

March 17, 2026 (revised)

Ms. Lauren Clementino, Heritage Preservation Officer/Senior Planner

### City of Flagstaff

Comprehensive and Neighborhood Planning Program /  
Current Planning / Planning & Development Services Division  
211 West Aspen Avenue  
Flagstaff, Arizona 86001  
lclementino@flagstaffaz.gov



*RE: Cultural Resource Study Letter Report for Parcel 100-31-013 at 814 West Coconino Avenue, City of Flagstaff, Coconino County, Arizona (PZ-26-00040; LA Neal Consulting, LLC Project No. 1110-25)*

Dear Ms. Clementino:

At the request of property owner Taylor Miller and in compliance with City of Flagstaff Zoning Code 10-30.30.050 (i.e., the property contains structures over 50 years old), LA Neal Consulting, LLC (LANC) is submitting this letter report as documentation of completing a Cultural Resource Study involving privately owned parcel 814 W Coconino Avenue in the Flagstaff Townsite subdivision of Flagstaff, AZ (see *Appendix A* for *parcel location maps, Figures 1–3*). **Parcel 100-31-013** is in the South Flagstaff Townsite neighborhood, is zoned as single-family residential, and consists of an inhabited single-family house and additional dwelling unit (ADU) at the rear of the lot that is currently unoccupied and considered uninhabitable in its present condition. The construction date for both the main house and ADU is identified as 1925 on the Coconino County Parcel Viewer (CCPV), as well as a Residential Property Record Card originating in 1966 found on the Coconino County Assessor Office's (CCAO) Public Documents website. The property is not part of a historic district and has not been previously documented for inclusion in one; this upper Flagstaff Townsite neighborhood is an extension of the Flagstaff Townsite Historic Residential District to the northeast. The address was until recently and historically associated with the Schaeffer family. The ADU is reflective of its 1925 construction, yet it and the main house also show signs of their revised effective ages of 1934. *The current owner applied for a residential demolition permit (BP-25-01015) to demolish the ADU because of its poor, out-of-code condition and lack of insurability (per insurance company's homeowners policy denial letter dated 7/31/24). It is the ADU that is therefore the focus of this study.*

### Property Description/Architecture

The property at **814 W Coconino Ave** (Block 1K, Parcel 100-31-013, Lots 8 & 9) consists of a currently inhabited one-story, five-room, modest shotgun-style house fronting Coconino Avenue to the south and an uninhabited ADU at the rear of the lot on an alley (*Appendix B, Photos 1–6*). The 606-square foot ADU is a one-story, L-shaped (modified rectangular), shed-style, five-room dwelling with the long axis oriented east-west parallel to Coconino Avenue to the south and an alley to the north. The ADU has a livable area of 606 square feet, sits on a 0.16-acre lot, and the main portion measures 42 feet E-W × 12.5 feet N-S (*Appendix A, Figure 4, building plan sketch*). The ADU has a low-pitch shed roof sloped to the north and south-sloped low-pitch roof over the front room extension on the southwest corner (*Photos 7–8*). The building's front/south wall is 10 feet high, and the rear/north wall is 7 feet 4 inches. Deeper eaves are present on the south and north sides of the house with shallow eaves on the east and west façades (*Photos 9–10*). There are no gutters installed on the house. Asphalt shingles over 1 × 6-inch wood planking make up the roof; the planking is exposed in some of the eaves. The house foundation is a combination of a one-course, undressed rock footer embedded into the ground, observable on the

north façade, and a 1-foot-high footer wall of stone and cement along the south façade. Along a portion of the south façade is also a 1-foot-high concrete slab measuring 20¼ feet L x 3 feet W. It has a rubble core and concrete form border with the concrete slab atop this foundation.

