



L O G A N S I M P S O N

November 1, 2024

Ms. Sara Dechter

Delivered electronically to sdechter@flagstaffaz.gov

Cultural Resource Study Letter Report for 810 ½ West Grand Canyon Avenue, Flagstaff, Coconino County, AZ

Dear Ms. Dechter:

Logan Simpson has been engaged to prepare the following Cultural Resource Study letter report on behalf of A.J.H. Woodworks, Inc., which has been hired by the property owner of 810 West Grand Canyon Avenue ("810") to demolish 810 1/2 West Grand Canyon Avenue ("Property"), a guesthouse located at the northeast corner of the parcel. The demolition will occur in advance of constructing a new accessory dwelling unit (Permit BP-24-01289). Per the Coconino County Assessor's Office, the guesthouse was constructed in 1956. As such, it is more than fifty years old and, in accordance with Flagstaff City Code ("FCC") § 10-30.30.050(A)(2)(a)(5) and because it is not exempted by one or more of the conditions outlined in FCC § 10-30.30.050(A)(2)(b), a cultural resource study must be prepared in advance of the proposed work. The Property has been determined eligible for documentation via letter report, which is appropriate when a property meets one or more conditions specified in FCC § 10-30.30.050(A)(3)(c)(1). Upon submittal to the City of Flagstaff ("City"), the letter report will be processed in a manner consistent with that depicted in FCC Figure 10-30.30.050(B).

PROPERTY OVERVIEW

The Property sits to the northeast of 810, the primary dwelling on the parcel. The parcel, Coconino County Assessor parcel number 100-28-003 (Figure 1), is 6,390 square feet in size and is legally identified as lot 4 and portions of lots 5 and 6 of block 2K of the Flagstaff Townsite subdivision, which is located within the southeast quarter of the southwest quarter of Section 16 of Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian. 810 (Photo 1) is a 1,059 square foot detached single-family home constructed in 1915. It is a cross-gabled Craftsman styled residence featuring horizontal clapboard siding. The primary façade features a gable-roofed entry with wood brackets and Craftsman embellishments. Six, three-over-one lite sash windows are arranged on the primary façade. A gable-roofed addition is to the rear of the building. The Property (Photos 2-7) is a wood-framed building with an irregular footprint set on a poured concrete foundation. The building, constructed in 1956, is clad in asbestos shingles. It is topped by a cross-gabled roof with a shed-roof extension to the east clad with asphalt shingles. The eaves are overhanging on all elevations with exposed rafter tails on the north, south, and east elevations. All windows are set into wood frames and are one-over-one vinyl sash windows.

The primary entry is on the south elevation, denoted by a gable-roofed entry with exposed rafter tails and clad in asphalt shingles. Solid wood brackets uphold the entry gable with wood paneling in the gable face. The parcel, which includes both 810 and the Property, is not located within a known archaeological site, is not within the boundaries of a National Register of Historic Places (“NRHP”) district, and is not located within a City historic overlay zone, as defined in FCC § 10-30.30.040(B)(2). Likewise, it is not individually listed in the NRHP nor is it a City landmark property, as defined in FCC § 10-30.30.040(B)(1). The parcel is located approximately one block south-southwest of the NRHP-listed Flagstaff Townsite Historic Residential District (National Register Information System ID 86000897) and the Townsite Historic Overlay Zone and approximately one block north of La Plaza Vieja.

HISTORY AND EVALUATION OF SIGNIFICANCE

The Flagstaff Townsite subdivision was platted in 1890 (Figure 2) and is located in an area associated with some of the earliest Euro-American settlement in Flagstaff. An 1878 General Land Office map depicts the overland road, a key early transportation corridor, and a freshwater spring in the area of the subdivision (Figure 3). Per Coconino County Assessor records, 810 was constructed in 1915 and, prior to 1959, was addressed as 66 West Grand Canyon Avenue. The Property was erected by Lee and Alberta Hulsey, owners of the parcel, in 1956. The Hulseys lived at 810 from 1953 through 1982; Lee Hulsey worked at the Navajo Ordnance Depot (now Camp Navajo). Available city directory listings record the following historic period residents for the Property:

