Manual and Warranty. We retain the right of final interpretation.

HD HYUNDAI ENERGY SOLUTIONS

Powerwall 3

Power Everything

—

Powerwall 3 is a fully integrated solar and battery system, designed to accelerate the transition to sustainable energy. Customers can receive whole home backup, cost savings, and energy independence by producing and consuming their own energy while participating in grid services. Once installed, customers can manage their system using the Tesla App to customize system behavior to meet their energy goals.

Powerwall 3 achieves this by supporting up to 20 kW DC of solar and providing up to 11.5 kW AC of continuous power per unit. It has the ability to start heavy loads rated up to 185 LRA, meaning a single unit can support the power needs of most homes. Powerwall 3 Expansions make it easier and more affordable to scale up customers' systems to meet their current or future needs. Powerwall 3 is designed for fast and efficient installations, modular system expansion, and simple connection to any electrical service.



Powerwall 3 Technical Specifications

System Technical Specifications

Model Number	1707000-xx-y			
Nominal Grid Voltage (Input & Output)	120/240 VAC			
Grid Type	Split phase			
Frequency	60 Hz			
Nominal Battery Energy	13.5 kWh AC[1]			
Nominal Output Power (AC)	5.8 kW	7.6 kW	10 kW	11.5 kW
Maximum Apparent Power	5,800 VA	7,600 VA	10,000 VA	11,500 VA
Maximum Continuous Current	24 A	31.7 A	41.7 A	48 A
Overcurrent Protection Device[2]	30 A	40 A	60 A	60 A
Configurable Maximum Continuous Discharge Power Off-Grid (PV Only, -20°C to 25°C)	15.4 kW[3]			
Maximum Continuous Charge Current / Power (Powerwall 3 only)	20.8 A AC / 5 kW			
Maximum Continuous Charge Current / Power (Powerwall 3 with up to (3) Expansion units)	33.3 A AC / 8 kW			
Output Power Factor Rating	0 – 1 (Grid Code configurable)			
Maximum Output Fault Current (1 s)	160 A			
Maximum Short-Circuit Current Rating	10 kA			
Load Start Capability	185 LRA			
Solar to Battery to Home/Grid Efficiency	89%[1,4]			
Solar to Home/Grid Efficiency	97.5%[5]			
Power Scalability	Up to 4 Powerwall 3 units supported			
Energy Scalability	Up to 3 Expansion units (for a maximum total of 7 units)			
Supported Islanding Devices	Gateway 3, Backup Switch, Backup Gateway 2			
Connectivity	Wi-Fi (2.4 and 5 GHz), Ethernet, Cellular (LTE/4G[6])			
Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters			
AC Metering	Revenue Grade (+/- 0.5%, ANSI C12.20)			
Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters			
Customer Interface	Tesla Mobile App			
Warranty	10 years			

[1] Values provided for 25°C (77°F), at beginning of life. 3.3 kW charge/discharge power.

[2] See Powerwall 3 Installation Manual for fuse requirements if using fuse for overcurrent protection.

[3] 15.4kW off-grid maximum continuous discharge power is only available if on-grid rating is 11.5 kW. If enabled, Powerwall 3 must be installed with an 80 A breaker and appropriately sized conductors.

[4] Typical solar shifting use case.

[5] Tested using CEC weighted efficiency methodology.

[6] The customer is expected to provide internet connectivity for Powerwall 3; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

Powerwall 3 Technical Specifications

Solar Technical Specifications

Maximum Solar STC Input	20 kW
Withstand Voltage	600 V DC
PV DC Input Voltage Range	60 — 550 V DC
PV DC MPPT Voltage Range	60 — 480 V DC
MPPTs	6
Maximum Current per MPPT (I_{mp})	15 A [7, 8]
Maximum Short Circuit Current per MPPT (I_{sc})	19 A [8]

[7] Only applicable to Powerwall 3 units with 15 A I_{MP} on the product label. Otherwise, Powerwall 3 has an I_{MP} of 13 A.

[8] When PV strings are combined on the roof and the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 30 A I_{MP} / 38 A I_{SC} (or 26 A I_{MP} / 30 A I_{SC} if Powerwall 3 is labeled with 13 A I_{MP} / 15 A I_{SC}).

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F) [9]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP55 (Wiring Compartment)
Pollution Rating	PD3
Operating Noise @ 1 m	< 50 db(A) typical < 62 db(A) maximum

[9] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

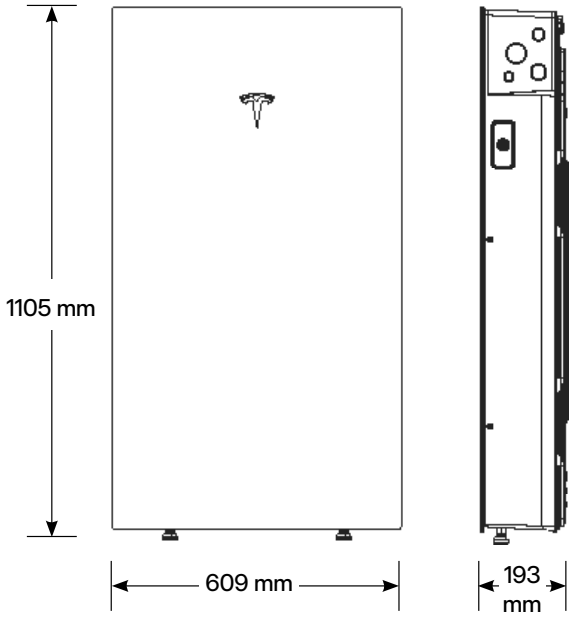
Certifications	UL 1741, UL 9540, UL 9540A, UL 3741, UL 1741 PCS, UL 1741 SA, UL 1741 SB, UL 1741 Multimode, UL 1973, UL 1699B, UL 1998, CSA C22.2 No. 0.8, CSA C22.2 No. 107.1, CSA C22.2 No. 330, CSA 22.3 No. 9, IEEE 1547, IEEE 1547A, IEEE 1547.1, CA Rule No.21
Grid Connection	United States and Canada
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Powerwall 3 Technical Specifications

Mechanical Specifications

Dimensions	1105 x 609 x 193 mm (43.5 x 24 x 7.6 in) [10]
Total Weight of Installed Unit	132 kg (291.2 lb)
Weight of Powerwall 3	124 kg (272.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Mounting Options	Floor or wall mount

[10] These dimensions include the glass front cover being installed on Powerwall 3.



Powerwall 3 Expansion Technical Specifications

Battery Technical Specifications

Model Number	1807000-xx-y
Nominal Battery Energy	13.5 kWh
Voltage Range	52 - 92 V DC [11]

[11] Powerwall 3 Expansion units are connected in parallel and are not field serviceable.

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F) [12]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67
Pollution Rating	PD3

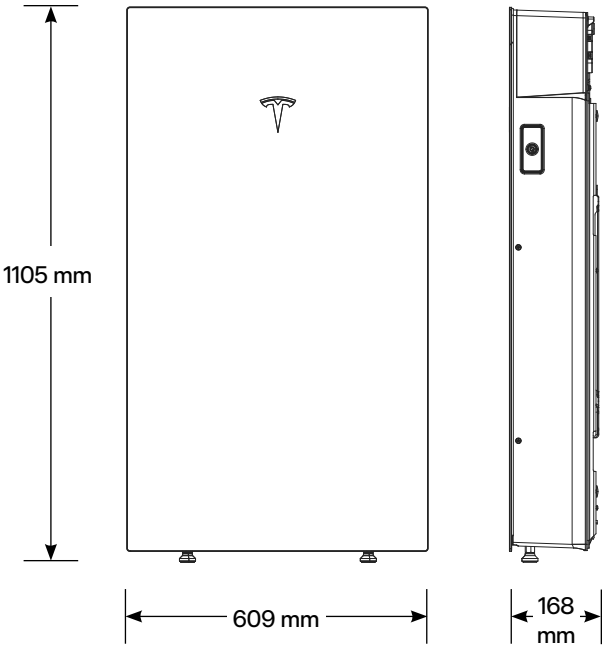
[12] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

Certifications	UL 1973, UL 9540 Meets the unit level performance criteria of UL 9540A

Mechanical Specifications

Dimensions	1105 x 609 x 168 mm (43.5 x 24 x 6.6 in) [13]
Total Weight of Wall-Mounted Expansion Unit	118.5 kg (261.2 lb)
Weight of Expansion Unit	110 kg (242.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Weight of Expansion Accessories	0.7 kg (1.5 lb)
Mounting Options	Floor or wall mount
Stacking Capability (Floor Mount Only)	Up to (3) Expansion units behind a Powerwall 3
Compatibility with Other Systems	Only compatible with Powerwall 3
Connection to Powerwall 3 or Expansions	Powerwall 3 Expansion harness [14]



[13] These dimensions include the glass front cover being installed on Powerwall 3 Expansion.

[14] The Powerwall 3 Expansion harness is a listed component of the UL 9540 certification.

Solar Shutdown Device Technical Specifications

—

The Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is integral to the rapid shutdown (RSD) function required for rooftop PV systems in accordance with Article 690 of the NEC. When paired with Powerwall 3, solar array shutdown is initiated by an External System Shutdown Switch or the On/Off Enable switch located on Powerwall 3. Systems not subject to rapid shutdown requirements must still install one or more MCIs for functional purposes; see the Powerwall 3 installation manual for details.

