

April 24, 2024

Mr. Mark Reavis, Heritage Preservation Officer/Neighborhood Planner

City of Flagstaff

Community Development / Planning & Development Services Section /

Comprehensive Planning Program

211 West Aspen Avenue

Flagstaff, Arizona 86001

Mark.Reavis@flagstaffaz.gov



RE: Cultural Resource Study Letter Report Involving Thirteen Adjacent Parcels/Lots at 1926 East Route 66, City of Flagstaff, Coconino County, Arizona (PZ-22-00188, LA Neal Consulting, LLC Project No. 1085-23)

Dear Mr. Reavis:

At the request of property owner and developer Route 66 Realty Group LLC and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC (LANC) conducted a Cultural Resource Study (cultural resources inventory specifically) involving 13 privately owned, vacant and undeveloped, hillside highway commercial-zoned parcels at 1926 East Route 66, Flagstaff, Arizona (see *attached parcels location map, Figure 1*). According to the ALTA land survey (*Figure 2*), the parcels total 4.2791 acres (**107-09-004** through **107-09-009** and **107-10-005** through **107-10-011**, each roughly a third of an acre in size). The parcels are also described as Lots 4–16 of the Nickerson Subdivision, and the overall shapes and sizes include a portion of the abandoned Nickerson Road which paralleled Route 66. The overall legal location is T21N, R7E, S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 14. The project parcels showed little sign of recent earth-moving or construction activity and likely never contained any buildings, but the surface does reveal clear signs of having been graded and leveled in the past. A disturbed swath exists across the southeastern half to two-thirds of the combined parcels length. The property owner plans to excavate, grade, and install drainage measures to prepare the parcels for sale and future development. The borrow materials consisting of sediment derived from decomposing Moenkopi Sandstone would need to be hauled off site for sale.

Records searches of AZSITE (Arizona's online database identifying previous cultural projects and known properties/sites) and historic General Land Office (GLO) maps prior to the field inventory revealed no previous inventory or historic properties within the parcels. Directly adjacent, however, was a 1985 survey along US Route 66 (Stone 1985); however, the now upgraded Business 40 (B-40) roadway was not documented as the original alignment of Route 66 at that time. The general Route 66 alignment was documented as a historic property and assigned an Arizona State Museum (ASM) site number first in 1990 for a project east of Winona, Coconino County (Weaver 1990). Overall, Route 66 was listed on the National Register of Historic Places in 1989 (Cleeland 1989), and the Multiple Property Documentation Form (MPDF) was updated in 1996 (Stein 1996) and again in 2011 (Cassity 2011), both times expanding the period of significance. The Route 66 segment adjacent to the subject property does not retain any original fabric of the roadway, and as such, is not contributing to the road's overall National Register listing. The road surface and sidewalk are not historic nor within the expanded period of significance ending 1985. What is described in county deed documents as the abandoned Route 66 roadway dating to 1958 was recognized by this project's land surveyor to overlap with the northerly right-of-way of current Route 66/B-40 (depicted and described on Figure 2).

The property to the northeast of the subject parcels is a working hotel called America's Best Value Inn & Suites (Best Value Inn for short). Historically, the establishment was constructed circa 1960 as the Hyatt Lodge and was also known as Chalet Lodge at one point. It became a Best Value Inn in 1990. It was recommended eligible to the National Register in both a 2005 MPDF covering Route 66 Motels of Flagstaff (Thomason 2005) and 2012 study of non-residential historic properties along Route 66 (Motley Design Group 2012).