YEAR	NAME(S)	LISTED OCCUPATION(S)
1959	Charles B. and Myrtle Payne	Employee at Chesire Motors (Charles)
1961	Paul M. and Hallie M. Ocheltree	Employee at Paul’s Garage (Paul)
1966	James Coon	None
1970	Wayne H. and Wayne Pierce	Trucker (Wayne H.) and student (Wayne)
1971	Mark S. and Scott C. Edminster	None
1972	David Belk	None
1973	David and John L. Belk	None
1975	Dan Deirker	Student at Northern Arizona University

Post-1975 directory listings indicate the residence was rented primarily by college students and experienced high tenant turnover rates.

Logan Simpson reviewed city directories, newspaper databases, digital archival holdings, historic maps, and numerous secondary sources focused on Flagstaff history to determine if the Property held significance in relation to notable events or broad patterns of history, prominent individuals, or architecture. The Property does not appear to have association with any notable events or broad patterns of history. Likewise, it does not appear to possess association with any

individuals of historic significance at the local, state, or national levels. The Property lacks distinction of design and/or materials and does not appear to have been designed by an architect of note. The parcel, while not within a known archaeological site, is located in close proximity to the Flagstaff Old Town Village Site/Old Town Springs site and is approximately 200 meters from an area that yielded historic artifacts believed to be associated with the historic overland road.

RECOMMENDATIONS

Logan Simpson recommends the property not be identified as a cultural resource and, as such, also recommends the demolition proposed in association with permit BP-24-01289 be classified as not impacting an historic built environment resource. Although not within the boundaries of a known archaeological site, the Property is located in close proximity to the Flagstaff Old Town Village Site/Old Town Springs site and is approximately 200 meters from an area that yielded historic artifacts believed to be associated with the historic overland road. Per a September 17th, 2024 conversation with Sara Dechter (City of Flagstaff), Logan Simpson understands the City desires cultural resource identification training be provided to one or more members of the project crew tasked with completing excavation work associated with the project. The purpose of the suggested training is equipping the project crew in identifying potential resources of historical significance similar to ones previously identified in the direct vicinity of the current project. Accordingly, Logan Simpson recommends the following:

1. Cultural resource identification training should be provided to one or more members of the project crew tasked with completing excavation work associated with the project. Said training should also training will also include a protocol for contacting an on-call archaeologist to efficiently assess and document any identified resources of historical significance before they are rendered inaccessible by completion of the project.
2. The project crew should notify an on-call archaeologist of any features or artifacts identified during excavation and allow said archaeologist to assess and documents any and all such features and/or artifacts.

Respectfully,



John Southard, M.A.
Lead Historian/Historic Preservation Program Lead
Attachment (Figures and Photos)

WORKS CITED

Bureau of Land Management (BLM) 1879 General Land Office survey map for Township 21 North, Range 7 East.

City of Flagstaff Code.

<https://www.codepublishing.com/AZ/Flagstaff/html/Flagstaff10/Flagstaff1030030.html#>

Coconino County Parcel Report.

<https://coconinocounty.maps.arcgis.com/apps/webappviewer/index.html?id=a5c325eab5d541bbbc7637d13147dd6a&find=10028003>

Flagstaff, Williams, Grand Canyon, Oak Creek, Sedona, Arizona ConSurvey City Directory 1961. Mullin-Kille of Arizona, 1961.

Flagstaff, Arizona 1970 City Directory. Johnson Publishing Company, 1970.

Flagstaff, Arizona 1971 City Directory. Johnson Publishing Company, 1971.

Flagstaff Telephone Directory. Mountain States Telephone, 1966.

Johnson's 1972 Flagstaff, Arizona City Directory. Johnson Publishing Company, 1972.

Johnson's 1973 Flagstaff, Arizona City Directory. Johnson Publishing Company, 1973.

Johnson's 1975 Flagstaff, Arizona City Directory. Johnson Publishing Company, 1975.

Telephone Directory for Flagstaff, Ash Fork, Grand Canyon, Page, Sedona, Seligman, Williams, July 1959. Mountain States Telephone and Telegraph Company, 1959.