Electrical Specifications

Model	MCI-1	MCI-2	MCI-2 High Current
Nominal Input DC Current Rating (I_{MP})	13 A	13 A	15 A
Maximum Input Short Circuit Current (I_{SC})	19 A	17 A	19 A
Maximum System Voltage	600 V DC	1000 V DC[15]	1000 V DC[15]
Maximum Disconnect Voltage[16]	600 V DC	165 V DC	165 V DC

[15] Maximum System Voltage is limited by Powerwall to 600 V DC.

[16] Maximum Disconnect Voltage is the maximum voltage allowed across each MCI in the open position (Rapid Shutdown Initiated). An individual MCI-2 has a voltage rating of 165V but in combination (connected in the same string) their voltage ratings are additive.

RSD Module Performance

Maximum Number of Devices per String	5
Control	Power Line Excitation
Passive State	Normally Open
Maximum Power Consumption	7 W
Warranty	25 years

Environmental Specifications

Operating Temperature	-40°C to 50°C (-40°F to 122°F)	-45°C to 70°C (-49°F to 158°F)
Storage Temperature	–30°C to 70°C (–22°F to 158°F)	–30°C to 70°C (–22°F to 158°F)
Enclosure Rating	NEMA 4X / IP65	

Mechanical Specifications

Electrical Connections	MC4 Connector	
Housing	Plastic	
Dimensions	125 x 150 x 22 mm (5 x 6 x 1 in)	173 x 45 x 22 mm (6.8 x 1.8 x 1 in)
Weight	350 g (0.77 lb)	120 g (0.26 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw	Wire Clip

Compliance Information

Certifications	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
RSD Initiation Method	External System Shutdown Switch or Powerwall 3 Enable Switch

UL 3741 PV Hazard Control (and PVRSA) Compatibility

See UL 3741 Application Addendum

Gateway 3

—

Tesla Gateway 3 controls connection to the grid in a Powerwall system, automatically detecting outages and providing seamless transition to backup power. It provides energy monitoring that is used by Powerwall for solar self-consumption, time-based control, and backup operation.

Performance Specifications

Model Number	1841000-x1-y
Nominal Grid Voltage	120/240 V AC
Grid Configuration	Split phase
Grid Frequency	60 Hz
Continuous Current Rating	200 A
Maximum Supply Short Circuit Current	22 kA with Square D or Eaton main breaker 25 kA with Eaton main breaker [17]
IEC Protective Class	Class I
Overvoltage Category	Category IV

[17] Only Eaton CSR or BWH main breakers are 25 kA rated.

AC Meter	+/- 0.5%
Communication	CAN
User Interface	Tesla App
Backup Transition	Automatic disconnect for seamless backup
Overcurrent Protection Device	100–200 A Service entrance rated Eaton CSR, BWH, or BW, or Square D QOM breakers
Internal Panelboard	200 A 8-space/16 circuit breakers Eaton BR, Siemens QP, or Square D HOM breakers rated to 10–125A
Warranty	10 years

Environmental Specifications

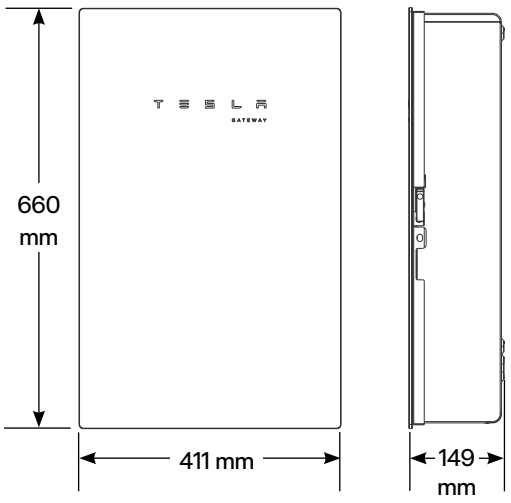
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 107.1, CSA 22.2 29
Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	16.3 kg (36 lb)
Mounting options	Wall mount



Backup Switch

—

The Tesla Backup Switch controls connection to the grid in a Powerwall system, and can be easily installed behind the utility meter or in a standalone meter panel downstream of the utility meter.
The Backup Switch automatically detects grid outages, providing a seamless transition to backup power. It communicates directly with Powerwall, allowing home energy usage monitoring from any mobile device with the Tesla app.

Performance Specifications

Model Number	1624171-xx-y
Continuous Load Rating	200 A, 120/240 V split phase
Maximum Supply Short Circuit Current	22 kA with breaker [18]
Communication	CAN
AC Meter	+/- 0.5%
Expected Service Life	21 years
Warranty	10 years

[18] Breaker maximum supply short circuit current rating must be equal to or greater than the available fault current.

Environmental Specifications

Operating Temperature	–40°C to 50°C (–40°F to 122°F)
Storage Temperature	–40°C to 85°C (–40°F to 185°F)
Enclosure Rating	NEMA 3R
Pollution Rating	PD3

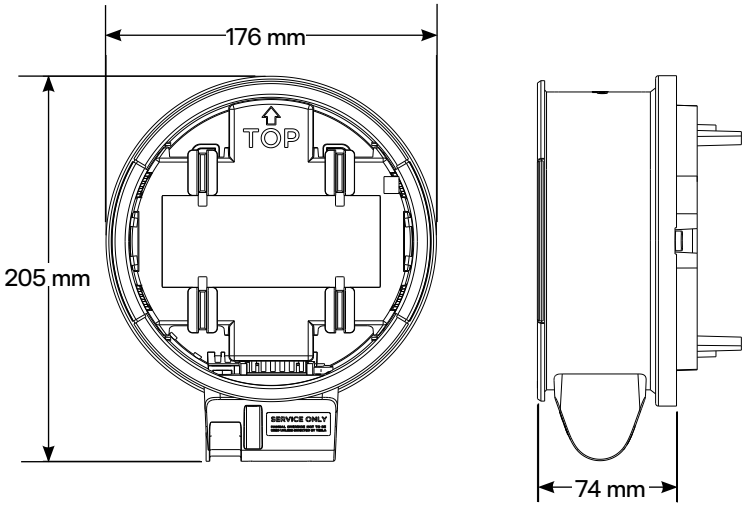
Compliance Information

Safety Standards	USA: UL 414, UL 414 SB, UL 2735, UL 916, CA Prop 65
Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

Dimensions	176 x 205 x 74 mm (6.9 x 8.1 x 2.9 in)
Weight	2.8 lb
Meter and Socket Compatibility	ANSI Type 2S, ringless or ring type
External Service Interface	Contactor manual override [19] Reset button
Conduit Compatibility	1/2-inch NPT

[19] Manually overrides the contactor position during a service event.



Backup Gateway 2

—

Backup Gateway 2 controls connection to the grid when paired with Powerwall 3, automatically detecting outages and providing seamless transition to backup power. Backup Gateway 2 also provides energy metering for solar self-consumption, time-based control, and backup operation.
In this system configuration, Powerwall 3 acts as the Site Controller, with the Backup Gateway 2 Site Controller disabled.

Performance Specifications

Model Number	1232100-xx-y
AC Voltage (Nominal)	120/240 V
Feed-in Type	Split phase
Grid Frequency	60 Hz
Current Rating	200 A
Maximum Supply Short Circuit Current	10 kA [20]
Overcurrent Protection Device	100 - 200 A, Service entrance rated
Overvoltage Category	Category IV

[20] When protected by Class J fuses, Backup Gateway 2 is suitable for use in circuits capable of delivering not more than 22kA symmetrical amperes.

Internal Primary AC Meter	+/- 0.2%
Internal Auxiliary AC Meter	+/- 2%
Backup Transition	Automatic disconnect for seamless backup
Modularity	Supports up to 10 AC-coupled Powerwalls
Optional Internal Panelboard	200 A 6-space / 12 circuit breakers Siemens QP or Square D HOM breakers rated 10 - 80A or Eaton BR breakers rated 10 - 125A
Warranty	10 years

Environmental Specifications

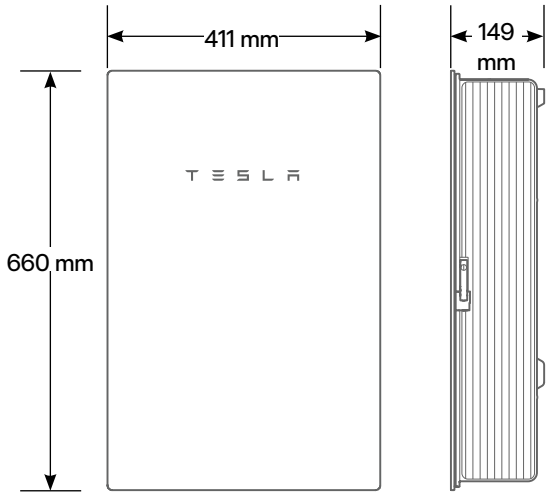
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 0.19, CSA 22.2 205
Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