The exterior walls are painted cement stucco over horizontal wood planking (1 x 3½" and 1 x 4") and vertical wood framing, with 4 x 4-inch wood posts at the corners (*Photo 11*). The front of the building has two entrances, one into the living room currently without a door and the other into the kitchen with a single-panel, single fixed-window wood door (see *Photo 7*). There is a third exterior entrance into the southwest-corner room that is not accessible from inside the structure. There are windows of varied styles and sizes on the south, north, and east façades (see *Photos 7–10*). All windows are wood-framed with two double-hung windows (36" W x 30" H in kitchen) in the south wall; a metal grate-covered, 2 x 2-foot, 4-paneled glass, hinged window in the northwest wall; and one window in the east wall (the bathroom) measuring 24" W x 30" H with opaque plexiglass on the interior and wire mesh on the exterior. A fifth window opening was filled and stuccoed in recent years in the southeast wall where the tub/shower is located on the interior (see *Photos 5 & 7*). Modifications have been made and amenities added through time, possibly to convert what may have originated as a storage/work shed to a dwelling. The exterior does reflect the recorded 1925 construction date, meaning the structure was likely built at the same time as the main house, but the interior is equally reflective of the 1950s and beyond. Because the southwest corner room has no interior access and different, newer interior treatments from the rest of the structure, it is suspected to have been added or enclosed at some point after the initial construction.

The interior, moving east to west, has a bathroom (*Photos 12–14*), living room (*Photos 15–18*), kitchen (*Photos 19–21*), bedroom with closet (*Photos 22–25*), and southwest corner utility room (possibly used as a bedroom at some point, *Photos 26–27*). The most recent heat sources are free-standing gas stoves in the northwest corners of the bedroom and living room. It is also obvious that the brick chimney that projects outward from the shared bedroom/kitchen wall once served to vent presumably wood-burning stoves in both rooms. No fixed heat source was specified on the 1966–1980s Residential Property Record Card. The ceilings and underlying interior walls are plastered with fabricated wood paneling and drywall introduced over the plaster and replacing it in some rooms. A patch of wall in the bathroom where a sink was once installed shows the paint history of white over beige over pink over dark green (see *Photo 14*), and a swirled green formica-like composite laminate was installed in the lower tub/shower area of the bathroom (see *Photo 13*). The floors are wood, including ¾-inch tongue-and-groove planking (3¼" and 6¼" wide), covered with carpet and linoleum. The bathroom floor likely had an overlayment treatment but is currently bare wood planking. Overall, the interior treatments and materials are mostly indicative of the ca. 1950s and later remodeling, but the structure's origins are apparent when one pulls away the layers. The house is in poor structural condition and is of low architectural interest in general and within the context of Flagstaff's history. The building was identified as consisting of three rooms of minimal construction quality in the late 1960s per the Residential Property Record Card, but by 1980 the grade was listed as good. This notation would indicate improvements were made to garner this ranking. The dwelling has fallen back into disrepair to the point that it is not structurally sound enough to be occupied and is considered unsafe and uninsurable.

### **Ownership/Owners History Summary**

Based on data accumulated using online CCAO records and supplemented by online name searches for obituaries and ancestry records, it was determined that the property's primary owners were the Schaeffer family, namely Manuel and Rosa/Rosie (Gabaldon) Schaeffer and their descendants. According to Manuel's obituary, Manuel and Rosie, married in 1916, moved to Flagstaff in 1925 from Magdalena, NM. Manuel Ferrales Schaeffer was born 6/3/1885 (reported as 7/10/1888 elsewhere including on his gravestone) in Pinos Altos, Grant County, NM and died 10/18/1969 at 81 in Flagstaff.

He is buried at Calvary Cemetery with his wife Rosie. Rosie Schaeffer was born 6/22/1895 in Monticello, NM and died 3/7/1985, aged 89. Initial searched records revealed Manuel and Rosie having five children: Lucy G. (Schaeffer) Rondan, George, Edward/Eddie Frank, Cecilia (Schaeffer) Pearce, and Henry Lawrence. They were born 1917, 1920, 1923, 1926, and 1930 and lived until 2010, 1995, 2009, 2017, and 2008, respectively. Additional records show that Manuel and Rosie had two more children; Henry Lorenzo was born in 1931 and Edgar Leslie in 1934. Edgar Leslie Schaeffer remained in Flagstaff and, upon his death in 2021, was buried at Calvary Cemetery, as were his brothers George and Eddie. Interestingly, military service was a family tradition with brothers George, Eddie, Henry, and Edgar all serving. Their father Manuel had also registered in 1942 during World War II at the age of 54 and in 1918 during World War I when he was 33.

