

April 1, 2025

Mr. Brian Carlisle
Ascent Lofts, LLC
2750 North University Avenue, No. 100
Provo, Utah 84604

**Re: Historic Resource Study Letter Report for 4601 South Lake Mary Road, Flagstaff,
Coconino County, Arizona / SWCA Project No. 97024**

Dear Brian Carlisle:

SWCA Environmental Consultants (SWCA) completed a historic resource study of two historic-age buildings located at 4601 South Lake Mary Road in Flagstaff, Arizona. The properties were initially constructed as single-family residences. They are located on Lot 619, Block B of the Frontier Residential Corridor neighborhood, recorded in December 2023 (City of Flagstaff 2025). Both of the subject properties are located on Assessor's Parcel Number (APN) 115-03-003C. They are not located within a National Register of Historic Places (NRHP)-listed or eligible district, nor are they within any local zoning overlay. Adjacent parcels (APNs 115-03-003A and 115-03-003B) addressed at 4609 South Lake Mary Road and 4605 South Lake Mary Road respectively, are part of the same proposed development project, but they contain no historic-era (i.e., 50 years old or older) buildings.

Based on available information, the residences at 4601 South Lake Mary Road have not been evaluated for the NRHP. In accordance with the City of Flagstaff Zoning Code (Zoning Code), assessment of the two subject properties began at the lowest level of evaluation as provided in the Zoning Code, and this letter report documents this preliminary effort. At present, Ascent Lofts, LLC, wishes to pursue the demolition of both buildings for future development at the site. SWCA conducted a field visit to document the two buildings and evaluate their potential historical significance and integrity.

Prior to fieldwork, background research was conducted, limited to resources available at Northern Arizona University's Cline Library Special Collections and Archives, Coconino County records, online sources, and files housed in SWCA's Phoenix office. The building survey was conducted on March 26, 2025, by SWCA architectural historian Lyrik Castro-Bailey.

4601 South Lake Mary Road – Unit 1

Unit 1 is a 2,294-square-foot house situated on a 2.67-acre lot (APN 115-03-003C) on the west side of Lake Mary Road. Based on the Coconino County Assessor's office, Unit 1 was constructed in 1954 (Coconino County Assessor 2025). The home sits at the far north of the land parcel and is an example of an early transitional Ranch form adapted to fit Flagstaff's vernacular building tradition. This basic form is evidenced by the residence's single-story construction and its simple rectangular floor plan that maximizes interior space.

Unit 1 has an intersecting gable roof sheathed in composite shingles, with a skylight and boxed eaves. There are also a series of shed dormers along the rear of the residence, which are not consistent with a true Ranch form common in Flagstaff beginning in the 1950s. The property's exterior has what appears to be engineered wood siding, with two-pane horizontal sliding windows framed in bare aluminum and vinyl. Additionally, the property has a partial-width front porch with a shed overhang that creates a recessed entrance on the north side of the home. The east elevation of the building faces South Lake Mary Road and features paired horizontal sliding windows with a combination of metal, lumber, and vegetation fencing at the far south of the property. Two-leaf glass sliding doors lead to a wooden deck on the second story of the south elevation. Also exhibited on the south elevation are numerous openings, a first-story porch with a concrete slab and roof overhang, and a fenced-in yard. The south elevation of the residence has numerous sliding windows and a rear entrance. The first story intertwines with the slope of a hill and turns into a basement.

4601 South Lake Mary Road – Unit 2

Unit 2, which was built in 1961, is approximately 1,304 square feet in area and exhibits a flared gable roof with an aluminum chimney flue sheathed in a combination of composition rolls and shingles. The roof also exhibits a combination of boxed and exposed eaves. The residence is sheathed in wood drop siding and appears to have been abandoned due to its deteriorated condition with some openings having been sealed. On the east elevation is a corrugated metal shed awning supported by wooden posts and exposed eaves, providing an overhang for a garage entrance. Also on the east elevation are two doors and a two-pane horizontal sliding window framed in bare aluminum and wood. On the south elevation is a projecting ell and an entrance. A sealed window is featured at the rear or west elevation. Additionally, the north elevation appears to have slightly collapsed out of the building's framing into the slope of a hill. Features on the north elevation are not visible due to vegetation. The residence is of a traditional wood-frame construction, common in the vernacular building traditions of Flagstaff, resulting from local availability of materials. This particular residence does not embody any local or national trend in architecture that emerged during the 1960s and it, thus, represents an unstyled vernacular single-family home.

Historic Setting Summary

The alignment of Lake Mary Road as we see today largely reflects the original route of the Arizona Mineral Belt Railway, which was later renamed the Central Arizona Railway when, in late 1888, D. M. Riordan and Frank Hinckley of the Arizona Lumber and Timber Company (AL&T) purchased the railroad from Colonel James Eddy (National Park Service [NPS] 1995). Riordan saw opportunity in acquiring the railroad he had already been using for the past year to transport timber from Clark Valley (today the area of Lake Mary) to the AL&T sawmill in Flagstaff. At its peak, the railway was 36 miles in length from Flagstaff proper, extending just south of Mormon Lake (NPS 1995). By 1893, the Central Arizona Railway had ceased paying taxes on all but the initial 12 miles of its line near Flagstaff, effectively abandoning the remaining track. Soon thereafter, having dismantled the last 24 miles of rail, the company sold off the materials. In the early 1900s, the Central Arizona Railway removed the last miles of rail near Flagstaff, using it to build the mainline and associated spurs from Flagstaff out to Rogers Lake (NPS 1995).