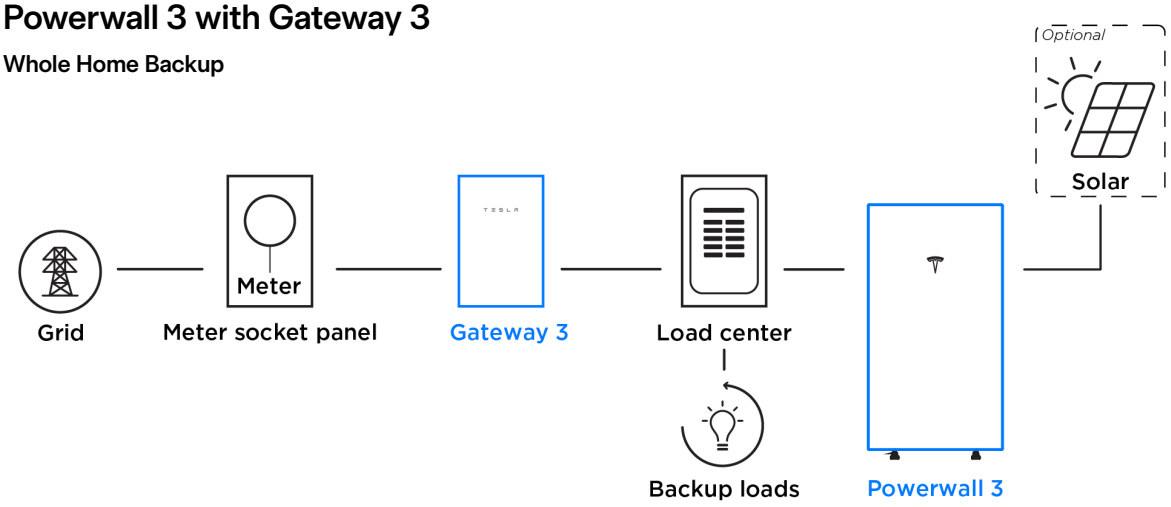
Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	20.4 kg (45 lb)
Mounting options	Wall mount