Online property records show the Schaeffers (and descendants thereof) as the only owners of 814 W Coconino Ave until the property was sold to the current owners (the Millers) in 2023. Cecilia, born 1926, is the first child listed in the 1940 US census as born in AZ, with her older siblings born in NM. The 1930 US census, however, shows the family renting a house on Tombstone Ave (presumed to be #619 based on the 5/3/1930 birth certificate of Henry Lawrence). With the family living at and owning the 814 W Coconino Ave property in 1940, according to the US census, apparently the Schaeffers acquired the property sometime after 1930. (The property address is identified as 84 and 84½ in the 1940 and 1950 US census.) Therefore, someone else built and perhaps lived at 814 W Coconino in the first decade of the two buildings' existence. In 1968 prior to Manuel's passing in 1969, Rosie is listed as the sole owner. Prior to Rosie's passing in 1985, the property was granted to their eldest daughter Lucy Rondan and youngest son Edgar Leslie in November 1984. Records indicate that Edgar continued to live on the property in both houses (with 814 and 814½ being used as his address) at various points likely until or close to his passing on 11/22/2021.

Evidence of the Schaeffers renting the ADU appears in the 1940 and 1950 US census. In 1940, Sam Bojorquez is listed as the renter of 814½ W Coconino, and the renter is Lucas Arzabal in 1950. (Interesting side note, Lucy Schaeffer Rondan had a son named Fernando Samuel Bojorquez. It is not a stretch to postulate that he was related to the one-time renter with the same name/surname. Fernando was listed as a 50% owner of the property in 2005. It is not clear why, but his ownership reverts to his mother Lucy by 2007.) When current property owner Taylor Miller acquired the property in 2023, the two houses showed signs of significant disrepair, particularly the ADU. It has evidence of roof leakage and ceiling/roofing sag, as well as floor sag with the ground exposed between dislodged floorboards. The entire north wall of the ADU rests on the ground with foundation stones embedded in the ground. The ADU is considered a structural liability, unlivable and uninsurable (based on its poor condition as described in an insurance company's homeowners policy July 2024 denial letter). It has remained unoccupied since ca. 2020 or prior.

The Schaeffer family undoubtedly left their mark on the upper Flagstaff Townsite neighborhood as long-standing property owners of 814 W Coconino Ave. Per the 1920 US census, Manuel Schaeffer lived in Magdalena, NM and was employed as a miner in an ore mine. Like a lot of residents of Mexican American and New Mexican descent living in this portion of the Flagstaff Townsite neighborhood and La Plaza Vieja across the railroad tracks, Manuel Schaeffer worked in the lumber industry upon his move to Flagstaff. He initially worked for the Saginaw Lumber Company. In the early 1940s, he was working and doing road construction for the Works Progress Administration program. He eventually became an ammunition handler at the Navajo Army Depot where he worked until his retirement in the 1950s. In addition to having seven children with Rosie Schaeffer, all of whom lived in Flagstaff for all or portions of their lives, the couple fostered a large extended family including numerous grandchildren and beyond.

## Summary and Determination of Effects

Changes through time have been made to both buildings at 814 W Coconino Ave, and yet, the main house and ADU remain at least partially reflective of the recorded construction date of 1925. The overall property 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 Flagstaff Zoning Code (FZC) 10-30.30.040(B.2). Additionally, the property is not individually listed in the NRHP (also relevant to FZC Criterion A, 10-30.30-050[B.1.a.]), nor is it a city landmark property as defined in FZC 0-30.30.040(B.1). The parcel is situated about two blocks southwest of the NRHP-listed Flagstaff Townsite Historic Residential District and Townsite Historic Overlay Zone and roughly one block north of the historic La Plaza Vieja neighborhood south of the railroad tracks.