On April 6, 2023, Sr. Archaeologist Lynn A. Neal inspected via pedestrian transecting the 13 project parcels in their entirety. All areas were examined for surface artifacts, and particular attention was paid to visually inspecting the disturbed southeast half/two-thirds for signs of any exposed cultural artifacts. *Photos 1–8* depict the project area from various locations, and corresponding photo points on Figure 1 provide the specific orientation of each photo. The project area was surveyed using east-west and north-south transects spaced 10–15 meters/33–50 feet apart, starting in the north/northeast corner, moving west and south, and ending at the east/southeast corner. The outer boundaries of the combined parcels were identified in the field using a GPS uploaded with a parcels map and aerial background, and the perimeter was also marked by land surveyors. All boundaries were readily identifiable in the field. Overhead electrical lines mark the northwest and southwest perimeter of the parcels group, and light poles provide lighting to Route 66 at the project's southeast boundary. The abandoned and relocated Elden (gas) pipeline is noted on Figure 2 cutting across the parcels within the disturbed swath that sits 30 feet above the sidewalk and Route 66/B-40 roadway. Ground exposures showed strong red-brown silty and sandy loam derived largely from decomposing Moenkopi Sandstone. At the unexcavated northwest third of the project area there is basalt overlying the sandstone. The project is within ponderosa pine forest with Gambel oak, juniper, sumac, rabbitbrush, broom snakeweed, prickly pear, and grasses and forbs in the understory. Ground visibility is more than 50% even where vegetated, and invasive plant growth is present in the disturbed areas.

The project property is surrounded by privately owned developed parcels to the northeast (America's Best Value Inn & Suites) and southwest (PPG Paints), a privately owned undeveloped parcel to the northwest, and Route 66/B-40 to the southeast. The property is not readily accessible from the Route 66 frontage because it is steeply raised above the road and sidewalk. Nevertheless, the survey findings were largely as anticipated—scattered modern refuse across the parcels, including evidence of transient camps and wind-blown and physically deposited trash items. None of the refuse was distinctively historic, and as such, no historic cultural resources were located. The most interesting observation during the fieldwork was a herd of mule deer that had made their way off McMillan Mesa to the north-northwest. They were grazing among the trees on the southeast-facing slope immediately above the project's northwest perimeter.

The PPG Paints retail store at the project's southwest perimeter was built in 1990. The ~1960 Best Value Inn off the project's northeast perimeter is of course within the viewshed of the project property. The reduction of the material on site and drainage control improvements that are planned for the parcels would very likely help to deter the ongoing erosion of the rock and sediment cutbanks that border both neighboring commercial properties. The case is the same for the sidewalk; it constantly gets buried in eroding sediment from the adjacent cutbank.

In sum, no cultural resources requiring protection/avoidance were identified within the project parcels. *Since there will be no effect to any historic properties/archaeological sites, LANC recommends that cultural resources clearance be granted and compliance with City Code 10-30.30.050 be considered complete for the proposed 1926 E Route 66 Regrade for Resale project (Parcels 107-09-004 through 107-09-009 and 107-10-005 through 107-10-011). No further archaeological work should be required regarding these 13 project parcels.* If you have any questions or require additional information, please do not hesitate to contact me at (928) 606-2258 or via email at lynnaneal@outlook.com.

Sincerely,



Lynn A. Neal, RPA / M.A.
Sr. Archaeologist / Historic Preservation Consultant

cc: **Vinodh Perumal**, Property Owner/Developer, Route 66 Realty Group LLC, 4509 Atherton Way NW, Albuquerque, NM 87120, vinodh@vetrimgt.com

Attachments

Two map pages

References

Cassity, Michael (preparer with Thomason and Associates)

2011 *Historic Properties Associated with U.S. Highway 66, from Chicago to Santa Monica, 1926 to 1985*. NRHP Multiple Property Documentation Form, approved by Keeper 4/4/2012. Author affiliated with National Park Service Route 66 Corridor Preservation Program, Santa Fe.

Cleeland, Teri (preparer)

1989 *Historic US Route 66 in Arizona*. NRHP Multiple Property Documentation Form, approved by Keeper 5/19/1989. Author affiliated with Kaibab National Forest, Williams, Arizona.

Motley Design Group, LLC

2012 *An Historic Resource Survey of Route 66 in Arizona*. MDG Project #11-004. Phoenix.

Stein, Pat (preparer)

1996 *Historic US Route 66 in Arizona*. Amended NRHP Multiple Property Documentation Form, approved by Keeper 10/16/1996. Author affiliated with Arizona Preservation Consultants, Flagstaff.

Stone, Lyle M.