Powerwall 3 Example System Configurations

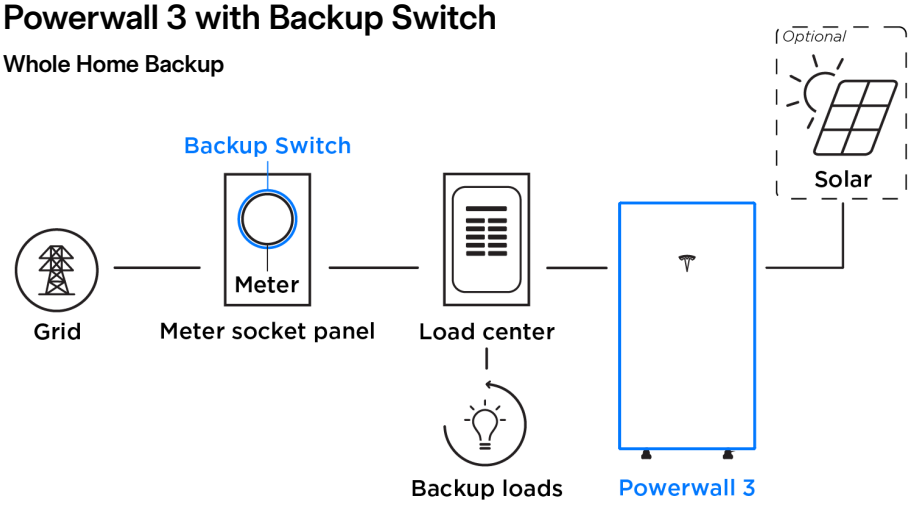
Powerwall 3 with Gateway 3

Whole Home Backup



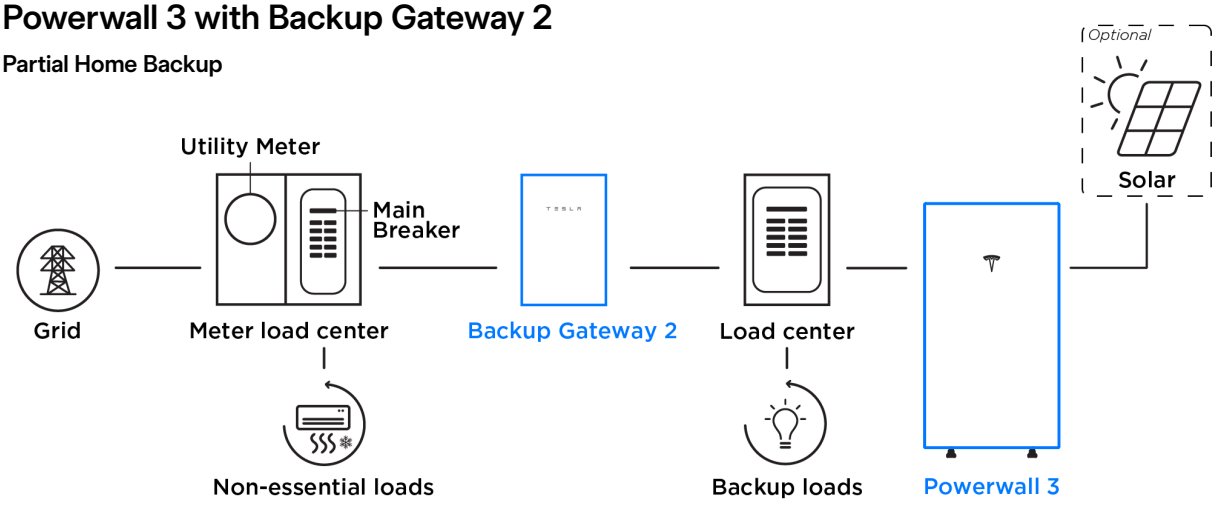
Powerwall 3 with Backup Switch

Whole Home Backup



Powerwall 3 with Backup Gateway 2

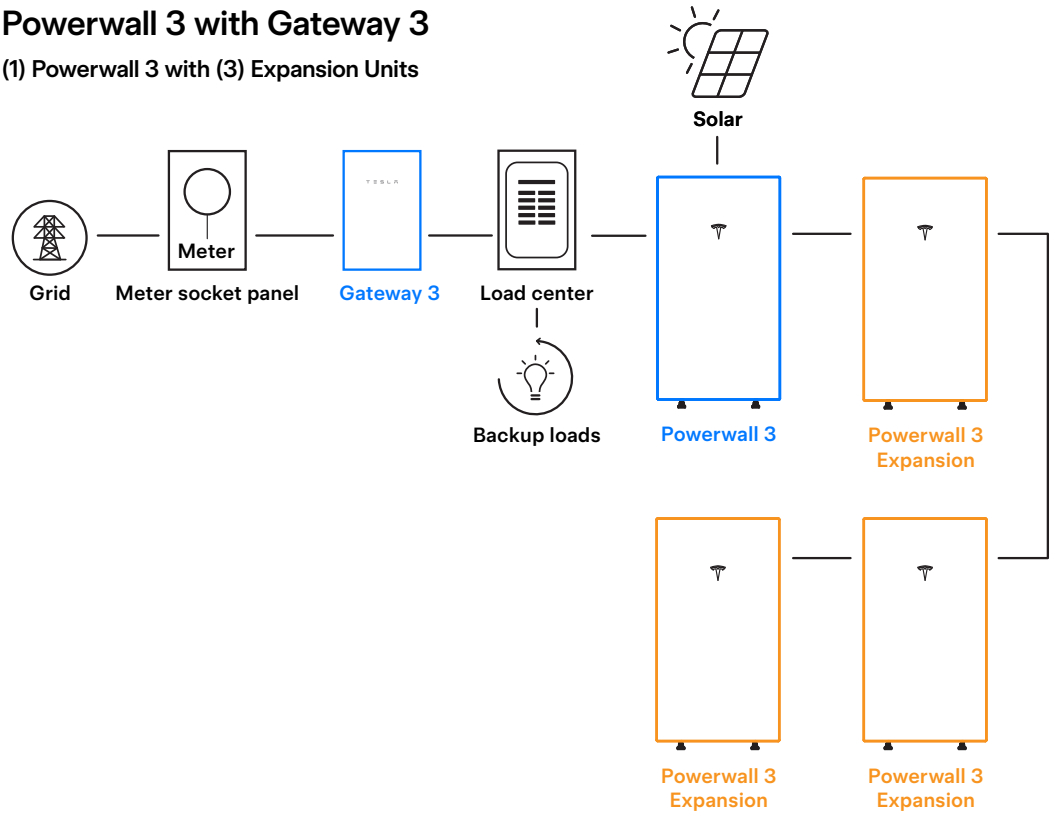
Partial Home Backup



Powerwall 3 Example System Configurations

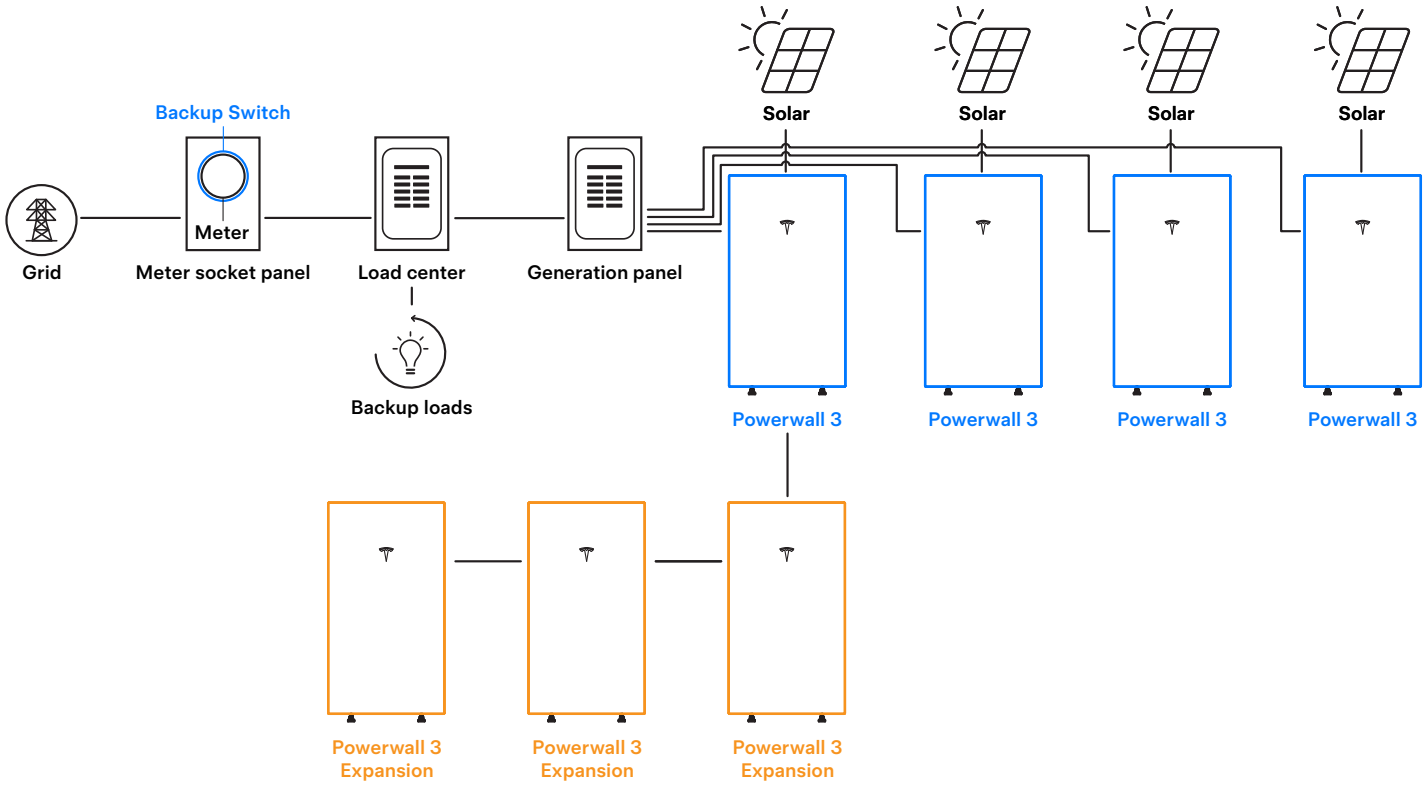
Powerwall 3 with Gateway 3

(1) Powerwall 3 with (3) Expansion Units



Powerwall 3 with Backup Switch

(4) Powerwall 3 Units with (3) Expansion Units (Maximum System Size)



Product Data Sheet

DU222RB

Safety Switch , 60A, Non-Fusible, 2-Pole



SQUARE D by Schneider Electric

List Price	$353.00 USD
Availability	**Stock Item: This item is normally stocked in our distribution facility.**

Technical Characteristics

Number of Poles	2-Pole
Terminal Type	Lugs
Type of Duty	General Duty
Maximum Voltage Rating	240VAC
Wire Size	#10 to #2 AWG(Al) - #14 to #2 AWG(Cu)
Action	Single Throw
Ampere Rating	60A
Approvals	UL Listed File Number E2875
Enclosure Rating	NEMA 3R
Enclosure Type	Rainproof and Sleet/Ice proof (Indoor/Outdoor)
Factory Installed Neutral	No
Disconnect Type	Non-Fusible
Mounting Type	Surface

Shipping and Ordering

Category	00106 - Safety Switch, General Duty, 30 - 200 Amp, NEMA3R
Discount Schedule	DE1A
GTIN	00785901491491
Package Quantity	1
Weight	4.7 lbs.
Availability Code	Stock Item: This item is normally stocked in our distribution facility.
Returnability	Y
Country of Origin	MX

As standards, specifications, and designs change from time to time, please ask for confirmation of the information given in this document.

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Schneider Electric

Tech Brief

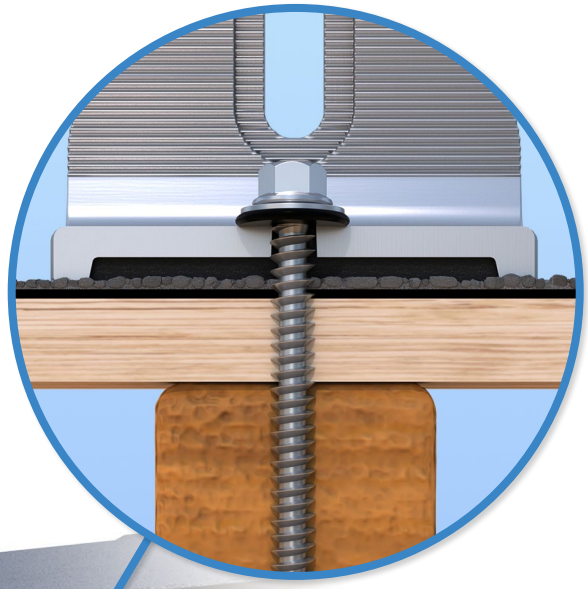
IRONRIDGE

QuickMount® HUG

The Respect Your Roof Deserves

When integrating with a home, solar attachments must be dependable for the lifetime of the rooftop. Due to recent innovations, many asphalt shingles have bonded courses. A mount that protects without the need to pry shingles can really speed things up.

Halo UltraGrip™(HUG®) is here to respect the roof. Its Halo is a cast-aluminum barrier that encases the UltraGrip, our industrial-grade, foam-and-mastic seal. This allows HUG to accelerate the installation process and provide the utmost in waterproofing protection. Give your roof a HUG®.





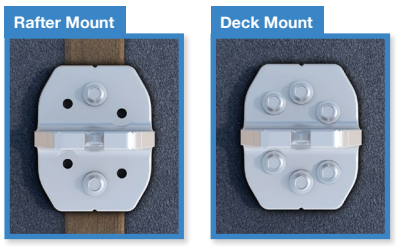
Multi-Tiered Waterproofing

HUG® utilizes a multi-tiered stack of components to provide revolutionary waterproofing protection. The Halo cast-aluminum, raised-perimeter foundation surrounds the UltraGrip™ base—a foam-backed mastic seal combination that prevents water intrusion by adhering and sealing with the shingle surface.

Halo UltraGrip™ is part of the QuickMount® product line.

UltraGrip™ Seal Technology

HUG UltraGrip™ utilizes a state-of-the-art seal design that uses a unique, foam-and-mastic combination. The foam-backed adhesive provides an entirely new flashing system that conforms and adheres to every nook and cranny of composition shingles, filling gaps and shingle step-downs (up to 1/8" in height).



Rafter & Deck Mounting Options

Mount HUG® to the roof rafters, the roof deck, or both with our custom-engineered RD (rafter-or-deck) Structural Screw. The RD Structural Screw anchors HUG® to the roof with an EPDM sealing washer, completing the stack of waterproofing barriers. See backside for more installation information.

Intertek

Rated & Certified to Respect the Roof™

UL 2703, UL 2703A, 441 (27), TAS 100(A)-95

Adaptive, Rafter-Friendly Installation



Hit the rafter? Good to go!
When you find a rafter, you can move on. Only 2 RD Structural Screws are needed.

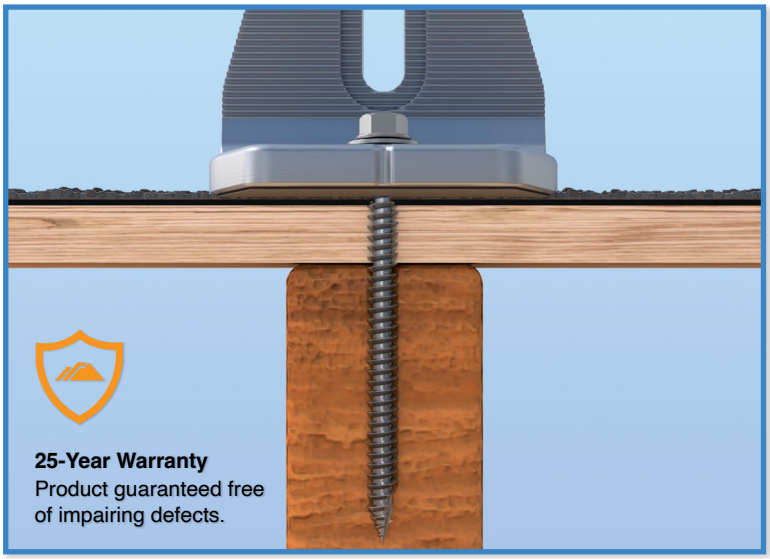


Miss the rafter? Try it again.
Place another screw to the left or right. If rafter is found, install 3rd and final screw.



Still no luck? Install the rest.
If more than 3 screws miss the rafter, secure six screws to deck mount it.

Trusted Strength & Less Hassle



Structural capacities of HUG® were reviewed in many load directions, with racking rail running cross-slope or up-slope in relation to roof pitch.

For further details, see the HUG® certification letters for attaching to rafters and decking.

IronRidge designed the HUG®, in combination with the RD Structural Screw to streamline installs, which means the following:

- No prying shingles
- No roof nail interference
- No pilot holes necessary
- No sealant (in most cases)
- No butyl shims needed

Attachment Loading

The rafter-mounted HUG® has been tested and rated to support 1004 (lbs) of uplift and 368 (lbs) of lateral load.