In 1921, the U.S. Forest Service surveyed approximately 138 acres for a homestead patent in Township 20 North, Range 7 East including the SW¹/₄ of Section 3 where the two subject properties exist today. This initial homestead entry survey (HES No. 619), later filed in October 1922, consisted of two tracts, Tract A on the east side of what is today South Lake Mary Road and Tract B on the west side (Bureau of Land Management [BLM] 1922). This survey was later amended and reduced to approximately 78.6 acres

within Tract B (BLM 1928). No dwellings or other buildings are depicted in the vicinity of the two subject properties on either of these homestead survey maps.

Evaluation of Significance and Integrity

The two postwar residences at 4601 South Lake Mary Road do not meet the threshold for significance under any of Flagstaff's local criteria (collectively, Local Criteria) as defined under Section 10-30.30.050.B (*Determination of Significance of Cultural Resources*) for the Flagstaff Register of Historic Places (FLHP) nor do they meet the registration requirements for any of the NRHP criteria (National Register Criteria). They are not associated with an important theme in history, such as the emergence of postwar single-family residential neighborhoods in Flagstaff, and neither home has an association with any specific event or pattern of events that made an important contribution to the development of the local community. Neither property is known to be associated with any individuals of historic significance. Additionally, given comparable examples of type as seen in Flagstaff's other postwar residential neighborhoods (e.g., Upper and Lower Greenlaw, Swiss Estates), neither of the subject properties meet the requirements for individual significance based on architectural merit. Lastly, neither building is, in and of itself, the principal source of any important information. Overall, these residential properties do not qualify as historic properties under the Local Criteria or the National Register Criteria, and therefore, both Unit 1 and Unit 2 at 4601 South Lake Mary Road are recommended ineligible for the FLHP and the NRHP.

The photographs appended to this letter demonstrate the properties' current appearance and condition as well as support SWCA's recommendation of ineligibility for both Unit 1 and Unit 2. Demolition remains in compliance with the stipulations of the Zoning Code. As total demolition of both properties is proposed, and both are recommended ineligible and do not qualify as significant cultural resources (i.e., historic properties), a Phase 2 Cultural Resources Survey is not warranted in accordance with the Zoning Code.

If you have any questions concerning the results of the evaluation, please do not hesitate to contact me at 602-274-3831, or by email at lyrik.castro-bailey@swca.com

Sincerely,



Lyrik Castro-Bailey, M.S.H.P.

Assistant Project Architectural Historian

cc: Jerome Hesse (SWCA Arizona Cultural Resources Director)

Attachments: A. Site visit photographs

REFERENCES CITED

- Bureau of Land Management (BLM). 1922. Homestead Entry Survey No. 619, filed October 1922. Available at:
https://glorerecords.blm.gov/details/survey/default.aspx?dm_id=190921&sid=5gqawh21.kxh#surveyDetailsTabIndex=0. Accessed April 1, 2025.
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https://glorerecords.blm.gov/details/survey/default.aspx?dm_id=190923&sid=4xeifuu3.144#surveyDetailsTabIndex=1. Accessed April 1, 2025.
- City of Flagstaff GIS Open Data Portal. 2025. Neighborhoods and Subdivisions. Available at:
<https://gis.flagstaffaz.gov/portal/apps/webappviewer/index.html?id=586167b5c91d40dda33070c7253500cf>. Accessed March 31, 2025.
- Coconino County Assessor's Office. 2025. Record of Account: R0017118, Residential attributes information. Available at:
<https://eagleassessor.coconino.az.gov:444/assessor/taxweb/account.jsp?accountNum=R0017118&doc=>. Accessed March 28, 2025.
- National Park Service (NPS). 1995. *Logging Railroad Resources of the Coconino and Kaibab National Forests, 1887 to 1966, National Register of Historic Places Multiple Property Documentation Form (NRIS 95000151)*. U.S. Department of the Interior, National Park Service, Washington, D.C.

Appendix A

Site Visit Photographs of 4601 S. Lake Mary Road



Figure A-1. North elevation (entrance) of Unit 1; view facing south.



Figure A-2. East elevation of Unit 1, street view from of S. Lake Mary Road; view facing west.



Figure A-3. South and west elevations of Unit 1; view facing northeast.



Figure A-4. West elevation of Unit 1; view facing east.



Figure A-5. Shed feature adjacent to Unit 1; view facing southwest.



Figure A-6. Shed feature adjacent to Unit 1; view facing northeast.



Figure A-7. Driveway of Unit 1; view facing northwest.



Figure A-8. Driveway of Unit 1; view facing southwest.



Figure A-9. East elevation (entrance) of Unit 2, street view from South Lake Mary Road; view facing west.



Figure A-10. North and east elevations of Unit 2; view facing southwest.



Figure A-11. South elevation of Unit 2; view facing north.



Figure A-12. South and west elevations of Unit 2; view facing northeast.



Figure A-13. West and north elevations of Unit 2; view facing southeast.



Figure A-14. West elevation and driveway of Unit 2; view facing southwest.