FIGURES AND PHOTOS

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FIGURES

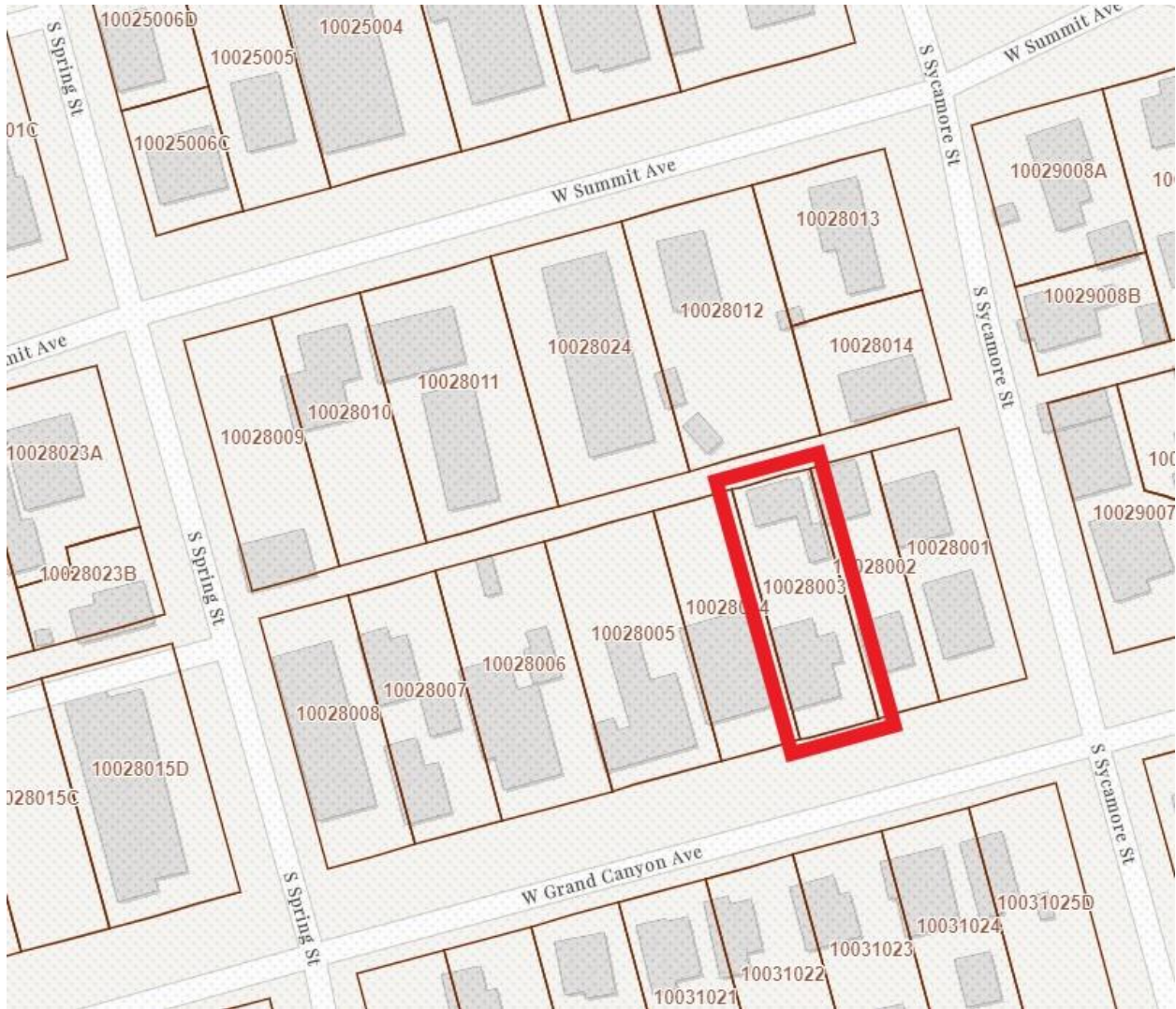


Figure 1. Snip from Coconino County Assessor map showing location of 810 and 810 1/2 West Grand Canyon Avenue.