Structural Design

Parts are designed and certified for compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

HUG® passed both the UL 441 Section 27 “Rain Test” and TAS 100(A)-95 “Wind Driven Rain Test” by Intertek.

UL 2703 & 2703A

Systems conform to UL 2703 and HUG® also conforms to UL 2703A. See Flush Mount Manual for more info.

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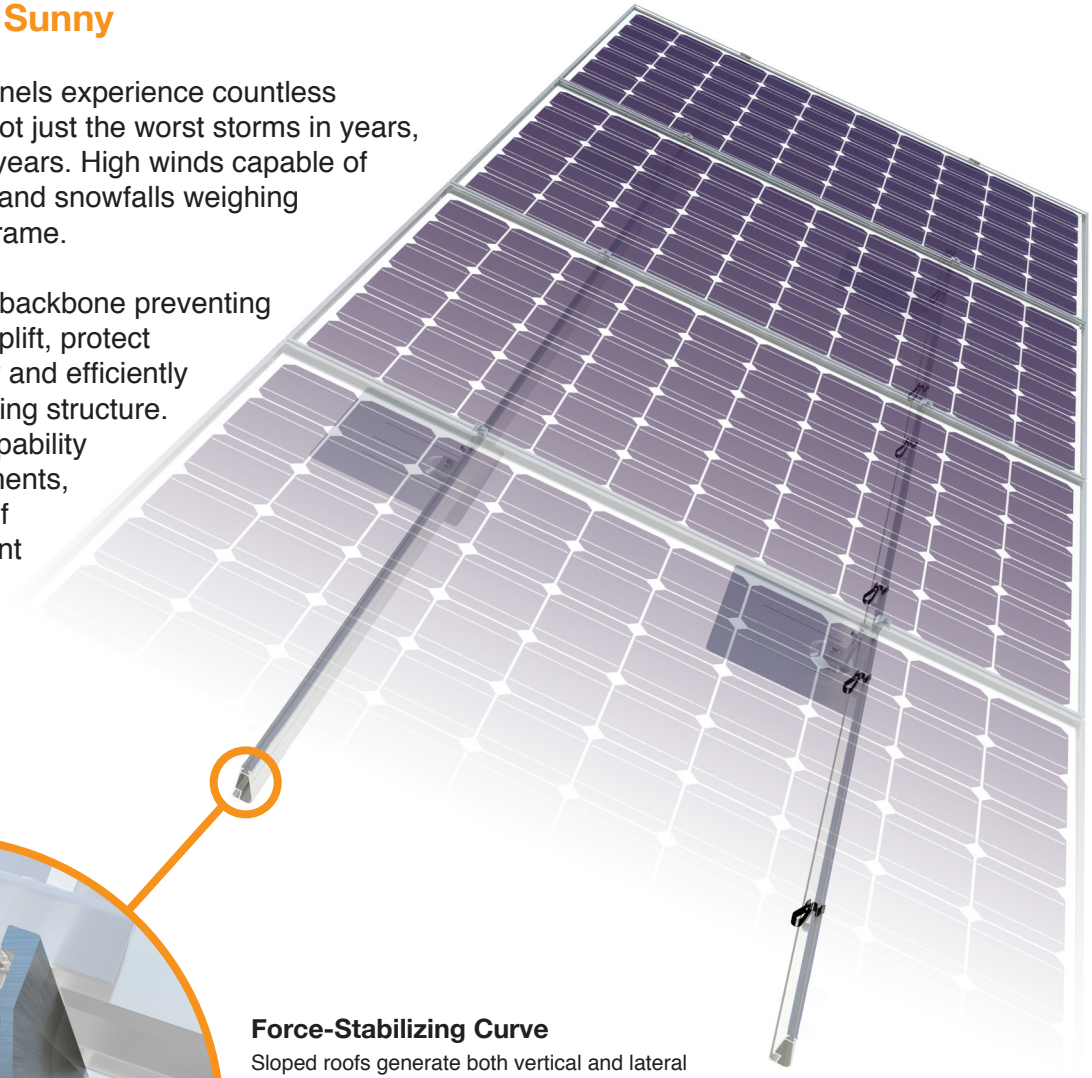
IRONRIDGE

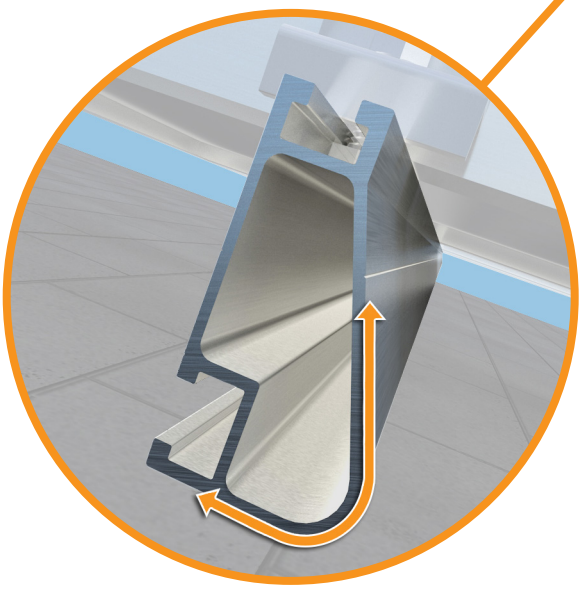
XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.





Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

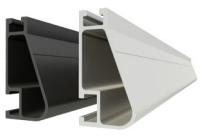
Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, perfectly matched to regions without snow. It achieves 6 foot spans, while also staying light and economical.

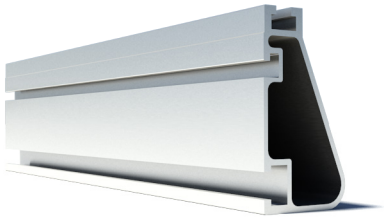
- 6' spanning capability
- Moderate load capability
- Clear anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	100	XR10		XR100		XR1000	
	120						
	140						
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						

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Tech Brief

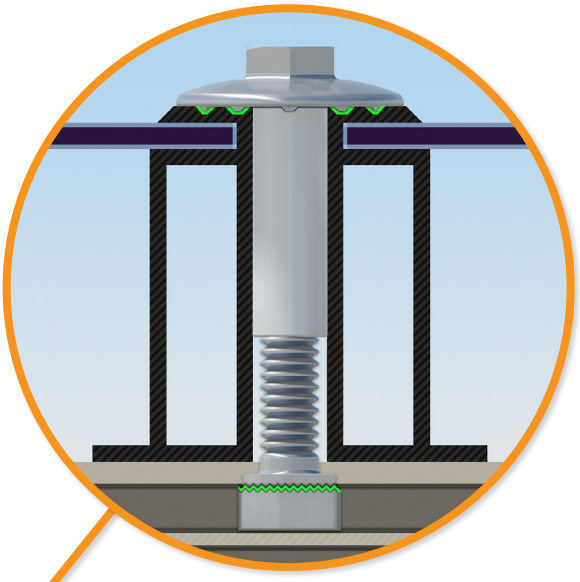
IRONRIDGE

UFO Family of Components

Simplified Grounding for Every Application

The UFO family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge XR Rails. All system types that feature the UFO family—Flush Mount, Tilt Mount and Ground Mount—are fully listed to the UL 2703 standard.

UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.



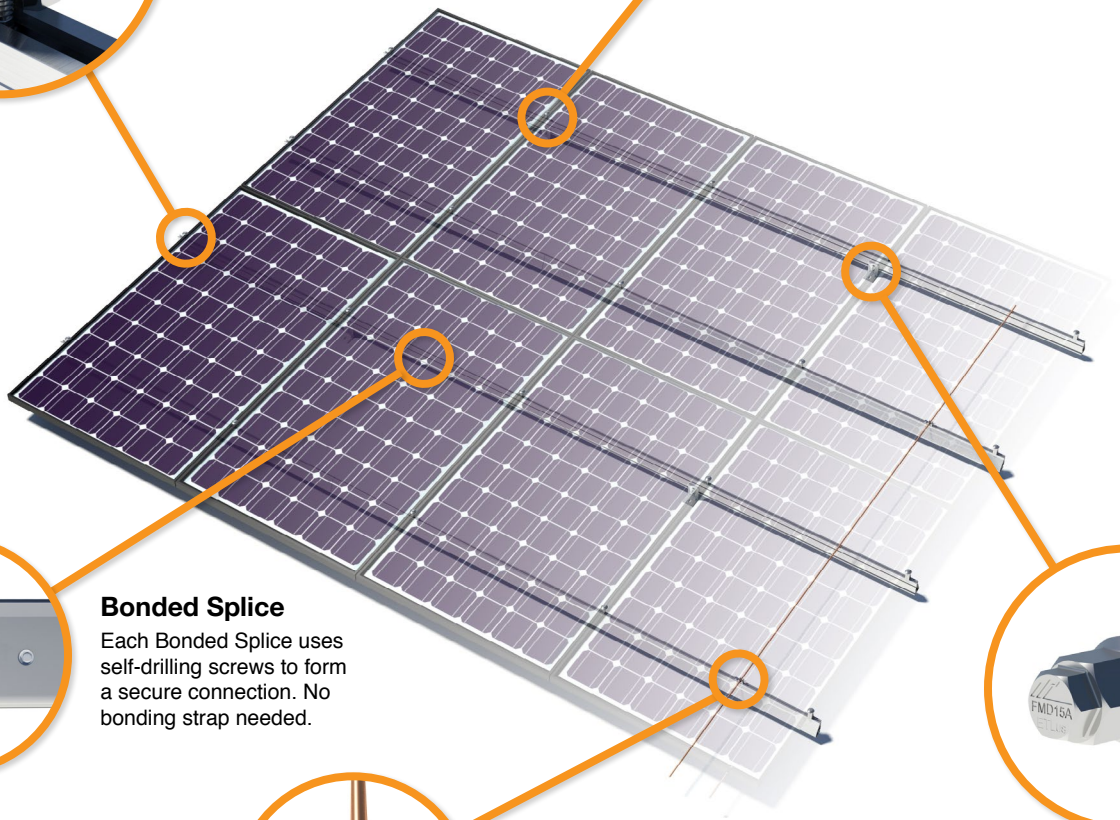
Universal Fastening Object (UFO)

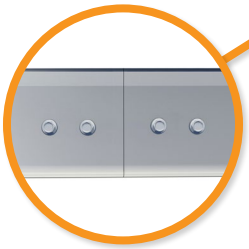
The UFO securely bonds solar modules to XR Rails. It comes assembled and lubricated, and can fit a wide range of module heights.