In sum, LANC reviewed county records, city directories, newspaper databases, digital archival holdings and ancestry records, historic maps, and several other sources focused on Flagstaff history to determine if the 814 W Coconino property holds significance in relation to notable events or broad patterns of history (NRHP Criterion A and FZC Criterion B/Event), prominent individuals (NRHP Criterion B and FZC Criterion B/Person), architecture (NRHP Criterion C and FZC Criteria C and D), and information potential (NRHP Criterion D and FZC Criterion E). The property as a whole and the ADU specifically were not identified as having association with any notable historic events at national, state, or local levels. The property also does not possess association with any individuals of exceptional historic significance at any level. The ADU lacks distinction of architectural design and/or materials, and neither building on the property is known to have been designed by a notable architect. The parcel is also not associated with any other known historic resources in proximity such as the in-use BNSF Railroad to the south or Old Town Springs site to the southwest. The latter is now a city park, Old Town Springs Park at 913 W Lower Coconino Ave.

Because of its overall lack of significance and integrity at the national, state, and local levels, the property should be considered ineligible to the National, Arizona, and Flagstaff Registers of Historic Places and insignificant with respect to the Flagstaff Zoning Code and Cultural Resources (10-30.30.050). The main house at 814 W Coconino Ave has not been specifically evaluated with respect to its individual significance and integrity as a historic property. However, even if the main house were to be considered eligible/significant at a national, state, or local level, the ADU is not considered contributing to and would not impact the property's overall eligibility or significance. It is unlikely that the main house at 814 W Coconino Ave would be considered significant under any national, state, or City of Flagstaff criterion upon detailed evaluation of the house itself, but regardless, the demolition of the rear ADU will not preclude any determination of historic significance for the property. It is therefore LANC's recommendation that no further study be required, and the current property owner be permitted to proceed as planned with demolition of the ADU.

Sincerely,



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

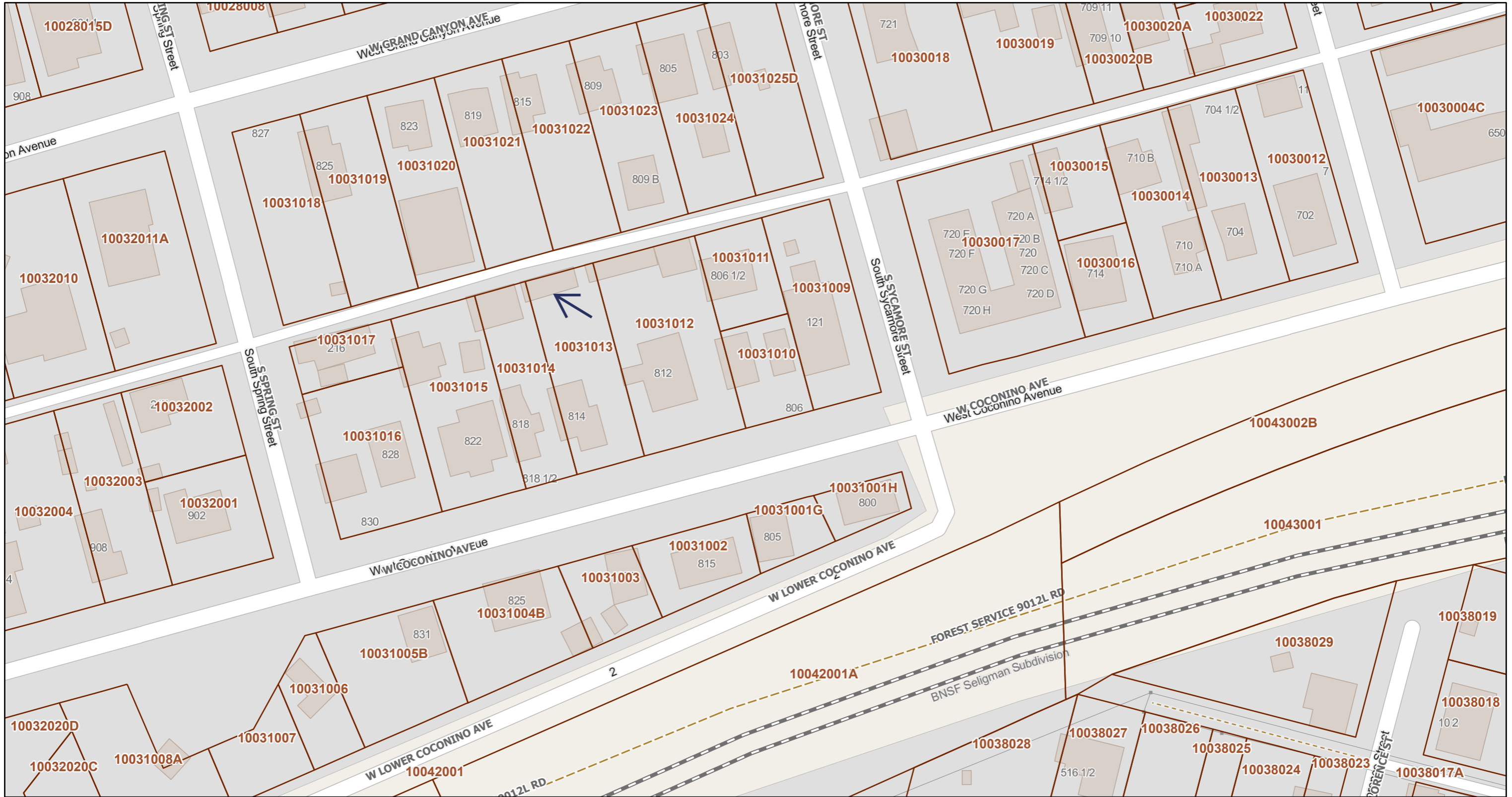
cc: Taylor Miller, property owner, 814 W Coconino Ave, Flagstaff, AZ 86001, taylormillerphoto@gmail.com