1985 *A Cultural Resources Survey of a Proposed Highway Reconstruction Project on U.S. 89/66 (Santa Fe Avenue) in Flagstaff, Coconino County, Arizona*. ASM Accession No. 1985-115. ADOT Project No. M-951-6(1). Archaeological Research Services, Tempe.

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.

Weaver, Donald E.

1990 *An Archaeological Survey of an Access Route Parcel for the Padre Canyon Bridges along Interstate I-40 East of Winona, Coconino County, Arizona*. Plateau Mountain Desert Research, Flagstaff.



Photos 1 & 2. Project area overview from N/NE corner looking S (*top*) and NW boundary of Parcel 107-100-07 looking ESE with Best Value Inn at photo left (*bottom*).



Photos 3 & 4. Project area overview from NW boundary midline of Parcel 107-10-010 looking SE (*top*) and W/NW corner looking SE with PPG Paints at photo right (*bottom*); Route 66/B-40 in midground of each photo.



Photos 5 & 6. Project area overview from just NW of S/SW corner looking NE (*top*) and S/SW corner looking ENE with Route 66/B-40 at photo right (*bottom*).



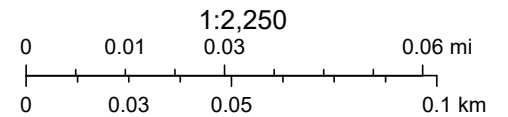
Photos 7 & 8. Project area overview from SE boundary midline of Parcel 107-10-010 looking NW (*top*) and E/SE corner with Route 66/B-40 at photo left looking SW (*bottom*).

1926 E Route 66

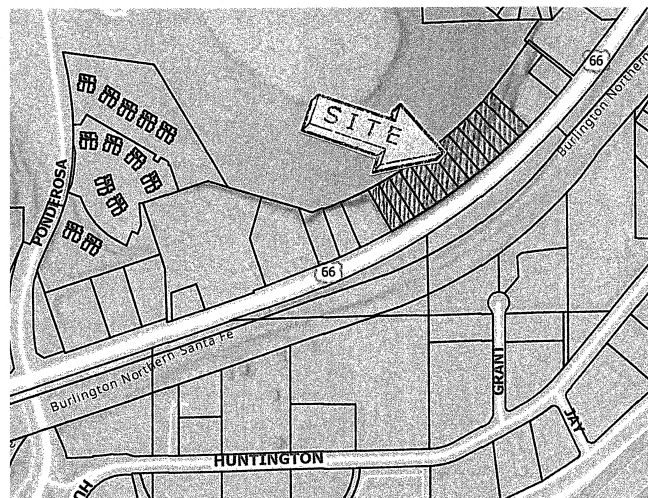


Figure 1. Aerial parcels map

1 → = Photo point



County of Yavapai, Esri, HERE, Garmin, iPC, Maxar



VICINITY MAP-NOT TO SCALE

Legal Description:

Lots 4 through 16, inclusive, Nickerson Subdivision as shown on the plat thereof recorded in Book 2 of Maps, page 21, records of Coconino County, Arizona.

Together with abandoned portion of "Roadway" as shown on said plat lying between the Southeastery extensions of the Northeast line of Lot 4 and the Southwesterly line of Lot 16, of said subdivision, as abandoned by Resolution recorded in Book 124 of Official Records, page 581, and Corrected in Book 130 of Official Records, page 407, records of Coconino County, Arizona.

GPS Base Station 101
 Derived using OPUS-RS Solution
 Arizona State Plane Coordinate System
 0202 AZ C, Nov 16, 2022
 N = 15277895.64 ft
 E = 788410.39 ft
 Z = 6883.619 ft NAVD88

GPS Base Station 102
 Derived using OPUS-RS Solution
 Arizona State Plane Coordinate System
 0202 AZ C, Nov 16, 2022
 N = 1527212.43 ft
 E = 787919.95 ft
 Z = 6895.204 ft, NAVD88

Benchmark
 South Rim of SAS Manhole
 N = 1527111.465 ft
 E = 787823.458 ft
 Z = 6869.719 ft