Stopper Sleeve

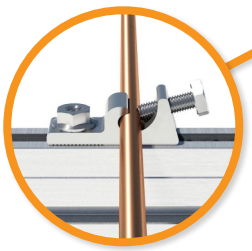
The Stopper Sleeve snaps onto the UFO, converting it into a bonded end clamp.





Bonded Splice

Each Bonded Splice uses self-drilling screws to form a secure connection. No bonding strap needed.



Grounding Lug

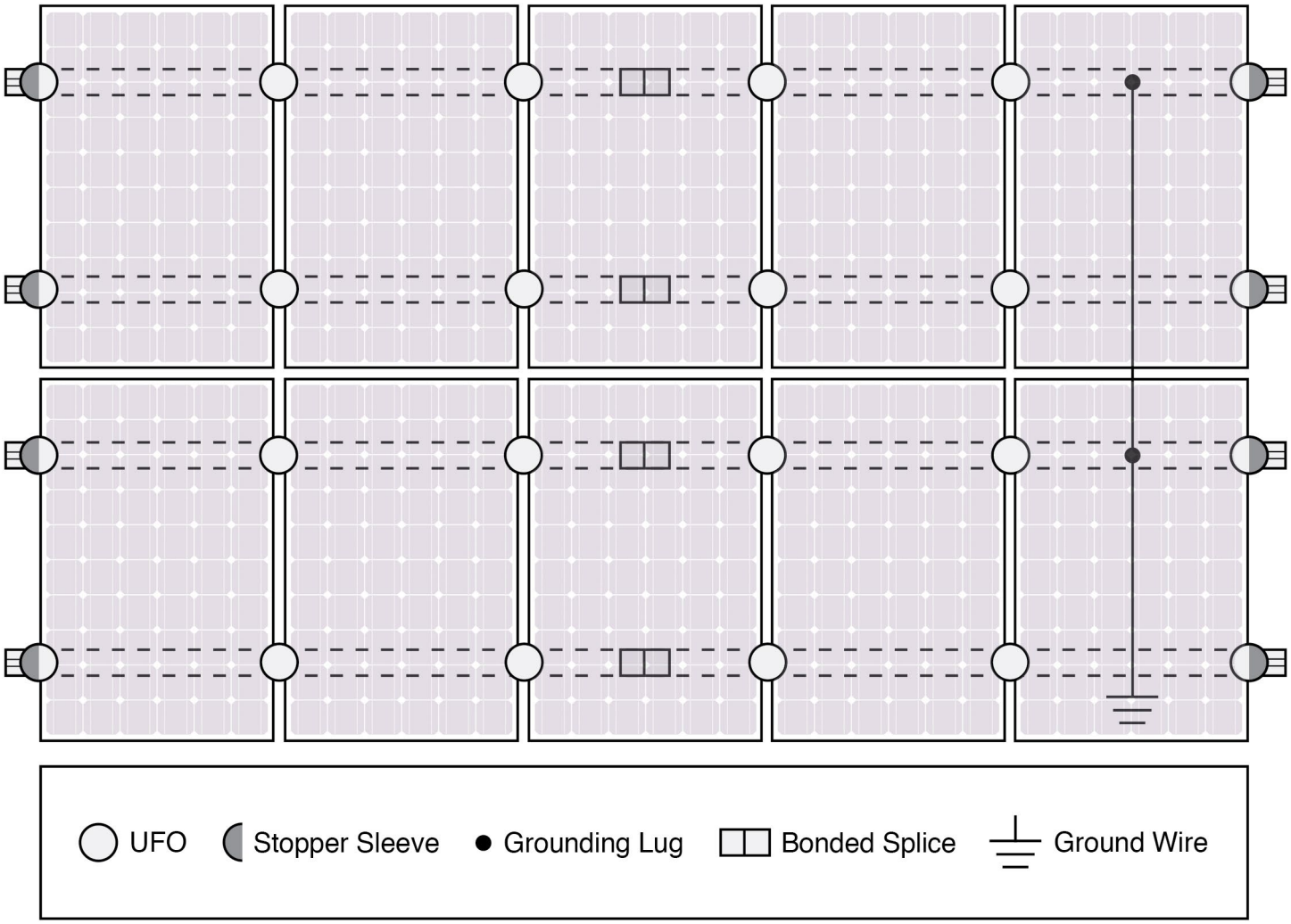
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.



Bonded Attachments

The bonding bolt attaches and bonds the L-foot to the rail. It is installed with the same socket as the rest of the system.

System Diagram



Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

UL Certification

The IronRidge Flush Mount, Tilt Mount, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Go to IronRidge.com/UFO

Cross-System Compatibility			
Feature	**Flush Mount**	**Tilt Mount**	**Ground Mount**
XR Rails	✔	✔	XR1000 Only
UFO/Stopper	✔	✔	✔
Bonded Splice	✔	✔	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	Enphase - M250-72, M250-60, M215-60, C250-72 Darfon - MIG240, MIG300, G320, G640 SolarEdge - P300, P320, P400, P405, P600, P700, P730		
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules Refer to installation manuals for a detailed list.		

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Heritage Preservation Commission 9. A. 3.

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

DATE: 10/21/2026

SUBJECT: 9 N. Leroux St. Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00160
Address: 9 N. Leroux St.
Type of Approval: Certificate of No Effect
Approval Date: September 11, 2026

FINDINGS:

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

INFORMATION:

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

Attachments

Certificate of No Effect Application

Docusign Envelope ID: A9A06766-5FDB-85CE-80D0-8886FA14F247

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)	Title	Phone	Email
A and R Rosales Family Trust		928-699-1683	rosalbg421@gmail.com

Mailing Address	City, State, Zip
2420 W. Kiltie Ln	Flagstaff, Arizona 86005

Applicant	Title	Phone	Email
Nic Rakestraw		928-440-3352	support@evolvedsupplyco.com

Mailing Address	City, State, Zip
9 N Leroux St	Flagstaff, AZ, 86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Contractual Interest

Site Address	City, State, Zip
9 N Leroux St	Flagstaff, AZ, 86001

Project Name
Bladed Sign

Parcel Number(s)	Zoning District(s)
102-20-019A	CB Railroad Historic Distric

Property Information:

- ☑ Yes ☐ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: Raymond Building)
- ☑ Yes ☐ No Located in a National Register Historic District? (Name: Railroad Historic Distric)
- ☑ Yes ☐ No Is a structure on the property considered contributing to the District?
- ☐ Yes ☐ No Located in a Historic or Landmark Overlay? (Name: Downtown)
- ☑ 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:	Date:
DocuSigned by: 515524F5D83D442...	7/23/2026	DocuSigned by: Nic Rakestraw 1E819FB7155A40C...	7/23/2026

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

Docusign Envelope ID: A9A06766-5FDB-85CE-80D0-8886FA14F247

City of Flagstaff **Planning & Development Services Division**

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

(928) 213-2618
frontcounter@flagstaffaz.gov

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.

Docusign Envelope ID: A9A06766-5FDB-85CE-80D0-8886FA14F247

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

HPC-C

Project Description:

Exterior bladed sign featuring business logo

Sign will be made of wood with a carved logo, hung from iron bracket. See examples 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*:

The project will round out the storefront and bring in more visitors.

Adding the hanging sign will make our storefront consistent with the general design,

and aesthetic of the businesses in downtown.

The nuetral and earth tone colorways will showcase the business and its aesthetic rooted in

the public lands around Flagstaff while remaining consistent with

much of downtown's existing color palette.

Docusign Envelope ID: A9A06766-5FDB-85CE-80D0-8886FA14F247

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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:

a. 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

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.

Original Construction Date: 1911

Describe Previous Major Alterations (Include dates):

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

a. Historic Place within Railroad Historic District

Source(s) of Information Used:

Public Records, Owner Records

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

Proposed project makes no permanent or detrimental changes to the building or it's historical ir

PROPERTY OWNER AUTHORIZATION LETTER

Date: 07/22/26

City of Flagstaff
Planning & Development Services Division
211 W. Aspen Avenue
Flagstaff, Arizona 86001

RE: Property Owner Authorization for Sign Permit and Heritage Preservation Application
Property Address: 9 N. Leroux Street, Flagstaff, Arizona 86001

To Whom It May Concern:

I, **Mark Anthony Rosales, A and R Rosales Family Trust LLC** , certify that I am the legal owner or authorized representative of the property located at **9 N. Leroux Street, Flagstaff, Arizona 86001**.