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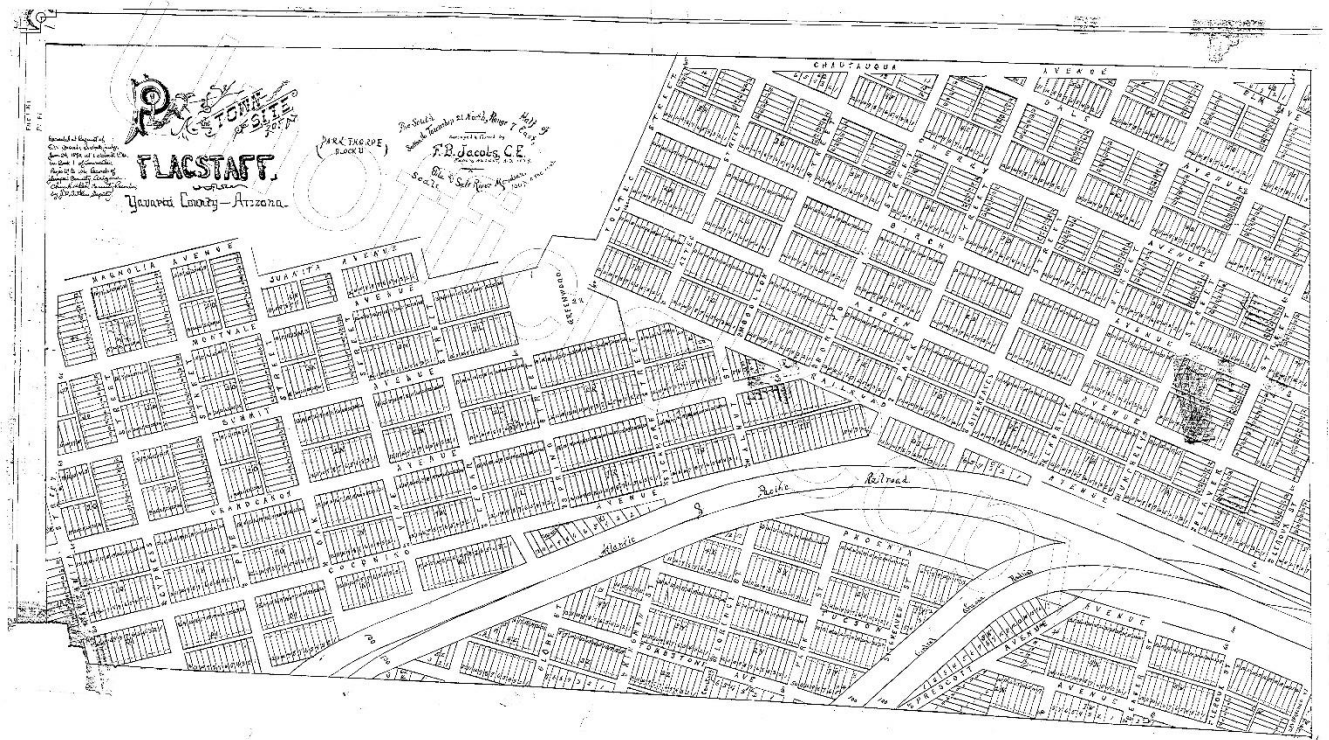