## Attachments

Four map pages (Appendix A) and property photographs (Appendix B)

**APPENDIX A**  
**PROPERTY MAPS**

# 814 W Coconino Ave

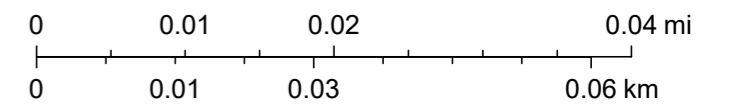


Coconino County Parcels



Figure 1. Parcel map showing subject property and building at 814 W Coconino Avenue/Parcel #100-31-013.

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



# 814 W Coconino Ave

Figure 3. 8/2023 Aerial View



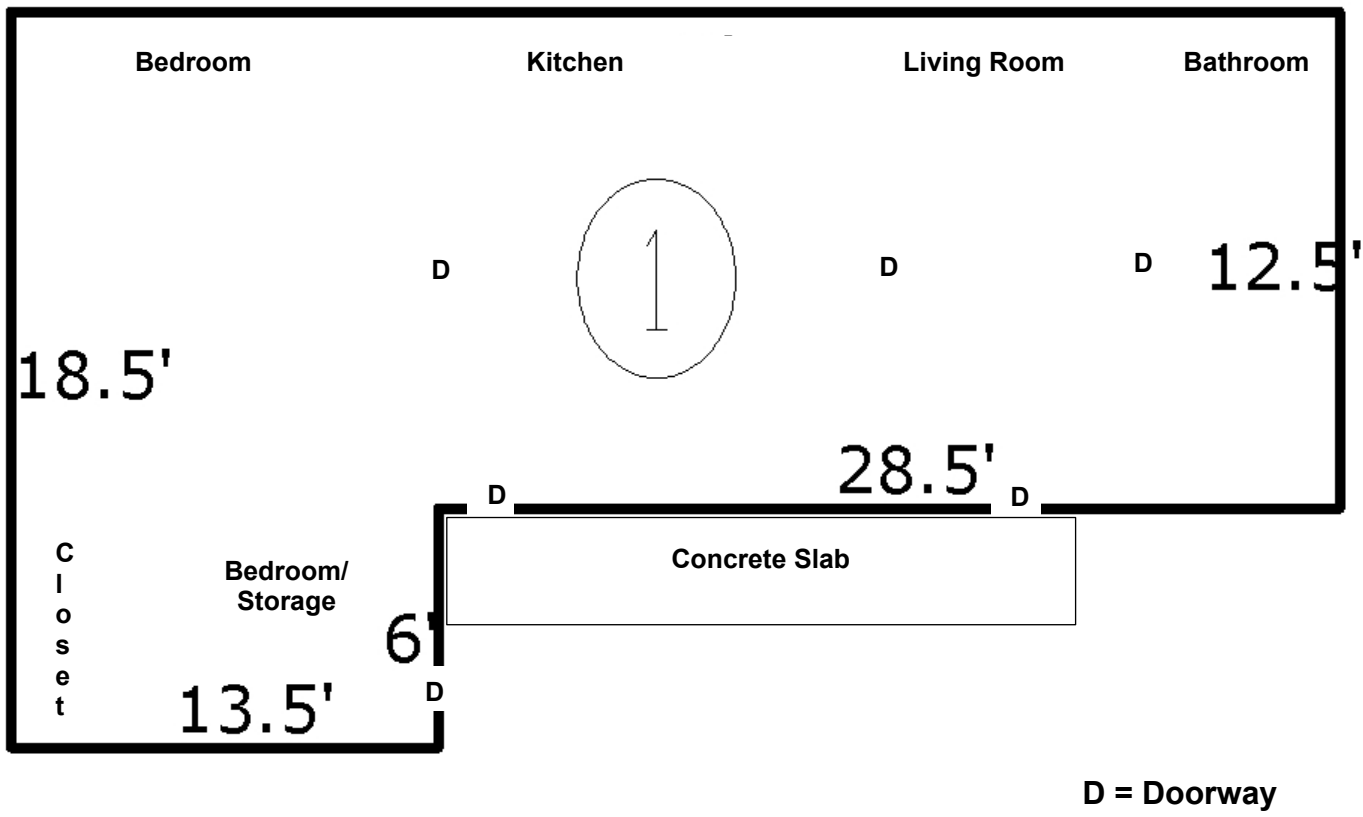


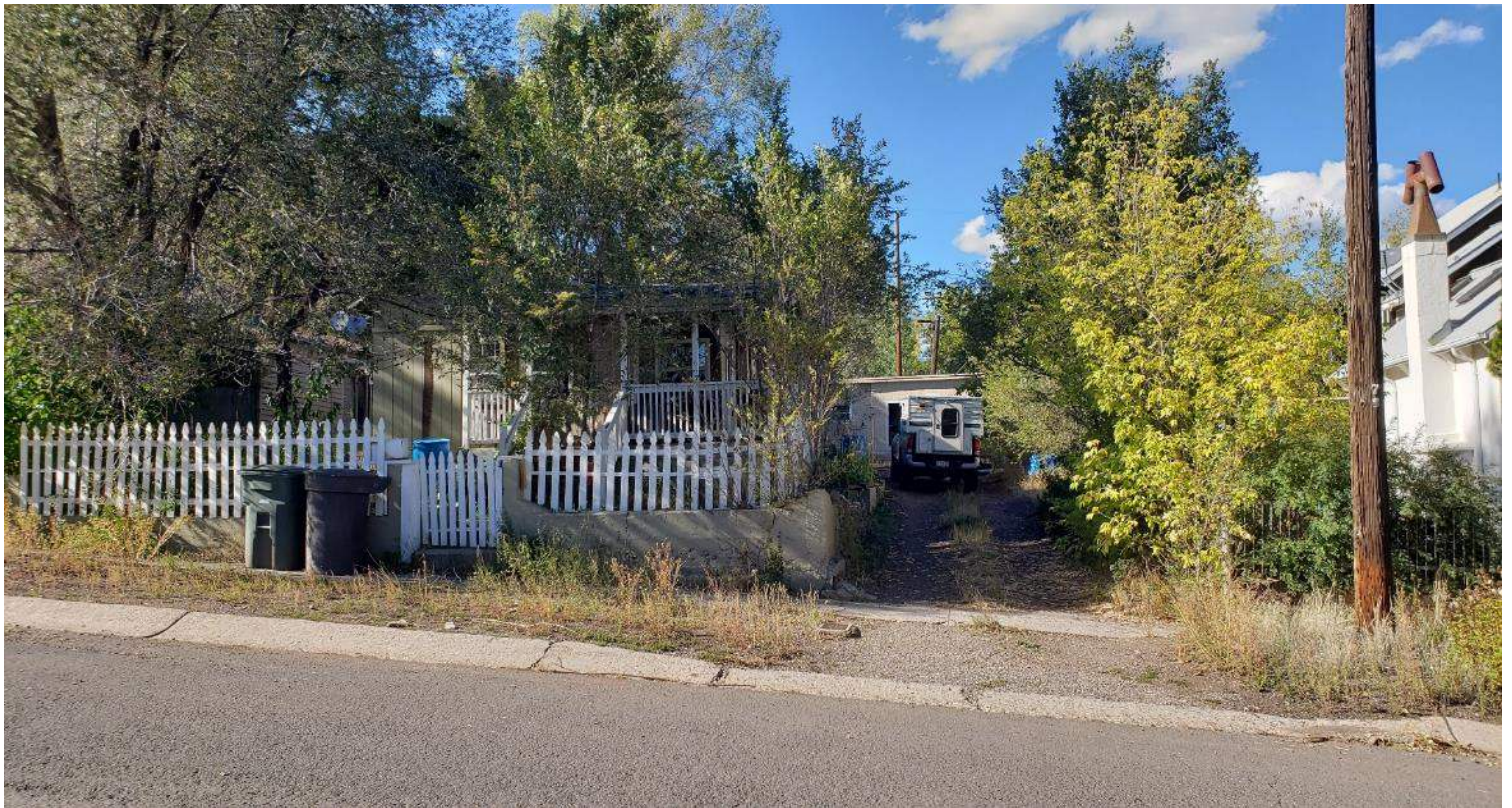
Figure 4. 814 W Coconino Avenue ADU sketch map (modified from CCPV).