I hereby authorize my tenant, **Evolve Co.**, and its authorized representatives, contractors, designers, and agents to prepare, submit, and process applications with the City of Flagstaff related to the installation, modification, review, and approval of signage at the above-referenced property.

This authorization includes, but is not limited to, the following:

- Sign permit applications;
- Heritage Preservation Commission applications;
- Applications for a Certificate of No Effect or Certificate of Appropriateness;
- Planning, zoning, building, and development review applications associated with the proposed signage; and
- Communication with City of Flagstaff staff regarding the application and review process.

This authorization does not transfer ownership of the property and is limited to the processing and completion of permits and approvals associated with Evolve Co.'s proposed signage and related improvements.

I understand that all proposed work remains subject to applicable City of Flagstaff zoning, building, sign, historic preservation, and development requirements.

Please accept this letter as proof of ownership authorization for Evolve Co.'s application.

Sincerely,

Mark Anthony Rosales, A and R Rosales Family Trust LLC

Title, if applicable: Owner

Property Owner or Ownership Entity:

A and R Rosales Family Trust LLC

Mailing Address:

2420 W. Kiltie Ln

Flagstaff, AZ 86001

Phone: 928-699-1683

Email: rosalbg421@gmail.com

Property Owner Signature:

Date: 7/22/2026



OUTDOOR GEAR

EVOLVED
Supply Co.
FLAGSTAFF, ARIZONA
OUTDOOR GEAR
OPEN
EVOLVED
Supply Co.
FLAGSTAFF, ARIZONA
FLAGSTAFF
MADE
OUTDOOR
GEAR
and
APPAREL
COME IN
EVOLVED
Supply Co.
FLAGSTAFF, ARIZONA
OUTDOOR GEAR
ALPINE
PIZZA
DELIVERY
EST. 1975
STOP
EVOLVED
Supply Co.
FLAGSTAFF, ARIZONA
FLAGSTAFF
MADE
OUTDOOR
GEAR
and
APPAREL
COME IN

Heritage Preservation Commission 9. A. 4.

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

DATE: 10/21/2026

SUBJECT: 824 W. Birch Ave. Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00172
Address: 824 W. Birch Ave.
Type of Approval: Certificate of No Effect
Approval Date: September 25, 2026

FINDINGS:

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

INFORMATION:

This project proposes reroofing in-kind. Reroofing in-kind is considered a minor alteration that has a limited impact in relation to the total cultural resource and was determined to meet the criteria for a Certificate of No Effect. This building was constructed in 1917 and is located within the Townsite Historic Overlay Zone. The property is outside the boundaries of the Flagstaff Townsite Historic Residential District.

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
Ken Ketter		928-853-5339	tvbac24@gmail.com

Mailing Address	City, State, Zip
824 W. Birch	Flagstaff, AZ 86001

Applicant	Title	Phone	Email
Havasu Roofing, INC DBA Flagstaff Roofing		774-1212	calli@flagstaffroofing.com

Mailing Address	City, State, Zip
PO Box 31312	Flagstaff, AZ 86003

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
824 W. Birch – Ken Ketter

Site Address	City, State, Zip
824 W. Birch	Flagstaff, AZ 86001

Project Name
Re-roof Ketter

Parcel Number(s)	Zoning District(s)

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?
- ☐ 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:	Date:
Ken Ketter	9/26/26		9/23/26

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-C

Project Description:

Tear off & re-roof w/ Malarkey Highlander shingles. Color & style of shingles will match as close as possible to existing roof.

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*:

It's on the edge of Townsite Overlay.

City of Flagstaff **Planning & Development Services Division**
211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
(928) 213-2618
frontcounter@flagstaffaz.gov

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:

a. 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

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.

Original Construction Date: ~~October 2026~~ Built ~~[illegible]~~ 1917

Describe Previous Major Alterations (Include dates):

N/A

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

(A) - Townsite Overlay

Source(s) of Information Used:

Public Records

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

Existing Structure retains historic character & great appearance
We will match existing roof as close as possible

CITY OF FLAGSTAFF
211 W Aspen Ave
Flagstaff, AZ 86001
Phone: 928-213-2601
Fax: 928-213-2609

PERMIT NUMBER: OTC-26-02450
PERMIT TYPE: Roofing
PROJECT NAME: Ketter Re-roof

ISSUE DATE: 09/22/2026
EXPIRATION DATE: 03/21/2027

Before You Dig Call 1-800-782-5348

PROPERTY ADDRESS:
824 W BIRCH AVE
Flagstaff , AZ 86001

PARCEL NUMBER: 100-13-014C
SUBDIVISION: FLAGSTAFF TOWNSITE
LOT #: 10

OWNER
KETTER KENNETH ANDREW FAMILY TRUST DTD 03-06-85
824 W BIRCH AVE
FLAGSTAFF , AZ 86001

CONTRACTOR (Prime)
HAVASU ROOFING
2997 N KRISTIN DR FLAGSTAFF AZ
Flagstaff , AZ 86001

VALUE: 4000
NUMBER OF UNITS:
OCCUPANCY TYPE:
SQUARE FOOTAGE:

DESCRIPTION OF WORK: Re-Roof - no wood shakes or wood shingles permitted

INSPECTOR: Jaime Urias

VALUE: 4000
NUMBER OF UNITS:
OCCUPANCY TYPE:
SQUARE FOOTAGE:

FEE SUMMARY	CHARGED	PAID	DATE PAID	RECEIPT #
Residential Roofing	$47.00	$47.00	09/22/2026	ONLINE-12367
TOTAL FEES:	$47.00	$47.00		

CONDITIONS/COMMENTS:
No wood shakes or wood shingles allowed. Re-roof permits limit the replacement of roof decking to 1 square (100 square feet). Replacement of more than 1 square requires a residential or commercial building repair/remodel permit. Replacement decking must be inspected before covering with underlayment Once the fees are paid, please sign and attach the permit found under the "Printables" tab, once the signed permit is attached the inspection call-in instructions will be attached. RETURN OF A SIGNED PERMIT IS A REQUIREMENT TO SCHEDULE AN INSPECTION. If you need help paying the fee please see the "how to" document here https://www.flagstaff.az.gov/DocumentCenter/View/70715/Making-a-Payment-in-Citizen-Access-Online-Portal

ACKNOWLEDGEMENT & APPROVAL

I HEREBY CERTIFY THAT THE INFORMATION SET FORTH ON THIS FORM IS COMPLETE AND ACCURATE AND DO HEREBY AGREE TO COMPLY WITH ALL APPLICABLE CODES OF THE CITY OF FLAGSTAFF AND THE STATE OF ARIZONA AND WITH ANY CONDITIONS ATTACHED HERETO, AND REQUEST THAT ALL PERTINENT CITY PERSONNEL ACCESS MY PROPERTY AT ANY TIME DEEMED NECESSARY TO INSPECT WORK BEING DONE RELATING TO THIS PERMIT:

PERMIT HOLDER SIGNATURE: _____ **DATE:** 9/23/26

Permit Closed: _____ **Inspector** _____ **Date** _____ **Approved/Expired**

Heritage Preservation Commission 9. A. 5.

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

DATE: 10/21/2026

SUBJECT: 820 N. Beaver St. Phase 1 Cultural Resource Study

PROPERTY INFO:

Permit Number(s): PZ-26-00142
Address: 820 N. Beaver St.
Type of Approval: Phase 1 Cultural Resource Study
Approval Date: September 29, 2026

FINDINGS:

The Heritage Preservation Officer reviewed the revised Phase 1 Cultural Resource Study and determined that the previous conditions of approval were satisfied.

INFORMATION:

The Heritage Preservation Commission held a public hearing on September 16, 2026, in regard to this Phase 1 Cultural Resource Study. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. Eligibility on the local level needs to be addressed at minimum to the same extent as the national.
2. Integrity and condition need to be differentiated where appropriate.
3. The production of a searchable PDF for final deliverable to the city.
4. The Heritage Preservation Officer can approve the above changes administratively.

The Phase 1 Cultural Resource Study was revised by EnviroSystems Management, Inc. A new section outlining National and Flagstaff Register of Historic Places considerations was added and evaluations of National and Flagstaff Register significance were differentiated into different sections with more detailed analysis under the Flagstaff Register. The Condition and Aspects of Integrity sections are also differentiated and condition is not referenced in the integrity analysis. The final study is a searchable PDF format.

Attachments

Phase 1 Cultural Resource Study

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

EnviroSystems
Compliance · Cultural · Biological · Geospatial

City of Flagstaff Arizona · Established 1882 ·

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

October 1, 2026
(Final 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.