- Legend**
 Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.
- Fnd 1" Iron Pipe Unless otherwise noted
 - Set 5/8" Rebar w/ Cap (PATRICK PS 37420)
 - Set 8" bright spike, as noted
 - Calculated but Not Set
 - ⊕ GPS Control Point
 - ⊖ Buried Pipe
 - ⊕ Utility / Power Pole (— w/Anchor)
 - ⊕ Overhead Utility Line
 - ⊕ Light Pole
 - ⊕ Fire Hydrant
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Spot Elevation
 - ⊕ Benchmark (As Noted)
 - ⊕ Wall
 - ① Schedule B.2 Callout
 - ① Notes Callout
 - Ⓐ Table A Callout

Curve Table:

NUM	Delta	Length	Radius	Chord Bearing & Distance	Record Length
C1	1°47'31"	56.01	1791.00	N62°38'03"E 56.01	(56.00)
C2	1°48'08"	56.34	1791.00	N60°50'14"E 56.33	(56.30)
C3	1°48'04"	56.30	1791.00	N59°02'08"E 56.30	(56.30)
C4	1°48'07"	56.32	1791.00	N56°27'09"E 56.32	(56.30)
C5	1°48'10"	56.35	1791.00	N55°11'16"E 56.35	(56.30)
C6	1°48'15"	56.40	1791.00	N53°35'00"E 56.39	(56.30)
C7	1°48'07"	56.32	1791.00	N51°41'46"E 56.32	(56.30)
C8	1°48'05"	56.31	1791.00	N49°53'40"E 56.31	(56.30)
C9	1°47'59"	56.25	1791.00	N48°22'55"E 56.25	(56.40)
C10	1°48'33"	56.55	1791.00	N46°18'48"E 56.55	(56.40)
C11	1°47'58"	56.25	1791.00	N43°11'04"E 56.25	(56.40)
C12	1°47'38"	56.07	1791.00	N40°52'20"E 56.07	(56.30)
C13	1°47'38"	56.07	1791.00	N40°52'20"E 56.07	(56.10)
C14	1°47'38"	56.07	1791.00	N39°02'00"E 56.07	(56.10)
C15	1°23'31"	63.46	2612.00	N44°26'24"E 63.46	
C16	1°24'42"	64.36	2612.00	N45°50'31"E 64.36	
C17	1°23'17"	63.28	2612.00	N47°14'31"E 63.28	
C18	1°24'16"	64.02	2612.00	N48°38'17"E 64.02	
C19	1°23'42"	63.60	2612.00	N50°02'16"E 63.60	
C20	1°23'42"	63.60	2612.00	N51°25'59"E 63.60	
C21	1°23'39"	63.55	2612.00	N52°49'39"E 63.55	
C22	1°23'42"	63.60	2612.00	N54°13'19"E 63.60	
C23	1°23'37"	63.53	2612.00	N55°36'59"E 63.53	
C24	1°23'32"	63.47	2612.00	N57°00'33"E 63.47	
C25	1°22'23"	62.59	2612.00	N58°23'31"E 62.59	
C26	1°24'45"	64.40	2612.00	N59°47'04"E 64.40	
C27	1°23'12"	63.22	2612.00	N61°11'03"E 63.22	

Notes:

- The Basis of Bearings is between GPS Control Points 101 and 102 (shown hereon) as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are Arizona State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88. Record distances and bearings are shown in parentheses ().
- Documents Used:
 - Map of Nickerson Subdivision, Book 2, Page 21, January 6, 1948, Coconino County, Arizona.
 - Special Warranty Deed for Nickerson Subdivision, Lots 4 thru 16 and abandoned roadway, Doc 387772, July 1, 2020.
 - Quitclaim Deed for Nickerson Subdivision, Lot 21, Doc 3395879, August 1, 2006;
 - Warranty Deed for Nickerson Subdivision, Lots 1, 2, & 3 and abandoned roadway, Doc 3729967, August 19, 2015;
 - Resolution for abandoned roadway, Book 124, Page 581, August 12, 1958;
 - Corrected Resolution for abandoned roadway, Book 130, Page 407, December 4, 1958;
 - Resolution of Establishment for Temporary Construction Easement benefiting State Route B-40, Docket 107, Page 1, February 11, 1996;
 - Plat of the Right of Way Survey, Road No. 4533, and Partial Resurvey of Section 14, A Portion of the Coconino National Forest Property Line, Book 2, Page 129, June 1976, unable to plot due to illegible document & inability to pull document from Coconino County, under this information.
 - 20' Arizona Public Service Company Easement within Nickerson Subdivision, Lot 16 (+) abandoned road, Docket 1864, Page 95, June 10, 1985;
 - Right of Way Deed to Eiden Water & Pipe Line User's Association, W4, SW4, SE4, SW4 & SW4 SE4 Section 14, T21N, R7E, G&SRBM, Book 14, Page 595, November 30, 1949;
 - Plat of Section 14, T21N, R6E South half G&SRBM, Book 21, Page 17, Doc 3228141, October 2, 2003;
 - Plat of Survey for replat of Lots 17 thru 21, into Parcel 1 and 2, Nickerson Subdivision, Document illegible except for Book 21, Tract 98, but unable to pull document from Coconino County under this information.
 - ADOT right-of-way map for Santa Fe Ave-Flagstaff Urban Area
- The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area. Dated September 3, 2010, Map No. 4005C6828-G.
- Abandoned 66 foot wide roadway appears to overlap with the northerly right-of-way of Route 66-State road B-40.

Table A:

- Property corner monuments shown hereon.
- This property has not been assigned an address as per the date of this survey. Property has direct access to Arizona State Route B-40 (aka US Route 66).
- The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area. Dated September 3, 2010, Map No. 4005C6828-G.
- Gross acreage = 4.2791 acres (186,397 sf)
- Elevation Datum is NAVD88. Vertical data for this survey was obtained by averaging the observed elevations of the two OPUS control points and the USC&GS benchmark S340. Elevation interval = 1 foot contours. Project benchmark is as shown hereon the SAS manhole rim at the southwest corner of the project.
- Exterior building dimensions are shown hereon - **No buildings on the Subject Property**
- Substantial features observed are shown hereon
- Adjoining property owners (shown hereon) are from current County Assessor records.
- The nearest intersecting street is 959 feet to East Arrowhead Avenue (to the north).
- No evidence of recent earth moving and/or construction was observed in the process of conducting fieldwork.

Exceptions to Title Insurance
 Pioneer Title Agency Inc., 70509689-005: Schedule B

- Items 1-9: NOT SURVEY MATTERS
 Item 10: Deleted
 Item 11: Easements and rights incident thereto in Book 14, page 595; Right-of-way for water pipeline and egress to same. PLATTED LOCATION SHOWN ON SURVEY (NOT FIELD LOCATED)
 Item 12: Matters shown on Survey, Book 2, Page 29: Shows relocation of Eiden waterline to a route 65 feet northerly from and parallel to centerline of Route 66. PLATTED LOCATION SHOWN ON SURVEY (NOT FIELD LOCATED) See Item 11
 Item 13: Private rights or easements Book 124, Page 581 and Corrected in Book 130, Page 407, concerning abandonment of roadway. SHOWN ON SURVEY
 Item 14: Deleted
 Item 15: easements and rights incident thereto Docket 1054, Page 939 (electric lines and appurtenant facilities) SHOWN ON SURVEY
 Item 16: Easements as shown on the recorded plat of said subdivision: SHOWN ON SURVEY
 Item 17: Establishment of Temporary Construction Easement Docket 1073, Page 1: NOT DEFINED IN DOCUMENT (MAY HAVE EXPIRED).
 Item 18: Matters shown on survey recorded in Book 7 of Surveys, page 98: Properties adjacent to subject property, DOES NOT APPLY
 Item 19: Matters shown on survey recorded in Book 21, Page 17: DOES NOT APPLY TO THIS SURVEY
 Item 20: Rights of Lessees: NOT A SURVEY MATTER

Surveyor's Certification

To: **Route 66 Realty Group LLC**
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 10, 13, 14, & 16 Table A, thereof. The field work was completed on June 20, 2022.

Thomas W. Patrick
 Registration No. 37420
 In the State of Arizona

Date of Survey: November 21, 2022
 Date of Last Revision: December 8, 2022



Figure 2. ALTA Survey of Project Parcels