**APPENDIX B**

**814 W COCONINO AVENUE PROPERTY PHOTOGRAPHS**



Photos 1–2. 814 W Coconino Ave streetview dated December 2022 from Coconino Ave to NNW (top, subject building is ADU at rear of lot behind/N of the main house) and to NW (bottom).



Photos 3–4. 814 W Coconino Ave overview (2019) from Coconino Ave to NNW (top, subject building is ADU at rear of lot behind/N of the main house) and dated October 2025 (bottom).



Photos 5–6. 814 W Coconino Ave ADU overview dated 2022 to NNW (top) and view to S from ADU to main house dated 2022 (bottom).



Photos 7–8. 814 W Coconino Ave ADU front/S facade to NNW (top) and back/N façade to SSE (bottom).



Photos 9–10. 814 W Coconino Ave ADU W façade/NW corner to SE (top) and E façade/NE corner to SW (bottom).



Photo 11. 814 W Coconino Ave ADU NE corner detail.



Photos 12–13. 814 W Coconino Ave ADU bathroom toilet in NE corner of building (left) and tub in SE corner (right).



Photos 14–15. 814 W Coconino Ave ADU bathroom E wall paint treatments over time (top) and living room E½ to E with door to bathroom in background (bottom).



Photo 16. 814 W Coconino Ave ADU living room and kitchen beyond to W from within bathroom.



Photos 17–18. 814 W Coconino Ave ADU living room W½ to W with kitchen in background (top) and living room to N from front door (bottom).



Photos 19–20. 814 W Coconino Ave ADU kitchen E½ to E with living room in background (top) and kitchen W½ to W from living room doorway (bottom).



Photo 21. 814 W Coconino Ave ADU front/kitchen door to S.



Photos 22–23. 814 W Coconino Ave ADU bedroom E½ to ENE at W end of building looking through to kitchen and living room (top) and bedroom NE corner to NE (bottom).



Photo 24. 814 W Coconino Ave ADU bedroom W $\frac{1}{2}$  to WNW with closet opening to the left.



Photo 25. 814 W Coconino Ave ADU closet off bedroom's SW corner to S.



Photos 26–27. 814 W Coconino Ave ADU utility room to WNW off building's SW corner (top) and to NW from exterior doorway (bottom).