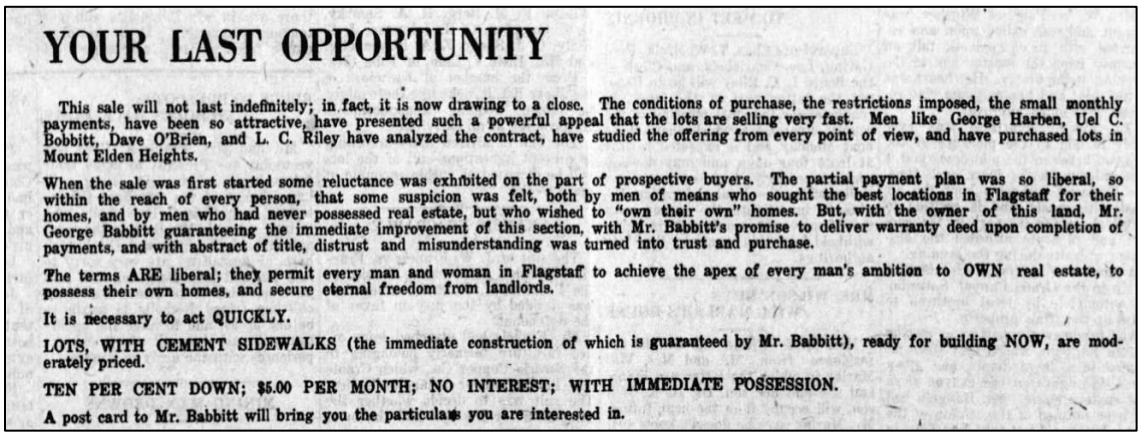
Figure 2 1925 Plat map of Flagstaff showing Block 94

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.

New Addition to Flagstaff

Lamport & Bunker, the survey artists, are laying out and surveying a new subdivision for Flagstaff on the north of George Babbitt. The land lays west and north of Mr Babbitt's handsome new residence and affords many choice locations for new homes. Streets and alleys will be opened up and the lots staked out that prospective purchasers may have an idea of locations. The new subdivision will be high and dry in a desirable section of the city.

Figure 3. Coconino Sun, April 7, 1911



YOUR LAST OPPORTUNITY

This sale will not last indefinitely; in fact, it is now drawing to a close. The conditions of purchase, the restrictions imposed, the small monthly payments, have been so attractive, have presented such a powerful appeal that the lots are selling very fast. Men like George Harben, Uel C. Bobbitt, Dave O'Brien, and L. C. Riley have analyzed the contract, have studied the offering from every point of view, and have purchased lots in Mount Elden Heights.

When the sale was first started some reluctance was exhibited on the part of prospective buyers. The partial payment plan was so liberal, so within the reach of every person, that some suspicion was felt, both by men of means who sought the best locations in Flagstaff for their homes, and by men who had never possessed real estate, but who wished to "own their own" homes. But, with the owner of this land, Mr. George Babbitt guaranteeing the immediate improvement of this section, with Mr. Babbitt's promise to deliver warranty deed upon completion of payments, and with abstract of title, distrust and misunderstanding was turned into trust and purchase.

The terms ARE liberal; they permit every man and woman in Flagstaff to achieve the apex of every man's ambition to OWN real estate, to possess their own homes, and secure eternal freedom from landlords.

It is necessary to act QUICKLY.

LOTS, WITH CEMENT SIDEWALKS (the immediate construction of which is guaranteed by Mr. Babbitt), ready for building NOW, are moderately priced.

TEN PER CENT DOWN; $5.00 PER MONTH; NO INTEREST; WITH IMMEDIATE POSSESSION.

A post card to Mr. Babbitt will bring you the particulars you are interested in.

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.

NATIONAL AND FLAGSTAFF REGISTER CONSIDERATIONS

To be considered eligible to the NRHP a site must possess the requisite quality of integrity, as well as meet the significance criteria identified in 36 CFR 60.4:

The quality of significance to American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, 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 persons significant in our past; or

C) that embody the 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 distinguishable entity whose components may lack individual distinction; or

D) that has yielded, or may be likely to yield, information important in prehistory or history (Little et al. 2000:19).

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

A) 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

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.

SIGNIFICANCE

National Register of Historic Places

NRHP 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. 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

NRHP 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 the nation's history where this property is the principal location of that person's productive life.
Finding: Not eligible under NRHP Criterion B

NRHP Criterion C (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 condition.

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 condition of the property's materials and workmanship to a level below typical NRHP thresholds for Criterion C when evaluated against other, better-preserved Craftsman bungalows in Flagstaff.
Finding: Not eligible under NRHP Criterion C

NRHP Criterion D (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

Flagstaff Register of Historic Properties

FRHP Criterion A (Listed eligible as a National Historic Landmark, listed for the National Register of Historic Places or the Arizona Register of Historic Places)
The property at 820 N. Beaver is not listed as a National Historic Landmark, nor is it listed for the National Register of Historic Places or Arizona Register of Historic Places
Finding: Not eligible under FRHP Criterion A.

FRHP Criterion B (Events/Persons)
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 Flagstaffs 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. 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 FRHP Criterion B.

FRHP Criterion C (Important Individual)
The property at 820 N. Beaver does not represent the work of, or for, an important individual associated with Flagstaff, Arizona, or the United States of America.
Finding: Not eligible under FRHP Criterion C.

FRHP Criterion D (Design/Construction)
As discussed under NRHP Criterion C, 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 some intact 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 FRHP thresholds for Criterion D when evaluated against other, better-preserved Craftsman bungalows in Flagstaff.
Finding: Not eligible under FRHP Criterion D design-based criterion at this time.

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 FRHP Criterion E.

ASPECTS OF INTEGRITY

If a site, property, or cultural resources is NOT found significant and is recommended Not eligible to the National or Flagstaff Registers, the Aspects of Integrity are not typically discussed as they are typically applied to cultural properties that have been deemed significant. However, they are provided here as a courtesy for the Flagstaff's Heritage Preservation Commission.

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, original narrow wood lap siding survives beneath, preserving critical historic fabric except where damaged/rotted due to intrusive moisture. 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 significant 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.

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
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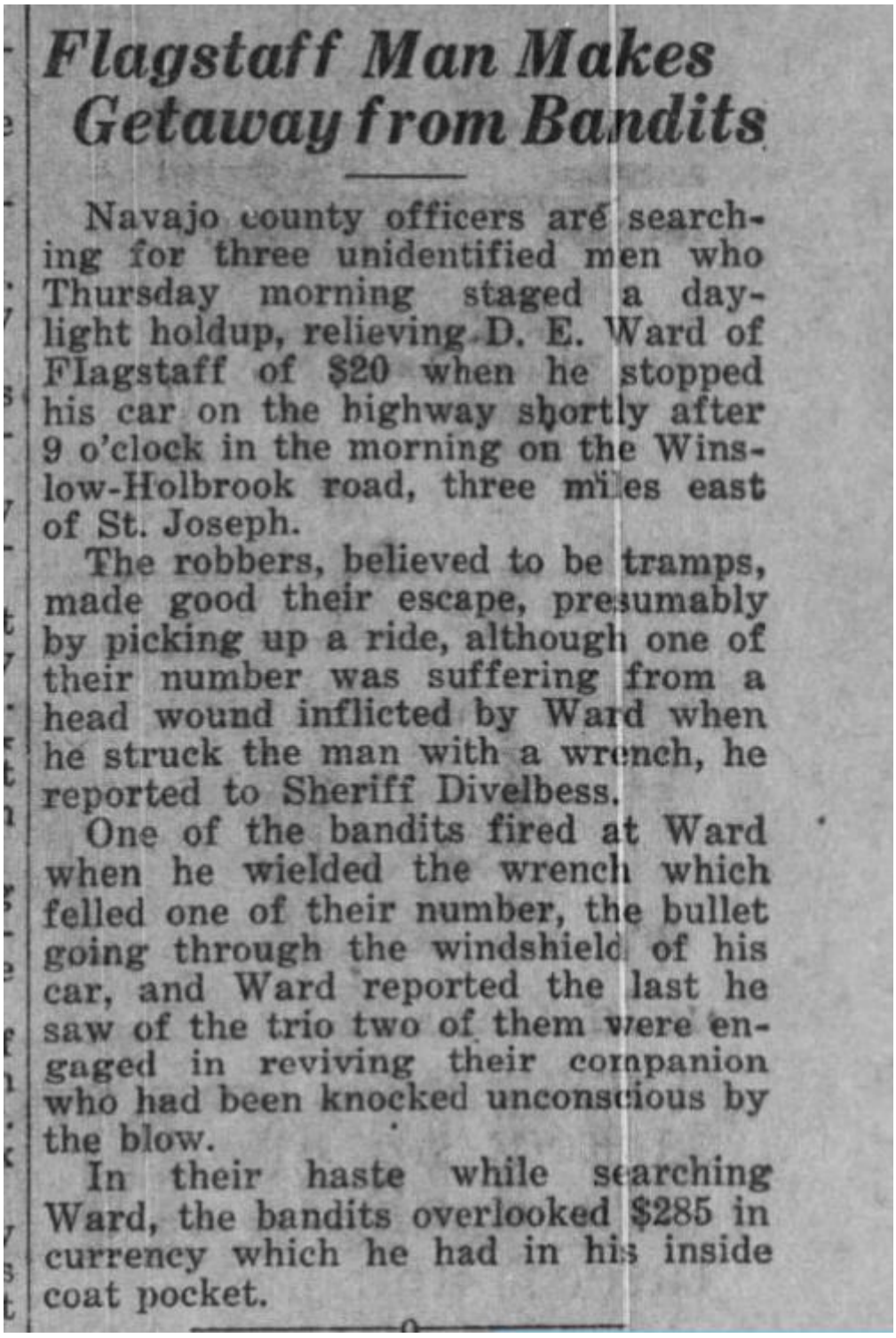
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APPENDIX A



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.