Figure 2. 1890 Flagstaff Townsite plat

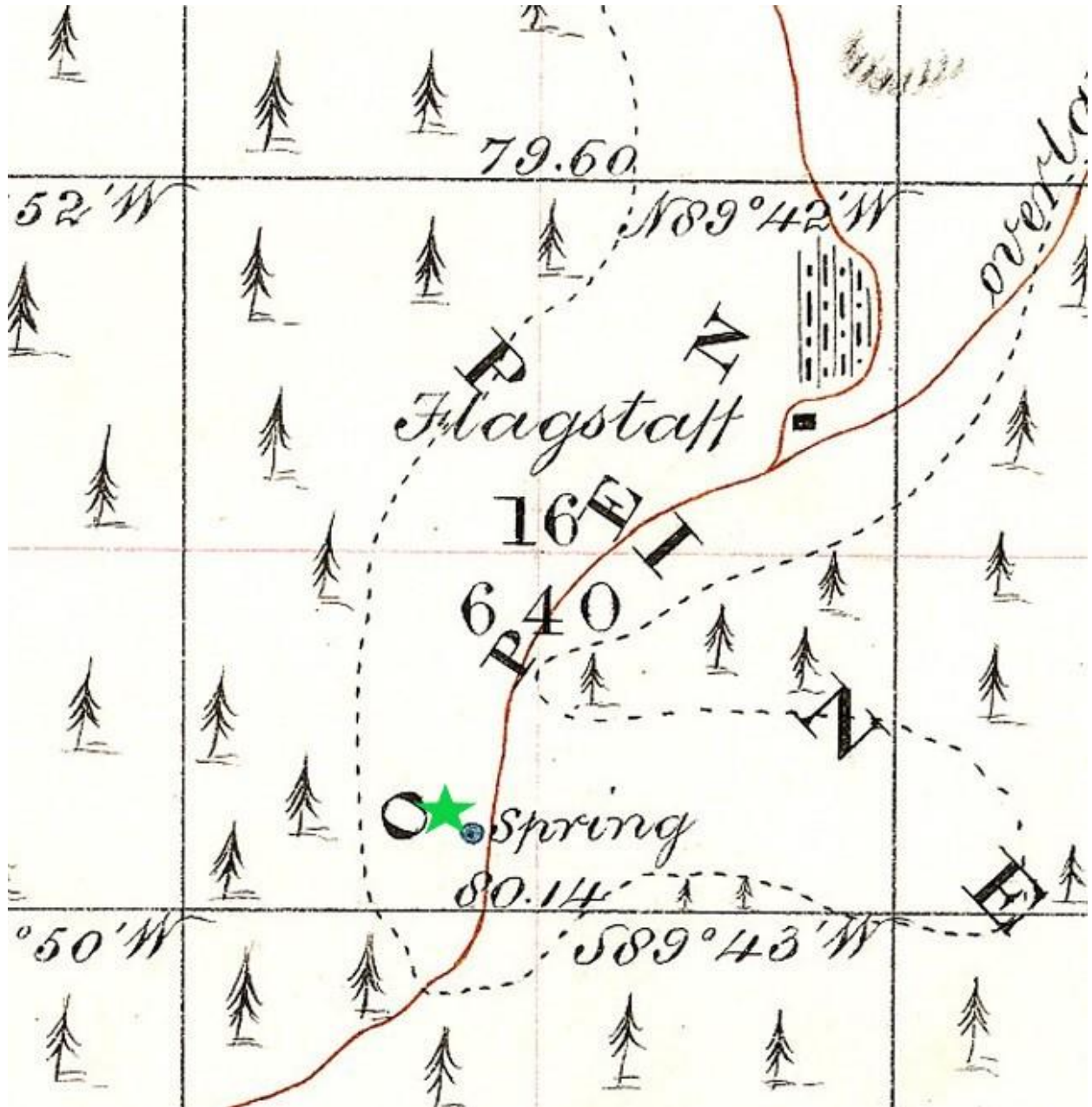


Figure 3. Snip from 1878 General Land Office survey map of Township 21 North, Range 7 East. Green star depicts approximate location of 810 and 810 1/2 West Grand Canyon Avenue.

PHOTOS



Photo 1. 810 West Grand Canyon Avenue. Photo facing north-northwest.



Photo 2. Primary facade of 810 1/2 West Grand Canyon Avenue. Photo facing north-northwest.

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Photo 3. Rear (north) facade of 810 1/2 West Grand Canyon Avenue. Photo facing south-southeast.

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Photo 4. West (side) facade of 810 1/2 West Grand Canyon Avenue. Photo facing east.

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Photo 5. East (side) facade of 810 1/2 West Grand Canyon Avenue. Photo facing southwest.

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Photo 6. Overview of 810 1/2 West Grand Canyon Avenue. Photo facing southeast.

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Photo 7. Overview of 810 1/2 West Grand Canyon Avenue. Photo facing southwest.